### Rívers Edge II Community Development Districts

August 21, 2024

### AGENDA

August 14, 2024

Board of Supervisors Rivers Edge II Community Development District

Dear Board Members:

The Rivers Edge II Community Development District Board of Supervisors Meeting is scheduled to be held on Wednesday, August 21, 2024 at 9:00 a.m. at the RiverHouse, 156 Landing Street, St. Johns, Florida 32259. Following is the agenda for the meeting:

I. Call to Order

- II. Public Comment
- III. Staff Reports
  - A. Landscape Maintenance Report
  - B. District Engineer
  - C. District Counsel
  - D. District Manager
    - 1. Consideration of Resolution 2024-07, Adopting a Regular Meeting Schedule for Fiscal Year 2025
    - 2. Consideration of Adopting Goals and Objectives for Fiscal Year 2025
  - E. General Manager Monthly Operations and Pond Reports
- IV. Approval of Consent Agenda
  - A. Minutes of the June 19, 2024 Regular Board of Supervisors Meeting, June 26, 2024 Special Joint Board Meeting, and July 8, 2024 Special Joint Board Meeting
  - B. Financial Statements as of June 30, 2024
  - C. Check Register
- V. Business Items

- A. Acceptance of the Fiscal Year 2023 Audit Report
- B. Public Hearings
  - 1. Public Hearing for the Purpose of Adopting the Fiscal Year 2025 Budget
    - a. Consideration of Resolution 2024-08, Relating to Annual Appropriations and Adopting the Budget
    - b. Consideration of Budget Deficit Funding Agreement with Mattamy
  - 2. Public Hearing for the Purpose of Imposing Assessments for Fiscal Year 2025; Consideration of Resolution 2024-09, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025
- C. Consideration of Cost Share Request for RiverLodge Landscaping
- D. Consideration of Cost Share Request for Pond 90
- E. Consideration of Resolution 2024-10, Designating a Date, Time and Location for a Landowner's Election
- F. Ratification of Funding Request No. 60
- G. Consideration of Resolution 2024-11, Setting a Public Hearing to Adopt Rules, Rates, Fees and Charges
- VI. Supervisor Requests
- VII. Audience Comments
- VIII. Next Scheduled Meetings Regular Board Meeting on Wednesday, September 18, 2024 at 9:00 a.m. (following adjournment of the Rivers Edge III meeting) at the RiverHouse with a Special Joint Board Meeting to Follow Immediately Upon Adjournment
  - IX. Adjournment

THIRD ORDER OF BUSINESS

A.



#### Rivers Edge CDD – I, II, and III

#### Landscape Update for August 2024

- General Maintenance
  - Our maintenance team has mowed all common grounds throughout community and have been cleaning up shrub beds. Some areas have been too wet to put heavy mowers on
  - Excess Rain has caused turf to be saturated. We will mow once dry. Mowing turf after a lot of rain can leave ruts
  - We have Detailed and Cleaned up the Riverhouse and Riverclub.
  - Team is spraying for weeds throughout the community and trimming shrubs.
  - Team has been spraying all mulch beds for clean appearance.
  - Teams have removed numerous trees and limbs that have fallen at no charge. We have stood up all trees that fell from the hurricane
  - Mattamy, Vesta, and Yellowstone are doing monthly drives throughout the community to check on status of concerned areas and the overall appearance of the community.
  - We have Completed Mulch throughout the community. Back Ponds that have never had pine straw will not be completed.
  - The next annual rotation will be in September. We will go with Yellow and Orange Marigolds
    - The low beds have caused the flowers in the past to decline prematurely and not show off as intended.
      - This is caused by the flowers staying too saturated which causes the roots to rot.
  - Proper mowing heights for each type of turf will be achieved throughout the winter and early spring months.
    - Because of this you will see scalping occasionally until the proper height is achieved.

• Ex. If you want to maintain a height of 4in you need to drop the level of the existing canopy of the turf to between 3.5-3.75 so that the new green growth is what is showing after each mowing occurrence moving forward.

#### Irrigation

- Techs have been running through system and making repairs as we go.
- $\circ$   $\;$  All clocks are being set to run Three times a week due to amount of rain we have had
- $\circ$   $\;$  Lead tech is working with IQ system to help system run more efficiently.
- We are setting five day rain delays when we have rain
- Other options are being looked at to make the system more efficient and save on the annual water cost.
  - Items being looked at:
    - Eliminating bubblers on established trees that do not need them anymore
    - Making sure all rain sensors are operational
    - Adding rain sensors to battery operated valves
      - Each area will be different depending on layout and justification of cost.
        - Some will be looked at to be added to a clock with wiring.
        - Others will be looked at for rain sensor installation and hidden by plant material if required.
- Full Irrigation inspection report will be sent over once we have run through entire system
- We are running system 4 to 5 days a week during the drought we are in. Irrigation is supplemental to the amount of rainfall we get. Turf will recover and look much better once we receive rain.

#### • Fert/Chem

- Our techs will be fertilizing the entire property this month with 21-7-14 Granular. Lots of Iron in this treatment to get turf to push and green up.
- We will treat for turf weeds throughout community.
  - Seasonal weeds such as chamber bitter is popping up in a lot of areas already.
- The turf is starting to push growth. We have had record warm temperatures during this time, so our team has been doing full maintenance throughout community.
- o Lead tech is Treating roses with bone meal and liquid fertilizer
- Arbor
  - We will continue to lift low hanging trees throughout community each week for line of site issues, safety issues, aesthetics, and improved tree health with balanced weight distribution from the branches.

D.

1.

#### **RESOLUTION 2024-07**

#### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024/2025; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge II Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the annual meeting schedule for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Fiscal Year 2024/2025"), attached as Exhibit A.

#### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT:

**SECTION 1.** The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 21st day of August 2024.

ATTEST:

#### **RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Annual Meeting Schedule

#### BOARD OF SUPERVISORS MEETING DATES RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025

The Board of Supervisors of the Rivers Edge II Community Development District will hold their regular meetings for the Fiscal Year 2024/2025 at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259, on the third Wednesday of each month, unless otherwise indicated, as follows:

October 16, 2024 November 20, 2024 December 18, 2024 January 15, 2025 February 19, 2025 March 19, 2025 April 16, 2025 May 21, 2025 June 18, 2025 July 16, 2025 August 20, 2025 September 17, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

2.



#### **MEMORANDUM**

To: Board of Supervisors; District Manager

From: Kilinski | Van Wyk PLLC

Date: June 25, 2024

Re: Section 189.0694, *Florida Statutes* (Performance Measures and Standards Reporting)

The purpose of this memorandum is to provide you with additional information regarding new performance measures and standards reporting requirements for special districts. This new requirement was enacted during Florida's 2024 Legislative Session and was originally reported in our legislative newsletters. It has been codified as Section 189.0694, *Florida Statutes*, effective July 1, 2024.

#### What is required?

The new statute requires special districts (including community development districts) to establish goals and objectives for its programs and activities and performance measures and standards to determine if its goals and objectives have been achieved. The goals, objectives, and performance measures and standards must be established by **October 1, 2024**, or by the end of the first full fiscal year after a District's creation, whichever is later.

The new statute also requires annual reporting each **December 1** (beginning December 1, 2025) on whether the goals and objectives were achieved, which goals or objectives were not achieved, and what measures were used to make the determination.

#### Are there any mandated goals, objectives, or performance measures/standards?

No. The new statute allows a great deal of flexibility for special districts to adopt the goals, objectives, and performance measures and standards that fit their needs. It is likely that many special districts with similar activities and programs may adopt similar measures, but special districts may also add specialized measures if they wish. Attached is a potential starting point for development of these goals, objectives and performance measures/standards in **Attachment A**. If you have questions about the new legal requirements, please consult your Kilinski | Van Wyk attorney.

#### Text of the Bill: 189.0694 Special districts; performance measures and standards.

(1) Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved.

(2) By December 1 of each year thereafter, each special district must publish an annual report on the district's website describing:

(a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination.

(b) Any goals or objectives the district failed to achieve.

#### Exhibit A:

Goals, Objectives and Annual Reporting Form

#### District Performance Measures/Standards & Annual Reporting Form October 1, 2024 – September 30, 2025

#### **1.** Community Communication and Engagement

#### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes □ No □

#### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes □ No □

#### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes  $\Box$  No  $\Box$ 

#### **2. Infrastructure and Facilities Maintenance**

#### Goal 2.1: Field Management and/or District Management Site Inspections

**Objective:** Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes □ No □

#### **Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

**Achieved:** Yes □ No □

#### 3. Financial Transparency and Accountability

#### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes □ No □

#### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes  $\Box$  No  $\Box$ 

#### **Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes  $\Box$  No  $\Box$ 

Chair/Vice Chair:	
-	· · · · · · · · · · · · · · · · · · ·

Date:

Date:\_\_\_\_\_

Print Name:\_\_\_\_\_

District

District Manager:	 	_
Print Name:		

\_\_\_\_\_ District

*E*.

### RIVERTOWN

**RECDD's Monthly Operations Report** 

Date of report: 08/21/2024

Submitted by: Richard Losco & Kevin McKendree

#### RECDD I

#### Asphalt Trail around and along Waterfront Dr:

It was brought to our attention that the walking trail near the intersection of Waterfront Dr and Orange Branch Trail needed some attention. We are looking into removing the asphalt, cutting away the tree roots and asphalting the affected area.

#### Waterslide:

We are in the process of gathering proposals for slide resurfacing of our waterslide at the RiverHouse. This will need to be performed next offseason. We are also working with our engineer on the slide tower with some issues that we have found.

#### **RiverHouse Pool:**

The expansion joint in the family pool has developed a crack. Epic Pools came out to putty over it to ensure no water is being lost. We will continue to keep an eye on this crack and have backup putty on hand. We are currently gathering quotes for pool resurfacing.

#### Waterfall Grates:

The grates that ripple the water on the mainstreet waterfall entrance are rusted and broken. We removed some this week that had become an eyesore. We are in the exploratory stages of this repair as this will likely be a custom job. The new grates will be made from aluminum instead of steel.

#### Waterslide pump motor:

We discovered on 6/10 that the motor to our waterslide at the RiverHouse is making a funny noise which may be an indicator that the bearings are going bad. This is not good timing with it being the summer season and the slide running daily. We have contacted an expert to come out and assess the motor and it turns out the bearings are bad and need replacing. The bearings were replaced 7/21 and the motor is operating properly. Unfortunately, the bearings went bad this week and we had to shut the slide down again. They will be swapped out under warranty hopefully next week but this is likely a sign of an underlying issue with the pump. After this repair we hope to get through until the close of the season and will look to replace the unit as it is original to the properties inception.

#### Groves lighting :

The monument lights in the Groves had LED light bars that were halfway burnt out. We had these replaced with bullet lights that will be more maintenance friendly long term. This is now closed.

#### **Riverfront Park Vandalism :**

Over the last month the park restrooms have been vandalized a few times. This includes demolishing of fixtures inside the restroom, lighting off fireworks inside and graffiti of trees. We are working to restore what was broken so that we can get up to health code standards but the restrooms will remain closed until then. We have also contacted Giddens security to increase patrol of the area.

#### **RECDD II**

#### Watersong Pond 13 and 10:

Pond 13 in Watersong has washouts/craters in the shoreline from runoff. We will be having this excavated and smoothed back out then resodded.

#### Mop Closet Leak:

The mop closet sprung a leak this week that appeared to be coming from the ceiling. After evaluation it was determined to be the circulation valve for the hot water heater that was spraying upwards into the ceiling. We were able to shut it off until the part could be replaced by a plumber to prevent further damage. This is now closed.

#### **RiverClub Furniture:**

The older chaise loungers at the RiverClub have ripped a lot lately from wear and tear. We replaced 20 slings already but need to order more. We have ordered enough to have a replacement for each chair.

#### **RiverClub Lightning Strike:**

Lightning storms took out both of our Comcast Routers at the RiverClub. Our access control system was also fried. The Control 4 System is offline with no power to the wall tablet and no electric gate locks working. TV's and Music are non-functional, and the Kitchen Printer will no longer connect to router. **Comcast** replaced the RiverCafe Router on **Tuesday 7/23/2024** and the RiverClub router on **Friday 7/26/2024**. **5 Smooth Stones** came out Monday 7/29/2024 to troubleshoot the **Control 4 Tower**. Dynamic Security was notified of the access control issue the night of the storm, **Friday 7/19/2024**, and will have to order parts for the access control system. The SonicWall Firewall that was taken out by the storm was replaced and connected to the SonicWall at the RiverLodge on **7/31/2024**. Dynamic Security will need to come by to program a few details.

#### CDD III

#### **RiverLodge Gym:**

Technogym delivered the chest press machine 8/7/2024. The Chest Press Machine is the last big piece of equipment we were waiting for. We placed a service call on 8/8/2024 to resolve issue with ellipticals. They also checked out the rest of the equipment to ensure we had no other installation related complications.

#### All Districts

#### Midge Complaints from RiverTown Residents:

Last year we had numerous complaints of midge fly infestations coming from the 2 ponds in Northlake, pond K and pond Z. We have been receiving numerous concerns already this year as to what will be done to mitigate the issue this year. After talking with Jim Scwartz with Florida Waterways, he stated that the growing season for these starts in April. He performed dredge samples of the lake bottoms to get a count on the larvae to see if treatment is recommended. There are two options to mitigate this. One is a bacterial treatment that attacks the larvae in their infancy stage and is applied every 3 weeks during the growing season. The other is stocking more gambusia fish that eat the larvae of the midge and mosquito. Being such that ponds are not treated for insects these would be an additional cost to their contract. We have contracted Florida Waterways to perform both of these methods at the price of their product costs with no labor charges as a favor from Mr. Schwartz. The bacterial treatment was performed 4/3/24, a second dose on 4/24/24 and a third dose on 5/17. The 8,000 gambusia fish were also introduced on 4/24. We will be continuing with treatments throughout the summer in hopes to keep this issue somewhat controlled.

#### Neighborhood sign at Homestead Roundabout:

A car ran through the fencing near the southern roundabout and took out about 30 feet of fence that will need to be replaced as none of it is salvageable. The damage has been cleaned up and Sterling Fence has been contacted for the repair.

#### Light Outage on Rivertown Main:

The meter that controls lighting and irrigation on Rivertown Main near Kendall Crossing is not receiving power. FPL replaced the meter itself and we are now receiving power to all of the lights in the area. This is now closed.

#### Light Outage on Orange Branch Trail:

Street lights are out on OBT from Keystone Corner to Footbridge. Possibility of a damaged wire that is affecting the circuit. We have a electrician looking into the issue.

#### Street sign visibility audit:

We have been working with Supervisor Cameron on street signage that is not visible due to trees blocking them. Some of the trees are owned by the CDD and some are homeowner trees. We are coordinating with

Yellowstone on the trimming back of our trees and will be notifying the HOA on any trees that are homeowner trees so that they may notify the resident.

#### **Storm Preparation:**

As storm Debbie approached us our team was busy securing down the facilities for anything that could catch wind and blow around. Our maintenance team was also out inspecting ponds and storm drains during the storm as water levels rose. We found clogs on pond K, pond C and pond 5 in WaterSong that we were able to unclog. We also located a few woodland outfall areas that need to be dredged out to allow water to flow out. The only damage we incurred were planted trees that fell over. Yellowstone spent a week straightening these up and strapping them down. We find that the survival rate after this is around 50/50.

#### Dead Fish:

We received reports of dead fish after the storm settled this week in ponds AA and J. Florida Waterways came out immediately to investigate and cleanup fish. They found that dissolved oxygen levels were registering at a 2.2 and anything below 3 is in the danger zone with a range of 5-8 being optimal. We do not believe this to be a thermal inversion case like pond K was a year ago. Numerous reasons can cause oxygen levels to drop such as pollution from fertilizer or pool backwashing to it simply being cloudy for multiple days prohibiting

### RIVERTOWN

**RECDD's Lifestyle Report** 

#### Date of report: **8/21/24**

#### Submitted by: Kim Fatuch

#### **Ongoing Projects**

- Events through December slated and most vendors booked
- Currently searching for a Lifestyle Assistant

#### **July Events**

- 7.4.24 4<sup>th</sup> of July Golf Cart Parade
  - Resident led Golf Cart parade from RH to RC
  - Roughly 200 people stayed at RC following the parade
- 7.5.24 Caribbean music at RC
  - Maestro Ricky played at RC
  - Roughly 50-60 people attended
- 7.11.24 Music Bingo
  - Monthly music bingo with \$100 in café prizes
  - Busiest Music Bingo of all properties
- 7.20.24 B.Y.O.Boat Regatta
  - o 26 boats were registered! Roughly 60 people in attendance
  - $\circ$   $\;$  Residents had a great time and we had some amazing winners



- 7.24.24 Mattamy Realtor Event at RL
  - Ran by Mattamy
  - Good event with roughly 120 attendees
- 7.25.24 Trivia with DJ Ross
  - Monthly trivia with \$100 in café prizes
- 7.26.24 Jazz on the River Concert
  - Young musicians will be playing for residents
  - Weather brought them to the café but they still played an awesome show for roughly 40 people

- 7.27.24 RiverLodge Grand Opening
  - All-day grand opening event
  - $\circ\quad$  DJ, Band and Aerialist for entertainment
  - $\circ$   $\quad$  Bounce houses and food trucks available
  - $\circ$  Roughly 1000 attended the opening
  - Great overall event, weather cleared us out at around 4pm but people understood



#### **August Events**

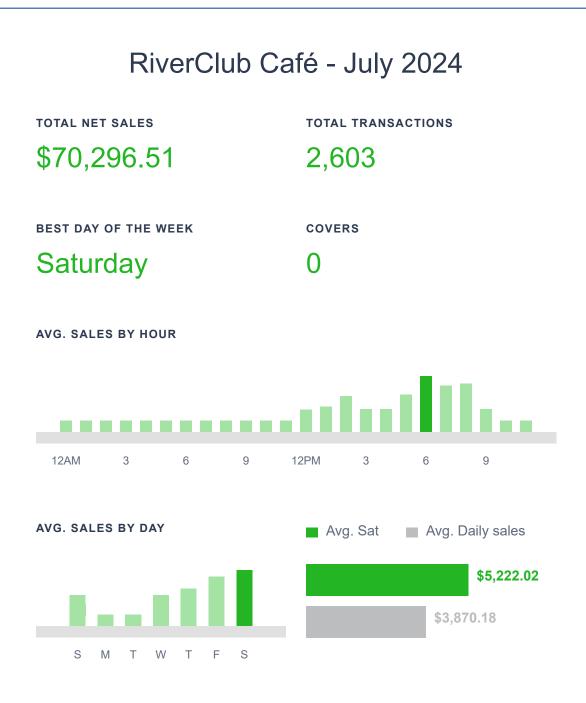
- 8.8.24 Music Bingo
- 8.10.24 Splash n Splatter Back-To-School
   Paint party fun at the RiverHouse
- 8.22.24 Trivia
- 8.23.24 Movie Night at the Amphitheater



RECDD's Monthly Café Report

Date of report: 8/01/24

Submitted by: Richard Losco & Lisa McCormick



### Food Items

TOP-SELLING CATEGORY

Mains

**TOP-SELLING ITEM** 

Smash Burger (Single)

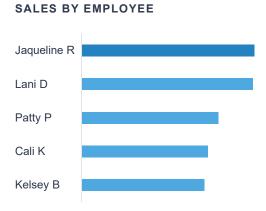
TOTAL ITEMS SOLD

10,612

TOP-SELLING ITEM SALES

\$3,123.85

### RiverClub Café Employees



AVG. SALE COUNT PER EMPLOYEE

196.33

TOP EMPLOYEE

**Jaqueline Rebeor** 

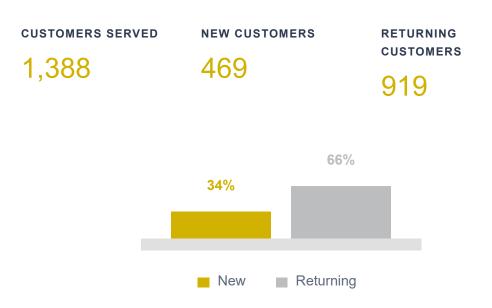
TOP EMPLOYEE SALES

\$10,933.50

AVG. SALES PER EMPLOYEE

\$6,215.09

### **Customers Served**



		Account	Rivers Edge II CDD
Work Order	00634596	Contact	Jason Davidson
Work Order Number	00634596	Address	160 Riverglade Run St Johns, FL 32259 United States
Created Date	7/10/2024		
Work Details			
Specialist Comments to Customer	Listed ponds were inspected and any accessible trash was removed. Pond 5 looks amazing! The metafloc treatment is highly successful. I added some probiotics to reseed microbial activity. Herbicides were applied to shorelines to treat invasive and nuisance vegetation, while encouraging beneficial growth to reduce erosion and aide nutrient control. Algae was treated in ponds 3,6,4,15,11,13 & 9. Excessive aquatic growth was treated in ponds 6,11,9 & 13. I added dye to ponds 6 & 11 to reduce light penetration. There was a clogged outflow in pond 4 that is causing the level to be high. I only treated the algae here. There was an unknown white liquid flowing into pond 9 from workers dumping into the stormwater drain. This could be very detrimental to the health of the pond and the fish living in it. If it is toxic to the fish, you'll know soon enough. I have taken photos and documented this in my records. Rains are coming and the ponds are starting to fill. Overall, they're looking good. Thank you for being a Solitude customer!	Prepared By	KYLE FOLLANSBEE

		Account	Rivers Edge II CDD
Work Order	00634596	Contact	Jason Davidson
Work Order Number	00634596	Address	160 Riverglade Run St Johns, FL 32259 United States
Created Date	7/10/2024		
Work Order Ass	ets		

Work Order Assets		
Asset	Status	Product Work Type
Rivers Edge CDD II Pond 9	Treated	
Rivers Edge CDD II Pond RC2	Inspected	
Rivers Edge CDD II Pond 3	Treated	
Rivers Edge CDD II Pond 14	Treated	
Rivers Edge CDD II Pond 13	Treated	
Rivers Edge CDD II Pond CR3	Inspected	
Rivers Edge CDD II Pond NN	Inspected	
Rivers Edge CDD II Pond JJ	Inspected	
Rivers Edge CDD II Pond 6	Treated	
Rivers Edge CDD II Pond 2	Treated	
Rivers Edge CDD II Pond 12	Inspected	
Rivers Edge CDD II Pond 8	Inspected	
Rivers Edge CDD II Pond RC1	Inspected	
Rivers Edge CDD II Pond 5	Treated	
Rivers Edge CDD II Pond SS	Inspected	
Rivers Edge CDD II Pond UU	Inspected	
Rivers Edge CDD II Pond 7	Inspected	
Rivers Edge CDD II Pond TT	Inspected	
Rivers Edge CDD II Pond 4	Treated	
Rivers Edge CDD II Pond KK	Inspected	
Rivers Edge CDD II Pond 15	Treated	
Rivers Edge CDD II Pond 11	Treated	
Rivers Edge CDD II Pond 1	Treated	
Rivers Edge CDD II Pond 10	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Rivers Edge CDD II Pond UU	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond UU	LAKE WEED CONTROL	
Rivers Edge CDD II Pond UU	ALGAE CONTROL	
Rivers Edge CDD II Pond UU	MONITORING	·
Rivers Edge CDD II Pond SS	SHORELINE WEED CONTROL	

			Account	Rivers	s Edge II CDD
Work Order	00634596		Contact	Jason	Davidson
Work Order Number	00634596		Address		liverglade Run nns, FL 32259
					d States
Created Date	7/10/2024				
Rivers Edge CDI	DII Pond SS	LAKE WEED CONTROL			
Rivers Edge CDI	DII Pond SS	ALGAE CONTROL			
Rivers Edge CDI	DII Pond SS	MONITORING			
Rivers Edge CDI	D II Pond NN	SHORELINE WEED CONTRO	L		
Rivers Edge CDI	D II Pond NN	LAKE WEED CONTROL			
Rivers Edge CDI	D II Pond NN	ALGAE CONTROL			
Rivers Edge CDI	D II Pond NN	MONITORING			
Rivers Edge CDI	DII Pond TT	SHORELINE WEED CONTRO	L		
Rivers Edge CDI	DII Pond TT	LAKE WEED CONTROL			
Rivers Edge CDI	DII Pond TT	ALGAE CONTROL			
Rivers Edge CDI	DII Pond TT	MONITORING			
Rivers Edge CDI	D II Pond KK	SHORELINE WEED CONTRO	L		
Rivers Edge CDE	DII Pond KK	LAKE WEED CONTROL			
Rivers Edge CDI	D II Pond KK	ALGAE CONTROL			
Rivers Edge CDE	DII Pond KK	MONITORING			
Rivers Edge CDI	D II Pond CR3	SHORELINE WEED CONTRO	L		
Rivers Edge CDE	DII Pond CR3	LAKE WEED CONTROL			
Rivers Edge CDI	D II Pond CR3	ALGAE CONTROL			
Rivers Edge CDI	DII Pond CR3	MONITORING			
Rivers Edge CDI	DII Pond JJ	SHORELINE WEED CONTRO	L		
Rivers Edge CDI	DII Pond JJ	LAKE WEED CONTROL			
Rivers Edge CDI	D II Pond JJ	ALGAE CONTROL			
Rivers Edge CDI	D II Pond JJ	MONITORING			
Rivers Edge CDI	DII Pond RC2	SHORELINE WEED CONTRO	L		
Rivers Edge CDI	DII Pond RC2	LAKE WEED CONTROL			
Rivers Edge CDI	D II Pond RC2	ALGAE CONTROL			
Rivers Edge CDI	DII Pond RC2	MONITORING			
Rivers Edge CDI	D II Pond 15	SHORELINE WEED CONTRO	L		
Rivers Edge CDD	D II Pond 15	LAKE WEED CONTROL			
Rivers Edge CDI	D II Pond 15	ALGAE CONTROL			
Rivers Edge CDD	DII Pond 15	MONITORING			
Rivers Edge CDI	D II Pond 13	SHORELINE WEED CONTRO	L		
Rivers Edge CDD	DII Pond 13	LAKE WEED CONTROL			

Rivers Edge CDD II Pond 13 ALGAE CONTROL

			Account	Rivers Edge II CDD
Work Order	00634596		Contact	Jason Davidson
Work Order Number	00634596		Address	160 Riverglade Run St Johns, FL 32259 United States
Created Date	7/10/2024			
Rivers Edge CDD	II Pond 13	MONITORING		
Rivers Edge CDD	II Pond 11	SHORELINE WEED CONTROL		
Rivers Edge CDD	II Pond 11	LAKE WEED CONTROL		
Rivers Edge CDD	II Pond 11	ALGAE CONTROL		
Rivers Edge CDD	II Pond 11	MONITORING		
Rivers Edge CDD	II Pond 10	SHORELINE WEED CONTROL		
Rivers Edge CDD	II Pond 10	LAKE WEED CONTROL		
Rivers Edge CDD	II Pond 10	ALGAE CONTROL		
Rivers Edge CDD	II Pond 10	MONITORING		
Rivers Edge CDD	II Pond RC1	SHORELINE WEED CONTROL		
Rivers Edge CDD	II Pond RC1	LAKE WEED CONTROL		
Rivers Edge CDD	II Pond RC1	ALGAE CONTROL		
Rivers Edge CDD	II Pond RC1	MONITORING		
Rivers Edge CDD	II Pond 12	SHORELINE WEED CONTROL		
Rivers Edge CDD	II Pond 12	LAKE WEED CONTROL		
Rivers Edge CDD	II Pond 12	ALGAE CONTROL		
Rivers Edge CDD	II Pond 12	MONITORING		
Rivers Edge CDD	II Pond 8	SHORELINE WEED CONTROL		
Rivers Edge CDD	II Pond 8	LAKE WEED CONTROL		
Rivers Edge CDD	II Pond 8	ALGAE CONTROL		
Rivers Edge CDD	II Pond 8	MONITORING		
Rivers Edge CDD	II Pond 5	SHORELINE WEED CONTROL		
Rivers Edge CDD	II Pond 5	LAKE WEED CONTROL		
Rivers Edge CDD	II Pond 5	ALGAE CONTROL		
Rivers Edge CDD	II Pond 5	MONITORING		
Rivers Edge CDD	II Pond 7	SHORELINE WEED CONTROL		
Rivers Edge CDD	II Pond 7	LAKE WEED CONTROL		
Rivers Edge CDD	II Pond 7	ALGAE CONTROL		
Rivers Edge CDD	II Pond 7	MONITORING		
Rivers Edge CDD	II Pond 4	SHORELINE WEED CONTROL		

Rivers Edge CDD II Pond 9 SHORELINE WEED CONTROL

LAKE WEED CONTROL

MONITORING

Rivers Edge CDD II Pond 4

Rivers Edge CDD II Pond 4 Rivers Edge CDD II Pond 4

			Account	Rivers Edge II CDD
Work Order	00634596		Contact	Jason Davidson
Work Order Number	00634596		Address	160 Riverglade Run St Johns, FL 32259 United States
Created Date	7/10/2024			
Rivers Edge CDI	D II Pond 9	LAKE WEED CONTROL		
Rivers Edge CDI	D II Pond 9	ALGAE CONTROL		

Rivers Edge CDD II Pond 9	ALGAE CONTROL
Rivers Edge CDD II Pond 9	MONITORING
Rivers Edge CDD II Pond 3	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 3	LAKE WEED CONTROL
Rivers Edge CDD II Pond 3	ALGAE CONTROL
Rivers Edge CDD II Pond 3	MONITORING
Rivers Edge CDD II Pond 14	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 14	LAKE WEED CONTROL
Rivers Edge CDD II Pond 14	ALGAE CONTROL
Rivers Edge CDD II Pond 14	MONITORING
Rivers Edge CDD II Pond 6	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 6	LAKE WEED CONTROL
Rivers Edge CDD II Pond 6	ALGAE CONTROL
Rivers Edge CDD II Pond 6	MONITORING
Rivers Edge CDD II Pond 2	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 2	LAKE WEED CONTROL
Rivers Edge CDD II Pond 2	ALGAE CONTROL
Rivers Edge CDD II Pond 2	MONITORING
Rivers Edge CDD II Pond 1	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 1	LAKE WEED CONTROL
Rivers Edge CDD II Pond 1	ALGAE CONTROL
Rivers Edge CDD II Pond 1	MONITORING
Rivers Edge CDD II Pond UU	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond SS	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond NN	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond TT	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond KK	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond CR3	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond JJ	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond RC2	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 15	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 13	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 11	TRASH / DEBRIS COLLECTION (IN HOUSE)

Mork Order	00624506		Account Contact		s Edge II CDD
Work Order Work Order	00634596 00634596		Address		n Davidson Riverglade Run
Number	00004000		Address	St Jo	hns, FL 32259 d States
Created Date	7/10/2024				
Rivers Edge CDD	II Pond 10	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDD	II Pond RC1	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDD	II Pond 12	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDD	II Pond 8	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDD	II Pond 5	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDD	II Pond 7	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDD	II Pond 4	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDD	II Pond 9	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDD	II Pond 3	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDD	II Pond 14	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDD	II Pond 6	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDD	II Pond 2	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDD	II Pond 1	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDD	II Pond 10				
Rivers Edge CDD	II Pond 1				
Rivers Edge CDD	II Pond 11				
Rivers Edge CDD	II Pond 15				
Rivers Edge CDD	II Pond KK				
Rivers Edge CDD	II Pond 4				
Rivers Edge CDD	II Pond TT				
Rivers Edge CDD	II Pond 7				
Rivers Edge CDD	II Pond UU				
Rivers Edge CDD	II Pond SS				
Rivers Edge CDD	II Pond 5				
Rivers Edge CDD	II Pond RC1				
Rivers Edge CDD	II Pond 8				
Rivers Edge CDD	II Pond 12				
Rivers Edge CDD	II Pond 2				
Rivers Edge CDD	II Pond 6				
Rivers Edge CDD	II Pond JJ				
Rivers Edge CDD	II Pond NN				
Rivers Edge CDD	II Pond CR3				
Rivers Edge CDD	II Pond 13				

Rivers Edge CDD II Pond 14

		Account	Rivers Edge II CDD
Work Order	00634596	Contact	Jason Davidson
Work Order Number	00634596	Address	160 Riverglade Run St Johns, FL 32259 United States
Created Date	7/10/2024		
Rivers Edge CD	D II Pond 3		
Rivers Edge CD	D II Pond RC2		
Rivers Edge CD	D II Pond 9		

		Account	Rivers Edge if ODD
Work Order	00645501	Contact	Jason Davidson
Work Order Number Created Date	00645501 7/25/2024	Address	160 Riverglade Run St Johns, FL 32259 United States
Work Details			
Specialist	Report reflects work done on 7/24.	Prepared By	KYLE FOLLANSBEE

Account

Rivers Edge II CDD

Comments to Customer

I also went around and removed any trash and hand-pulled accessible cattails and primrose. This was a courtesy service as this pond isn't on the contract yet. Once it is added then I can provide better treatments and service, but I tried to make it look good for your event. The rest of the focus in CDD 2 was to get dye into ponds in order to reduce light penetration and cool them off in an effort to reduce algae and submersed growth. I also added probiotics in ponds exhibiting high nutrient loads in order to reduce growth.

Per your request, I added dye to the Amenity Center pond in CDD3 to help cover the turbidity.

I removed any accessible trash at the time. It appears as if the heavy storms have really filled the ponds and most of them appear to be at normal levels.

I also reset the tripped breaker on the East fountain in Pond 8 and adjusted the timers on both of the fountains.

The front fountain in CR3 was off at the time. It seems that the timer for the pump is malfunctioning and might be running slow. I did reset it to get it running but it might shut off when it is set to turn off just at the wrong time. I have alerted our fountain team to come take a look at it. They will be in touch regarding the repair. I have a few ponds that I will be focusing on

treating algae next visit.

JJ is not very accessible which makes it very difficult to get the algae under control. I may try and launch my boat here while I have an open area until houses develop and take away more accessibility.

Unfortunately, almost every easement in Rivertown has landscaping or utilities right where we would need to drive through.

Besides a few ponds, most of them look great. The Metafloc application in Pond 5 is doing great and there isn't a bit of algae anywhere. We may want to consider this application for pond JJ which is eutrophic and difficult to

access. Let us know if you'd be interested in a proposal. Thank you for being a Solitude customer!

		Account	Rivers Edge II CDD
Work Order	00645501	Contact	Jason Davidson
Work Order Number	00645501	Address	160 Riverglade Run St Johns, FL 32259 United States
Created Date	7/25/2024		

#### Work Order Assets

Asset	Status	Product Work Type
Rivers Edge CDD II Pond RC1	Inspected	
Rivers Edge CDD II Pond 12	Treated	
Rivers Edge CDD II Pond 8	Treated	
Rivers Edge CDD II Pond 5	Inspected	
Rivers Edge CDD II Pond SS	Treated	
Rivers Edge CDD II Pond UU	Treated	
Rivers Edge CDD II Pond 15	Inspected	
Rivers Edge CDD II Pond 11	Inspected	
Rivers Edge CDD II Pond 1	Inspected	
Rivers Edge CDD II Pond 10	Inspected	
Rivers Edge CDD II Pond 7	Inspected	
Rivers Edge CDD II Pond TT	Inspected	
Rivers Edge CDD II Pond 4	Inspected	
Rivers Edge CDD II Pond KK	Treated	
Rivers Edge CDD II Pond 13	Inspected	
Rivers Edge CDD II Pond CR3	Treated	
Rivers Edge CDD II Pond NN	Treated	
Rivers Edge CDD II Pond JJ	Treated	
Rivers Edge CDD II Pond 9	Inspected	
Rivers Edge CDD II Pond RC2	Treated	
Rivers Edge CDD II Pond 3	Inspected	
Rivers Edge CDD II Pond 14	Inspected	
Rivers Edge CDD II Pond 6	Treated	
Rivers Edge CDD II Pond 2	Inspected	

Service Parameters		
Asset	Product Work Type	Specialist Comments to Customer
Rivers Edge CDD II Pond UU	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond UU	LAKE WEED CONTROL	
Rivers Edge CDD II Pond UU	ALGAE CONTROL	
Rivers Edge CDD II Pond UU	MONITORING	

	MANAU				
			Account	River	s Edge II CDD
Work Order	00645501		Contact		n Davidson
Work Order Number	00645501		Address	St Jo	Riverglade Run hns, FL 32259 d States
Created Date	7/25/2024				
Rivers Edge CD	D II Pond SS	SHORELINE WEED CONTROL	L		
Rivers Edge CD	D II Pond SS	LAKE WEED CONTROL			
Rivers Edge CD	D II Pond SS	ALGAE CONTROL			
Rivers Edge CD	D II Pond SS	MONITORING			
Rivers Edge CD	D II Pond NN	SHORELINE WEED CONTROL	L		
Rivers Edge CD	D II Pond NN	LAKE WEED CONTROL			
Rivers Edge CD	D II Pond NN	ALGAE CONTROL			
Rivers Edge CD	D II Pond NN	MONITORING			
Rivers Edge CD	D II Pond TT	SHORELINE WEED CONTRO	L		
Rivers Edge CD	D II Pond TT	LAKE WEED CONTROL			
Rivers Edge CD	D II Pond TT	ALGAE CONTROL			
Rivers Edge CD	D II Pond TT	MONITORING			
Rivers Edge CD	D II Pond KK	SHORELINE WEED CONTROL	L		
Rivers Edge CD	D II Pond KK	LAKE WEED CONTROL			
Rivers Edge CD	D II Pond KK	ALGAE CONTROL			
Rivers Edge CD	D II Pond KK	MONITORING			
Rivers Edge CD	D II Pond CR3	SHORELINE WEED CONTROL	L		
Rivers Edge CD	D II Pond CR3	LAKE WEED CONTROL			
Rivers Edge CD	D II Pond CR3	ALGAE CONTROL			
Rivers Edge CD	D II Pond CR3	MONITORING			
Rivers Edge CD	D II Pond JJ	SHORELINE WEED CONTROL	L		
Rivers Edge CD	D II Pond JJ	LAKE WEED CONTROL			
Rivers Edge CD	D II Pond JJ	ALGAE CONTROL			
Rivers Edge CD	D II Pond JJ	MONITORING			
Rivers Edge CD	D II Pond RC2	SHORELINE WEED CONTROL	L		
Rivers Edge CD	D II Pond RC2	LAKE WEED CONTROL			
Rivers Edge CD	D II Pond RC2	ALGAE CONTROL			
Rivers Edge CD	D II Pond RC2	MONITORING			
Rivers Edge CD	D II Pond 15	SHORELINE WEED CONTRO	L		
Rivers Edge CD	D II Pond 15	LAKE WEED CONTROL			
Rivers Edge CD	D II Pond 15	ALGAE CONTROL			
Rivers Edge CD	D II Pond 15	MONITORING			
Rivers Edge CD	D II Pond 13	SHORELINE WEED CONTROL	L		
Rivers Edge CD	D II Pond 13	LAKE WEED CONTROL			

Wede Orden	00045504		Account	Rivers Edge II CDD
Work Order Work Order	00645501 00645501		Contact Address	Jason Davidson
Number	00045501		Address	160 Riverglade Run St Johns, FL 32259 United States
Created Date	7/25/2024			
Rivers Edge CDD	0 II Pond 13	ALGAE CONTROL		
Rivers Edge CDE	0 II Pond 13	MONITORING		
Rivers Edge CDE	0 II Pond 11	SHORELINE WEED CONTRO	L	
Rivers Edge CDE	0 II Pond 11	LAKE WEED CONTROL		
Rivers Edge CDE	0 II Pond 11	ALGAE CONTROL		
Rivers Edge CDE	II Pond 11	MONITORING		
Rivers Edge CDE	II Pond 10	SHORELINE WEED CONTRO	L	
Rivers Edge CDD	II Pond 10	LAKE WEED CONTROL		
Rivers Edge CDE	0 II Pond 10	ALGAE CONTROL		
Rivers Edge CDD	0 II Pond 10	MONITORING		
Rivers Edge CDE	II Pond RC1	SHORELINE WEED CONTRO	L	
Rivers Edge CDE	II Pond RC1	LAKE WEED CONTROL		
Rivers Edge CDE	II Pond RC1	ALGAE CONTROL		
Rivers Edge CDE	II Pond RC1	MONITORING		
Rivers Edge CDE	II Pond 12	SHORELINE WEED CONTRO	L	
Rivers Edge CDE	0 II Pond 12	LAKE WEED CONTROL		
Rivers Edge CDE	II Pond 12	ALGAE CONTROL		
Rivers Edge CDE	0 II Pond 12	MONITORING		
Rivers Edge CDE	0 II Pond 8	SHORELINE WEED CONTRO	L	
Rivers Edge CDE	0 II Pond 8	LAKE WEED CONTROL		
Rivers Edge CDE	0 II Pond 8	ALGAE CONTROL		
Rivers Edge CDE	0 II Pond 8	MONITORING		
Rivers Edge CDE	0 II Pond 5	SHORELINE WEED CONTRO	L	
Rivers Edge CDD	0 II Pond 5	LAKE WEED CONTROL		
Rivers Edge CDE	0 II Pond 5	ALGAE CONTROL		
Rivers Edge CDD	0 II Pond 5	MONITORING		
Rivers Edge CDE	0 II Pond 7	SHORELINE WEED CONTRO	L	
Rivers Edge CDE	0 II Pond 7	LAKE WEED CONTROL		
Rivers Edge CDE	0 II Pond 7	ALGAE CONTROL		
Rivers Edge CDE	0 II Pond 7	MONITORING		
Rivers Edge CDE	0 II Pond 4	SHORELINE WEED CONTRO	L	
Rivers Edge CDE	0 II Pond 4	LAKE WEED CONTROL		
Rivers Edge CDE	0 II Pond 4	ALGAE CONTROL		
Rivers Edge CDD	0 II Pond 4	MONITORING		

	MANAU				
			Account		s Edge II CDD
Work Order	00645501		Contact		n Davidson
Work Order Number	00645501		Address	St Jol	Riverglade Run hns, FL 32259 d States
Created Date	7/25/2024				
Rivers Edge CDI	D II Pond 9	SHORELINE WEED CONTROL	L		
Rivers Edge CDI	O II Pond 9	LAKE WEED CONTROL			
Rivers Edge CDI	D II Pond 9	ALGAE CONTROL			
Rivers Edge CDI	D II Pond 9	MONITORING			
Rivers Edge CDI	D II Pond 3	SHORELINE WEED CONTROL	L		
Rivers Edge CDI	D II Pond 3	LAKE WEED CONTROL			
Rivers Edge CDI	D II Pond 3	ALGAE CONTROL			
Rivers Edge CDI	D II Pond 3	MONITORING			
Rivers Edge CDI	D II Pond 14	SHORELINE WEED CONTRO	L		
Rivers Edge CDI	D II Pond 14	LAKE WEED CONTROL			
Rivers Edge CDI	D II Pond 14	ALGAE CONTROL			
Rivers Edge CDI	D II Pond 14	MONITORING			
Rivers Edge CDI	D II Pond 6	SHORELINE WEED CONTRO	L		
Rivers Edge CDI	D II Pond 6	LAKE WEED CONTROL			
Rivers Edge CDI	D II Pond 6	ALGAE CONTROL			
Rivers Edge CDI	D II Pond 6	MONITORING			
Rivers Edge CDI	D II Pond 2	SHORELINE WEED CONTROL	L		
Rivers Edge CDI	D II Pond 2	LAKE WEED CONTROL			
Rivers Edge CDI	O II Pond 2	ALGAE CONTROL			
Rivers Edge CDI	D II Pond 2	MONITORING			
Rivers Edge CDI	D II Pond 1	SHORELINE WEED CONTROL	L		
Rivers Edge CDI	D II Pond 1	LAKE WEED CONTROL			
Rivers Edge CDI	D II Pond 1	ALGAE CONTROL			
Rivers Edge CDI	D II Pond 1	MONITORING			
Rivers Edge CDI	D II Pond UU	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDI	O II Pond SS	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDI	D II Pond NN	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDI	D II Pond TT	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDI	D II Pond KK	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDI	D II Pond CR3	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDI	D II Pond JJ	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDI	D II Pond RC2	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDI	D II Pond 15	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		
Rivers Edge CDI	D II Pond 13	TRASH / DEBRIS COLLECTIO	N (IN HOUSE)		

Work Order

### SELITUDE

00645501

Work Order Number	00645501		160 Riverglade Run St Johns, FL 32259 United States
Created Date	7/25/2024		
Rivers Edge CDI	D II Pond 11	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDI	DII Pond 10	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDI	D II Pond RC1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDI	DII Pond 12	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDI	D II Pond 8	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDI	D II Pond 5	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDI	D II Pond 7	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDI	DII Pond 4	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDI	D II Pond 9	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDI	DII Pond 3	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDI	D II Pond 14	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDI	DII Pond 6	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDI	D II Pond 2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDI	DII Pond 1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDI	D II Pond 2		
Rivers Edge CDI	DII Pond 6		
Rivers Edge CDI	D II Pond 14		
Rivers Edge CDI	D II Pond 3		
Rivers Edge CDI	D II Pond RC2		
Rivers Edge CDI	DII Pond 9		
Rivers Edge CDI	D II Pond JJ		
Rivers Edge CDI	D II Pond NN		
Rivers Edge CDI	0 II Pond CR3		
Rivers Edge CDI	D II Pond 13		
Rivers Edge CDI	D II Pond KK		
Rivers Edge CDI	DII Pond 4		
Rivers Edge CDI	D II Pond TT		
Rivers Edge CDI	DII Pond 7		
Rivers Edge CDI	D II Pond 10		
Rivers Edge CDI	DII Pond 1		
Rivers Edge CDI	D II Pond 11		
Rivers Edge CDI	D II Pond 15		
Rivers Edge CDI	D II Pond UU		

Rivers Edge II CDD

Jason Davidson

Account

Contact

Rivers Edge CDD II Pond SS

		Account	Rivers Edge II
Work Order	00645501	Contact	Jason Davidson
Work Order Number	00645501	Address	160 Riverglade Ru St Johns, FL 3225 United States
Created Date	7/25/2024		
Rivers Edge CD	D II Pond 5		
Rivers Edge CD	D II Pond 8		
Rivers Edge CD	D II Pond 12		
Rivers Edge CD	D II Pond RC1		



#### ST JOHNS COUNTY SHERIFF'S OFFICE Statistic Sheet

Rivertown CDD Howard "Mac" McGaffney GMS Services LLC 475 W. Town Place, Suite 114 Saint Augustine, FL 32092

RollKall Invoice#: 3423905					
NAME / ID:					
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS	
	SJSO24CAD146265			3	

#### **ACTIVITY / COMMENTS:**

Total Contacts: 1 Citations: 2 Warnings: 0

NOTES: One vehicle was stopped for speeding and running the stop sign.



#### ST JOHNS COUNTY SHERIFF'S OFFICE Stat Sheet

NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO24CAD157030			6

#### **ACTIVITY / COMMENTS:**

Total Contacts:9 Citations:1 Warnings:8 Top speed meausred by radar was; ,\*\*\*38MPH on Kendall Crossing\*\*\*, \*\*40MPH on Keystone Corner

\*\*\*DUE TO RECENT COMPLAINT OF SPEEDING ON KENDALL CROSSING NEAR PERIDIDO ST, THIS AREA WAS PRIMARY FOCUS. 7 TRAFFIC STOPS WERE CODUCTED IN THIS AREA FOR SPEED (HIGHEST 38MPH BY VEHICLE AND 40MPH BY E-BIKE\*\*\*



#### ST JOHNS COUNTY SHERIFF'S OFFICE Stat Sheet

NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO24CAD167862			6

#### **ACTIVITY / COMMENTS:**

Total Contacts:10 Citations:2 (1 Criminal) Warnings:9 Top speed meausred by radar was; ,\*\*\*40MPH on Rivertown Main\*\*\*, \*\*40MPH on Kendall Crossing\*\*

Multiple stops conducted for speed. Focused on Kendall Crossing resulting in 8 of the 10 contacts, highest speed 40MPH.

FOURTH ORDER OF BUSINESS

A.

#### MINUTES OF MEETING RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rivers Edge II Community Development District was held on Wednesday, June 19, 2024 at 9:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

DJ Smith Jarrett O'Leary Amber King Also present were:	Chairman Supervisor Supervisor
Jim Oliver Lauren Gentry Ryan Stilwell Jason Davidson Kevin McKendree Mike Scuncio Kim Fatuch Richard Losco Lisa McCormick Jay King	District Manager District Counsel District Engineer General Manager Field Operations Manager Yellowstone Landscape Vesta Property Services Vesta Property Services Vesta Property Services Vesta Property Services Vesta Property Services
Mary Grace Henley Corbin deNagy	Kilinski   Van Wyk GMS

The following is a summary of the discussions and actions taken at the June 19, 2024 meeting.

#### FIRST ORDER OF BUSINESS Roll Call

Mr. Oliver called the meeting to order at 9:00 a.m. and called the roll. He then announced there were two resident board members present at the meeting that are running unopposed in the general election.

Ms. Gentry provided a brief overview of the Sunshine Law to the incoming resident board members.

#### SECOND ORDER OF BUSINESS Public Comment

There being none, the next item followed.

#### THIRD ORDER OF BUSINESS Staff Reports

#### A. Landscape Maintenance – Monthly Report

Mr. Scuncio provided an overview of Yellowstone's monthly landscape maintenance report, a copy of which was included in the agenda package.

Mr. Smith asked for an update on the mulch.

Mr. Scuncio responded that the mulch should be done by June.

#### **B.** District Engineer

Mr. Stilwell informed the Board that four bids were received for the pickleball courts to be constructed in the Rivers Edge district. He also reported that the roundabout construction in Rivers Edge III has begun.

#### C. District Counsel

Ms. Gentry reminded the Board members their Form 1s are due by July 1<sup>st</sup>. She also reported that the amenity management services RFP was distributed to three potential bidders and the responses are due by noon.

#### D. District Manager

Mr. Oliver commended Vesta's staff on their responsiveness to resident's concerns.

#### E. General Manager - Monthly Operations and Pond Reports

Copies of the monthly reports were included in the agenda package.

#### FOURTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Minutes of the May 15, 2024 Board of Supervisors Meeting
- B. Financial Statements as of April 30, 2024
- C. Check Register

Copies of the minutes, the financial statements, and the check register totaling

\$77,500.17, were included in the agenda package for the Board's review.

On MOTION by Mr. Smith seconded by Mr. O'Leary with all in favor the consent agenda was approved.

#### FIFTH ORDER OF BUSINESS

**Business Items** 

#### A. Ratification of Easement Agreement for Boardwalk

Ms. Gentry noted the purpose of the easement agreement is to allow Toll Brothers to construct the boardwalk over some of the District's property. The agreement was executed between board meetings.

On MOTION by Mr. Smith seconded by Mr. O'Leary with all in favor the easement agreement for the boardwalk was ratified.

#### B. Discussion of the Fiscal Year 2025 Budget

Mr. deNagy stated there have been slight changes to the cost share distribution, which are reflected in the budget. The capital reserve fund amount was also increased, however the level of assessments remained as presented at last month's meeting.

#### C. Funding Request No. 59

A copy of funding request number 59 totaling \$250,805.84 was included in the agenda package for the Board's review.

On MOTION by Mr. Smith seconded by Mr. O'Leary with all in favor funding request number 59 was approved.

#### SIXTH ORDER OF BUSINESS Supervisor Requests

There being no further requests, the next item followed.

#### SEVENTH ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

#### EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – Joint Meeting on June 26, 2024 at 9:00 a.m. and Regular Board Meeting on August 21, 2024 at 9:00 a.m. at the RiverTown Amenity Center

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Smith seconded by Mr. O'Leary with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

#### Minutes of Meeting Rivers Edge II Community Development District

A joint meeting of the Board of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Wednesday, June 26, 2024 at 9:05 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

**Rivers Edge** Frederick Baron Robert Cameron Scott Maynard

**Rivers Edge II** Jason Thomas

Jason Thomas Jarrett O'Leary

**Rivers Edge III** Jason Thomas Jarrett O'Leary Supervisor

Supervisor Supervisor

Vice Chairman Supervisor

Vice Chairman Supervisor

Also present were:

Jim Oliver Lauren Gentry Mary Grace Henley Corbin deNagy Richard Losco Jason Davidson Kevin McKendree Jay King Kimberly Fatuch Ken Council Ryan Stillwell

District Manager District Counsel by telephone District Counsel GMS Vesta/Amenity Services Vesta/Amenity Services Vesta/Amenity Services Vesta/Amenity Services Vesta/Amenity Services Vesta/Amenity Services District Engineer

The following is a summary of the discussions and actions taken at the June 26, 2024 joint meeting.

#### FIRST ORDER OF BUSINESS Roll Call

Mr. Oliver called the meeting to order and stated we have a quorum for Rivers Edge but do not have a quorum for Rivers Edge II and III and Rivers Edge II and III will not be taking any votes today, but they can participate in the discussions. Since we are here, we will make the best of what we have and then the board can decide what they want to do moving forward. We are going to talk about the Vesta proposal and there was one response to the RFP. Veta provided that and we can have a lengthy discussion about that today. Any decision regarding finetuning any contracts that may be awarded doesn't need to occur today. You can defer that to the next meeting. We want to get something in place before we start the new fiscal year. The other matter is the pickleball construction cost. You have four proposals you reviewed at your last meeting. There can be discussion, or you can take a vote on that today, it is not necessary for RE II and III to have a vote, you can participate in the conversation and provide input. It is not only about the award of the contract but also sharing of the construction cost.

#### SECOND ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

### THIRD ORDER OF BUSINESSConsideration of Proposals for Amenity, Café,<br/>Lifestyle and Field Management Services

Mr. Oliver stated you went out with a RFP and there was one proposer that was disclosed at our meeting last week. You have documents provided by the proposer and supplementary information provided in an email last night. We want to have something wrapped up by July if possible, because of the impacts it would have on all three budgets.

Ms. Henley stated we don't have quorum for II and II so the only district that can make any official motion is Rivers Edge. Whatever motions are made if any by Rivers Edge can be based on discussion today or you can wait and make a formal decision when Rivers Edge II and III can meet.

Mr. King presented the proposal that included staffing levels for each service, change from present staffing levels, options 3 and 4.

Board members discussed: differences in staffing levels, parttime versus fulltime employees, differences between Option 3 and Option 4 with the majority leaning towards Option 4.

Mr. Oliver stated you don't need a vote today, but we can start the preparation of form of contract and include some of the discussion talked about today. We can prepare a contact with Option 4 with the ability to pivot to Option 3 and bring that back to another meeting. The key thing is you need to get an agreement in place prior to the start of the new fiscal year, sooner is better but even with this information by having narrowed it down to 4 and 3 we can at least start working on that budget to incorporate this. That puts us in a good place, I don't think we need to vote on anything today I think we have enough input.

#### FOURTH ORDER OF BUSINESS

#### Discussion of Results of Request for Qualifications for Geotechnical Engineering Services for Rivers Edge III

Mr. Oliver stated next is discussion of the results of the request for qualifications for geotechnical engineering services. We won't be taking a vote on this today for RE III.

Mr. Stillwell stated we put out an RFQ, this is not a service that Prosser can provide because we designed the roundabout. We didn't get any responses despite us calling people in advance to try to get them to respond. I'm working with another company that does a lot of DOT, CEI testing and they are prequalified with DOT from that perspective. My plan was to ask the board to allow the chairman to move forward but we can't do that since the board doesn't have a quorum. From my perspective we will work with the chairman. We need to get this executed and we will work with him outside the meeting and bring it back to the board at the next meeting.

Ms. Henley stated we can work behind the scenes if you can appoint someone today.

Mr. Stillwell stated in order of magnitude this is probably a \$50,000 to \$75,000 endeavor for these services. They are providing basically quality control on top of what the contract that we already have, it is a requirement of the DOT to do that.

Mr. Oliver asked do we have any flexibility since there were no responses to the RFQ?

Ms. Gentry stated it is a unique situation, but I would have to see what authority you have to take an action outside a board meeting.

#### FIFTH ORDER OF BUSINESS Discussion of Pickleball Court Construction Costs

Mr. Oliver stated at the last meeting we shared with the board the responses that we received for the construction of pickleball courts. There were four responses, and you have in your agenda packet the same information that was provided last week. This will be in Rivers Edge so

ultimately, we will need a vote from Rivers Edge on the contactor selection. In addition to that we want a good understanding of how the construction will be funded in terms the cost between the three districts.

Mr. Baron stated originally, we had 25/25/50 and we don't want to fragment the community and I wanted to discuss with D.J. that this should really be the regular cost share of 1/3, 1/3, 1/3. The cost of that 1/3 at this rate is in the \$45,000 range. The community asked for this.

Mr. Stillwell stated we reached out to all the contractors, and they will all hold their pricing until July 31<sup>st</sup>. The other question you asked on alternate 2, the majority of them all need to adjust the pricing if they are going to do the basketball court lighting separate.

Mr. Maynard stated there were two residents at our last meeting that did not want the basketball court lit.

Mr. O'Leary stated when they originally put them in, that was the concern of the residents.

Mr. Cameron stated we should pull that out of the contract so we can vote on this today. I think Mattamy will share equally with us.

After discussion CDD 1 ranked Hoffman Commercial no. 1, Brogdon Builders no. 2, Court Surfaces of Florida no. 2 and Florida Certified Contractors no. 4 for the base bid ad alternate no. 1.

#### SIXTH ORDER OF BUSINESS Other Business

Mr. Oliver stated we can meet the second week in July with option one being the 8<sup>th</sup> and if we can't get a quorum of all three district's then option 2 would be the 9<sup>th</sup> We will keep everyone in the loop.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the meeting adjourned at 10:30 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

#### Minutes of Meeting Rivers Edge, Rivers Edge II, and Rivers Edge III Community Development Districts

A joint meeting of the Board of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Monday, July 8, 2024 at 8:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

**Rivers Edge** Mac McIntyre Erick Saks Frederick Baron Robert Cameron Scott Maynard

**Rivers Edge II** 

D. J. Smith Jason Thomas Jarrett O'Leary

#### **Rivers Edge III**

D. J. Smith Jason Thomas Jarrett O'Leary Chairman Vice Chairman Supervisor

Chairman by telephone

Supervisor by telephone

Vice Chairman

Supervisor

Supervisor

Chairman Vice Chairman Supervisor

Also present were:

Jim Oliver Mary Grace Henley Lauren Gentry Lisa McCormick Ken Council Richard Losco Kevin McKendry Jay King Ryan Stillwell Corbin deNagy Several Residents District Manager District Counsel District Counsel by telephone Vesta/Amenity Services Vesta/Amenity Services Vesta/Amenity Services Vesta/Amenity Services Vesta/Amenity Services District Engineer GMS by telephone The following is a summary of the discussions and actions taken at the July 8, 2024 joint meeting.

#### FIRST ORDER OF BUSINESS Roll Call

Mr. Oliver called the meeting to order at 8:00 a.m. and called the roll.

#### SECOND ORDER OF BUSINESS Audience Comments

A resident asked where is the funding for the pickleball courts coming from?

Mr. Oliver stated we will talk about that process when we get to that agenda item.

A resident asked has anyone looked at pickleball courts constructed by any of the bidders? Mr. Oliver stated yes.

A resident asked why was this meeting published as being at 11 a.m. in the newsletters?

Mr. Oliver stated I can't account for the newsletter we published it on the website and we also published it in the St. Augustine Record.

A resident stated the crosswalk by Kendall Crossing is dangerous and I would like a lighted crosswalk.

### THIRD ORDER OF BUSINESSConsideration of Proposals for Amenity, Café,<br/>Lifestyle and Field Management Services

Mr. Oliver stated we went through a lengthy RFP process and although several companies looked at this opportunity, we received only one proposal from Vesta. You have had several weeks to review that proposal. They would provide services at all three districts.

Mr. King stated during the discussion at the last meeting, four of the five supervisors were leaning towards Option 4, which is the least expensive option, the alternate staffing model and it was cost plus pricing.

After discussion the boards decided to not go with variable cost, but go with fixed cost to prevent unforeseen costs.

On MOTION by Mr. Baron seconded by Mr. Saks with all in favor a fixed cost contract with Vesta for Rivers Edge CDD was approved.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor a fixed cost contract with Vesta for Rivers Edge III CDD was approved.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor a fixed cost contract with Vesta for Rivers Edge II CDD was approved.

The next item was taken out of order of the agenda.

### FIFTH ORDER OF BUSINESS Discussion of Pickleball Court Construction Costs

Mr. Oliver stated if you will recall at our last regular meeting there were four proposals received, three with a pretty tight pricing group and one that seemed to be an outlier in terms of pricing.

The board members discussed the proposers' base pricing and pricing for Alternative 1, pickleball court lighting, and Alternative 2, basketball court lighting. The board members also discussed updating the cost-share arrangement for this project so each district would be contributing to an equal 1/3 of the total cost.

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor a cost share of one-third for the pickleball courts for the Rivers Edge CDD was approved.

On MOTION by Mr. Mr. Smith seconded by Mr. Thomas with all in favor a cost share of one-third for the pickleball courts for the Rivers Edge II CDD was approved.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor a cost share of one-third for the pickleball courts for Rivers Edge III CDD was approved.

Mr. Stillwell stated alternate no. 2 is for basketball lighting and the discussion at the last meeting was whether the contractor would honor the pricing for alternate 2 that wasn't part of the base bid. They all declined from a mobilization cost perspective.

The board members discussed lighting for basketball court, additional landscaping, cost for alternate no. 2 is variable, experience of contractors with pickleball courts, electric component.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor the contract for the pickleball courts and both alternates for Rivers Edge CDD was awarded to Brogdon Builders in amount of \$342,048.

Mr. Baron asked can we engage with the contractor on lighting?

Mr. Cameron was designated as the representative from Rivers Edge CDD to engage with the contractor.

Mr. Oliver stated the cost will be split between the three districts and Rivers Edge CDD's portion will come from the capital reserve that has been set aside for the project.

#### FOURTH ORDER OF BUSINESS

#### Discussion of Results of Request for Qualifications for Geotechnical Engineering Services for Rivers Edge III

Mr. Stillwell stated this is for construction of the roundabout for geotechnical engineering and construction engineering inspection something our firm cannot do. You have a proposal from NicNevol Engineering. This is an estimated budget number of \$176,000, the second page has their hourly rates and estimated hours. They will bill for their onsite inspections. We will monitor their time out here to make sure they are not overcharging.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proposal from NicNevol Engineering was approved.

#### FIFTH ORDER OF BUSINESS

#### **Discussion of Pickleball Court Construction Costs**

This item taken earlier in the meeting.

#### SIXTH ORDER OF BUSINESS Other Business

Additional resident comments: crosswalk at Rivertown Main Street is in a roundabout and is dangerous for cyclists and pedestrians, basketball lighting, River Lodge, River House security, enhanced camera system and St. Johns County patrols in evening, kids in parking lot an hour and

half after closing, unhappy with security personnel, trim shrubs by entrances to subdivisions that block sight lines, four-way stop at Kendall Crossing and Sternwheel, more proactive approach to events by residents, access control for pickleball courts, estimated ground breaking for pickleball courts.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the meeting adjourned at 8:45 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

*B*.



Community Development District

### Unaudited Financial Reporting

June 30, 2024



**Rivers Edge II** Community Development District Combined Balance Sheet

June 30, 2024

		General Fund			re Capital Reserve Fund			ital Project Fund	Totals Governmental Funds		
Assets:											
Cash:											
Operating Account	\$	105,877	\$	-	\$	176,533	\$	-	\$	282,410	
Due from Other		5,569		-		-		-		5,569	
Due from Vesta - Café		123,065		-		-		-		123,065	
Due from Developer		477,309		-		-		-		477,309	
Investments:											
State Board of Administration (SBA)		5,315		-		22,164		-		27,479	
Custody		40,028		-		-		-		40,028	
Series 2020											
Reserve		-		233,177		-		-		233,177	
Revenue		-		316,060		-		-		316,060	
Construction		-		-		-		5,867		5,867	
Series 2021											
Reserve		-		275,800		-		-		275,800	
Revenue		-		224,799		-		-		224,799	
Prepayment		-		14,674		-		-		14,674	
Construction		-		-		-		1,926		1,926	
Prepaid Expenses		2,500		-		-		-		2,500	
Deposits		16,840		-		-		-		16,840	
Total Assets	\$	776,503	\$	1,064,510	\$	198,697	\$	7,793	\$	2,047,503	
Liabilities:											
Accounts Payable	\$	296,368	\$	-	\$	-	\$	-	\$	296,368	
Accrued Expenses		21,207		-		-		-		21,207	
Due to Vesta - Café		5,849		-		-		-		5,849	
Due to Mattamy		360		-		-		-		360	
Total Liabilites	\$	323,783	\$	-	\$	-	\$	-	\$	323,783	
Fund Balance:											
Nonspendable:	¢	2 500	¢		¢		¢		¢	2 500	
Prepaid Items	\$	2,500	\$	-	\$	-	\$	-	\$	2,500	
Deposits Restricted for:		16,840		-		-		-		16,840	
Debt Service - Series		_		1,064,510		_		_		1,064,510	
Capital Project - Series		-		-		-		7,793		7,793	
Assigned for:								,,, ,,		,,, )5	
Capital Reserve Fund		-		-		198,697		-		198,697	
Unassigned		433,380		-		-		-		433,380	
Total Fund Balances	\$	452,720	\$	1,064,510	\$	198,697	\$	7,793	\$	1,723,720	
	<i>.</i>	·	<u>م</u>	· ·	¢	·		·	¢	· · ·	
Total Liabilities & Fund Balance	\$	776,503	\$	1,064,510	\$	198,697	\$	7,793	\$	2,047,503	

#### **Community Development District**

**General Fund** 

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

		Adopted	Pro	rated Budget		Actual		
		Budget	Thr	ru 06/30/24	Th	ru 06/30/24		Variance
Revenues:								
<u>Nevenues:</u>								
Special Assessments - Tax Roll	\$	819,281	\$	819,281	\$	825,870	\$	6,589
Special Assessments - Direct Bill		68,619		68,619		68,619		-
Developer Contributions		1,225,830		546,975		546,975		-
Café Gross Sales		507,702		507,702		583,553		75,851
Miscellaneous Income		13,141		9,856		2,178		(7,677)
Insurance Proceeds		-		-		1,587		1,587
Interest		-		-		5,689		5,689
Cost Share Amenity - Rivers Edge III		46,753		35,065		27,273		(7,792)
Total Revenues	\$	2,681,326	\$	1,987,497	\$	2,061,743	\$	74,246
Expenditures:								
General & Administrative:								
District Engineering	\$	15,000	\$	11,250	\$	4,954	\$	6,296
District Counsel	Φ	30,000	φ	22,500	φ	13,887	Ψ	8,613
District Management		30,000		22,300		27,825		8,013 (0)
Construction Accounting		3,710		2,783		27,025		2,783
Assessment Administration		5,300		5,300		5,300		2,703
Dissemination Agent		5,300		3,300		4,675		- (700)
-		5,500 1,908				4,675		(700)
Information Technology Website Administration		1,908		1,431 954		954		-
Annual Audit		5,000		3,750		554		3,750
Trustee Fees		10,000		6,228		6,228		3,730
Arbitrage		1,200		900		600		300
Telephone		200		150		16		134
Postage		800		600		292		308
Printing & Binding		1,200		900		171		729
Insurance		7,961		7,961		7,238		723
		2,500		1,875		66		1,809
Legal Advertising Other Current Charges		2,500 1,500		1,075		-		1,009
Other Current Charges Office Supplies		1,500 550		413		- 11		402
Dues, Licenses & Subscriptions		175		413		11		402
			•					-
Fotal General & Administrative	\$	130,676	\$	100,094	\$	73,823	\$	26,271
Operations & Maintenance								
<u>Ground Maintenance:</u> Coat Chang Landauring, Discore Educ	*	(00.434	*	F1( 210	*	450.040	¢	F7 9 4 9
Cost Share Landscaping - Rivers Edge	\$	688,424	\$	516,318	\$	458,949	\$	57,369
Field Operations Management (Vesta)		44,238		33,178		27,940		5,238
Landscape Maintenance		416,388		312,291		310,127		2,164
Lake Maintenance		27,500		20,625		16,669		3,956
Landscape Contingency		25,000		25,000		125,841		(100,841)
Irrigation Repairs and Replacement		15,000		15,000		26,405		(11,405)
Irrigation Water Use		30,000		30,000		66,308		(36,308)
Streetlighting		40,000		40,000		20,927		19,073
Subtotal Ground Maintenance	\$	1,286,550	\$	992,413	\$	1,053,166	\$	(60,753)

**Community Development District** 

**General Fund** 

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

		Adopted	Pro	rated Budget		Actual			
		Budget		ru 06/30/24	Th	ru 06/30/24	7	Variance	
<u> Amenity Center - River Club:</u>									
General Manager (Vesta)	\$	48,172	\$	36,129	\$	37,129	\$	(1,000)	
Amenity Manager (Vesta)		19,478		14,609		14,609		(0)	
Maintenance Service (Vesta)		78,837		59,128		59,128		(0)	
ifestyle Director (Vesta)		38,136		28,602		28,602		(0)	
Facilities Attendant (Vesta)		110,109		82,582		82,582		(0)	
Security Monitoring		5,000		3,750		-		3,750	
Selephone		12,500		9,375		9,724		(349)	
nsurance		113,291		113,291		69,504		43,787	
Pool Maintenance (Vesta)		10,312		7,734		7,734		0	
Pool Chemicals (Poolsure)		10,000		10,000		9,741		259	
anitorial Services (Vesta)		31,933		23,950		27,608		(3,658)	
Access Cards		3,500		2,625		-		2,625	
Vindow Cleaning		3,500		2,625		-		2,625	
latural Gas		6,000		4,500		3,325		1,175	
Electric		25,000		18,750		18,901		(151)	
Vater & Sewer		30,000		22,500		12,315		10,185	
Repair and Replacements		75,000		56,250		48,315		7,935	
Refuse		20,000		15,000		16,038		(1,038)	
Pest Control		1,920		1,440		845		595	
license/Permits		1,000		750		350		400	
Other Current		500		375		-		375	
pecial Events		30,000		30,000		17,917		12,083	
loliday Decorations		23,000		17,250		21,460		(4,210)	
Office Supplies/Postage		1,500		1,125		-		1,125	
Contingency		10,000		7,500		-		7,500	
Subtotal Amenity Center - River Club	\$	708,688	\$	569,839	\$	485,827	\$	84,011	
Café Operations:									
Café-Cost of Goods Sold	\$	234,568	\$	175,926	\$	200,949	\$	(25,023)	
Café-Labor		236,447		236,447		278,574		(42,127)	
Café-Bank Fees		22,187		22,187		22,007		180	
Other Expenses related to Café Operations		2,500		1,875		2,268		(393)	
Café Management		12,000		9,000		-		9,000	
Subtotal Café Operations	\$	507,702	\$	445,435	\$	503,797	\$	(58,362)	
otal Operations & Maintenance	\$	2,502,940	\$	2,007,686	\$	2,042,790	\$	(35,104)	
'otal Expenditures	\$	2,633,616	\$	2,107,780	\$	2,116,613	\$	(8,833)	
xcess (Deficiency) of Revenues over Expenditures	\$	47,710	\$	(120,283)	\$	(54,871)	\$	65,413	
ther Financing Sources/(Uses):									
		75 000	\$	75,000		75,000	\$	-	
Capital Reserve Funding	\$	75,000	+						
	\$ \$	75,000 75,000	\$	75,000	\$	75,000	\$	-	
'otal Other Financing Sources/(Uses)	\$	75,000	\$						
Capital Reserve Funding Fotal Other Financing Sources/(Uses) Net Change in Fund Balance				75,000 (195,283)	\$ \$	75,000 (129,871)	\$ \$	65,413	
'otal Other Financing Sources/(Uses)	\$	75,000	\$						

Community Development District

Month to Month

	Oct	Nov	1	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:														
Special Assessments - Tax Roll	\$ -	\$ 88,054	\$	271,204 \$	212,455 \$	185,105 \$	29,338 \$	- \$	- \$	39,713 \$	- \$	- \$	- \$	825,870
Special Assessments - Direct Bill	29,753	38,866		-	-	-	-	-	-	-	-	-	-	68,619
Developer Contributions	-	-		-	-	-	-	-	-	546,975	-	-	-	546,975
Café Gross Sales	47,830	33,762		34,456	45,494	48,100	66,608	96,248	107,697	103,357	-	-	-	583,553
Miscellaneous Income	135	848		110	-	220	144	205	215	302	-	-	-	2,178
Insurance Proceeds	-	1,587		-	-	-	-	-	-	-	-	-	-	1,587
Interest	258	65		313	792	1,865	522	882	485	508	-	-	-	5,689
Cost Share Amenity - Rivers Edge III	3,896	3,896		3,896	3,896	3,896	3,896	3,896	-	-	-	-	-	27,273
Total Revenues	\$ 81,872	\$ 167,078	\$	309,979 \$	262,637 \$	239,186 \$	100,508 \$	101,231 \$	108,397 \$	690,854 \$	- \$	- \$	- \$	2,061,743
Expenditures:														
General & Administrative:														
District Engineering	\$ 2,445	\$-	\$	- \$	879 \$	542 \$	523 \$	388 \$	177 \$	- \$	- \$	- \$	- \$	4,954
District Counsel	2,443	803		1,050	1,886	915	2,829	1,891	2,071	-	-	-	-	13,887
District Management	3,092	3,092		3,092	3,092	3,092	3,092	3,092	3,092	3,092	-	-	-	27,825
Construction Accounting	-			-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,300	-		-	-	-	-	-	-	-	-	-	-	5,300
Dissemination Agent	692	442		442	792	442	442	542	442	442	-	-	-	4,675
Information Technology	159	159		159	159	159	159	159	159	159	-	-	-	1,431
Website Administration	106	106		106	106	106	106	106	106	106	-	-	-	954
Annual Audit	-	-		-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	4,688	-		-	-	-	-	-	1,541	-	-	-	-	6,228
Arbitrage	-	-		-	-	-	-	-	-	600	-	-	-	600
Telephone	-	-		-	-	-	-	-	16	-	-	-	-	16
Postage	17	147		8	45	4	31	9	7	25	-	-	-	292
Printing & Binding	18	22		1	0	13	13	22	28	55	-	-	-	171
Insurance	7,238	-		-	-	-	-	-	-	-	-	-	-	7,238
Legal Advertising	· ·	-		-	-	-	-	-	-	66	-	-	-	66
Other Current Charges	-	-		-	-	-	-	-	-	-	-	-	-	-
Office Supplies	1	1		0	1	0	7	0	0	0	-	-	-	11
Dues, Licenses & Subscriptions	175			-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 26,372	\$ 4,770	\$	4,857 \$	6,959 \$	5,272 \$	7,202 \$	6,208 \$	7,638 \$	4,544 \$	- \$	- \$	- \$	73,823
Operations & Maintenance														
Ground Maintenance:														
Cost Share Landscaping - Rivers Edge	\$ 57,369	\$ 57,369	\$	57,369 \$	57,369 \$	57,369 \$	57,369 \$	57,369 \$	57,369 \$	- \$	- \$	- \$	- \$	458,949
Field Operations Management (Vesta)	3,104	3,104		3,104	3,104	3,104	3,104	3,104	3,104	3,104	-	-	-	27,940
Landscape Maintenance	34,459	34,459		34,459	34,459	34,459	34,459	34,459	34,459	34,459	-	-	-	310,127
Lake Maintenance	4,477	-		-	1,718	1,718	2,204	2,630	1,718	2,204	-	-	-	16,669
Landscape Contingency	13,839	1,500		13,810	5,095	5,708	5,840	205	73,824	6,020	-	-	-	125,841
Irrigation Repairs and Replacement	598	1,644		6,312	5,042	7,725	749	525	305	3,506	-	-	-	26,405
Irrigation Water Use	5,738	6,916		15,194	6,711	5,246	2,745	5,880	7,813	10,064	-	-	-	66,308
Streetlighting	2,500	2,473		1,936	2,074	2,338	2,046	2,140	3,458	1,962	-	-	-	20,927
Subtotal Ground Maintenance	\$ 122,084	\$ 107,465	\$	132,183 \$	115,572 \$	117,667 \$	108,516 \$	106,311 \$	182,050 \$	61,319 \$	- \$	- \$	- \$	1,053,166

Community Development District

Month to Month

		Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center - River Club:														
General Manager (Vesta)	s	4,103 \$	4,122 \$	4,014 \$	4,131 \$	4,226 \$	4,374 \$	4,014 \$	4,014 \$	4,129 \$	- \$	- \$	- \$	37,129
Amenity Manager (Vesta)	Ť	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	-	-	-	14,609
Maintenance Service (Vesta)		6,570	6,570	6,570	6,570	6,570	6,570	6,570	6,570	6,570	-	_	-	59,128
Lifestyle Director (Vesta)		3,178	3,178	3,178	3,178	3,178	3,178	3,178	3,178	3,178	-	_	-	28,602
Facilities Attendant (Vesta)		9,176	9,176	9,176	9,176	9,176	9,176	9,176	9,176	9,176	-	_	-	82,582
Security Monitoring		-	-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-	-	-	-	-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		_	_	02,002
Telephone		1.042	1.043	1.043	1,043	1,067	1,122	1,122	1,122	1,121	_	-	_	9,724
Insurance		69,504	-	1,045	1,045	-	-	-	-	-	_	-	_	69,504
Pool Maintenance (Vesta)		859	859	859	859	859	859	859	859	859		_	_	7,734
Pool Chemicals (Poolsure)		1,041	1,041	1,041	1,103	1,103	1,103	1,103	1,103	1,103	_	_	_	9,741
Janitorial Services (Vesta)		2,661	2,661	2,661	2,661	2,661	2,661	6,319	2,661	2,661	_	_	_	27,608
Access Cards		2,001	2,001	2,001	2,001	2,001	2,001	0,517	2,001	2,001				27,000
Window Cleaning		-	-	-	-	-	-	-	-	-	-	-	-	-
Natural Gas		242	311	331	373	337	356	613	462	301	-	-	-	3,325
Electric		2,104	2,070	1,872	2,069			1,985	2,032	2,117	-	-	-	
						2,522	2,130				-	-		18,901
Water & Sewer		1,369	1,042 6,724	1,435 6,928	996 757	1,168	1,571 10,795	1,373 2,425	1,082	2,281	-	-	-	12,315
Repair and Replacements		4,972				3,566			5,486	6,661	-	-	-	48,315
Refuse		1,650	1,658	1,651	1,621	1,595	1,612	2,090	2,084	2,076	-	-	-	16,038
Pest Control		-	-	370	-	119	119	119	119	-	-	-	-	845
License/Permits		-	-	-	-	-	-	-	350	-	-	-	-	350
Other Current		-	-	-	-		-	-		-	-	-	-	-
Special Events		6,808	380	4,150	-	2,065	840	550	2,175	950	-	-	-	17,917
Holiday Decorations		8,530	12,930	-	-	-	-	-	-	=	-	-	-	21,460
Office Supplies/Postage		-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency		-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center - River Club	\$	125,432 \$	55,388 \$	46,903 \$	36,162 \$	41,834 \$	48,090 \$	43,117 \$	44,096 \$	44,806 \$	- \$	- \$	- \$	485,827
Café Operations:														
Café-Cost of Goods Sold	\$	15,875 \$	12,221 \$	14,299 \$	16,394 \$	23,263 \$	26,643 \$	26,722 \$	38,896 \$	26,636 \$	- \$	- \$	- \$	200,949
Café-Labor		30,920	23,867	20,818	23,540	28,471	30,884	35,274	38,896	45,903	-	-	-	278,574
Café-Bank Fees		1,774	1,321	1,490	1,469	2,215	2,667	3,011	4,441	3,619	-	-	-	22,007
Other Expenses related to Café Operations		545	1,138	-	-	585	-	-	-	-	-	-	-	2,268
Café Management			-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Café Operations	\$	49,114 \$	38,546 \$	36,607 \$	41,403 \$	54,535 \$	60,194 \$	65,008 \$	82,233 \$	76,157 \$	- \$	- \$	- \$	503,797
Total Operations & Maintenance	\$	296,630 \$	201,398 \$	215,693 \$	193,137 \$	214,036 \$	216,799 \$	214,437 \$	308,379 \$	182,282 \$	- \$	- \$	- \$	2,042,790
Total Expenditures	\$	323,002 \$	206,169 \$	220,551 \$	200,096 \$	219,308 \$	224,001 \$	220,645 \$	316,016 \$	186,826 \$	- \$	- \$	- \$	2,116,613
Excess (Deficiency) of Revenues over Expenditures	; \$	(241,130) \$	(39,091) \$	89,429 \$	62,541 \$	19,878 \$	(123,493) \$	(119,413) \$	(207,619) \$	504,028 \$	- \$	- \$	- \$	(54,871)
Other Financing Sources/Uses:														
Capital Reserve Funding	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	75,000 \$	- \$	- \$	- \$	75,000
Total Other Financing Sources/Uses	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	75,000 \$	- \$	- \$	- \$	75,000
Net Change in Fund Balance	\$	(241,130) \$	(39,091) \$	89,429 \$	62,541 \$	19,878 \$	(123,493) \$	(119,413) \$	(207,619) \$	429,028 \$	- \$	- \$	- \$	(129,871)
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#### **Community Development District**

Debt Service Fund Series 2020

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 06/30/24	Thr	u 06/30/24	1	/ariance
Revenues:							
Special Assessments - Tax Roll	\$ 513,001	\$	513,001	\$	516,079	\$	3,077
Special Assessments - Prepayment	-		-		38,195		38,195
Interest Income	7,500		7,500		23,268		15,768
Total Revenues	\$ 520,501	\$	520,501	\$	577,542	\$	57,040
Expenditures:							
Interest - 11/1	\$ 167,756	\$	167,756	\$	167,756	\$	-
Principal Prepayment - 11/1	-		-		30,000		(30,000)
Principal Prepayment - 2/1	-		-		35,000		(35,000)
Interest - 2/1	-		-		436		(436)
Interest - 5/1	167,756		167,756		166,179		1,578
Principal - 5/1	130,000		130,000		130,000		-
Principal Prepayment - 5/1	-		-		10,000		(10,000)
Total Expenditures	\$ 465,513	\$	465,513	\$	539,371	\$	(73,859)
Excess (Deficiency) of Revenues over Expenditures	\$ 54,989	\$	54,989	\$	38,170	\$	(16,819)
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 54,989	\$	54,989	\$	38,170	\$	(16,819)
Fund Balance - Beginning	\$ 240,150			\$	511,066		
Fund Balance - Ending	\$ 295,139			\$	549,237		

#### **Community Development District**

**Debt Service Fund Series 2021** 

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted	Pror	ated Budget		Actual		
	Budget	Thru	u 06/30/24	Thr	ru 06/30/24	V	/ariance
Revenues:							
Special Assessments - Tax Roll	\$ 151,967	\$	151,967	\$	153,185	\$	1,218
Special Assessments - Direct Bill	400,033		400,033		400,033		-
Special Assessments - Prepayment	-		-		24,272		24,272
Interest Income	7,500		7,500		22,724		15,224
Total Revenues	\$ 559,500	\$	559,500	\$	600,214	\$	40,714
Expenditures:							
Interest - 11/1	\$ 170,928	\$	170,928	\$	170,928	\$	-
Principal Prepayment - 2/1	-		-		10,000		(10,000)
Interest - 2/1	-		-		94		(94)
Interest - 5/1	170,928		170,928		170,740		188
Principal - 5/1	210,000		210,000		210,000		-
Total Expenditures	\$ 551,855	\$	551,855	\$	561,761	\$	(9,906)
Excess (Deficiency) of Revenues over Expenditures	\$ 7,645	\$	7,645	\$	38,452	\$	30,808
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 7,645	\$	7,645	\$	38,452	\$	30,808
Fund Balance - Beginning	\$ 196,471			\$	476,821		
Fund Balance - Ending	\$ 204,116			\$	515,274		

### **Rivers Edge II**

**Community Development District** 

**Capital Reserve Fund** 

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted	Prora	ated Budget		Actual		
	Budget	Thru	06/30/24	Thr	u 06/30/24	I	/ariance
Revenues							
Capital Reserve Funding	\$ 75,000	\$	75,000	\$	75,000	\$	-
Interest	1,000		750		903		153
Total Revenues	\$ 76,000	\$	75,750	\$	75,903	\$	153
Expenditures:							
Repair and Replacements	\$ 50,000	\$	37,500	\$	14,134	\$	23,367
Total Expenditures	\$ 50,000	\$	37,500	\$	14,134	\$	23,367
Excess (Deficiency) of Revenues over Expenditures	\$ 26,000			\$	61,769		
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 26,000			\$	61,769		
Fund Balance - Beginning	\$ 129,484			\$	136,927		
Fund Balance - Ending	\$ 155,484			\$	198,697		

### Rivers Edge II Community Development District Statement of Revenues and Expenditures

### **Capital Projects Funds**

### For The Period Ending June 30, 2024

Description	5	SE 2020	2	SE 2021
<u>Revenues</u>				
Interest	\$	224	\$	74
Transfer In		-		-
Total Revenues	\$	224	\$	74
Expenditures				
Capital Outlay	\$	-	\$	-
Transfer Out		-		-
Total Expenditures	\$	-	\$	-
Excess Revenues (Expenditures)	\$	224	\$	74
Beginning Fund Balance	\$	5,643	\$	1,852
Ending Fund Balance	\$	5,867	\$	1,926

### **Rivers Edge II**

Community Development District Long Term Debt Report

Series 2020, Capital	Improvement Revenue Bonds			
Interest Rate:	4.5% - 5.3%			
Maturity Date:	5	/1/2026		
Reserve Fund Definition	50% of Maximun	n Annual Debt	at Iss	suance
Reserve Fund Requirement	\$	233,177		
Reserve Fund Balance		233,177		
Bonds outstanding - 5/22/2020			\$	7,165,000
Less: May 1, 2021 (Mandatory)				(115,000)
Less: May 1, 2022 (Mandatory)				(120,000)
Less: May 1, 2023 (Mandatory)				(125,000)
Less: November 1, 2023 (Prepayment)				(30,000
Less: February 1, 2024 (Prepayment)				(35,000
Less: May 1, 2024 (Mandatory)				(130,000
Less: May 1, 2024 (Prepayment)				(10,000
Current Bonds Outstanding			\$	6,600,000

Series 2021, Capital Improvement Revenue Bonds 2.47% - 3.75% Interest Rate: 5/1/2051 Maturity Date: 50% of Maximum Annual Debt at Issuance \$ 275,800 Reserve Fund Definition Reserve Fund Requirement Reserve Fund Balance 275,800 Bonds outstanding - 4/23/2021 9,900,000 \$ Less: May 1, 2022 (Mandatory) (200,000) (205,000) Less: May 1, 2023 (Mandatory) Less: February 1, 2024 (Prepayment) (10,000) Less: May 1, 2024 (Mandatory) (210,000) **Current Bonds Outstanding** 9,275,000 \$



## **Rivers Edge II** Community Development District

### Check Run Summary

5/1/24 - 6/30/24

Fund	Date	Check No.		Amount
General Fund				
Accounts Payable	5/3/24	1579-1586	\$	6,935.42
	5/15/24	1587-1588		62,730.54
	6/21/24	1589		500.00
	6/26/24	1590-1612		23,009.66
		Sub-Total	\$	93,175.62
Capital Reserve Fund Accounts Payable			\$	-
			Ŷ	
		Sub-Total	\$	-
Total			\$	93,175.62

AP300R *** CHECK DATES	YEAR-TO-DATE ACCOUNTS PAYABLE P 05/01/2024 - 06/30/2024 *** RIVERS EDGE II - GE BANK A RIVERS EDGE	PREPAID/COMPUTER CHECK REGISTER INERAL FUND II CDD	RUN 8/14/24	PAGE 1
CHECK VEND# DATE	INVOICEEXPENSED TO VEND DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	OOR NAME STATUS	AMOUNT	CHECK AMOUNT #
5/03/24 00183	4/10/24 6402 202405 320-57200-49400 6/6 3HR LOOPMANDAN DANIEL T MARSHAL	* 	300.00	300.00 001579
	4/02/24 90011695 202404 320-57200-51200 CLEANING SERVICES STORM CLEAN INC	*	2,401.92	
5/03/24 00040	3/31/24 03312024 202403 320-57200-60000 PAINT	*	117.98	
5/03/24 00011	3/27/24 61883213 202403 320-57200-43500 MAR PEST CONTROL	*	118.67	
	TURNER PEST CONT 3/31/24 418689 202403 320-57200-34000 MAR BILLABLE MILEAGE 1/3 VESTA PROPERTY S	*	129.05	
	4/02/24 JAX67732 202403 320-57200-46102 MAR_IRRIG_RPR_LONGLEAF	SCAPE	748.80	
5/03/24 00131	4/01/24 JAX68023 202404 320-57200-46100 APR LANDSCAPE MAINT PONDS YELLOWSTONE LAND	*	2,914.00	
5/03/24 00131	4/02/24 JAX67732 202404 320-57200-46101 SWEET GUM FELL 14 PINELLA	*	205.00	205.00 001586
5/15/24 00010	4/01/24 418276 202404 320-57200-34300	DSCAPE *		
	APR FIELD OPS MANAGER 4/01/24 418276 202404 320-57200-34000	*	4,014.34	
	APR GENERAL MANAGER 4/01/24 418276 202404 320-57200-34100	*	9,175.77	
	APR HOSPITALITY SERVICES 4/01/24 418276 202404 320-57200-34200 APR MAINTENANCE SERVICES	*	6,569.79	
	4/01/24 418276 202404 320-57200-46200 APR POOL SERVICES	*	859.33	
	4/01/24 418276 202404 320-57200-51200 APR JANITORIAL SERVICES	*	2,661.09	
	4/01/24 418276 202404 320-57200-34000 APR LIFESTYLE SERVICES	*	3,178.02	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK RE *** CHECK DATES 05/01/2024 - 06/30/2024 *** RIVERS EDGE II - GENERAL FUND BANK A RIVERS EDGE II CDD	GISTER RUN 8/14/24	PAGE 2
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME STAT DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	US AMOUNT	CHECK AMOUNT #
4/01/24 418276 202404 320-57200-34400 APR ADMINISTRATIVE SRVCS VESTA PROPERTY SERVICES, INC	* 1,623.20	
5/15/24 00131 4/01/24 JAX68023 202404 320-57200-46100 APR LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	* 31,544.58	
6/21/24 00186 5/04/24 05 202405 320-57200-49400 5/5 LIVE SINGER 12-3PM AWILDA ROSADO QUEZADA DBA	* 500.00	
6/26/24 00065 4/11/24 7360 202404 320-57200-60000 EXIT LOOP REPAIR	* 297.00	
APK AUSTIN, LLC 6/26/24 00102 4/15/24 41895719 202404 320-57200-60000 ACTIVE SCRAPER/XTRAC MATS CINTAS	* 151.90	
CINTAS 6/26/24 00102 5/02/24 OF616496 202405 320-57200-60000 FIRST AID SUPPLIES CINTAS	* 1,737.07	
	* 450.00	
6/26/24 00002 5/01/24 79 202405 310-51300-34000 MAY MANAGEMENT FEES	* 3,091.67	
5/01/24 79 202405 310-51300-35100 MAY WEBSITE ADMIN 5/01/24 79 202405 310-51300-35100	* 106.00	
5/01/24 /9 FO TECH MAY INFO TECH 5/01/24 79 202405 310-51300-32400	* 159.00 * 441.67	
MAY DISSEM AGENT SRVCS 5/01/24 79 202405 310-51300-51000 OFFICE SUPPLIES	* .33	
5/01/24 79 202405 310-51300-42000 POSTAGE	* 7.04	
5/01/24 79 202405 310-51300-42500 COPIES	* 28.05	
5/01/24 79 202405 310-51300-41000 TELEPHONE GOVERNMENTAL MANAGEMENT SERVICES	* 15.69	3,849.45 001594

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER *** CHECK DATES 05/01/2024 - 06/30/2024 *** RIVERS EDGE II - GENERAL FUND BANK A RIVERS EDGE II CDD	CHECK REGISTER	RUN 8/14/24	PAGE 3
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/26/24 00120 4/17/24 9199 202403 310-51300-31500	*	2,829.36	
MAR GENERAL COUNSEL KILINSKI VAN WYK PLLC			2,829.36 001595
6/26/24 00053 3/03/24 310029 202406 320-57200-49400	*	275.00	
6/13 DJ FOR MUSIC BINGO 3/03/24 310029 202406 320-57200-49400 6/27 DJ FOR TRIVIA	*	275.00	
LIVE ENTERTAINMENT SOLUTIONS			550.00 001596
6/26/24 00053 5/03/24 302993 202406 320-57200-49400 6/15 DJ FOR EVENT	*	400.00	
LIVE ENTERTAINMENT SOLUTIONS			400.00 001597
6/26/24 00188 5/09/24 00751 202407 320-57200-49400	*	400.00	
7/5 FRESH MUSIC FRIDAYS JEAN RICHARD BIEN AIME			400.00 001598
6/26/24 00182 4/30/24 90011730 202404 320-57200-51200	*	1,256.00	
CLEANING SERVICES STORM CLEAN INC DBA MR STEAMLUX			1,256.00 001599
6/26/24 00006 5/01/24 13129562 202405 320-57200-46210 MAY POOL CHEMICALS		1,103.15	
POOLSURE			1,103.15 001600
6/26/24 00008 4/22/24 52302 202403 310-51300-31100 MAR PROFESSIONAL SERVICES	*	523.12	
PROSSER			523.12 001601
6/26/24 00129 4/24/24 PSI06621 202404 320-57200-46800 WATER QUALITY RESTORATION	*	912.00	
SOLITUDE LAKE MANAGEMENT			912.00 001602
6/26/24 00129 5/01/24 PSI06991 202405 320-57200-46800 MAY LAKE MAINTENANCE	*	1,718.00	
MAI LARE MAINIENANCE SOLITUDE LAKE MANAGEMENT			1,718.00 001603
6/26/24 00129 6/01/24 PSI07801 202406 320-57200-46800	*	1,718.00	
JUN POND MAINTENANCE SOLITUDE LAKE MANAGEMENT			1,718.00 001604
6/26/24 00129 6/02/24 PSI08091 202406 320-57200-46800	*	486.00	
JUN POND MAINTENANCE SOLITUDE LAKE MANAGEMENT			486.00 001605

AP300R YEAR-TO-DATE 2 *** CHECK DATES 05/01/2024 - 06/30/2024 *** R: B2	ACCOUNTS PAYABLE PREPAID/COMPUTER C IVERS EDGE II - GENERAL FUND ANK A RIVERS EDGE II CDD	HECK REGISTER	RUN 8/14/24	PAGE 4
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# 3	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/26/24 00011 4/17/24 61894565 202404 320-57200- APR PEST CONTROL	43500	*	118.67	
APR PESI CONTROL	TURNER PEST CONTROL			118.67 001606
6/26/24 00185 4/13/24 702 202405 320-57200- 5/27 3HR LIVE MUSIC		*		
	VIOLETTE HIPPELI DBA VIOLETTE LAN	I 		400.00 001607
6/26/24 00150 4/30/24 471 202405 320-57200- 5/17 MUSICIAN 3HR	49400	*	400.00	
5, 1, 100101111 Sint	WEINGLASS MUSIC			400.00 001608
6/26/24 00131 5/01/24 692619 202404 320-57200- APR IRRIGATION REPAIRS	46102	*	275.95	
	YELLOWSTONE LANDSCAPE			275.95 001609
6/26/24 00131 5/02/24 694023 202404 320-57200- APR IRRIGATION REPAIRS	46102	*	249.00	
	YELLOWSTONE LANDSCAPE			249.00 001610
6/26/24 00131 5/01/24 692618 202405 320-57200- INSTALL JACK FROST	46101	*	1,229.99	
	YELLOWSTONE LANDSCAPE			1,229.99 001611
6/26/24 00131 5/02/24 694022 202405 320-57200- REPAIR WASHOUTS AT POND	46101	*	1,955.00	
	YELLOWSTONE LANDSCAPE			1,955.00 001612
	TOTAL FOR BANK	A	93,175.62	
	TOTAL FOR REGI	STER	93,175.62	

### Dan Marshall

"LoopManDan"

10356 Wickenburg Court Jacksonville, FL 32256 Phone: 513-394-9962

TO: Attn: Kimberly Fatuch Rivers Edge CDD 2 160 Riverglade Run, St Johns, FL 32259

#### COMMENTS OR SPECIAL INSTRUCTIONS:

Please make Check Payable to Dan Marshall

SALESPERSON	P.O. NUMBER	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS
Dan					Due on Performance

SHIP TO:

Dan Marshall

10356 Wickenberg Court

Jacksonville FL 32256

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
Quantity 1	"LoopManDan" Live Performance Friday, June 6 at 6pm- 9pm \$300.00 Including PA system.	\$300.00	\$300.00
		TOTAL DUE	300.00

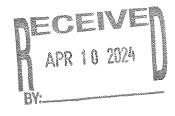
### Make all checks payable to Dan Marshall.

If you have any questions concerning this invoice, contact: Dan Marshall at 513-394-9962 or loopmandan@gmail.com

#### THANK YOU FOR YOUR BUSINESS!

Approved RECDD II Submitted to AP on 4.10.24 by Jason Davidson

ason Davidson



INVOICE

INVOICE #6402 DATE:4-10-2024



Rivers Edge CDD2				
475 W Town PI, Suite 114				
St. Augustine, FL 32092				

APR 0 8 2024

(904) 607-1038
 Kmckendree@vestapropertyservices.com

AMOUNT DUE	\$2,401.92
DUE	Upon receipt
SERVICE DATE	Apr 02, 2024
INVOICE	#90011695

CONTACT US
239 Meadow

239 Meadow Creek Dr Jacksonville, FL 32259

### Service completed by: Aaron Semmens

### INVOICE

Services	oly	tunil <u>patere</u>	statoiuliti
Custom Services - Tile In Rivercafe	2016.0	\$0.75	\$1,512.00
Clean tile and grout. Will require stainless steel brush on every inch of grout and acid tile of	cleaner.		العد الا المناسب المنافقة المنافع المن
Custom Services - Tile In Rivercafe Kitchen	300.0	\$1.00	\$300.00
Clean kitchen tile and grout, will probably require several passes to get grout cleaned.			
Custom Services - Tile In Men's Bath	188.0	\$0.67	\$125.96
Clean tile and grout			unders stad in basis in the surface of surface of the day of the first state state of the sures and statements
Custom Services - Tile In Women's Bath	188.0	\$0.67	\$125.96
Clean tile and grout			
Hard Floor Surface Cleaning - Slip Resistant Treatment Application	1.0	\$150.00	\$150.00
Area near bar and behind bar in Riverclub approx 300 square feet Must add tile and grout cleaning with this service.			
Hard Floor Surface Cleaning - Slip Resistant Treatment Application	376.0	\$0.50	\$188.00
Add slip resistance to baths and area near water fountain Must add tile and grout cleaning with this service.			

Subtotal	\$2,401.92
Total Tax	\$0.00
Duval (7%)	\$0.00
	\$2,401.92

Thank you for doing business with us. We always look forward to serving you.

Approved RECDD 2 Submitted to AP 4.8.24 By Kevin McKendree Kevin McKendree

#### CONSOLIDATED STATEMENT OF COMMERCIAL ACCOUNT STATEMENT DATE: 03/31/24 CUSTOMER NUMBER: 7879-1630-3



JOB# JOB NAME	TOTAL BALANCE	CURRENT DUE (PAYABLE BY DUE DATE)	TOTAL PAST DUE (PAY IMMEDIATELY)	PAST DUE 1-30 DAYS	PAST DUE 31-60 DAYS	PAST DUE 61-90 DAYS	PAST DUE OVER 90 DAYS	NET AMOUNT DUE (INCLUDES CURRENT DUE & PAST DUE)
		······································				0.00	0.00	117.98
1 RIVERS EDGE COMMUNITY DEVLPMT	117.98	117.98	0.00	0.00	0.00	0.00	0.00	117.90
	1						0.00	117 00
TOTAL BALANCE AS OF 03/31/24	117.98	117.98	0.00	0.00	0.00	0.00	0.00	117.98

SEE INCLUDED PAGES FOR TRANSACTION DETAIL AND OTHER INFORMATION BY JOB



Approved RECDD 2 Submitted to AP 4.4.24 By Kevin McKendree

Kevin McKendree



THE SHERWIN-WILLIAMS COMPANY

**REMIT PAYMENT TO:** 

ATLANTA, GA 30374-3885

PO BOX 743885

### STATEMENT OF COMMERCIAL ACCOUNT

STATEMENT DATE: 03/31/24

PAGE: 1

CUSTOMER NUMBER : 7879-1630-3

RIVERS EDGE COMMUNITY DEVLPMT 475 WEST TOWN PL ST. AUGUSTINE, FL 32092

DUE DATE	PLEASE PAY
04/20/2024	\$117.98

CURRENT DUE:

PAST DUE 1-30 DAYS:

PAST DUE 31-60 DAYS:

PAST DUE 61-90 DAYS:

PAST DUE OVER 90 DAYS:

**NET AMOUNT DUE:** 

JOB NUMBER: 1 JOB NAME: RIVERS EDGE COMMUNITY DEVLPMT PAYMENT TERMS: NET 20TH PROX

IF YOU HAVE ANY QUESTIONS CONCERNING YOUR ACCOUNT, PLEASE CALL 904-230-9208

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$117.98

\$117.98

### ACCOUNT SUMMARY

CURRENT MONTH CHARGES:

CURRENT MONTH PAYMENTS:

CURRENT MONTH STORE CREDITS:

CURRENT MONTH OTHER CREDITS:

CURRENT MONTH OTHER DEBITS:

PREVIOUS BALANCE:

ACCOUNT BALANCE

PAGE 1 CUSTOMER NO. 7879-1630-3

JOB NUMBER : 1 702424 / 00175

RIVERS EDGE COMMUNITY DEVLPMT 475 WEST TOWN PL

ST. AUGUSTINE, FL 32092

PLEASE RETURN THIS REMITTANCE ADVICE WITH YOUR PAYMENT IN THE ENCLOSED ENVELOPE

### THANK YOU FOR YOUR PAYMENT

#### **NET AMOUNT DUE:** \$117.98

AMOUNT PAID	
CHECK NO.	

ACCOU	NT DETAIL								PLEASE CHECKMARK ITEMS PAID IN FULL OR
DATE	TYPE	STORE	REF NO	P.O. NUMBER/JOB DESC	AMOUNT	SUBTOTAL	REF NO	AMOUNT	ENTER AMOUNT PAID
03/05/2024	CHARGE	702422	56842	RIVER CLUB DINING RM	\$117.98		56842	\$117.98	
la contra sectión.	aan ay ahaa ahaa ahaa ahaa ahaa ahaa aha	tiel genoede treeserielde	geologia distanti secula	a Da ang tang pangkang tang kanang ang tang kanang kanang kanang kanang kanang kanang kanang kanang kanang kana Kanang kanang	and a second second second states and second se	\$117.98	are a manager and an area and and and and an area.		

P.O. NUMBER/JOB DESC	AMOUNT	SUBTOT
RIVER CLUB DINING RM	\$117.98	

\$117.98

\$0.00

\$0.00

\$0.00

\$0.00

\$117.98

### Service Slip/Invoice

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INVOICE:	6188321	<b>.</b>	1710 00000000	and the second second
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ORDER:	6188321			
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Turner Pest **Control** PAYMENT ADDRESS: Turner Poal Control I.LC • P.O. Box 952503 • Atlanta, Georgia 31192-2503 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-6305 • turnerpest.com

Work [275347] 904-679-5733 [275347] Location: Bill To: RiverClub(RECDD 2) Rivers Edge CDD Jason Davidson Jason Davidson 160 Riverglade Run 475 West Town Place Saint Johns, FL 32259-8795 Suite 114 Saint Augustine, FL 32092-3648 Technician Time in Work Date Time Target Pest 02:00 PM 3/27/2024 02:00 PM ANTS, FIRE ANT, MICE, Terms Last Service Map Code Time Out Purchase Order 02:43 PM 3/27/2024 **NET 30** 

CPCM	Commercial Pest Control - Monthly Service			\$118.67
			SUBTOTAL TAX AMT. PAID TOTAL	\$118.67 \$0.00 \$0.00 \$118.67
	Approved RECDD II Submitted to AP on 4.4.2024 by Jason Davidson <i>Jason Davidson</i>		AMOUNT DUE	\$118.67
	NECEIVER	() q	TECHNICIAN SIGN	ATURE
	APR 04 2024		CUSTOMER SIGN/	ATURE

PLEASE PAY FROM THIS INVOICE



## Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Jacksonville FL 32202

**Bill To** Rivers Edge CDD II c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine FL 32092

ė



Description	Quantity	Rate	Amount
Billable Mileage March split in 3	1	129.05	129.05
-			

129.05 Total

### Invoice

418689 03/31/2024

Terms

Invoice # Date

Due Date

Memo

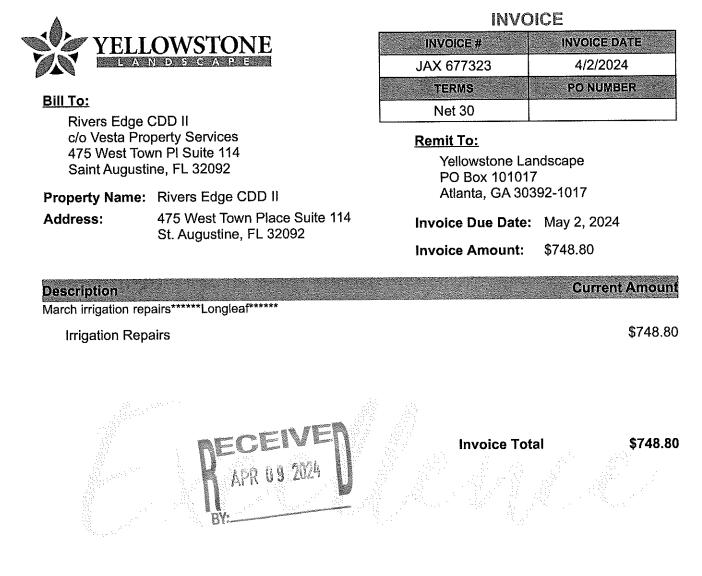
Net 30

04/30/2024

Billable Mileage split

Vesta Mileage Report							
Name:	Kevin McKendree	Month Mar-24		Mar-24			
Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
3/1	Daily mileage	Rivertown	Rivertown	15.6	Riversedge CDD		15.6
3/4	Daily mileage	Rivertown	Rivertown	33.7	iversedge CDI	D	33.7
3/5	Daily mileage	Rivertown	Rivertown	29.4	iversedge CDI	D	29.4
3/6	Daily mileage	Rivertown	Rivertown	31.8	Riversedge CDD		31.8
3/7	Daily mileage	Rivertown	Rivertown	10.8	iversedge CDI	)	10.8
3/8	Daily mileage	Rivertown	Rivertown	18.3	iversedge CDI	2	18.3
3/11	Daily mileage	Rivertown	Rivertown	52.8	iversedge CDI	0	52.8
3/12	Daily mileage	Rivertown	Rivertown	41.9	iversedge CDI	)	41.9
3/13	Daily mileage	Rivertown	Rivertown	8.7	iversedge CDI	)	8.7
3/14	Daily mileage	Rivertown	Rivertown	25.3	iversedge CD	2	25.3
3/15	Daily mileage	Rivertown	Rivertown	21.8	iversedge CD	<u> </u>	21.8
3/18	Daily mileage	Rivertown	Rivertown	38.4	iversedge CD	0	38.4
3/19	Daily mileage	Rivertown	Rivertown	17.5	iversedge CD	D	17.5
3/20	Daily mileage	Rivertown	Rivertown	29.8	iversedge CD	D	29.8
3/21	Daily mileage	Rivertown	Rivertown	35.8	iversedge CD	D	35.8
3/22	Daily mileage	Rivertown	Rivertown	15.2	iversedge CD	D	15.2
3/25	Daily mileage	Rivertown	Rivertown	42.8	iversedge CD	D	42.8
3/26	Daily mileage	Rivertown	Rivertown	28.2	iversedge CD	<u>D</u>	28.2
3/27	Daily mileage	Rivertown	Rivertown	43.6	iversedge CD		43.6
3/28	Daily mileage	Rivertown	Rivertown	56.2	iversedge CD		56.2
3/29	Daily mileage	Rivertown	Rivertown	7.3	iversedge CD	<u>D</u>	7.3
						Total Mileage	605
						Reimbursement Rate Total Reimbursement	<u>\$0.640</u> \$387.14
						Date Submitted in Paycom	4/4/24

\$129.05



## IN COMMERCIAL LANDSCAPING

Approved RECDD II Submitted to AP on 4.9.2024 by Jason Davidson

ason Davidson

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

YELLOWSTONE

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completed

ADDRESS DATE

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longle	eaf C	DD2	
0313/24	•	PG	OF

#				EACH	E	XTNSN
1	Decoder on zone #55 not working			\$430.00	\$	430,00
4	splic kits			\$9,95	ļ	\$39.80
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		I	PART	S TOTAL	\$	469.80
	Please stamp here DESCRIPTION	HOURS		RATE	<del></del>	TOTAL
	Tech	3	#	\$93.00	11	279.00
		-	_		\$	-
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					\$	-
	Approved Aspine # 8331150	LABOR & I	RENT	AL TOTAL	\$	279.00
	Not Approved					
Comme	ents:		PROF	OSED WORK	<del>7</del> 1	
added	new Decode on zone #55		MA	TERIALS	\$	469.80
		LAE	OR 8	RENTAL	\$	279.00

Earl

CLIENT



#### **Bill To:**

Rivers Edge II - Pond Banks c/o Vesta Property Services 475 West Town Place Suite 114 St. Augustine, FL 32092

Property Name: Rivers Edge II - Pond Banks

Address:	475 West Town Place Suite 114			
	Saint Augustine, FL 32092			

### INVOICE

INVOICE #	INVOICE DATE
JAX 680236	4/1/2024
TERMS	PO NUMBER
Net 30	

<u>Remit To:</u>

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 1, 2024

Invoice Amount: \$2,914.00

Description	Current Amount
Monthly Landscape Maintenance April 2024	\$2,914.00

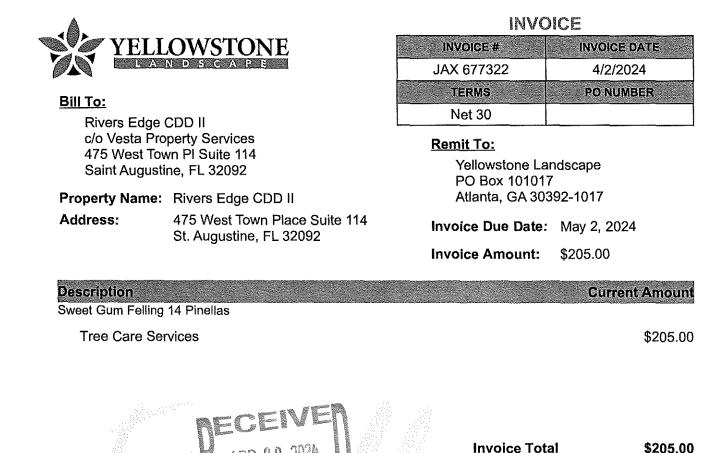


## IN COMMERCIAL LANDSCAPING

Approved RECDD II Submitted to AP on 4.9.2024 by Jason Davidson

ason Davidson

Should you have any questions or inquiries please call (386) 437-6211.



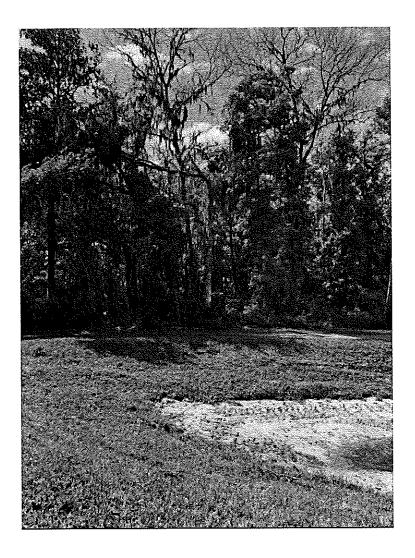
## IN COMMERCIAL LANDSCAPING

Approved RECDD II Submitted to AP on 4.9.2024 by Jason Davidson

ason Davidson

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286





Sincerely,

Mariah Cedeno Community Association Manager

WaterSong at RiverTown Homeowners Association, Inc.



FirstService RESIDENTIAL 15 Juniper Hills Dr | St. Johns, FL 32259 Direct 904-531-9230 Email Mariah.Cedeno@fsresidential.com

24/7 Customer Care Center: 866.378.1099 Website | Facebook | Linkedin | YouTube



Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Jacksonville FL 32202

### Invoice

418276 Invoice # Date 04/01/2024 Net 30 Terms **Due Date** 05/01/2024 Memo

**Rivers Edge CDDII** 

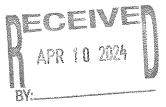
**Bill To** Rivers Edge CDD II c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine FL 32092

Description	Quantity	Plate	Amount
Field Operations Manager	1	3,104.42	3,104.42
General Manager	1	4,014.34	4,014.34
Hospitality Services	1	9,175.77	9,175.77
Maintenance Services	1	6,569.79	6,569.79
Pool Services	1	859.33	859.33
Janitorial Services	1	2,661.09	2,661.09
Lifestyle Services	1	3,178.02	3,178.02
Administrative Services	1	1,623.20	1,623.20
		ADMANTANCE ADD & COMPANYING AND A DAMAGED ADD ADD ADD ADD ADD ADD ADD ADD ADD A	

Thank you for your business.

Total

31,185.96





#### **Bill To:**

Rivers Edge CDD II c/o Vesta Property Services 475 West Town PI Suite 114 Saint Augustine, FL 32092

Property Name: Rivers Edge CDD II

Address: 475 West Town Place Suite 114 St. Augustine, FL 32092

### INVOICE

INVOICE #	INVOICE DATE
JAX 680238	4/1/2024
TERMS	PO NUMBER
Net 30	

### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 1, 2024

Invoice Amount: \$31,544.58

Description Current Amou Monthly Landscape Maintenance April 2024 \$31,544.	



## IN COMMERCIAL LANDSCAPING



Approved RECDD II Submitted to AP on 4.9.2024 by Jason Davidson

ason Davidson

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

### Awilda Rosado Quezada

3121 Hunter Hills ct Jacksonville 32246



Kim Fatuch (720) 285-6311 Kfatuch@vestapropertyservices.com

Rivers Edge CDD 2 475 West Town APL Ste 114 St. Augustine, fl 32092

# **Invoice Total**

### DESCRIPTION

Live singer Entertainment May 5 12-3pm

Approved RECDD II Submitted to AP on 5.15.24 by Kimberly Fatuch

MAY 15 2024

BY

Kim Fatuch



INVOICE #	05
INVOICE DATE	05/04/2024

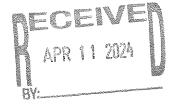
\$500.00

### AMOUNT

500.00

#### APK AUSTIN, LLC

5363 Air Park Loop W Green Cove Springs, FL 32043 US apkaustin@hotmail.com www.apkaustin.com



### **INVOICE**

BILL TO Rivers Edge CDD 2 475 West Town PI. Suite St. Augustine, FI 32092	114	SHIP TO Rivers Edge 475 West Tov St. Augustine	wn Pl. Suite 114		INVOICE DATE TERMS DUE DATE	7360 04/11/2024 Due on recelpt 04/11/2024
DATE	ACTIVITY	DESCRIPTION		QTY	RATE	AMOUNT
	Miscellaneous	Connectors, L Sealant, Diam	iquid Tape, Asphalt ond Blade	1	45.00	45.00T
	Labor	Two Hour Minimum Includes Travel		2.25	112.00	252.00T
		e exit loop had been cut ng. I dug up the loop and pair. It recommending to op because this will only st.				
	cost to the customer as low as	SUBTOTAL			297.00	
only except credit card payments if you are willing to pay the credit card processing fee of 3.5% of the total due. If you would like to pay by credit card,			TAX			0.00
please call 904.334.2769 and we will process your payment. We apologize for the inconvenience and appreciate you understanding.		. We apologize for	TOTAL			297.00
						4207 NN

BALANCE DUE

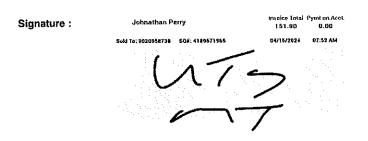
\$297.00

Approved RECDD 2 Submitted to AP 4.11.24 By Kevin McKendree

Kevin McKendree

16 SA BILL TO: C/ RI 47		COMMUNITY ASSOCIAION MMUNITY DEVELOPMT DIS L 32092-3649 DESCRIPTION	PA' SO	YER # YMENT TERMS RT # ITAS ROUTE FREQ EXCH QTY UN	10596960 NET 10 EOM 02800002682 22 / DAY 1 / STOP 007 IT PRICE LINE TOTAL TAX
16 SA BILL TO: C/ RI 47	IVERS EDGE COI 75 W TOWN PL	MMUNITY DEVELOPMT DIS	PA' SO	YMENT TERMS RT #	NET 10 EOM 02800002682
16	ANT OUTINO, FE	322.00-0000	SO	LD TO #	20958738
	IVERS EDGE II CI 30 RIVERGLADE I AINT JOHNS, FL (	RUN	INV	OICE # OICE DATE RVICE TICKET #	4189571965 04/15/2024 4189571965
			INVOICE		
		REMIT PAYMENT TO: CINTAS P.O. BOX 631025 CINCINNATI, OH 45263-1025	VIEW & PAY YOUR BILLS ONLINE WWW.CINTAS.COM/MYACCOUNT	CUSTOMER SVC/BILLING CINTAS FAX #	833-290-0514 904-741-6116

1	X10184	3X5 ACTIVE SCRAPER		04	F	2	10.440	20.88	Ν
	X10186	4X6 ACTIVE SCRAPER		04	F	3	11.600	34.80	Ν
	X10189	3X5 XTRAC MAT ONYX		04	F	4	17.400	69.60	N
	X10192	4X6 XTRAC MAT ONYX		04	F	1	19.720	19.72	Ν
			SUBTOTAL					145.00	
		SERVICE CHARGE						6.90	N
		SUBTOTAL						151.90	
		ТАХ						0.00	
		TOTAL USD						151.90	



Approved RECDD I Submitted to AP on 4.16.2024 by Jason Davidson

ason Davidson

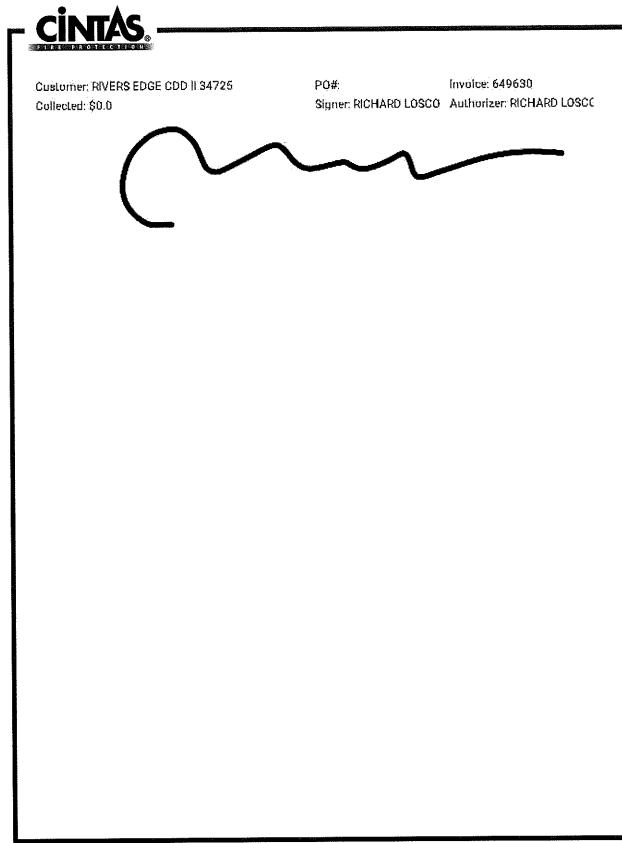
APR 16 2024 ΒV:.

			*** INVOICE	CUSTOMER COPY	***
Location :	CINT	AS FIRE PROTECTION	Invoice # : 0F6164 Customer : 34725 Type : CHG-5 PO Number : WO Number : Serv	i Loc Route .	: F61 : 02 # : 347 : 32259
CIN P.O CIN	. BOX CINNA	: IRE 636525 636525 TI, OH 452636525 -7000	475 W	CO: 3 EDGE CDD II TOWN PL GUSTINE, FL 320	923648
RIV 160 RIV	RIVE ERS E	: DGE CDD II R GLADE RUN DGE COMMUNITY S, FL 32259			
Item	Otv	Description		nit rice	Net Amount
B25064	•	EXTINGUISHER, 6 LITER	, CHARGED WC-100 LOW 1	PH WET CHEMICAL	706.63
P551029	1	NOZZLE, 1H	2-	41.68	241.68
EELINK	5	FUSIBLE LINK HEAT DET	ECTOR	25.95	129.75
P551026	1	NOZZLE, 1L	2	06.55	206.55
INKS	1	INSPECTION KITCHEN SY	STEM 3	25.95	325.95
SC	1	Service Charge	1:	26.51	126.51
				SUB-TOTAL : TAX : TOTAL :	1,737.07 .00 1,737.07
DE M/	C)E ⟨Y Û \$	CI 3 2024	NTAS FIRE PROTECTION #98454000012007 #98452300012007 #502087000199		
₩		Submit by Jase	red RECDD II Cafe ted to AP on 5.3.24 on Davidson <i>Lon Davidson</i>		

Invoice 0F61649630

Page 1 of 4

<b></b>		DDOMEORIAN	*** INVOICE	CUSTOMER CO	OPY ***
Location : CINTAS FIRE PROTECTION		Invoice # : OF Customer : 3 Type : C PO Number : WO Number :	34725 Loc CHG-S Route Additional Additional	te : 5/02/20 : F61 .: 02 cct # : 347 ip : 32259 10044187	
	Remit to: CINTAS FIRE 636 P.O. BOX 636525 CINCINNATI, OH (904)562-7000		R1 47	11 to: IVERS EDGE CDD II 75 W TOWN PL 7 AUGUSTINE, FL	
	Serviced: RIVERS EDGE CDD 160 RIVER GLADE RIVERS EDGE COM ST. JOHNS, FL	RUN MUNITY			
Item		PLEA LEASE INCLUDE TO MAKE PL OR EMA	EF20000872 SE PAY FROM THIS IN INVOICE NUMBER WHEN PAYMENT OR FOR ANY EASE CALL 570 891- IL EVANSM2@CIN MC/AMEX DISCOVER AN	N MAILING PAYMENT QUESTIONS 0469 NTAS.COM	



Invoice 0F61649630



FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS

The terms and conditions below are excerpts taken from Cintas Fire Protection Services General Terms and Conditions, a complete copy of which is available upon request from your Cintas representative or online at [Cintas.com/ firecontract].

13. Equipment Exchange. Customer hereby understands and agrees that if Customer engages Cintas to service its fire extinguishers, Cintas intends to exchange Customer's fire extinguishers for other fire extinguishers of similar kind and quality. Customer further acknowledges and agrees that upon completion of such exchange that all rights, title, and Interest in the Customer's extinguishers so exchanged will belong to Cintas and all rights, title, and interest in Cintas's fire extinguishers so exchanged will belong to the Customer.

16. CINTAS NOT AN INSURER; CUSTOMER'S OBLIGATION TO OBTAIN INSURANCE AS SOLE RECOVERY FOR ANY LOSS AND WARRANTY OF SAME. CUstomer acknowledges and agrees that neither Cintas nor its Subcontractors or assignees are insurers and that no insurance coverage is provided by this Agreement. CUSTOMER ACKNOWLEDGES AND AGREES THAT CINTAS ASSUMES NO RESPONSIBILITY FOR, NOR SHALL IT HAVE ANY LIABILITY FOR. CLAIMS MADE AGAINST IT CLAIMING THAT IT IS AN INSURER OF CUSTOMER'S SYSTEMS OR ANY OTHER REPOPERTY FOR ANY PURPOSE. INCLUDING. BUT NOT LIMITED TO. THE FAILURE OF SUCH SYSTEMS TO OPERATE EFFECTIVELY OR AS DESIGNED. Customer acknowledges that during the term of the Agreement, it is the specific intent of the parties that the Customer will obtain and maintain insurance coverage with minimum coverage of two million dollars (U.S) per incident, at the Customer's expense, that will cover any and all losses, damages, and expense arising out of or from, in connection with, related to, as a consequence of, or resulting from this Agreement in any way, including, but not limited to, public liability, bodily injury, sickness or death, losses for property damage, fire, water damage, and toss of property, and Customer agrees to and warrants that it will obtain and maintain such insurance coverage at all times at no cost to Cintas. Customer shall name Cintas as an additional insured by endorsement on any such policy(les) and associated coverage of any type, including, but not limited to, premium payments, deductible, oc-payments, or self-insured retartion, all of which are the sole responsibility of Customer. Customer agrees that recovery for all such injuries, losses, and damages. CUSTOMER AGREES TO SHIET THE RISK OF LOSS TO TIS INSURERS. WHICH HAVE EXPERSISY CONTRACTED TO ACCEPT THE RISK OF LOSS TO INDEMNIFY AND HOLD HARMLESS CINTAS FROM AND AGAINST ALL COSTS. EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEESS AND LIABILITY ARISING FROM CLAIMS REQUIRED TO BE COVERED BY INSURANCE PURSUANT TO \_THIS SECTION\_INCLUDING \_LANNACE FOR DAMAGES

WANER. 17. RELEASE, AND ...INDEMNIFICATION ..OF ...CINTAS ..BY CUSTOMER. CUSTOMER RELEASES AND AGREES TO DEFEND. INDEMNIFY. AND HOLD HARMLESS. CINTAS AND ANY/ALL ..OF. ITS SUBCONTRACTORS, AGENTS. OFFICERS. EMPLOYEES. OR OTHER REPRESENTATIVES OF ANY TYPE FROM LIABILITY FOR ANY AND ALL LOSS. DAMAGE. OR EXPENSE OF ANY KIND OR TYPE, UNDER ANY LEGAL, EQUITABLE OR OTHER THEORY.THAT MAY OCCUR PRIOR TO, CONTEMPORANEOUSLY WITH, OR AFTER THE EXECUTION OF THIS AGREEMENT RELATED IN ANY WAY TO THE SUBJECT MATTER OF THIS AGREEMENT OR PERFORMANCE UNDER THE AGREEMENT. INCLUDING. (BUT NOT LIMITED TO). THE IMPROPER OPERATION OR NON-OPERATION OF THE FIRE SUPPRESSION, ALARM, OR OTHER SYSTEM(S). THIS OBLIGATION INCLUDES (BUT IS NOT LIMITED TO) ANY CLAIM. DEMAND, SUIT, LIABILITY, DAMAGE.JUDGMENT. LOSS, EXPENSES, ATTORNEY'S FEES, AND COSTS. .THAT MAY DR JE ASSERTED. AGAINST. OR. INCURRED. BY CINTAS. OR. JTS SUBCONTRACTORS.AGENTS, OFFICERS, EMPLOYEES. OR OTHER REPRESENTATIVES BY CUSTOMER OR ANY PERSON OR ENTITY NOT A PARTY TO THIS AGREEMENT (INCLUDING, BUT NOT LIMITED TO. CUSTOMER'S INSURANCE COMPANY, ADMINISTRATIVE BODY OR AUTHORITY, OR CUSTOMER'S EMPLOYEES) FOR ANY EXPENSE, LOSS, OR DAMAGE CAUSED BY OR CONTRIBUTED TO IN ANYWAY, OR ALLEGED TO BE CAUSED BY OR CONTRIBUTED TO IN ANYWAY, OR ALLEGED TO BE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, BY ANY ACT, OMISSION, OR FAULT OF CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES. THIS OBLIGATION. EXTENDS, TO, WITHOUT ILMITATION, STATUTORY CIVIL DAMAGES, ECONOMIC DAMAGES, PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE (REAL AND PERSONAL ARISING OUT OF OR RELATED TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY CLAIMS BASED UPON BREACH OF THE AGREEMENT, STRICT LIABILITY, REQUESTS FOR OR RIGHTS OF SUBROGATION OR CONTRIBUTION, INDEMNIFICATION, OR NONGFUL DEATH, AND NEGLIGENCE (WHETHER ACTIVE OR PASSIVE, AND INCLUDING CLAIMS BASED UPON CINTAS'S SOLE, PARTIAL, OR JOHN OTHER CLAIM, WHETHER BASED UPON OR ARISING UNDER CONTRACTI, TORT, LAW, OR EQUITY, CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBCOATION THAT IT, ANY INSURFE, CR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE. CINTAS reserves the right to select counsel to represent it in any such action.

16. LIMITATION OF CINTAS'S LIABILITY. Customer acknowledges that Cintas's service fees/purchase prices are based on the value of services or goods provided and the limited liability provided under this Agreement and not on the value of the Customer's premises or its contents, or the likelihood or potential extent or severity of injury (including death) to Customer or others. Customer further acknowledges and agrees that Cintas cannot predict the potential amount, extent, or severity of any damages or injuries that Customer or others may incur due to the failure of the system or services to work as Intended. JE CINTAS OR ITS REPRESENTATIVE'S ARE HELD LIABLE FOR ANY REASON WITHOUT LIMITATION, LOSSES, INJURIES OR DAMAGES RESULTING FROM CINTAS'S SOLE OR PARTIAL NEGLIGENCE, WHETHER ACTIVE OR PASSIVE), CUSTOMER AGREES AND WARRANTS THAT CINTAS'S AND ITS REPRESENTATIVE'S COLLECTIVE TO CUSTOMER, ITS AGENTS, COLLECTIVE LIABILITY TO CUSTOMER, ITS AGENTS, OFFICERS, DIRECTORS, EMPLOYEES,INVITEES, AND ANY THIRD PARTY SHALL BE LIMITED EXCLUSIVELY TO \$1,000. If Customer wishes to increase the limit afor of tiability, Cintas and Customer may negotiate a supplemental written agreement to increase the limit of Cintas's liability, but no such agreed upon increase to the limit of Cintas's liability, but no such agreed upon increases to the limit of Cintas's liability, but no such agreed upon increases to the limit of CINTAS AND THE WAIVERS AND INSEMINATIONS ON THE LIABILITY OF CUSTOMER AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND THE WAIVERS AND NOEMNITIES SET FORTH IN THIS AGREEMENT ARE A FAR ALLOCATION OF RISKS AND LIABILITIES, CUSTOMER AGREES THAT WERE, CINTAS TO HAVE LIABILITY GREATER THAN THAT STATED ABOVE. IN WOLD, NOT PROVIDE THE SERVICES. Noither party shall be liable to the other or any other person for any incidental, punitive, speculative, or consequential damages of any type, including, but not limited to, loss of profits or tusines.

22. <u>Governing Law.</u> To the greatest extent permitted by law, this Agreement shall be governed by the laws of the State of Ohio, and it explicitly excludes any reference or resort to choice of law rules that suggest or require that the laws of another jurisdiction be applied.

23. <u>Disputes</u>. Any dispute or matter arising in connection with or relating to this Agreement other than an action for collection of fees due Cintas hereunder shall be resolved by binding and final arbitration administered by the American Arbitration Association under its Commercial Arbitration Rules. The number of arbitrators shall be three. The parties shall each choose an arbitrator, with those two arbitrators shall be three. The parties shall each choose an arbitrator, with those two arbitrators to agree upon a third arbitrator. The place of arbitrators shall be three. The parties shall each choose an arbitrator, with those two arbitrators to agree upon a third arbitrator. The place of arbitrators that be Warren County, Ohio and Ohio law shalt apply. Judgment on the award rendered by the arbitrators may be entered in any court having jurisdiction. CUSTOMER, ON BEHALF OF ITSELF AND ALL OF ITS INSURER(S), WAIVES TRIAL BY JURY IN ANY ACTION BETWEEN CUSTOMER AND/OR INSURER AND CUSTOMER IRREVOCABLY WAIVES ANY RIGHT TO CLASS REPRESENTATIVE CLAIMS (WHETHER AS A CLASS MEMBER OR CLASS REPRESENTATIVE) AND ANY RIGHT TO HAVE SUCH DISPUTE CONSOLIDATED OR CONSIDERED IN CONJUNCTION WITH ANY OTHER CLAIM OR CONTROVERSY OR AS A PART OF ANY OTHER PROCEEDING. Notice or service of process of any such dispute may be made by correspondence delivered via the United States Postal Service (cartified mail or registered mail, return receipt requested) or by a national overnight courier service (such as Federal Express) directed to the opposing party's address identified in this Agreement. With respect to an action for fees due Cintas under this Agreement, the exclusive jurisdiction and forum for the resolution of any such dispute shall be a court of competent jurisdiction in the state where the Customer is located, and if Cintas prevails on any or all of its claim for fees, Cintas shall al so be entiled to recover all attorneys' fees and costs it incurs in the prosecution of the calimo.

Invoice 0F61649630

### **Emily Mikus**

Live Music

44209 Woodland Circle Callahan, FL 32011 Phone: (904)583-2565

TO: Rivers Edge CDD 2 <u>475 West Town Pl</u> <u>Ste 114</u> <u>Saint Augustine, FL, 32259</u> P: <u>(904) 679-5523</u> <u>www.VestaPropertyServices.com</u>

QUANTITY	DESCRIPTION		TOTAL.
1	2 hours of live music, personal sound equipment (used Tony Mikus' last time), travel cost	\$450	\$450
		P	
		r	

Make all checks payable to Emily Mikus

If you have any questions concerning this invoice, contact Emily Mikus, (904)583-2565, emilymikusmusic@yahoo.com

#### THANK YOU FOR YOUR BUSINESS!

Approved RECDD II Submitted to AP on 5.15.24 by Kimberly Fatuch

Kim Fatuch

MAY 15 2024 BY

INVOICE

TOTAL DUE

\$450

INVOICE # 1 DATE: 3/26/24

### **Governmental Management Services, LLC**

1001 Bradford Way Kingston, TN 37763

Rivers Edge II CDD 475 West Town Place Suite 114

St. Augustine, FL 32092

Bill To:

## Invoice

Invoice #: 79 Invoice Date: 5/1/24 Due Date: 5/1/24 Case: P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees -May 2024	an a	3,091.67	3,091.67
Website Administration - May 2024		106.00 159.00	
nformation Technology - May 2024 Dissemination Agent Services - May 2024		441.67	
Difice Supplies		0.33	0.33
Postage		7.04	
Copies Telephone		28.05 15.69	28.05
RECEIVE MAY 0 3 2024			
	Total	đ	\$3,849.45
	Payme	nts/Credits	\$0.00
	Balanc	e Due	\$3,849.45

## INVOICE

APR 22 2024

BY:

Invoice # 9199 Date: 04/17/2024 Due On: 05/17/2024



P.O. Box 6386 Tallahassee, Florida 32314 United States

Rivers Edge II CDD 475 West Town Place Suite 114 St. Augustine, Florida 32092

### **RE2CDD-01 General**

## River's Edge II - 01 General Counsel

Туре	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	03/01/2024	Review legal letter and confer with McGaffney regarding same.	0.20	\$305.00	\$61.00
Service	JK	03/05/2024	Confer with team re: commercial easements and timeline for same	0.10	\$305.00	\$30.50
Service	LG	03/06/2024	Revise comments to boardwalk easement; send to Toll Bros. for consideration.	0.70	\$305.00	\$213.50
Service	JK	03/18/2024	Confer re: easements and ownership; review plats; confer re: riparian rights	0.50	\$305.00	\$152.50
Service	LG	03/18/2024	Review and analyze riparian rights issues for docks and property ownership; confer with Toll Bros. consultant regarding same; confer with Kilinski and Henley regarding same.	3.40	\$305.00	\$1,037.00
Service	LG	03/25/2024	Confer with McGaffney regarding amenity RFP.	0.20	\$305.00	\$61.00
Service	LG	03/26/2024	Confer with Thomas regarding filling vacant Board seat(s).	0.50	\$305.00	\$152.50
Service	LG	03/27/2024	Prepare for Board meeting; confer with McGaffney regarding agenda items.	0.60	\$305.00	\$183.00
Service	MGH	03/27/2024	Review and analyze agenda package and documents for Board consideration in preparation for Board meeting	0.60	\$280.00	\$168.00



Service	LG	03/28/2024	Attend Board meeting; prepare follow-up regarding same.	<del>0.80</del>	\$305.00	\$244.00
Non-billa	able entries					
Service	JK	03/29/2024	Finalize legislative recap of all bills affecting special districts for end of session summary.	0.30	\$305.00	\$91.50
Expense	AL	03/28/2024	Mileage: Mileage MGH	48.30	\$0.67	\$32.36
Service	LG	03/28/2024	Prepare new supervisor responsibilities document.	0.10	\$305.00	\$30.50
Service	MGH	03/28/2024	Prepare for and attend Board meeting	1.80	\$280.00	\$504.00
Service	MGH	03/27/2024	District staff conference to discuss agenda items in preparation for Board meeting	0.40	\$280.00	\$112.00

### **Detailed Statement of Account**

#### **Current Invoice**

Invoice Num	ber Due On	Amount Due Pavm	ents Received	Balance Due
9199	05/17/2024	\$2,829.36	\$0.00	\$2,829.36
n mana ar an 2012 an 1999 an 2019 an 20	Ne i la dificiente entretativante entre entre entre de la compositione de antiparte de antiparte de la proposit	Ou	tstanding Balance	\$2,829.36
		Total An	nount Outstanding	\$2,829.36

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



INVOICE

Attention: Rivers Edge CDD II Address: 475 West Town Place Suite 114, St. Augustine FL 32092

11925 Alden Trace Blvd N Jacksonville FL 32246

Invoice Number: 310029

Description	Date	Time	Pr	ce
DJ for Music Bingo	6/13/2024	6:30pm	\$	275.00
DJ for Trivia	6/27/2024	6:30pm	\$	275.00

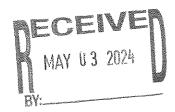
**Total Due** 

\$ 550.00

Please make all checks out to Live Entertainment Solutions. Thank youl

Approved RECDD II Submitted to AP on 5.3.24 by Jason Davidson

Jason Davidson



1



**INVOICE** 

Attention: Rivers Edge CDD II Address: 475 West Town Place Suite 114, St. Augustine FL 32092

11925 Alden Trace Blvd N Jacksonville FL 32246

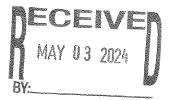
Invoice Number: 302993

Description	Date	Time	Pri	GE
DJ for Event	6/15/2024		\$	400.00

**Total Due** 

\$ 400.00

Please make all checks out to Live Entertainment Solutions. Thank you!



Approved RECDD II Submitted to AP on 5.3.24 by Jason Davidson

ason Davidson

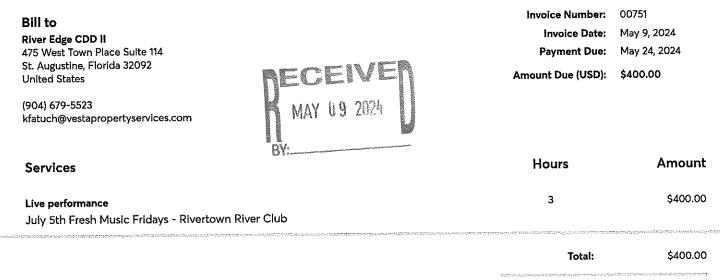
1



# INVOICE

Jean Richard Bien Aime 12397 San Jose Boulevard APT 1246 Jacksonville, Florida 32223 United States

Mobile: 9047759824 www.instagram.com/maestroricky



Amount Due (USD):

\$400.00

Approved RECDD II Submitted to AP on 5.9.24 by Kimberly Fatuch

Kim Fatuch





475 West Town Place, Suite 114

INVOICE	#90011730
SERVICE DATE	Apr 30, 2024
DUE	Upon receipt
AMOUNT DUE	\$1,256.00

	EC	È	IV	Eħ
K	MAY	01	202	4
RV.	5			Ø

CONTACT US

239 Meadow Creek Dr Jacksonville, FL 32259

(904) 607-1038
 Kmckendree@vestapropertyservices.com

(904) 813-1401
 aaron@steamlux.com

Service completed by: Aiden Malloy

# INVOICE

**Rivers Edge CDD2** 

St. Augustine, FL 32092

Services	્વાપ્	umit pidea	isinno)sisi
Custom Services - Outdoor Furniture	2.0	\$75.00	\$150.00
2 loveseats near Rivercafe			
Custom Services - Outdoor Furniture	8.0	\$12.00	\$96.00
8 seat bottoms (chairs near Rivercafe)			
Custom Services - Outdoor Furniture	1.0	\$240.00	\$240.00
2 couches and 2 chairs closer to entry and river cafe 75 per couch 45 per chair			
Custom Services - Outdoor Furniture	11.0	\$45.00	\$495.00
11 arm chairs surrounding the game room area			
Custom Services - Outdoor Furniture	1.0	\$45.00	\$45.00
Large mattress in porch swing			
Custom Services - Outdoor Furniture On Riverside Of Pool	1.0	\$230.00	\$230.00
1 couch and 2 arm chairs (times 2 groups of same set up) (2 couches and 4 arm chairs)			

Total	\$1,256.00
Duval (7%)	\$0.00
Total Tax	\$0.00
Subtotal	\$1,256.00

Thank you for doing business with us. We always look forward to serving you.

Approved RECDD 2 Submitted to AP 5.1.2024 By Kevin McKendree

Kevin McKendree



-					
- 1	n		^	^	^
		w	LB		-
			~	~	~

Date

Invoice #

5/1/2024

131295621164

1707 Townhurst Dr. Houston TX 77043 (800) 858-POOL (7665) www.poolsure.com

Terms	Net 20
Due Date	
PO #	

Bill To Rivers Edge CDD2 Government Management S 475 West Town Place suite 1 St. Augustine FL 32092	ervices 14	Ship To River Club 160 Riverglade Run St. Johns FL 32259			
Item ID	Descriptic	n	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rat	ie	1	ea	1,103.15

 Subtotal
 1,103.15

 Shipping Cost (FEDEX GROUND)
 0.00

 Total
 1,103.15

 Amount Due
 \$1,103.15

Approved RECDD II Submitted to AP on 4.17.2024 by Jason Davidson

ason Davidson

**Remittance Slip** 

Customer 13RIV030

Invoice # 131295621164 Amount Due Amount Paid \$1,103.15

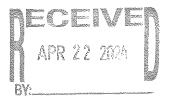
Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372





				April 22, 2024 Project No: Invoice No:	P0113094.7 52302	0
River's Edge II CDI c/o Government Ma Attn: Daniel Laughl 475 W. Town Place St. Augustine, FL	anagement Services, LLC lin e, Suite 114	)				
Project	P0113094.70	Rivers Edge II CDD	i			
	ing coordinate with staff of	on questions and atte	nd March (	CDD meeting.		
Professional Serv	vices from March 01, 20	24 to March 31, 2024				
Expense Billing						
Reimbursable Ex	penses					
Travel - Reim	oursable - Mileage				13.35	
Travel - Reim	oursable- Mileage Client (	VC			6.75	
	Total Reimbursable	IS		1.15 times	20.10	23.12
				Total this T	ask	\$23.12
Task 1: 0 & M						
Professional Pers	sonnel					
			Hours	Rate	Amount	
Vice Presiden	t		2.00	250.00	500.00	
	Totals		2.00		500.00	
	Total Labor					500.00
				Total this T	ask	\$500.00
				Total this Invo	oice	\$523.12





475 West Town Place

Jacksonville, FL 32259

# INVOICE

Please Remit Payment to:	INVOICE
Solitude Lake Management, LLC	Page: 1
1320 Brookwood Drive Suite H	Invoice Number: PSI066213
Little Rock, AR 72202	Invoice Date: 4/24/2024
Phone #: (888) 480-5253	
Fax #: (888) 358-0088	
	Ship
	To: Rivers Edge II CDD
Bill	475 West Town Place
To: Rivers Edge II CDD	St. Augustine, FL 32259

Ship Via Ship Date Due Date	4/24/2024 5/24/2024			Customer P.O. Num P.O. Date Our Orde	ber	14024 4/24/2024
Terms	Net 30		O-d-s Ohn	Quantita	Linit Price	Total Price
ltem/Descri	otion	Unit	Order Qty	Quantity	Unit Price	Total Price
One-Time Se	CDD II Pond 5 ITY		1 1	1 1	912.00	912.00

Approved RECDD II Submitted to AP on 4.25.2024 by Jason Davidson *Jason Davidson* 



United States

Amount Subject to Sales Tax	0.00
Amount Exempt from Sales Tax	912.00

Subtotal:	912.00
Invoice Discount:	0.00
Total Sales Tax	0.00
Payment Amount:	0.00
Total:	912.00



# INVOICE

Please Remit Payment to:	INVOICE
Solitude Lake Management, LLC	Page: 1
1320 Brookwood Drive	
Suite H	Invoice Number: PSI069912
Little Rock, AR 72202	Invoice Date: 5/1/2024
Phone #: (888) 480-5253	
Fax #: (888) 358-0088	
	Ship
	To: Rivers Edge II CDD
Bill	475 West Town Place
To: Rivers Edge II CDD	St. Augustine, FL 32259
475 West Town Place	United States

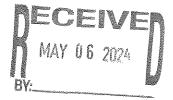
475 West Town Place Jacksonville, FL 32259

Annual Maint	tenance		1	1	1,718.00	1,718.00
ltem/Descrip	otion	Unit	Order Qty	Quantity	Unit Price	Total Price
Terms	Net 30					
Due Date	5/31/2024			Our Orde	er No.	
Ship Date	5/1/2024		P.O. Date		5/1/2024	
Ship Via				P.O. Nurr		
				Custome	r ID	14024

Annual Maintenance
May Billing
5/1/2024 - 5/31/2024
Rivers Edge CDD II Pond 3
Rivers Edge CDD II Pond 9
Rivers Edge CDD II Pond NN
Rivers Edge CDD II Pond 13
Rivers Edge CDD II Pond 4
Rivers Edge CDD II Pond 7
Rivers Edge CDD II Pond 1
Rivers Edge CDD II Pond 15
Rivers Edge CDD II Pond UU
Rivers Edge CDD II Pond SS
Rivers Edge CDD II Pond 2
Rivers Edge CDD II Pond 6
Rivers Edge CDD II Pond 14
Rivers Edge CDD II Pond RC2
Rivers Edge CDD II Pond JJ
Rivers Edge CDD II Pond CR3
Rivers Edge CDD II Pond KK
Rivers Edge CDD II Pond TT
Rivers Edge CDD II Pond 10
Rivers Edge CDD II Pond 11
Rivers Edge CDD II Pond 5
Rivers Edge CDD II Pond 8
Rivers Edge CDD II Pond 12
Rivers Edge CDD II Pond RC1

Amount Subject to Sales Tax Amount Exempt from Sales Tax 1,718.00

0.00



Approved RECDD II Submitted to AP on 5.6.2024 By Jason Davidson *Qason Davidson* 

Subtotal:	1,718.00
Invoice Discount:	0.00
Total Sales Tax	0.00
Payment Amount:	0.00
Total:	1,718.00



Please Remit Payment to:		INVO
Solitude Lake Management, LLC		P
1320 Brookwood Drive		
Suite H	Invoice Number:	PSI0
Little Rock, AR 72202	Invoice Date:	6/1
Phone #: (888) 480-5253		
Fax #: (888) 358-0088		
	Ship	

Rivers Edge II CDD To: 475 West Town Place Jacksonville, FL 32259

Bill

#### ..... OICE

#### Page: 1

1,718.00

Invoice Number:	PSI078010
Invoice Date:	6/1/2024

To: Rivers Edge II CDD 475 West Town Place St. Augustine, FL 32259 United States

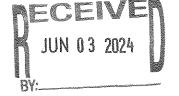
1,718.00

Item/Descrip		Unit	Order Qty	Quantity	Unit Price	Total Price
Terms	Net 30					
Due Date	7/1/2024			Our Orde	r No.	
Ship Date	6/1/2024			P.O. Date		6/1/2024
Ship Via				P.O. Num	ber	
				Customer	ID	14024

1

Annual Maintenance June Billing
6/1/2024 - 6/30/2024
Rivers Edge CDD II Pond 3
Rivers Edge CDD II Pond 9
Rivers Edge CDD II Pond NN
Rivers Edge CDD II Pond 13
Rivers Edge CDD II Pond 4
Rivers Edge CDD II Pond 7
Rivers Edge CDD II Pond 1
Rivers Edge CDD II Pond 15
Rivers Edge CDD II Pond UU
Rivers Edge CDD II Pond SS
Rivers Edge CDD II Pond 2
Rivers Edge CDD II Pond 6
Rivers Edge CDD II Pond 14
Rivers Edge CDD II Pond RC2
Rivers Edge CDD II Pond JJ
Rivers Edge CDD II Pond CR3
Rivers Edge CDD II Pond KK
Rivers Edge CDD II Pond TT
Rivers Edge CDD II Pond 10
Rivers Edge CDD II Pond 11
Rivers Edge CDD II Pond 5
Rivers Edge CDD II Pond 8
Rivers Edge CDD II Pond 12
Rivers Edge CDD II Pond RC1

Amount Subject to Sales Tax 0.00 Amount Exempt from Sales Tax 1,718.00



1

Approved RECDD II Submitted to AP on 6.3.2024 by Jason Davidson

ason Davidson

Subtotal:	1,718.00
Invoice Discount:	0.00
Total Sales Tax:	0.00
Payment Amount:	0.00
Total:	1,718.00



Rivers Edge II CDD

475 West Town Place

Suite H

Bill

To:

### INVOICE

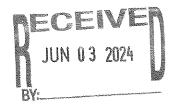
#### Please Remit Payment to: Solitude Lake Management, LLC 1320 Brookwood Drive Invoice Number: Invoice Date: Little Rock, AR 72202 Phone #; (888) 480-5253 Fax #: (888) 358-0088

Ship **Rivers Edge II CDD** To: 475 West Town Place St. Augustine, FL 32259 United States Jacksonville, FL 32259

Annual Main			1	1	486.00	486.00
Item/Descri	otion	Unit	Order Qty	Quantity	Unit Price	Total Price
Terms	Net 30					
Due Date	7/2/2024			Our Orde	er No.	
Ship Date	6/2/2024			P.O. Date		6/2/2024
Ship Via				P.O. Num		
				Custome	r ID	14024

1

Annual Maintenance
June Billing
6/1/2024 - 8/31/2024
Rivers Edge CDD II Pond 7 Ftn. (New)
Rivers Edge CDD II Fountain 1 - Pond 7
Rivers Edge CDD II Fountain 2 - Pond 8- a
Rivers Edge CDD II Fountain 3 - Pond 8- b
Rivers Edge CDD II Fountain 4 - Pond CR3



Approved RECDD II Submitted to AP on 6.3.2024 by Jason Davidson Jason Davidson

0.00 Amount Subject to Sales Tax 486.00 Amount Exempt from Sales Tax

Subtotal:	486.00
Invoice Discount:	0.00
Total Sales Tax:	0.00
Payment Amount:	0.00
Total:	486.00

Page: 1

PSI080914

6/2/2024

# Service Slip/Invoice

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PAYMENT ADDRESS: Turner Peal Control LLC • P.O. Box 952603 • Atlanta, Georgia 31192-2503 904-355-5300 • Fax: 804-353-1499 • Toil Free: 800-225-5305 • turnerpest.com

Bill To: [275347] Rivers Edge CDD Jason Davidson 475 West Town Place Suite 114 Saint Augustine, FL 32092-3648



7] 904-679-5733

RiverClub(RECDD 2) Jason Davidson 160 Riverglade Run Saint Johns, FL 32259-8795

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### Violette Lani and Iris Andie

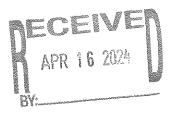
7612 Saw Timber Lane Jacksonville, FL 32256 (904) 635-2939

TO: Rivers Edge CDD II 475 West Town PL Suite 114 St. Augustine, FL 32092

QUANTITYDESCRIPTIONUNIT PRICETOTAL1Live music for Rivertown May 27th |<br/>12pm-3pm\$400\$400TOTAL DUE\$400

Approved RECDD II Submitted to AP on 4.16.2024 by Jason Davidson

Jason Davidson



INVOICE #702 DATE: 4/13/24

INVOICE



# INVOICE

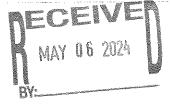
#### Weinglass Music

255 Rivertown Shops Drive Ste 102 PMB 122 Saint Johns, Florida 32259 United States

> Phone: 9043230474 Mobile: 3107950679 jeremyweinglass.com

BILL TO **Rivers Edge CDD II** 475 West Town Place Suite 114 Saint Augustine, Florida 32092 United States

kfatuch@vestapropertyservices.com

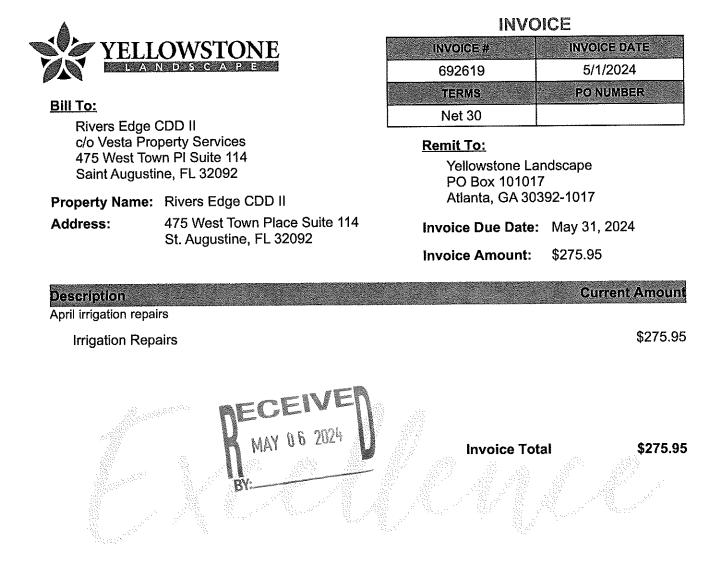


Invoice Number: 471 Invoice Date: April 30, 2024 Payment Due: June 14, 2024 Amount Due (USD): \$400.00

Pay Securely Online

Items	Quantity	Price	Amount
Musician River Club 5/17/24 6:00-9:00pm	1	\$400.00	\$400.00
		Subtotal:	\$400.00
Approved RECDD II Submitted to AP on 5.6.2024 by Jason Davidson <i>Jason Davidson</i>		Total:	\$400.00
		Amount Due (USD):	\$400.00
		Pay Securely O	nline
			ink syment Excention
		link.waveapps.com/q3f	ky7-98r3c4

Notes / Terms Payment options: mail check Zelle: Recipient: Weinglass Music | email: info@jeremyweinglass



# IN COMMERCIAL LANDSCAPING

Approved RECDD II Submitted to AP on 5.6.2024 By Jason Davidson

ason Davidson

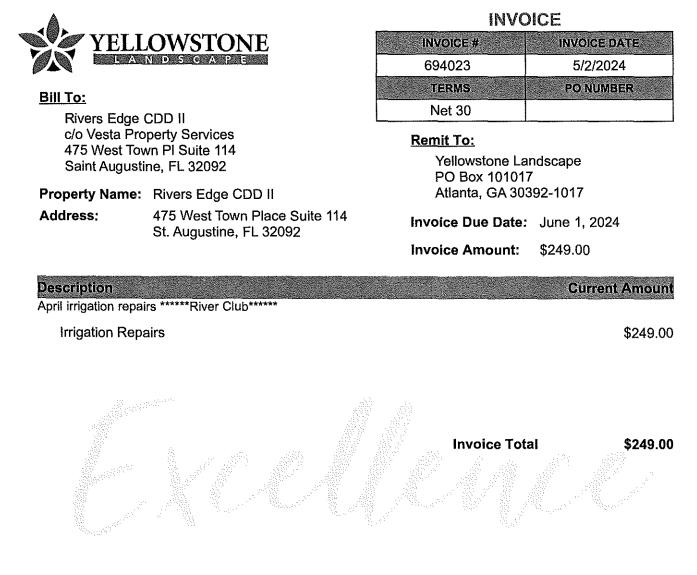
Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

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# IN COMMERCIAL LANDSCAPING



Approved RECDD II Submitted to AP on 5.6.2024 By Jason Davidson

ason Davidson

Should you have any questions or inquiries please call (386) 437-6211.

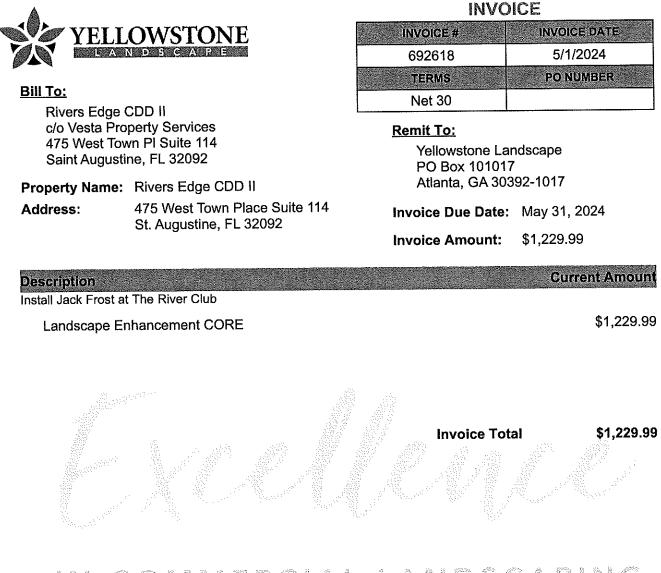
Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

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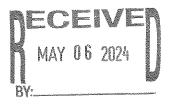
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Approved RECDD II Submitted to AP on 5.6.2024 By Jason Davidson

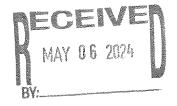
ason Davidson

Should you have any questions or inquiries please call (386) 437-6211.

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		INVOICE			
YELL	OWSTONE	INVOICE #	INVOICE DATE		
	N D S C A P E	694022	5/2/2024		
475 West Tov Saint Augusti	perty Services vn PI Suite 114 ne, FL 32092 Rivers Edge CDD II 475 West Town Place Suite 114	TERMS Net 30 Remit To: Yellowstone La PO Box 10101 Atlanta, GA 303 Invoice Due Date:	7 392-1017		
Description	St. Augustine, FL 32092	Invoice Amount:	\$1,955.00 Current Amount		
Repair washouts at	Pond behind 132 Pinellas				
Landscape Er	nhancement CORE		\$1,955.00		
		Invoice Tot	tal \$1,955.00		

# IN COMMERCIAL LANDSCAPING



Approved RECDD II Submitted to AP on 5.6.2024 By Jason Davidson

Jason Davidson

Should you have any questions or inquiries please call (386) 437-6211.

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FIFTH ORDER OF BUSINESS

A.

Rivers Edge II Community Development District

# ANNUAL FINANCIAL REPORT

September 30, 2023

# **Rivers Edge II Community Development District**

# ANNUAL FINANCIAL REPORT

# September 30, 2023

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Certified Public Accountants PL

600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

772/461-6120 // 461-1155 FAX: 772/468-9278

#### **REPORT OF INDEPENDENT AUDITORS**

To the Board of Supervisors Rivers Edge II Community Development District St. Johns County, Florida

#### **Report on Audit of the Financial Statements**

#### Opinion

We have audited the financial statements of the governmental activities and each major fund of Rivers Edge II Community Development District (the "District"), as of and for the year ended September 30, 2023, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Rivers Edge II Community Development District as of September 30, 2023, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors Rivers Edge II Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

#### Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors Rivers Edge II Community Development District

#### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information provide any assurance.

#### Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated July 11, 2024 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Rivers Edge II Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL Fort Pierce, Florida

July 11, 2024

Management's discussion and analysis of Rivers Edge II Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

#### OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements,* 2) *Fund financial statements,* and 3) *Notes to financial statements.* The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The Government-wide financial statements are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments and developer contributions.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

#### OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

*Fund financial statements* include a **balance sheet** and a **statement of revenues**, **expenditures and changes in fund balances** for all governmental funds. A **statement of revenues**, **expenditures**, **and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The government-wide financial statements and the fund financial statements provide different pictures of the District. The government-wide financial statements provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including buildings and improvements, and improvements other than buildings, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements, a reconciliation is provided from the *fund financial statements* to the government-wide financial statements.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

#### Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2023.

- The District's total assets were exceeded by total liabilities by \$(577,034) (net position). Unrestricted net position for Governmental Activities was \$719,518 and restricted net position was \$197,992. Net investment in capital assets was \$(1,494,544).
- Governmental activities revenues totaled \$4,097,966 while governmental activities expenses totaled \$4,100,510.

#### OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

#### Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

#### **Net Position**

	<b>Governmental Activities</b>			
	2023	2022		
Current assets	\$ 773,225	\$ 1,026,043		
Restricted assets	991,027	1,587,904		
Capital assets	16,121,289	14,200,888		
Total Assets	17,885,541	16,814,835		
Current liabilities	671,588	1,001,978		
Non-current liabilities	17,790,987	16,387,347		
Total Liabilities	18,462,575	17,389,325		
Net investment in capital assets	(1,494,544)	(1,378,575)		
Restricted net position	197,992	67,950		
Net position - unrestricted	719,518	736,135		
Total Net Position	\$ (577,034)	\$ (574,490)		

The decrease in current assets is related to the decrease in investments in the current year.

The increase in capital assets and non-current liabilities is related to the increase in improvements other than buildings and a developer advance in the current year.

The decrease in current liabilities is primarily related to the decrease in accounts payable and due to other governments in the current year.

#### **OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

#### Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

#### **Change In Net Position**

	Governmental Activities			
	2023	2022		
Program Revenues				
Charges for services	\$ 2,561,905	\$ 2,086,116		
Grants and contributions	1,459,272	1,822,542		
General Revenues				
Miscellaneous revenues	6,651	13,660		
Investment earnings	70,138	7,265		
Total Revenues	4,097,966	3,929,583		
Expenses				
General government	105,828	170,686		
Physical environment	322,481	281,092		
Culture/recreation	2,992,102	2,513,265		
Interest and other charges	680,099	689,833		
Total Expenses	4,100,510	3,654,876		
Change in Net Position	(2,544)	274,707		
Net Position - Beginning of Year	(574,490)	(849,197)		
Net Position - End of Year	\$ (577,034)	\$ (574,490)		

The increase in charges for services is related to an increase in special assessments and café revenues in the current year.

The decrease in operating contributions is related to the decrease in developer contributions in the current year.

The increase in physical environment is related to the increase in depreciation in the current year.

The increase in culture/recreation is mainly related to the increase in payroll, café expenses, insurance and landscape expenses in the current year.

#### OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

#### **Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2023 and 2022.

	Governmental Activities				
Description		2023		2022	
Buildings and improvements	\$	7,145,562		\$ 7,145,562	
Improvements other than buildings		10,914,968		8,433,901	
Accumulated depreciation		(1,939,241)		(1,378,575)	
Total Capital Assets (Net)	\$	16,121,289		5 14,200,888	

The activity for the year consisted of \$560,666 in depreciation and additions to improvements other than buildings of \$2,481,067.

#### General Fund Budgetary Highlights

Budgeted expenditures were more than actual amounts primarily due to lower grounds maintenance and reserve expenditures than were anticipated in the amended budget.

The 2023 budget was amended for increased landscape, café, and repair expenditures than were originally anticipated.

#### Debt Management

Governmental Activities debt includes the following:

- In May 2020, the District issued \$7,165,000 Series 2020 Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the 2020 Project. As of September 30, 2023, the balance outstanding was \$6,805,000.
- In April 2021, the District issued \$9,900,000 Series 2021 Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the 2021 Project. As of September 30, 2023, the balance outstanding was \$9,495,000.
- In March 2023, the District acquired infrastructure improvements from the Developer with a value of \$2,480,300, to be paid using current or future bond proceeds. As of September 30, 2023, the balance outstanding was \$1,746,696.

#### **OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

#### Economic Factors and Next Year's Budget

The District is not aware of any circumstances that would have a significant effect on the financial position or results of operations of the District in fiscal year 2024.

#### **Request for Information**

The financial report is designed to provide a general overview of Rivers Edge II Community Development District finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Rivers Edge II Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

# Rivers Edge II Community Development District STATEMENT OF NET POSITION September 30, 2023

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 561,337
Investments	33,564
Accounts receivable	5,569
Special assessments receivable	9,725
Due from other	64,760
Prepaid items	81,430
Deposits	16,840
Total Current Assets	773,225
Non-current Assets	<u>_</u>
Restricted assets	
Investments	991,027
Capital assets, being depreciated	
Buildings and improvements	7,145,562
Improvements other than buildings	10,914,968
Less: accumulated depreciation	(1,939,241)
Total Non-current Assets	17,112,316
Total Assets	17,885,541
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	48,991
Due to developer	360
Accrued interest	282,237
Bonds payable - current portion	340,000
Total Current Liabilities	671,588
Non-current Liabilities	
Developer advance	1,746,696
Bonds payable, net	16,044,291
Total Non-current Liabilities	17,790,987
Total Liabilities	18,462,575
NET POSITION	
Net investment in capital assets	(1,494,544)
Restricted for debt service	197,992
Unrestricted	719,518
Total Net Position	\$ (577,034)

### Rivers Edge II Community Development District STATEMENT OF ACTIVITIES For the Year Ended September 30, 2023

			Program Revenues				Net (Expense) Revenues and Changes in Net Position	
Functions/Programs	E	Expenses	harges for Services	Operating Grants and Contributions			vernmental ctivities	
Governmental Activities General government Physical environment Culture/recreation Interest and other charges Total Governmental Activities	\$	(105,828) (322,481) (2,992,102) (680,099) (4,100,510)	\$	93,051 - 1,368,481 1,100,373 2,561,905	\$	218,891 - 1,240,381 - 1,459,272	\$	206,114 (322,481) (383,240) <u>420,274</u> (79,333)
	Mi	eral Revenue scellaneous re vestment earn Total General	evenu ings					6,651 70,138 76,789
		Change in	Net F	Position				(2,544)

Net Position - October 1, 2022	(574,490)
Net Position - September 30, 2023	\$ (577,034)

# Rivers Edge II Community Development District BALANCE SHEET – GOVERNMENTAL FUNDS September 30, 2023

ASSETS	General	Debt Service	Capital Projects	Total Governmental Funds
Cash Investments	\$    561,337 33,564	\$ - -	\$ - -	\$ 561,337 33,564
Accounts receivable	5,569	-	-	5,569
Assessments receivable	9,715	10	-	9,725
Due from other funds	-	4,346	-	4,346
Due from other	64,760	-	-	64,760
Prepaid items	81,430	-	-	81,430
Deposits	16,840	-	-	16,840
Restricted assets				
Investments		983,532	7,495	991,027
Total Assets	\$ 773,215	\$ 987,888	\$ 7,495	\$1,768,598
LIABILITIES AND FUND BALANCES				
Accounts payable and accrued expenses	\$ 48,991	\$-	\$-	\$ 48,991
Due to other funds	4,346	-	-	4,346
Due to developer	360		-	360
Total Liabilities	53,697	-	-	53,697
FUND BALANCES Nonspendable				
Prepaid items/deposits Restricted	98,270	-	-	98,270
Debt service	-	987,888	-	987,888
Capital projects	-	-	7,495	7,495
Assigned - operating reserves	75,000	-	-	75,000
Unassigned	546,248	-	-	546,248
Total Fund Balances	719,518	987,888	7,495	1,714,901
Total Liabilities and Fund Balances	\$ 773,215	\$ 987,888	\$ 7,495	\$1,768,598

# Rivers Edge II Community Development District RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES TO NET POSITION OF GOVERNMENTAL ACTIVITIES September 30, 2023

Total Governmental Fund Balances	\$ 1,714,901
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, including buildings and improvements, \$7,145,562, and improvements other than buildings, \$10,914,968, net of accumulated depreciation, \$(1,939,241), used in governmental activities are not current financial resources and, therefore, are not reported at the fund level.	16,121,289
Long-term liabilities, \$(16,300,000), net, of bond premium, net, \$(84,291), and develope advance, \$(1,746,696), are not due and payable in the current period and, therefore, are not reported at the fund level.	(18,130,987)
Accrued interest expense for long-term debt is not a current financial use and, therefore, is not reported at the fund level.	 (282,237)
Net Position of Governmental Activities	\$ (577,034)

# Rivers Edge II Community Development District STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS For the Year Ended September 30, 2023

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 620,339	\$1,100,373	\$ -	\$ 1,720,712
Developer contribution	1,459,272	-	-	1,459,272
Charges for services	841,193	-	-	841,193
Investment earnings	11,970	42,824	15,344	70,138
Miscellaneous revenues	6,651	-	-	6,651
Total Revenues	2,939,425	1,143,197	15,344	4,097,966
Expenditures				
Current	405 000			405 000
General government	105,828	-	-	105,828
Culture/recreation	2,753,917	-		2,753,917
Capital outlay	-	-	734,371	734,371
Debt service				
Principal	-	330,000	-	330,000
Interest		687,288		687,288
Total Expenditures	2,859,745	1,017,288	734,371	4,611,404
Net change in fund balances	79,680	125,909	(719,027)	(513,438)
Fund Balances - October 1, 2022	639,838	861,979	726,522	2,228,339
Fund Balances - September 30, 2023	\$ 719,518	\$ 987,888	\$ 7,495	\$ 1,714,901

# Rivers Edge II Community Development District RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES For the Year Ended September 30, 2023

Net Change in Fund Balances - Total Governmental Funds	\$ (513,438)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their	
estimated useful lives as depreciation. This is the amount that depreciation, \$(560,666) was exceeded by capital outlay, \$734,371, in the current period.	173,705
Bond premium is amortized over the life of the loan at the government-wide level. This is the amount of current-year amortization.	3,056
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is	
the net amount between the prior year and the current year accruals.	4,133
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	 330,000
Change in Net Position of Governmental Activities	\$ (2,544)

# Rivers Edge II Community Development District STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND For the Year Ended September 30, 2023

	Original	Final		Variance with Final Budget Positive
	Budget	Budget	Actual	(Negative)
Revenues				(109.110)
Special assessments	\$ 609,021	\$ 614,970	\$ 620,339	\$ 5,369
Developer contribution	1,294,243	1,601,797	1,459,272	(142,525)
Charges for services	633,507	841,810	841,193	(617)
Investment earnings	-	-	11,970	11,970
Miscellaneous revenues	17,000	16,700	6,651	(10,049)
Total Revenues	2,553,771	3,075,277	2,939,425	(135,852)
Expenditures Current				
General government	124,309	127,364	105,828	21,536
Culture/recreation	2,494,462	3,012,913	2,753,917	258,996
Total Expenditures	2,618,771	3,140,277	2,859,745	280,532
Net change in fund balances	(65,000)	(65,000)	79,680	144,680
Fund Balances - October 1, 2022	65,000	65,000	639,838	574,838
Fund Balances - September 30, 2023	<u>\$ -</u>	\$-	\$ 719,518	\$ 719,518

# NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Rivers Edge II Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

## 1. Reporting Entity

The District was established on June 22, 2018 by St. Johns County, Florida Ordinance 2018-026 as later amended by St. Johns County, Florida Ordinance 2019-71, under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District amended its boundaries by contracting approximately 0.01777 acres and expanding by approximately 96.96 acres on November 5, 2019, such that the amended District boundaries encompass approximately 983.88 acres. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes. The Board has the responsibility for assessing and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Rivers Edge II Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

#### 2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

# NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 2. Measurement Focus and Basis of Accounting (Continued)

#### a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments, miscellaneous revenues and interest. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

## b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

# NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

## 2. Measurement Focus and Basis of Accounting (Continued)

## b. Fund Financial Statements (Continued)

## **Governmental Funds**

The District has implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

# NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

## 2. Measurement Focus and Basis of Accounting (Continued)

### b. Fund Financial Statements (Continued)

## **Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

## 3. Basis of Presentation

#### a. Governmental Major Funds

<u>General Fund</u> – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

# NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

## 3. Basis of Presentation (Continued)

## a. Governmental Major Funds (Continued)

<u>Debt Service Fund</u> – Accounts for debt service requirements to retire certain capital improvement revenue bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

<u>Capital Projects Fund</u> – The Capital Project Fund accounts for construction of infrastructure improvements within the boundaries of the District.

## b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

#### 4. Assets, Liabilities and Net Position

#### a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

# NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

## 4. Assets, , Liabilities and Net Position (Continued)

### a. Cash and Investments (Continued)

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

- 1. Direct obligations of the United States Treasury;
- 2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
- 3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
- 4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.

## b. Restricted Net Position

Certain net position of the District are classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

#### c. Capital Assets

Capital assets, which include buildings and improvements, and improvements other than buildings, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

# NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

## 4. Assets, Liabilities and Net Position (Continued)

### c. Capital Assets (Continued)

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Buildings and improvements:	30 years
Improvements other than buildings:	30 years

# d. Unamortized Bond Premium

Bond premiums are presented on the government-wide financial statements. The premium is amortized over the life of the bonds using the straight-line method of accounting. For financial reporting, the unamortized bond premium is netted with the applicable long-term debt.

### e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

# NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

# 1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

"Total fund balances" of the District's governmental funds, \$1,714,901, differs from "net position" of governmental activities, \$(577,034), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

# NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

# 1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

## Capital related items

When capital assets (property, plant and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Buildings and improvements	\$	7,145,562
Improvements other than buildings		10,914,968
Accumulated depreciation		(1,939,241)
Total	<u>\$</u>	16,121,289

## Long-term debt transactions

Long-term liabilities and bond discount applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position.

Bonds payable	\$	(16,300,000)
Bond premium, net		(84,291)
Developer advance		<u>(1,746,696)</u>
Bonds payable, net	<u>\$</u>	<u>(18,130,987)</u>

## Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable <u>\$ (282,237)</u>

# NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

# 2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds, \$(513,438), differs from the "change in net position" for governmental activities, \$(2,544), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

## Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount that capital outlay exceeded depreciation charged for the year.

Depreciation	\$	(560,666)
Capital outlay		734,371
Total	<u>\$</u>	173,705

#### Long-term debt transactions

Long-term debt transactions are reflected as expenditures and other financing sources at the fund level. These transactions affect liabilities at the government-wide level.

Debt principal payments	<u>\$</u>	330,000
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	<u>\$</u>	4,133
Amortization of bond premium	\$	3.056

# NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

#### Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2023, the District's bank balance was \$702,861 and the carrying value was \$561,337. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

#### Investments

As of September 30, 2023, the District had the following investments and maturities:

Investment	Maturities	Fair Value	
First American Government Obligation	24 days*	\$	991,027
U.S. Bank Managed Money Market	N/A		7,204
Florida PRIME	35 days*		26,360
Total	-	\$	1,024,591

\* Weighted Average Maturity

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the District's investments First American Government Obligation and U.S. Bank Managed Money Market are Level 1 assets.

# NOTE C – CASH AND INVESTMENTS (CONTINUED)

## Investments (Continued)

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2023, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

## Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

#### Credit Risk

The District's investments in commercial paper and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2023, the District's investments in First American Government Obligation and Florida PRIME were rated AAAm by Standard and Poor's. The District's investment in U.S. Bank Managed Money Market is not rated.

#### Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The District's investments in First American Government Obligation represents 97% of the District's total investments. The District's investments in Florida PRIME represents approximately 3% of total investments and the District's investments in U.S. Bank Managed Money Market make up less than 1% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2023 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

# NOTE D – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

# NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental Activities:				
Capital assets, being depreciated:				
Buildings and improvements	\$ 7,145,562	\$ -	\$-	\$ 7,145,562
Improvements other than buildings	8,433,901	2,481,067	-	10,914,968
Total Capital Assets Depreciated	15,579,463	2,481,067	-	18,060,530
Less accumulated depreciation	(1,378,575)	(560,666)	-	(1,939,241)
Total Capital Assets Depreciated, Net	\$ 14,200,888	\$ 1,920,401	\$-	\$ 16,121,289

Depreciation in the amount of \$322,481 was charged to physical environment and \$238,185 to culture/recreation.

## NOTE F – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2023:

Long-term debt at October 1, 2022	\$	16,630,000
Issuance of debt		1,746,696
Principal payments		(330,000)
Long-term debt at September 30, 2023		18,046,696
Bond premium, net		84,291
Long-term Debt, Net	<u>\$</u>	18,130,987

## Capital Improvement Revenue Refunding Bonds

Long-term debt is comprised of the following:

\$7,165,000 Series 2020 Capital Improvement Revenue Bonds maturing through 2050, at various interest rates between 4.00% and 5.15%, payable May 1 and November 1 beginning November 2020. Current portion is \$130,000.

\$9,900,000 Series 2021 Capital Improvement Revenue Bonds maturing through 2051, at various interest rates between 2.40% and 4.00%, payable May 1 and November 1 beginning November 2021. Current portion is \$210,000. <u>\$ 6,805,000</u>

<u>\$ 9,495,000</u>

# NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2023 are as follows:

Year Ending September 30,	Principal		Interest	Total			
2024	\$ 340,000	\$	677,368	\$	1,017,368		
2025	350,000		667,128		1,017,128		
2026	360,000		656,568		1,016,568		
2027	370,000		645,268		1,015,268		
2028	385,000		632,283		1,017,283		
2029-2033	2,155,000		2,943,265		5,098,265		
2034-2038	2,630,000		2,478,115		5,108,115		
2039-2043	3,240,000		1,887,639		5,127,639		
2044-2048	4,040,000		1,101,434		5,141,434		
2049-2051	 2,430,000		194,438		2,624,438		
Totals	\$ 16,300,000	\$	11,883,506	\$	28,183,506		

Summary of Significant Bonds Resolution Terms and Covenants

## Capital Improvement Revenue Bonds

#### Significant Bond Provisions

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2030 at a price equal to the par amount of the Series 2020 Bonds thereof, together with accrued interest to the date of redemption. The Series 2020 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2031 at the redemption price of the principal amount to be redeemed plus accrued interest to the date of redemption. The Series 2021 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indentures establish certain amounts be maintained in a reserve account. In addition, the Trust Indentures have certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

# NOTE F – LONG-TERM DEBT (CONTINUED)

#### **Depository Funds**

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

#### Reserve Funds

The Series 2020 Reserve Account was funded from the proceeds of the Series 2020 Bonds in an amount equal to 50 percent of the maximum annual debt service for the Series 2020 Bonds.

The Series 2021 Reserve Account was funded from the proceeds of the Series 2021 Bonds in an amount equal to 50 percent of the maximum annual debt service for the Series 2021 Bonds.

Monies held in the reserve accounts will be used only for the purposes established in the Trust Indentures.

The following is a schedule of required reserve balances as of September 30, 2023:

	F	Reserve	F	Reserve
	E	Balance	Re	quirement
Capital Improvement Revenue Bonds, Series 2020	\$	234,645	\$	231,659
Capital Improvement Revenue Bonds, Series 2021	\$	276,000	\$	276,000

#### **Developer Advance**

In March 2023, the District entered into an acquisition agreement with the Developer. The District acquired infrastructure improvements for \$2,480,300. During the current year, the District paid \$733,604 to the Developer for the improvements. The balance outstanding as of September 30, 2023 is \$1,746,696. The balance will be paid in the future from available bond proceeds.

#### NOTE G – ECONOMIC DEPENDENCY

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations. As of September 30, 2023, all board members were affiliated with the Developer.

## NOTE H – INTERLOCAL COST SHARE AGREEMENT

The District is a party to an interlocal cost sharing agreement with Rivers Edge Community Development District ("Rivers Edge") and Rivers Edge III Community Development District ("Rivers Edge III") whereby the District, Rivers Edge, and Rivers Edge III are to share various master infrastructure maintenance and amenity center related costs. During the current year, the District paid \$713,588 for landscape maintenance.

## NOTE I – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks for each of the past three years.



Certified Public Accountants PL

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#### INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors Rivers Edge II Community Development District St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Rivers Edge II Community Development District, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated July 11, 2024.

#### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Rivers Edge II Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Rivers Edge II Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Rivers Edge II Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



To the Board of Supervisors Rivers Edge II Community Development District

#### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Rivers Edge II Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

#### Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Birger Joombo Elam Daines + Frank

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL Fort Pierce, Florida

July 11, 2024



Certified Public Accountants PL

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#### MANAGEMENT LETTER

To the Board of Supervisors Rivers Edge II Community Development District St. Johns County, Florida

#### **Report on the Financial Statements**

We have audited the financial statements of the Rivers Edge II Community Development District as of and for the year ended September 30, 2023, and have issued our report thereon dated July 11, 2024.

#### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

#### **Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated July 11, 2024, should be considered in conjunction with this management letter.

#### **Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.



To the Board of Supervisors Rivers Edge II Community Development District

#### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Rivers Edge II Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Rivers Edge II Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2023 for the Rivers Edge II Community Development District. It is management's responsibility to monitor the Rivers Edge II Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

#### Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Rivers Edge II Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors, who are issued a 1099, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 23
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$3,058,300
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2022, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see the next page.

# To the Board of Supervisors

#### Rivers Edge II Community Development District

	Original		Variance with Original Budget Positive
	Budget	Actual	(Negative)
Revenues			
Special assessments	\$ 609,021	\$ 620,339	\$ 11,318
Developer contribution	1,294,243	1,459,272	165,029
Charges for services	633,507	841,193	207,686
Investment earnings	-	11,970	11,970
Miscellaneous revenues	17,000	6,651	(10,349)
Total Revenues	2,553,771	2,939,425	385,654
Expenditures Current			
General government	124,309	105,828	18,481
Culture/recreation	2,494,462	2,753,917	(259,455)
Total Expenditures	2,618,771	2,859,745	(240,974)
Net Change in Fund Balances	(65,000)	79,680	144,680
Fund Balances - October 1, 2022	65,000	639,838	574,838
Fund Balances - September 30, 2023	<u>\$</u> -	<u>\$ 719,518</u>	\$ 719,518

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Rivers Edge II Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund, \$958.31 \$2,023.10 and Debt Service Fund, \$654.10- \$1,703.59.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$2,561,905.
- The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2020, \$6,805,000 maturing May 2050 and Series 2021, \$9,495,000, maturing May 2051.



To the Board of Supervisors Rivers Edge II Community Development District

#### Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we noted no such findings.

#### Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Burger Joombo Clam

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL Fort Pierce, Florida

July 11, 2024



Certified Public Accountants PL

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#### INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors Rivers Edge II Community Development District St. Johns County, Florida

We have examined Rivers Edge II Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2023. Management is responsible for Rivers Edge II Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Rivers Edge II Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Rivers Edge II Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Rivers Edge II Community Development District's compliance with the specified requirements.

In our opinion, Rivers Edge II Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2023.

Dirger Joonlos Elam Dairie + Frank

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL Fort Pierce, Florida

July 11, 2024

*B*.



Community Development District

Approved Budget FY 2025

Presented by:



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# **Rivers Edge II** Community Development District

**Approved Budget** 

**General Fund** 

Durui ti	Adopted Budget		tuals Thru		Pro	ojected Thru	4	Approved Budget
Description	FY2024	(	6/30/24	 3 Months	_	9/30/24		FY 2025
REVENUES:								
Special Assessments - Tax Roll	\$ 819,281	\$	825,870	\$ -	\$	825,870	\$	1,055,360
Special Assessments - Direct Bill	68,619		68,619	-		68,619		185,789
Developer Contributions	1,225,830		546,975	713,869		1,260,844		1,286,220
Café Gross Sales	507,702		583,553	90,000		673,553		517,856
Miscellaneous Income	13,141		2,178	800		2,978		5,000
Insurance Proceeds	-		1,587	-		1,587		-
Interest	-		5,689	1,000		6,689		5,000
Cost Share Amenity - Rivers Edge III	46,753		27,273	19,480		46,753		-
Carry Forward Surplus	27,290		-	27,290		27,290		-
TOTAL REVENUES	\$ 2,708,616	\$ 2	2,061,743	\$ 852,440	\$	2,914,183	\$	3,055,225
EXPENDITURES:								
Administrative								
District Engineering	\$ 15,000	\$	4,954	\$ 10,046	\$	15,000	\$	15,000
District Counsel	30,000		13,887	16,113		30,000		30,000
District Management	37,100		27,825	9,275		37,100		39,326
Construction Accounting	3,710		-	3,710		3,710		3,710
Assessment Roll Administration	5,300		5,300	-		5,300		5,618
Dissemination Agent	5,300		4,675	625		5,300		5,618
Information Technology	1,908		1,431	477		1,908		2,022
Website Administration	1,272		954	318		1,272		1,348
Annual Audit	5,000		-	5,000		5,000		5,000
Trustee Fees	10,000		6,228	3,772		10,000		10,000
Arbitrage Rebate	1,200		600	600		1,200		1,200
Telephone	200		16	184		200		200
Postage & Deleivery	800		292	208		500		500
Printing & Binding	1,200		171	79		250		250
Insurance General Liability	7,961		7,238	-		7,238		7,961
Legal Advertising	2,500		66	2,434		2,500		2,500
Other Current Charges	1,500		-	500		500		500
Office Supplies	550		11	150		161		150
Dues, Licenses & Subscriptions	175		175	-		175		175
TOTAL ADMINISTRATIVE	\$ 130,676	\$	73,823	\$ 53,491	\$	127,314	\$	131,079
<b>Operations &amp; Maintenance</b>								
<u>Grounds Maintenance</u>								
Cost Share Landscaping - Rivers Edge	\$ 688,424	\$	458,949	\$ 229,475	\$	688,424	\$	801,623
Field Operations Management (Vesta)	44,238		27,940	16,298		44,238		39,438
Landscape Maintenance	416,388		310,127	106,261		416,388		424,716
Lake Maintenance	27,500		16,669	10,308		26,977		23,000
Landscape Contingency	25,000		125,841	15,000		140,841		80,000
Irrigation Repairs and Replacement	15,000		26,405	10,595		37,000		37,000
Irrigation Water Use	30,000		66,308	3,692		70,000		70,000
Streetlighting	 40,000		20,927	 7,073		28,000		28,000
TOTAL GROUNDS MAINTENANCE	\$ 1,286,550	\$ 1	,053,166	\$ 398,702	\$	1,451,868	\$	1,503,777

# **Community Development District**

**Approved Budget** 

**General Fund** 

		Adopted Budget	Ac	tuals Thru	Pro	jected Next	Pro	jected Thru	P	approved Budget
Description		FY2024		6/30/24	:	3 Months		9/30/24		FY 2025
Amenity Center - River Club										
Cost Share Amenity - Rivers Edge	\$	-	\$	-	\$	-	\$	-	\$	88,478
General Manager (Vesta)		48,172		37,129		11,043		48,172		46,793
Amenity Manager (Vesta)		19,478		14,609		4,869		19,478		29,632
Maintenance Service (Vesta)		78,837		59,128		19,709		78,837		103,123
Lifestyle Director (Vesta)		38,136		28,602		9,534		38,136		43,329
Facilities Attendant (Vesta)		110,109		82,582		27,527		110,109		113,852
Security Monitoring		5,000		-		2,500		2,500		5,000
Telephone		12,500		9,724		2,776		12,500		12,721
Insurance		113,291		69,504		-		69,504		78,540
Pool Maintenance (Vesta)		10,312		7,734		2,578		10,312		-
Pool Chemicals (Poolsure)		10,000		9,741		259		10,000		10,000
Janitorial Services (Vesta)		31,933		27,608		4,325		31,933		32,875
Access Cards		3,500		-		1,750		1,750		3,500
Window Cleaning		3,500		-		1,750		1,750		3,500
Natural Gas		6,000		3,325		2,000		5,325		4,000
Electric		25,000		18,901		13,200		32,101		28,000
Water & Sewer		30,000		12,315		9,000		21,315		17,000
Repair and Replacements		75,000		48,315		26,685		75,000		75,000
Refuse		20,000		16,038		3,962		20,000		20,000
Pest Control		1,920		845		1,075		1,920		1,920
License & Permits		1,000		350		650		1,000		1,000
Other Current		500		-		500		500		500
Special Events		30,000		17,917		12,083		30,000		30,000
Holiday Decorations		23,000		21,460		-		21,460		23,000
Office Supplies & Postage		1,500		-		750		750		750
Contingency		10,000		-		3,000		3,000		5,000
TOTAL AMENITY CENTER - RIVER CLUB	\$	708,688	\$	485,827	\$	161,525	\$	647,352	\$	777,513
<u>Café Operations</u>										
Café-Cost of Goods Sold	\$	234,568	\$	200,949	\$	33,619	\$	234,568	\$	239,259
Café-Labor	φ	234,568 236,447	φ	200,949 278,574	φ	53,619 60,000	φ	234,568 338,574	φ	239,239 241,176
Café-Bank Fees		236,447 22,187		278,574 22,007		12,000		336,574 34,007		241,176
Other Expenses related to Café Operations		22,187		2,268		232		2,5007		22,631
• •				2,200						
Café Management		12,000		-		3,000		3,000		12,240
TOTAL CAFÉ OPERATIONS	\$	507,702	\$	503,797	\$	108,851	\$	612,648	\$	517,856
Reserves										
General Reserves	\$	75,000	\$	75,000	\$	-	\$	75,000	\$	125,000
TOTAL RESERVES	\$	75,000	\$	75,000	\$	-	\$	75,000	\$	125,000
TOTAL EXPENDITURES	\$	2,708,616	\$	2,191,613	\$	722,569	\$	2,914,183	\$	3,055,225
	Ψ	2,700,010	φ	.,1,1,1,013	Ψ	122,309	φ	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	ψ.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
EXCESS REVENUES (EXPENDITURES)	\$	-	\$	(129,871)	\$	129,871	\$	(0)	\$	0

**Community Development District** 

Budget Narrative

Fiscal Year 2025

REVENUES

#### Special Assessments - Tax Roll

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund a portion of the General Operating Expenditures for the fiscal year. These are collected on the St. Johns County Tax Roll for platted lands. Unplatted lands are direct billed to the landowner.

#### Special Assessments - Direct Bill

The District will levy a non ad-valorem special assessments on unplatted lands within the District and are allocated upon the percentage of such undeveloped units planned relative to the budgeted General Administrative costs of the District.

# Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

#### Café Gross Sales

Gross sales revenue from Café operations.

#### Miscellaneous Income

Income received from access cards, rental fees, miscellaneous deposits, insurance claims, and the recreational program revenue.

#### Interest

The District will have funds invested in State Board of Administration and a money market fund with U.S. Bank that earns interest based upon the estimated balance invested throughout the year.

**Expenditures - Administrative** 

#### **District Engineering**

The District's engineer Prosser, Inc, will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

#### District Counsel

The District's Attorney, Kilinski Van Wyk, PLLC, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

#### **District Management**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

#### **Construction Accouting**

The District receives annual constriction account services as part of a Management Agreement with Governmental Management Services, LLC.

#### Assessment Roll Administration

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

#### **Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

#### Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

#### Website Administration

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

#### Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger Toombs to conduct this annual audit, with the budgeted amount representing the estimated cost.

#### **Trustee Fees**

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

#### Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2021 Special Assessment Improvement Revenue Bonds. The District has contracted with Grau and Associates to calculate the rebate liability and submit a report to the District.

**Community Development District** 

**Budget Narrative** 

Fiscal Year 2025

#### Expenditures - Administrative (continued)

#### Telephone

New internet and Wi-Fi service for Office.

#### **Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

#### Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

#### Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon estimated premiums.

#### Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

#### Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

#### **Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

#### Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures –	Grounds	Maintenance
----------------	---------	-------------

#### Cost Share Landscaping - Rivers Edge

Shared costs with Rivers Edge CDD for landscaping. Cost share is based on future development and estimated costs.

#### **Field Operations Management**

The District has contracted with Vesta Property Services, Inc to provide field operations management to oversee all day-to-day operation of all the Districts assets, common grounds, and service providers.

	Vendor	Description		Monthly	Annual
	Vesta	Field OP Management	\$	3,287	\$ 39,438
Landscape Maintenanc	e				
The District contracted w	vith Yellowstone to maintain the com	mon areas of the District and	Ame	enity Center	
	Vendor	Description		Monthly	Annual
	YellowStone	Landscape Maintenance	\$	35,393	\$ 424,716
Lake Maintenance					
The District receives lake	maintenance services from Solitude	Lake Management LLC.			
	Vendor	Description		Monthly	Annual
	Solitude Lake Management	Lake Maintenance	\$	1,718	\$ 20,616
	Solitude Lake Management	Additional Cleanup			2,384
		Total			\$ 23,000

#### Landscape Contingency

A provision for additional landscape features or for repair of existing landscaping.

#### **Irrigation Repair & Replacement**

The cost of miscellaneous irrigation repairs and maintenance incurred.

**Community Development District** 

**Budget Narrative** 

Fiscal Year 2025

Water and re-use water needed for irrigation and maintenance	of the common grounds pr	ovideo		
Location	Meter Number		Monthly	Annua
114 Mistflower Dr	94647734		2,480	29,764
41 Keystone Corners BV	86131615		1,552	18,618
233 Shinnecock Drive	86793634		162	1,939
98 Shinnecock Drive	87743236		374	4,491
29 Mistlflower Drive	89241080		52	624
907 Keystone Corners BV Apt IR01	80913980		305	3,654
627 Keystone Corners BV APT IR01	86131621		673	8,076
Contingency			236	2,834
Total		\$	5,833	\$ 70,000
Streetlighting Estimated costs for electric billed to the District by FPL.				
Location	Meter Number		Monthly	Annua
156 Riverglade Run	9420049059	\$	37	\$ 448
154 Riverglade Run	6707560121		29	347
53 Mistflower Dr #FNTN	4743506067		865	10,381
233 SHINNECOCK DR #IRR	0162048490		26	314
106 Keystone Corners Blvd #LTG	7652214334		87	1,040
27 Keystone Corners Blvd #ENTRY	9019709360		1,184	14,204
Contingency			106	1,266
contingency				

Expenditures - Amenity Center - River Club

#### Cost Share Amenity - Rivers Edge

Shared costs with Rivers Edge CDD for amenities. Cost share is based on future development and estimated costs.

#### **General Manager**

The District has contracted with Vesta Property Services, Inc to provide general amenity management, facility administration, and special event coordinator services at the Amenity Center.

Vendor	Description	Monthly	Annu	Annual		
Vesta	General Manager	\$ 3,899 \$	46,793	3		

**Amenity Manager** 

The District contracted with Vesta Property Services to provide management services for the Amenity Center.

#### **Maintenance Services**

The District has contracted with Vesta Property Services, Inc to provide maintenance and repairs necessary for upkeep of the Amenity Center and common grounds area.

Vendor	Description	Monthly	Annual
Vesta	Maintenance Service \$	\$ 8,594 \$	103,123

#### Lifestyle Director

The District has contracted with Vesta Property Services, Inc to provide planning, implementation, and supervision of the day-today social, recreational group activities and entertainment for the residents living at the community.

#### **Facility Attendant**

The District has contracted with Vesta to provide community facility staff for the amenity center to greet patrons, providing facility tours, issuance of access cards and policy enforcement.

#### Security Monitoring

Maintenance costs of the security alarms/cameras.

# **Rivers Edge II** Community Development District Budget Narrative

Fiscal Year 2025

	lephone, internet, and cable services for t <b>Vendor</b>	Description		Monthly		Annual
	Comcast Comcast	Internet & Cable Telephone	\$	591 469	\$	7,088 5,632
		Total			\$	12,721
	ability & Public Officials Liability Insura for property insurance related to the An				ince (I	FIA). The amo
Pool Chemicals						
The District has contract	ed with Poolsure to provide chemicals fo	-	wimmir			Annual
	Vendor	Description		Monthly		Annual
	Vesta	Pool Chemicals	\$	833	\$	10,000
anitorial Services			<b>.</b> .		a .	
he District has contract	ed with Vesta Property Services, Inc to p		ng for th	-	Cente	
	<b>Vendor</b> Vesta	Description Ianitoral Services	¢	Monthly	¢	Annual
	vesta	jamuu ai services	\$	2,740	Э	32,875
Access Cards Represents the estimated	l cost for access cards to the District's Ar	nenity Center.				
<b>Window Cleaning</b> The District will have wir	ndows cleared inside and outside three t	imes a year.				
E <b>lectric</b> Estimated costs for electr	ric billed to the District by FPL. <b>Location</b> 160 Riverglade Run	<b>Meter Number</b> 5975385542	\$	Monthly 2,228	\$	<b>Annual</b> 26,736
		3973303342	φ	105	φ	1,264
	Contingency		\$	2,333	\$	28,000
			Ψ			
Nater & Sewer	Contingency		Ψ			
<b>Nater &amp; Sewer</b> Estimated costs for water	Contingency	to the District by JEA.	Ŷ	·		
	Contingency Total r and sewer for the amenity center billed		Ŷ	Monthly		Annual
	Contingency Total r and sewer for the amenity center billed Location	Meter Number	·	Monthly	\$	
	Contingency Total r and sewer for the amenity center billed Location 160 Riverglade Run-Swimming Pool	<b>Meter Number</b> 84087156	\$	Monthly 118	\$	1,414
	Contingency Total r and sewer for the amenity center billed Location 160 Riverglade Run-Swimming Pool 160 Riverglade Run-Sewer	<b>Meter Number</b> 84087156 84087139	·	<b>Monthly</b> 118 526	\$	1,414 6,312
	Contingency Total r and sewer for the amenity center billed Location 160 Riverglade Run-Swimming Pool 160 Riverglade Run-Sewer 160 Riverglade Run-Water	<b>Meter Number</b> 84087156 84087139 84087139	·	<b>Monthly</b> 118 526 205	\$	1,414 6,312 2,456
	Contingency Total r and sewer for the amenity center billed Location 160 Riverglade Run-Swimming Pool 160 Riverglade Run-Sewer	<b>Meter Number</b> 84087156 84087139	·	<b>Monthly</b> 118 526	\$	1,414 6,312
	Contingency Total r and sewer for the amenity center billed Location 160 Riverglade Run-Swimming Pool 160 Riverglade Run-Sewer 160 Riverglade Run-Water	<b>Meter Number</b> 84087156 84087139 84087139	·	<b>Monthly</b> 118 526 205	\$	1,414 6,312 2,456

#### **Rivers Edge II**

**Community Development District** 

Budget Narrative

Fiscal Year 2025

Expenditures - Amenity Center - River Club (continued)

#### Pest Control

The District is contracted with Turner's Pest Control to provide pest control services.

#### License & Permits

Represents license fees for the amenity center and permit fees paid to the Florida Department of Health in St. Johns County for the swimming pools.

#### Other Current

Represents the miscellaneous cost incurred by the District's Amenity Center.

#### **Special Events**

Represents estimated costs for the District to host special events for the community through the Fiscal Year.

#### Holiday Decorations

Represents estimated costs for the District to decorate the Amenity center for the holidays.

#### Office Supplies & Postage

Costs of supplies and postage incurred for the operation of the Amenity Center.

#### Contingency

Estimated costs for future unexpected costs incurred by the district.

Expenditures – Café Operations

#### Cost of Goods Sold ("COGS")

Food and beverage costs along with supply incidentals.

#### Labor

Staffing costs for Vesta personnel Café operations.

#### Bank fees

Bank and credit card processing charges related to the Cafe sales.

#### Other Expenses related to Café Operations

Represents the miscellaneous cost incurred by the Café.

#### Café Management

Represents management services for the Café.

Expenditures – Reserves

#### **General Reserves**

Establishment of general reserves to fund future replacements of capital items.

## **Rivers Edge II**

Community Development District

Approved Budget

Debt Service Series 2020 Capital Improvement Revenue Bonds

D		Adopted Budget	ctuals Thru		jected Next	Pro	ojected Thru	ŀ	Approved Budget
Description		FY2024	6/30/24	3	Months		9/30/24		FY 2025
REVENUES:									
Special Assessments - Tax Roll	\$	513,001	\$ 516,079	\$	-	\$	516,079	\$	462,928
Special Assessments - Prepayment		-	38,195		-		38,195		
Interest Earnings		7,500	23,268		2,000		25,268		5,000
Carry Forward Surplus <sup>(1)</sup>		240,150	277,889		-		277,889		318,060
TOTAL REVENUES	\$	760,651	\$ 855,431	\$	2,000	\$	857,431	\$	785,987
EXPENDITURES:									
Interest - 11/1	\$	167,756	\$ 167,756	\$	-	\$	167,756	\$	163,322
Principal Prepayment - 11/1		-	30,000		-		30,000		
Principal Prepayment - 2/1		-	35,000		-		35,000		
Interest - 2/1		-	436		-		436		163,32
Interest - 5/1		167,756	166,179		-		166,179		
Principal - 5/1		130,000	130,000		-		130,000		130,000
Principal Prepayment - 5/1		-	10,000		-		10,000		
TOTAL EXPENDITURES	\$	465,513	\$ 539,371	\$	-	\$	539,371	\$	456,643
Other Sources/(Uses)									
Interfund transfer In/(Out)	\$	-	\$ -	\$	-	\$	-	\$	
TOTAL OTHER SOURCES/(USES)	\$	-	\$ -	\$	-	\$	-	\$	
TOTAL EXPENDITURES	\$	465,513	\$ 539,371	\$	-	\$	539,371	\$	456,643
EXCESS REVENUES (EXPENDITURES)	\$	295,139	\$ 316,060	\$	2,000	\$	318,060	\$	329,345
<sup>(1)</sup> Carry Forward is Net of Reserve Re	auireme	ont			Interest		1 /1 /25	¢	160 721

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25 \$ 160,721

**Rivers Edge II** Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2020 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 6,600,000	4.000%	\$	163,321	\$ 163,321
05/01/25	6,600,000	4.000%	130,000	163,321	
11/01/25	6,470,000	4.300%		160,721	454,042.50
05/01/26	6,470,000	4.300%	135,000	160,721	
11/01/26	6,335,000	4.300%		157,819	453,540.00
05/01/27	6,335,000	4.300%	145,000	157,819	
11/01/27	6,190,000	4.300%		154,701	457,520.00
05/01/28	6,190,000	4.300%	150,000	154,701	
11/01/28	6,040,000	4.300%		151,476	456,177.50
05/01/29	6,040,000	4.300%	155,000	151,476	
11/01/29	5,885,000	4.300%		148,144	454,620.00
05/01/30	5,885,000	4.300%	165,000	148,144	
11/01/30	5,720,000	4.900%		144,596	457,740.00
05/01/31	5,720,000	4.900%	170,000	144,596	
11/01/31	5,550,000	4.900%		140,431	455,027.50
05/01/32	5,550,000	4.900%	180,000	140,431	
11/01/32	5,370,000	4.900%		136,021	456,452.50
05/01/33	5,370,000	4.900%	190,000	136,021	
11/01/33	5,180,000	4.900%		131,366	457,387.50
05/01/34	5,180,000	4.900%	200,000	131,366	
11/01/34	4,980,000	4.900%	,	126,466	457,832.50
05/01/35	4,980,000	4.900%	210,000	126,466	,
11/01/35	4,770,000	4.900%	,	121,321	457,787.50
05/01/36	4,770,000	4.900%	220,000	121,321	,
11/01/36	4,550,000	4.900%	=========	115,931	457,252.50
05/01/37	4,550,000	4.900%	230,000	115,931	
11/01/37	4,320,000	4.900%	200,000	110,296	456,227.50
05/01/38	4,320,000	4.900%	240,000	110,296	100,227,000
11/01/38	4,080,000	4.900%	<b>1</b> 10,000	104,416	454,712.50
05/01/39	4,080,000	4.900%	250,000	104,416	10 1)/ 12100
11/01/39	3,830,000	4.900%	200,000	98,291	452,707.50
05/01/40	3,830,000	4.900%	265,000	98,291	152,707.50
11/01/40	3,565,000	5.150%	203,000	91,799	455,090.00
05/01/41	3,565,000	5.150%	280,000	91,799	155,690.00
11/01/41	3,285,000	5.150%	200,000	84,589	456,387.50
05/01/42	3,285,000	5.150%	295,000	84,589	150,507.50
11/01/42	2,990,000	5.150%	2,53,000	76,993	456,581.25
05/01/43	2,990,000	5.150%	310,000	76,993	430,301.23
11/01/43	2,680,000	5.150%	510,000	69,010	456,002.50
05/01/44	2,680,000	5.150%	325,000	69,010	430,002.30
11/01/44	2,355,000	5.150%	525,000	60,641	454,651.25
05/01/45	2,355,000	5.150%	345,000	60,641	454,051.25
11/01/45	2,010,000	5.150%	343,000	51,758	457,398.75
05/01/46	2,010,000	5.150%	360,000	51,758	457,570.75
11/01/46	1,650,000	5.150%	300,000	42,488	454,245.00
05/01/47	1,650,000	5.150% 5.150%	380,000	42,488 42,488	434,243.00
11/01/47	1,270,000	5.150%	300,000	42,488	455,190.00
05/01/48	1,270,000	5.150%	400,000	32,703	455,170.00
11/01/48	870,000	5.150%	400,000	22,403	455,105.00
05/01/48	870,000		42E 000		455,105.00
11/01/49	445,000	5.150% 5.150%	425,000	22,403 11,459	150 061 25
05/01/50	445,000		445 000		458,861.25
· ·	445,000	5.150%	445,000	11,459	456,458.75
Total		\$	6,600,000 \$	5,418,320	\$ 12,018,320

## **Rivers Edge II**

Community Development District

Approved Budget

Debt Service Series 2021 Capital Improvement Revenue Bonds

Description	 Adopted Budget FY2024	tuals Thru 6/30/24	ojected Next	Pr	ojected Thru 9/30/24	I	Approved Budget FY 2025
Description	F12024	0/30/24	 3 Months	-	9/30/24		FI 2025
REVENUES:							
Special Assessments - Tax Roll	\$ 151,967	\$ 153,185	\$ -	\$	151,963	\$	305,842
Special Assessments - Direct	400,033	400,033	-		400,033		245,810
Special Assessments - Prepayment	-	24,272	-		24,272		-
Interest Income	7,500	22,724	3,000		25,724		5,000
Carry Forward Surplus <sup>(1)</sup>	196,471	200,821	-		200,821		226,052
TOTAL REVENUES	\$ 755,971	\$ 801,035	\$ 3,000	\$	802,813	\$	782,704
EXPENDITURES:							
Interest - 11/1	\$ 170,928	\$ 170,928	\$ -	\$	170,928	\$	167,945
Principal Prepayment - 2/1	-	10,000	-		10,000		-
Interest - 2/1	-	94	-		94		-
Interest - 5/1	170,928	170,740	-		170,740		167,945
Principal - 5/1	210,000	210,000	-		210,000		215,000
Principal Prepayment - 8/1	-	-	15,000		15,000		-
TOTAL EXPENDITURES	\$ 551,855	\$ 561,761	\$ 15,000	\$	576,761	\$	550,890
Other Sources/(Uses)							
	\$ -	\$ -	\$ -	\$	-	\$	-
Interfund transfer In/(Out)							
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$	-	\$	-
TOTAL EXPENDITURES	\$ 551,855	\$ 561,761	\$ 15,000	\$	576,761	\$	550,890
EXCESS REVENUES (EXPENDITURES)	\$ 204,116	\$ 239,274	\$ (12,000)	\$	226,052	\$	231,814
<sup>(1)</sup> Carry Forward is Net of Reserve Re	 				1 /1 /25		145 245

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25

\$ 165,365

**Rivers Edge II** Community Development District

**AMORTIZATION SCHEDULE** 

Debt Service Series 2021 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 9,260,000	2.400%		\$ 167,945	\$ 167,945
05/01/25	9,260,000	2.400%	215,000	167,945	φ 107,945
11/01/25	9,045,000	2.400%	215,000	165,365	548,310.00
05/01/26	9,045,000	2.400%	220,000	165,365	540,510.00
11/01/26	8,825,000	3.000%	220,000	162,725	548,090.00
05/01/27	8,825,000	3.000%	225,000	162,725	540,070.00
11/01/27	8,600,000	3.000%	223,000	159,350	547,075.00
05/01/28	8,600,000	3.000%	235,000	159,350	547,075.00
11/01/28	8,365,000	3.000%	233,000	155,825	550,175.00
05/01/29	8,365,000	3.000%	240,000	155,825	550,175.00
11/01/29	8,125,000	3.000%	240,000	152,225	548,050.00
05/01/30	8,125,000	3.000%	245,000	152,225	540,050.00
11/01/30	7,880,000	3.000%	243,000	148,550	545,775.00
05/01/31	7,880,000	3.000%	255,000	148,550	545,775.00
11/01/31	7,625,000	3.500%	233,000	144,725	548,275.00
05/01/32	7,625,000	3.500%	265,000	144,725	540,275.00
11/01/32			203,000		549,812.50
05/01/33	7,360,000 7,360,000	3.500% 3.500%	275,000	140,088 140,088	549,812.50
, ,		3.500%	275,000		EE0 262 E0
11/01/33	7,085,000	3.500%	29E 000	135,275 135,275	550,362.50
05/01/34	7,085,000		285,000	130,288	
11/01/34	6,800,000	3.500%	205 000		550,562.50
05/01/35	6,800,000	3.500%	295,000	130,288	550,412.50
11/01/35	6,505,000	3.500%	205 000	125,125	550,412.50
05/01/36	6,505,000	3.500%	305,000	125,125	F 40 012 F0
11/01/36	6,200,000	3.500%	215 000	119,788	549,912.50
05/01/37	6,200,000	3.500%	315,000	119,788	F400(2F0
11/01/37	5,885,000	3.500%	225 000	114,275	549,062.50
05/01/38	5,885,000	3.500%	325,000	114,275	F 47 0 ( 2 F 0
11/01/38	5,560,000	3.500%	225 000	108,588	547,862.50
05/01/39	5,560,000	3.500%	335,000	108,588	F4C 212 F0
11/01/39	5,225,000	3.500%	250.000	102,725	546,312.50
05/01/40	5,225,000	3.500%	350,000	102,725	F 40 225 00
11/01/40	4,875,000	3.500%	260.000	96,600	549,325.00
05/01/41	4,875,000	3.500%	360,000	96,600	F 4 4 000 00
11/01/41	4,515,000	4.000%	275 000	90,300	546,900.00
05/01/42	4,515,000	4.000%	375,000	90,300	F 40 400 00
11/01/42	4,140,000	4.000%	200.000	82,800	548,100.00
05/01/43	4,140,000	4.000%	390,000	82,800	F 4 F 000 00
11/01/43	3,750,000	4.000%	405 000	75,000	547,800.00
05/01/44	3,750,000	4.000%	405,000	75,000	<b>F</b> 4600000
11/01/44	3,345,000	4.000%	425 000	66,900	546,900.00
05/01/45	3,345,000	4.000%	425,000	66,900	FF0 200 00
11/01/45	2,920,000	4.000%	440.000	58,400	550,300.00
05/01/46	2,920,000	4.000%	440,000	58,400	F 4 0 0 0 0 0 0
11/01/46	2,480,000	4.000%	460.000	49,600	548,000.00
05/01/47	2,480,000	4.000%	460,000	49,600	
11/01/47	2,020,000	4.000%	475 000	40,400	550,000.00
05/01/48	2,020,000	4.000%	475,000 40,400		F46 200 00
11/01/48	1,545,000	4.000%	405 000	30,900	546,300.00
05/01/49	1,545,000	4.000%	495,000	30,900	F4600000
11/01/49	1,050,000	4.000%	F1F 000	21,000	546,900.00
05/01/50	1,050,000	4.000%	515,000	21,000	F46 700 00
11/01/50	535,000	4.000%	F 2 F 0.0.0	10,700	546,700.00
05/01/51	535,000	4.000%	535,000	10,700	545,700.00
Total		\$	9,260,000	\$ 5,710,920	\$ 14,970,920

**Rivers Edge II** Community Development District

Approved Budget

**Capital Reserve Fund** 

Description	Adopted Budget FY2024	tuals Thru 6/30/24	Projected Next 3 Months		t Projected Thru 9/30/24		Approved Budget FY 2025
REVENUES:							
Interest Income Capital Reserve Funding - Transfer In Carry Forward Balance	\$ 1,000 75,000 129,484	\$ 903 75,000 136,927	\$	97 - -	\$	1,000 75,000 136,927	\$ 1,000 125,000 193,794
TOTAL REVENUES	\$ 205,484	\$ 212,830	\$	97	\$	212,927	\$ 319,794
EXPENDITURES:							
Repair and Replacements	\$ 50,000	\$ 14,134	\$	5,000	\$	19,134	\$ 50,000
TOTAL EXPENDITURES	\$ 50,000	\$ 14,134	\$	5,000	\$	19,134	\$ 50,000
Other Sources/(Uses)							
Transfer in/(Out)	\$ -	\$ -	\$	-	\$	-	\$ -
TOTAL OTHER SOURCES/(USES)	\$ •	\$ -	\$	-	\$	-	\$ -
TOTAL EXPENDITURES	\$ 50,000	\$ 14,134	\$	5,000	\$	19,134	\$ 50,000
EXCESS REVENUES (EXPENDITURES)	\$ 155,484	\$ 198,697	\$	(4,903)	\$	193,794	\$ 269,794

**Rivers Edge II** Community Development District Non-Ad Valorem Assessments Comparison

2024-2025

Neighborhood	O&M Units	Bonds 2020 Units	Bonds 2021 Units	Anr	Annual Debt Assessments							
				FY 2025	FY2024	Increase/	crease/ (decrease) FY 2025 FY		FY2024		Increase/ (decrease)	
								Series 2020	Series 2021	Series 2020	Series 2021	Total
Townhomes	184	34	150	\$977.05	\$872.37	\$104.68	12.00%	\$743.98	\$743.66	\$743.98	\$743.66	\$0.00
Single Family - 30'-39' Lot	102	68	34	\$1,073.31	\$958.31	\$115.00	12.00%	\$695.83	\$695.68	\$695.83	\$695.68	\$0.00
Single Family - 40'-49' Lot	226	152	74	\$1,260.72	\$1,125.64	\$135.08	12.00%	\$899.79	\$899.59	\$899.79	\$899.59	\$0.00
Single Family - 50'-59' Lot	204	91	112	\$1,482.19	\$1,323.38	\$158.81	12.00%	\$1,103.74	\$1,103.50	\$1,103.74	\$1,103.50	\$0.00
Single Family - 60'-69' Lot	0	0	0	\$0.00	\$0.00	\$0.00	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family - 70'-79' Lot	65	65	0	\$2,044.40	\$1,825.36	\$219.04	12.00%	\$1,499.64	\$0.00	\$1,499.64	\$0.00	\$0.00
Single Family - 80' Lot	50	50	0	\$2,265.87	\$2,023.10	\$242.77	12.00%	\$1,703.59	\$0.00	\$1,703.59	\$0.00	\$0.00
Total	831	460	370									

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#### **RESOLUTION 2024-08**

#### THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June 2024, submitted to the Board of Supervisors ("**Board**") of the Rivers Edge II Community Development District ("**District**") a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2025**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

**WHEREAS,** Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

#### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT:

#### **SECTION 1. BUDGET**

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Rivers Edge II Community Development District for the Fiscal Year Ending September 30, 2025."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

## **SECTION 2. APPROPRIATIONS**

TOTAL GENERAL FUND	\$
DEBT SERVICE FUND – SERIES 2020	\$
DEBT SERVICE FUND – SERIES 2021	\$
CAPITAL RESERVE FUND	\$
TOTAL ALL FUNDS	\$

#### **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025 or within sixty (60) days following the end of the Fiscal Year 2025 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

## PASSED AND ADOPTED THIS 21ST DAY OF AUGUST 2024.

ATTEST:

## **RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

**Exhibit A:** Adopted Budget for Fiscal Year 2025

*b*.

#### FISCAL YEAR 2025 BUDGET DEFICIT FUNDING AGREEMENT BETWEEN THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT AND MATTAMY JACKSONVILLE, LLC

**THIS AGREEMENT** ("**Agreement**"), is entered into this 21st day of August 2024, by and between:

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**, a local unit of specialpurpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"), and

**MATTAMY JACKSONVILLE, LLC,** a foreign limited liability company, the owner of certain lands within the boundaries of the District, with a principal address of 7800 Belfort Parkway, Suite 195, Jacksonville, Florida 32256, and its successors and assigns ("**Developer**"); and

#### **RECITALS**

WHEREAS, the District was established by Ordinance No. 2018-26, as amended by Ordinance No. 2019-71, both adopted by the Board of County Commissioners of St. Johns County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its operations and maintenance budget ("O&M Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025, ("Fiscal Year 2025"), a copy of which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, Developer is developing certain real property within the District and presently owns a portion of the real property identified in the District's Fiscal Year 2025 Assessment Roll ("Assessment Roll"), attached hereto as **Exhibit A** and incorporated herein by reference, which real property is located entirely within the District and which real property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District ("**Property**"); and

WHEREAS, following the adoption of the Fiscal Year 2025 O&M Budget, the District has the option of levying non-ad valorem assessments on all land within its boundaries that will benefit from the activities, operations and services set forth in such budget (hereinafter referred to as the "O&M Assessment(s)"), or utilizing such other revenue sources as may be available to it; and

WHEREAS, due to the nature of the ownership of the Property, the District is not able to predict with absolute certainty the amount of monies necessary to fund the District's activities, operations and services set forth in the Fiscal Year 2025 O&M Budget; and

WHEREAS, in contemplation of the foregoing, and in lieu of levying an increased amount in O&M Assessments on the Property to fund the Fiscal Year 2025 O&M Budget, the Developer desires to provide the monies necessary to fund the actual expenditures for the Fiscal Year 2025 O&M Budget (hereinafter referred to as the "O&M Budget Payment") which are not otherwise funded by O&M Assessments levied upon benefited lands located within the District; and

WHEREAS, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit B**, and otherwise as provided herein.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

#### SECTION 2. PAYMENT OF DISTRICT'S O&M BUDGET.

i. **Payment of O&M Budget Expenses.** Upon the District Manager's written request, the Developer agrees to make available to the District the monies necessary to fund all expenditures of the Fiscal Year 2025 O&M Budget not otherwise funded through O&M Assessments levied upon benefited lands located within the District, on a continuing basis, within fifteen (15) days of written request by the District. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the lands within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's Fiscal Year 2025 O&M Budget or otherwise.

ii. *Consent to Funding of 2025 O&M Budget.* The Developer acknowledges and agrees that the O&M Budget Payment represents the funding of operations and maintenance expenditures that would otherwise be appropriately funded through O&M Assessments equitably allocated to the Property within the District in accordance with the District's assessment methodology. Developer agrees to pay, or caused to be paid, the O&M Budget Payment regardless of whether Developer owns the Property at the time of such payment subject to the terms set forth in Section 10 herein. Developer agrees that it will not contest the legality or validity of such imposition, collection or enforcement to the extent such imposition is made in accordance with the terms of this Agreement.

SECTION 3. CONTINUING LIEN. The District shall have the right to file a continuing lien upon the Property described in Exhibit B for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for FY 2025 O&M Budget" in the public records of St. Johns County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for FY 2025 O&M Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit B** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

#### SECTION 4. ALTERNATIVE COLLECTION METHODS.

i. In the alternative or in addition to the collection method set forth in Section 3 above, the District may enforce the collection of the O&M Budget Payment(s) by action against the Developer in the appropriate judicial forum in and for St. Johns County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

ii. The District hereby finds that the activities, operations and services funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services that will be funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Property in excess of the costs thereof on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the St. Johns County property appraiser.

**SECTION 5. NOTICE.** All notices, payments and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

A.	If to District:	Rivers Edge II Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager
	With a copy to:	Kilinski   Van Wyk, PLLC 517 E. College Avenue Tallahassee, Florida 32301 Attn: District Counsel
B.	If to Developer:	Mattamy Jacksonville, LLC 7800 Belfort Parkway, Suite 195 Jacksonville, Florida 32256 Attn:

**SECTION 6. AMENDMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**SECTION 7. AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**SECTION 8.** ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other, which consent shall not be unreasonably withheld.

**SECTION 9. DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the matter described in Sections 3 and 4 above.

**SECTION 10. THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations,

covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, including the Property, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give ninety (90) days prior written notice to the District under this Agreement of any such sale or disposition.

**SECTION 11. APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue shall be in St. Johns County, Florida.

**SECTION 12. NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

**SECTION 13. EFFECTIVE DATE.** The Agreement shall take effect as of October 1, 2024. The enforcement provisions of this Agreement shall survive its termination, until all payments due pursuant to this Agreement are paid in full.

IN WITNESS WHEREOF, the Parties execute this Agreement on the day and year first written above.

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT** 

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

**MATTAMY JACKSONVILLE, LLC,** a foreign limited liability company

[Print Name]

EXHIBIT A: Fiscal Year 2025 O&M Budget & Assessment RollEXHIBIT B: Property Description

<u>Exhibit A</u> Fiscal Year 2025 O&M Budget & Assessment Roll

Exhibit B Property Description

2.

#### **RESOLUTION 2024-09**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge II Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida ("County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Fiscal Year 2025"), attached hereto as Exhibit A; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS,** the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS,** Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS,** the developer has agreed to directly fund through contributions any funds necessary to provide the operation and maintenance of the services and facilities provided by the District which are not funded through said special assessments; and

**WHEREAS,** the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("Assessment Roll") attached to this Resolution as Exhibit B, and to certify the portion of the Assessment Roll related to certain developed property ("Tax Roll Property") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("Direct Collect Property"), all as set forth in Exhibit B; and

**WHEREAS,** it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

## NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in Exhibits A and B and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B.** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

#### SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Tax Roll Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits A and B.

- B. Direct Bill Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property, including debt service special assessments imposed for the Series 2020 Capital Improvement Revenue Bonds and the Series 2021 Capital Improvement Revenue Bonds, shall be collected directly by the District in accordance with Florida law, as set forth in Exhibits A and B. Assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. Future Collection Methods. The decision to collect special assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

## PASSED AND ADOPTED THIS 21ST DAY OF AUGUST 2024.

ATTEST:

## **RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

- Exhibit A: Adopted Budget for Fiscal Year 2025
- Exhibit B: Assessment Roll (Uniform Method) Assessment Roll (Direct Collect)



#### **COST-SHARE STATUS COVER SHEET**

Instructions to Staff: Please complete this form and attach as a cover sheet to each proposal presented for approval.

Proposal: \_\_\_\_\_

#### 1. Is the cost for this work intended to be shared?

 $\Box$  Yes (Please proceed to question 2)

#### 2. If yes, please check one of the following:

 $\Box$  This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

 $\Box$  This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

[End of Cover Sheet]

## **COST SHARE REQUEST**

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Pa	rty:
Request:	<ul> <li>Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)</li> <li>Addition of new improvements (Methodology Consultant and Engineer must sign)</li> </ul>
D1 1 (°C	
	w the scope of supplemental services or describe the additional improvements requested to be added. maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary
Total Proposed	
Compensation	: \$
Cost Share	
Calculation:	Rivers Edge Rivers Edge II
	Rivers Edge III
Methodology	
Consultant Ap	proval:(Signature)
	(Date)
If requesting a	ddition of new improvements:
Engineer Approval:	
**	(Signature)
	(Date)

#### [Please attach this page for supplemental maintenance services for existing Improvements]

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned supplemental maintenance services shall be subject to and governed by the Interlocal Agreement.

#### **RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

□ Chair □ Vice-Chair, Board of Supervisors

\_\_\_\_\_

Date:\_\_\_\_\_

#### **RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_\_ Urice-Chair, Board of Supervisors

Date:

## **RIVERS EDGE III CDD**

By: \_\_\_\_\_ □ Chair □ Vice-Chair, Board of Supervisors

Date:



Landscape Maintenance Services Proposal

prepared for

# Rivers Edge III-RiverLodge Addendum



# EXHIBIT "A" LANDSCAPE MANAGEMENT SERVICES PRICING SHEET

# **RIVERS EDGE III- RIVERLODGE ADDENDUM**

Core Maintenance Services	
<b>Maintenance</b> Includes Mowing, Edging, String Trimming, Shrub Pruning, Tree Pruning, Weeding & Cleanup	\$54,524
IPM Includes Fertilization & Pest Control Applications	\$12,550
Irrigation Inspections Monthly	\$3,360
<b>Palm Pruning</b> Prune 85 Palms 1 Time Per Year	\$2,550
Total	\$72,984

Grand Total Annual:	\$72,984.00
Grand Total Monthly:	\$6,082.00

# EXHIBIT "B" PERFORMANCE STANDARDS

# **RIVERS EDGE III- RIVERLODGE ADDENDUM**

Managing the needs of your unique landscape requires careful planning and attention to detail. Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment. Should you ever have additional needs, questions or concerns, please ask us.

Geographic location and climate play a major role in the timing of our service delivery; schedules are adjusted to coincide with seasonal growth rates in order to maintain a consistent, healthy appearance. Services missed due to inclement weather will be made up as soon as possible. The following table summarizes our planned visits for completing each of the services performed on your property:

Service	Visits
Site Visits	52
Maintenance	52
Detailing	With Each Visit
IPM - Fertilization & Pest Control	Turf: 6 blanket and spot treatments as needed Shrubs/Trees/Palms: 2 blanket and spot treatments as needed
Irrigation Inspections	12
Mulch	Per Request
Tree Pruning	Up to 10ft above grade - above 10ft will be proposed
Palm Pruning	1

D.

#### **COST-SHARE STATUS COVER SHEET**

Instructions to Staff: Please complete this form and attach as a cover sheet to each proposal presented for approval.

# Proposal: Acceptance of Pond (#90) for Rivers Edge III

#### 1. Is the cost for this work intended to be shared?

■ Yes (Please proceed to question 2)

□ No, the entire cost will be paid by: [Choose One] (Please leave remainder of form blank)

#### 2. If yes, please check one of the following:

■ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

 $\Box$  This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

[End of Cover Sheet]

#### **COST SHARE REQUEST**

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Party: Rivers Edge III CDD

# Request: Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)

□ Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary: This is for an addendum to add pond #90 to Rivers Edge CDD III

Total Proposed		
Compensation:	<u>§912.00</u>	
Cost Share		
Calculation:	\$299.41	Rivers Edge
	\$281.63	Rivers Edge II
	\$330.96	Rivers Edge III
Methodology		
Consultant Approval:		
	(Signature)	
	(Date)	
If requesting addition of	of new improver	nents:
Engineer		
Approval:		
- FF · · ····	(Signature)	
	(Date)	
	(Duit)	

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned supplemental maintenance services shall be subject to and governed by the Interlocal Agreement.

### **RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

□ Chair □ Vice-Chair, Board of Supervisors

Date:\_\_\_\_\_

### **RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_\_ Chair □ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

### **RIVERS EDGE III CDD**

By:  $\Box$  Chair  $\Box$  Vice-Chair Board of

□ Chair □ Vice-Chair, Board of Supervisors

Date:



### ADDENDUM TO ANNUAL SERVICES CONTRACT

CUSTOMER NAME: Rivers Edge CDD III (20143)

SUBMITTED TO: Kevin McKendree, Field Operations Manager - kmckendree@vestapropertyservices.com
 CONTRACT SUBMISSION DATE: August 5, 2024
 SUBMITTED BY: David Cottrell, North Florida Business Development Consultant
 SERVICES: Monthly Maintenance of One (1) Additional Pond (90) measuring approximately 960 perimeter feet and 1.11 acres at Rivers Edge CDD III in St. Johns, FL 32259.

This agreement (the "Agreement") is an Addendum to the current Services Contract by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") and will begin on the first of the month following acceptance by the Customer, under the same terms and conditions for the same period as the current **Aquatic Management Agreement made and entered into effective upon the 1st day of November**, **2023** except as amended here.

1. <u>The Services</u>. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. <u>PAYMENT TERMS.</u> The Contract Addendum Price is **\$912.00**. SOLitude shall invoice Customer **\$76.00 per month** for the Services to be provided under this Addendum. The price indicated in this Addendum shall be billed in addition to the regular monthly contract invoice amount and shall renew with the same terms and for the same time period as the existing contract.

### ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

### Rivers Edge CDD III (20143)

Signature:	Signature:
Name:	Name:
Title:	Title:
Date:	Date:

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SŌLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SŌLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

Rivers Edge CDD III Pond 90 Addendum - DC Annual Services Contract Page 2 of 5



Customer's Address for Notice Purposes:

Please Remit All Payments to: 1320 Brookwood Drive Suite H Little Rock AR 72202 Please Mail All Contracts to: 2844 Crusader Circle, Suite 450 Virginia Beach, VA 23453

### <u>SCHEDULE A - SERVICES</u> ANNUAL POND MANAGEMENT SERVICES

### Monitoring: Pond 90

- A SÕLitude Biologist will visit the site and inspect the pond at a minimum of two (2) times per month basis, with additional monthly visits as needed to control weeds and algae at the discretion of the Biologist and company.
  - guide all activities required to fulfill the requirements of this contract as specified in the Observations and data collected during the inspections will be used to inform and description of services below. ц Сі

# Aquatic Weed Control: Pond 90

- Pond will be inspected at a *minimum of two (2) times per month basis*, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.
- Any growth of undesirable aquatic weeds and vegetation found in the pond with each herbicides and aquatic surfactants as required to control the specific varieties of inspection shall be treated and controlled through the application of aquatic aquatic weeds and vegetation found in the pond at the time of application. *c*i
- controlled preventatively and curatively each spring and early summer through the use Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to Invasive and unwanted submersed and floating vegetation will be treated and of systemic herbicides at the rate appropriate for control of the target species. prosper. ė.

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Rivers Edge CDD III Pond 90 Addendum - DC Annual Services Contract Page 3 of 5



# Shoreline Weed Control: Pond 90

- Shoreline areas will be inspected at a *minimum of two (2) times per month basis*, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company. .\_
- aquatic herbicides and aquatic surfactants as required for control of the plants present Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of at time of application. сi
  - through the application of aquatic herbicides and aquatic surfactants as required to Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled control the unwanted growth present at the time of application. ы.

## Pond Algae Control: Pond 90

- Pond will be inspected at a *minimum of two (2) times per month basis*, with additional monthly visits as needed to control algae at the discretion of the Biologist and company. .\_.
- through the application of algaecides, aquatic herbicides, and aquatic surfactants as Any algae found in the pond with each inspection shall be treated and controlled needed for control of the algae present at the time of service. ц і

## Trash Removal: Pond 90

- and do not include any trash or debris removal from the surrounding terrestrial (dry land) additional fee. Routine trash and debris removal services are for the pond areas only, Trash and light debris will be removed from the pond with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an areas.
  - packaging materials are excluded. The cleanup is intended to provide an acceptable Irash is defined as man-made litter and must be larger than four inches. Styrofoam level of trash removal; removal of 100% of lake trash during each cleanup is not guaranteed. ц.

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Rivers Edge CDD III Pond 90 Addendum - DC Annual Services Contract Page 4 of 5



### Service Reporting:

Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

## <u>General Qualifications:</u>

- Company is a licensed pesticide applicator in the state in which service is to be provided.
- Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, to be provided. *c*i
- analysis required for prescriptive site-specific water quality management and utilizes an management. Each applicator has received extensive training in the proper selection, individual applicator has been trained and educated in the water quality testing and quality enhancement products necessary to properly treat our Customers' lakes and Each use, and application of all aquatic herbicides, algaecides, adjuvants, and water integrated approach that encompasses all aspects of ecologically balanced Company is a SePRO Preferred Applicator and dedicated Steward of Water. ponds as part of an overall integrated pest management program. с т
  - labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and Company guarantees that all products used for treatment are EPA registered and are being applied in a manner consistent with their labeling. 4
- control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the ireatments that are consistent with NPDES compliance standards as applicable in and trained to perform all applications in compliance with all federal, state, and local law. determined by the specific state in which treatments are made. All staff will be fully All pesticide applications made directly to the water or along the shoreline for the EPA and related state agencies for NPDES and FIFRA. Company will perform <u>ю</u>
  - Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. . v

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### Rivers Edge CDD III - Pond 90

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### **RESOLUTION 2024-10**

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR LANDOWNERS' MEETING OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the Rivers Edge II Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

**WHEREAS**, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("Board") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five (5) members; and

**WHEREAS**, the District is statutorily required to hold its meeting of the landowners of the District for the purpose of electing Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT:

1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS. The Board is currently made up of the following individuals:

Seat Number	<u>Supervisor</u>	Term Expiration Date
1	Vacant	November 2026
2	Amber King	November 2026
3	Jason Thomas	November 2024
4	DJ Smith	November 2024
5	Jarrett O'Leary	November 2024

This year, Seat 4, currently held by DJ Smith, is subject to election by landowners in November 2024. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for each successful candidate shall commence upon election. Seats 3 and 5 will be elected through the general election process.

2. LANDOWNERS' ELECTION. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the following date, time and location:

DATE: November 19, 2024 TIME: 9:00 a.m. LOCATION: RiverTown Amenity Center 156 Landing Street St. Johns, Florida 32259 **3. PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. FORMS. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its August 21, 2024 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

5. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this <u>21st</u> day of <u>August</u>, 2024.

ATTEST:

### **RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Composite Exhibit A:

Sample Notice of Landowners' Meeting and Election, Instructions, Proxy, and Ballot Form

### NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Rivers Edge II Community Development District (**"District"**) the location of which is generally described as comprising a parcel or parcels of land containing approximately 983.88 acres in St. Johns County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors (**"Board"**, and each member individually, **"Supervisor"**).

DATE:	November 19, 2024
TIME:	9:00 a.m.
PLACE:	RiverTown Amenity Center
	156 Landing Street
	St. Johns, Florida 32259

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Governmental Management Services, LLC, 75 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one (1) vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least three (3) business days before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Jim Oliver District Manager Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

### INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE:	November 19, 2024
TIME:	9:00 a.m.
LOCATION:	RiverTown Amenity Center
	156 Landing Street
	St. Johns, Florida 32259

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("Board") every two (2) years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

One (1) seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by <u>one</u> (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

### LANDOWNER PROXY

### RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT LANDOWNERS' MEETING

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_\_ ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the District to be held at t at RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259, on November 19, 2024, at 9:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner		
Signature of Legal Owner	Date	
Parcel Description	Acreage	<u>Authorized Votes</u>

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

### **Total Number of Authorized Votes:**

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

### OFFICIAL BALLOT RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT LANDOWNERS' MEETING– NOVEMBER 19, 2024

**For Election (1 Supervisor):** The candidate receiving the highest number of votes will serve a four (4) year term, with the term of office commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the District and described as follows:

Description

Acreage

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
4		

Date: \_\_\_\_\_

Signed: \_\_\_\_\_\_
Printed Name: \_\_\_\_\_\_

F.

### Rivers Edge II Community Development District

FY 2024 Funding Request #60 23-jul-24 de date se des

Vendor			Amo	unt
1 Atlantic Home Technologies				
Landscape SE Satelilte Speakers	Inv #29688	6/7/24	\$	1,089.20
2 CA Florida Holdings LLC Qualifying Period	Inv #6462511	5/16/24	\$	65.92
Qualitying Letton	1114 #0402311	5/10/24	Ψ	03.71
3 Cintas				
Extinguisher Inspection	Inv #OF 61649630	5/2/24	\$	1,737.07
Active Scraper/Mat ONYX	Inv #4195291664	6/10/24	\$	180.76
First Aid Supplies	Inv #5216943826	6/20/24	\$	143.36
4 Dynamic Security Professionals	Inc			
Replaced Security System Battery		6/20/24	\$	210.00
3rd Quarterly Monitoring	inv #44202	6/23/24	⊅ \$	105,00
era quarteriy inometring		5/ 80/ 101	4	105,50
5 Epic Pools				
Replaced Pool Pump	Inv #44297	6/18/24	\$	7,300.00
6 Governmental Management Serv	rices			
July Invoice	lnv #81	7/1/24	\$	3,819.16
7 Grau and Associates	Inv #24040	6124124	\$	400.00
Arb SE2020 FYE 4/30/24	Inv #26049	6/24/24	ф	600.00
8 Howard Services				
A/C Service Call	Inv #S-18162	6/6/24	\$	579.47
A/C Repair	lnv #S-18436	7/10/24	\$	264.00
9 Kilinski				
May General Counsel	lnv #9650	6/23/24	\$	2,070.71
0 Live Entertainment Solutions D] for Music Bingo 7/11	Inv #430044	7/10/24	\$	275.00
D) for Trivia 7/25	Inv #430044	7/10/24	э \$	275.00
D) for Music Bingo 8/8	inv #499833	7/10/24	\$	275.00
D] for Trivia 8/22	inv #499833	7/10/24	Ψ \$	275.00
D] for Music Bingo 9/5			э \$	
DJ for Trivia 9/12	Inv #9300943		э \$	275,00
	Inv #9300943	7/10/24	4	275.00
1 Poolsure				
July Pool Chemicals	Inv #131295622449	7/1/24	\$	1,103.15
2 Prosser				
May Professional Services	Inv #52656	6/21/24	\$	176.98
		·		
3 Solitude Lake Management	1 #D0100/010	3/4/04	<i>~</i>	1 74 9 00
July Lake Maintenance	inv #PS1086313	7/1/24	\$	1,718.00
4 Sterling Specialties Inc				
Replace Post	ln <b>v</b> #15675	2/14/24	\$	450.00
5 TMT Electric LLC				
Dock Walkway Lights Repair	Inv #1083	6/26/24	\$	780.00
DOLK WAIKWAY LIBITO REPAIL	1114 #1083	0/20/24	ቅ	780,00
.6 Vesta				
June Billable Mileage 1/3	Inv #420661	6/30/24	\$	115.14
July Invoice	Inv #420289	7/1/24	\$	31,185.96

17 Yellowstone Landscaping			
May Landscape Maintenance	lnv #693618	5/1/24	\$ 2,914,00
May Landscape Maintenance	lnv #693620	5/1/24	\$ 31,544.58
Pine Tree Fellings 465 Shinnecock	Iny #710122	6/5/24	\$ 655.00
Pine Tree Fellings 234 & 244 Pinellas	Iny #710123	6/5/24	\$ 3,740.00
Pine Tree Fellings 234 Pinellas	lnv #710125	6/5/24	\$ 805.00
June Landscape Maintenance	lnv #715068	6/7/24	\$ 2,914.00
June Landscape Maintenance	lny #715070	6/7/24	\$ 31,544.58
Pine Tree Felling 475 Shinnecock	lnv #717893	6/13/24	\$ 415.00
Pine Tree Felling 18 Shinnecock	Inv #717894	6/13/24	\$ 405.00
June IRRIG RPRS Keystone Corners	inv #722324	6/27/24	\$ 184.00
Summer Flowers/Annuals	lny #728216	7/3/24	\$ 5,220.00
Irrigation Repairs Kendall Crossing	Inv #728217	7/3/24	\$ 2,059.50
June Irrigation Repairs River Club	iny #728219	7/3/24	\$ 3,322.45
July Landscape Maintenance	iny #[AX731084		\$ 2,914.00
July Landscape Maintenance	inv #JAX731086		\$ 31,544.58
18 CREDIT from FR 59 item #13			\$ (75,000.00)
Total Amount Due			\$ 100,525.57
Signature:			
Signature:			

1.00

Docusign Envelope ID: EB8E88D2-BCF6-4AB9-9AD2-43E1D1EC2524

	ACCOUN	ACCOUNT #	PAGE #	
<b>₩LocaliQ</b>	Rivers Ed	ge li Cdd	759957	1 of 1
Florida	INVOICE#	BILLING PERIOD	PAYMENT DUI	EDÂTE
GANNETT	0006462511	May 1- May 31, 2024	June 20, 20	024
GANNETT	PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH A	MT DUE*
	\$0.00	\$0.00	\$65.92	
BILLING ACCOUNT NAME AND ADDRESS       Legal Entity: Gannett Media Corp.         BILLING ACCOUNT NAME AND ADDRESS       Legal Entity: Gannett Media Corp.         Rivers Edge II Cdd       Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legat rate (whichever is less). Advertiser claims for a credit related to rates incorrectly involced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.         All funds payable in US dollars.				
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.ga	annett.com		FEDERAL ID 47-2	2390983
To sign-up for E-mailed involces and online payments please co	ntact abgspecial@g	annett.com.		
Date Description				Amount
5/1/24 Balance Forward				\$0.00
Package Advertising:			mber Pa	ekono Cost
	Description			ckage Cost \$65.92
		0.104		



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$65,92
Service Fee 3.99%	\$2.63
*Cash/Check/ACH Discount	-\$2.63
*Payment Amount by Cash/Check/ACH	\$65.92
Payment Amount by Credit Card	\$68,55

	ACCOUNT NAME Rivers Edge II Cdd		ACCOUNT NUMBER 759957		NUMBER 62511	AMOUNT PAID \$65.92
CURRENT DUE \$65.92	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0,00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0,00	TOTAL CASH AMT DUI \$65.92
REMITTANCE ADD	RESS (Include Account#	& Involaett on check)	TO PAY WIT	H CREDIT CARD PL 1-877-736-7612	EASE CALL:	TOTAL CREDIT CARI AMT DUE \$68.55
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244			To sign up fo	or E-mailed invoices abgspecia	and online paymer	nts please contact

LOCALIO **FLORIDA** 

### AFFIDAVIT OF PUBLICATION

Courtney Hogge Rivers Edge Ii Cdd 475 W Town PL # 114 Saint Augustine FL 32092-3649

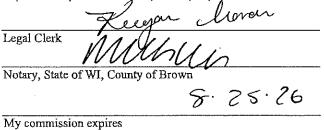
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

### 05/16/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/16/2024



Publication Cost:	\$65.92
Order No:	10151321
Customer No:	759957
PO #:	

# of Copies:

### THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

PO Box 631244 Cincinnati, OH 45263-1244

### NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Rivers Edge II Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Avenue A, St. Augustine, Florida 32095, Phone (904) 823-2238. All candidates shall qualify for individual seats in accardance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified electar" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns Elections. County Supervisor of Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Rivers Edge II Community Development District has two (2) seats up for election, specifically seats 3 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections. Pub: May 16, 2024; #10151321

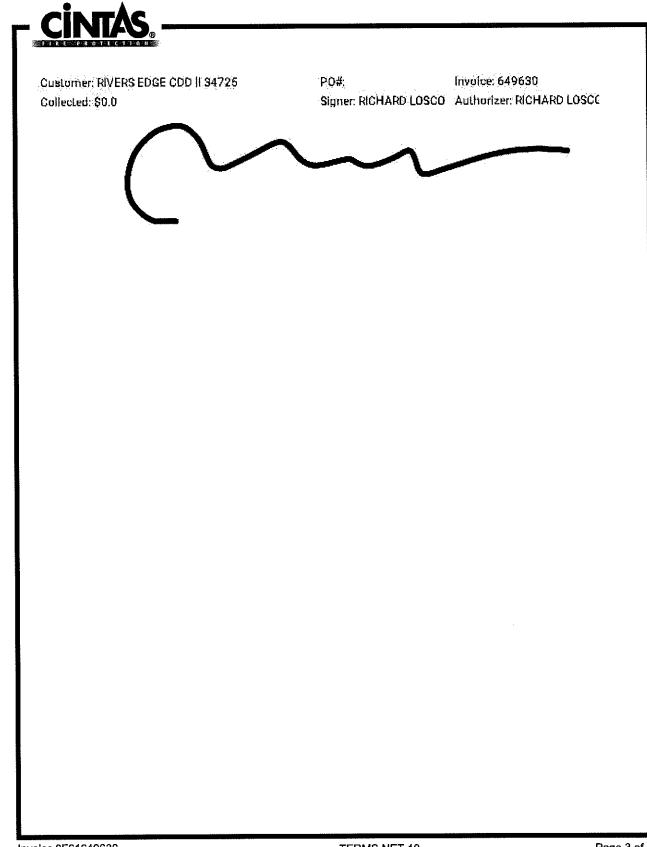
MARIAH VERHAGEN **Notary Public** State of Wisconsin

\* \* \* INVOICE CUSTOMER COPY \*\*\* Location : CINTAS FIRE PROTECTION Invoice # : 0F61649630 Inv Date : 5/02/2024 Loc : F61 Route .: 02 Acct # : 34725 Acct Zip : 32259 isit : 10044187 Customer : 34725 Type . . : CHG-S PO Number : WO Number : Service Visit : Remit to: Bill to: CINTAS FIRE 636525 RIVERS EDGE CDD II P.O. BOX 636525 475 W TOWN PL ST AUGUSTINE, FL 320923648 CINCINNATI, OH 452636525 (904) 562-7000 Serviced: RIVERS EDGE CDD II 160 RIVER GLADE RUN RIVERS EDGE COMMUNITY ST. JOHNS, FL 32259 Unit Net Amount Tx Item Qty Description Price 1 EXTINGUISHER, 6 LITER, CHARGED WC-100 LOW PH WET CHEMICAL B25064 706.63 706.63 Y P551029 1 NOZZLE, 1H 241.68 241.68 Y 5 FUSIBLE LINK HEAT DETECTOR 25.95 129.75 Y EELINK P551026 1 NOZZLE, 1L 206.55 206.55 Y **1 INSPECTION KITCHEN SYSTEM** 325.95 325.95 Y TNKS Y SC 1 Service Charge 126.51 126.51 1,737.07 SUB-TOTAL : TAX : .00 1,737.07 TOTAL : CINTAS FIRE PROTECTION #98454000012007 #98452300012007 #502087000199 0.8 2024 BY: Approved RECDD II Cafe Submitted to AP on 5.3.24 by Jason Davidson ason Davidson

Invoice 0F61649630

Page 1 of 4

Location : CINTAS FIRE PROTECTION	<pre>*** INVOICE CUSTOMER COPY *** Invoice # : 0F61649630 Inv Date : 5/02, Customer : 34725 Loc : F61 Type : CHG-S Route . : 02 PO Number : Acct # : C WO Number : Acct Zip : 32259 Service Visit : 1004418</pre>	347:
Remit to: CINTAS FIRE 636525 F.O. BOX 636525 CINCINNATI, OH 452636525 (904)562-7000	Bill to: RIVERS EDGE CDD II 475 W TOWN PL ST AUGUSTINE, FL 320923648	
Serviced: RIVERS EDGE CDD II 160 RIVER GLADE RUN RIVERS EDGE COMMUNITY ST. JOHNS, FL 32259		
PLEASE INCLUDE I TO MAKE P. PLE OR EMAI	Unit Ne Price Amoun EF20000872 E PAY FROM THIS INVOICE NVOICE NUMBER WHEN MAILING PAYMENT AYMENT OR FOR ANY QUESTIONS ASE CALL 570 891-0469 L EVANSM2@CINTAS.COM C/AMEX DISCOVER AND CHECK BY PHONE	





FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS

The terms and conditions below are excepts taken from Cintas Fire Protection Services General Terms and Conditions, a complete copy of which is available upon request from your Cintas representative or online at [Cintas.com/ firecontract].

13. Equipment Exchange. Customer hereby understands and agrees that if Customer engages Cintas to service its fire extinguishers, Cintas intends to exchange Customer's fire extinguishers for other fire extinguishers of similar kind end quality. Customer further acknowledges and agrees thet upon completion of euch exchange that all rights, title, and interest in the Customer's extinguishers so exchanged will belong to Cintas and ell rights, title, and interest in Cintas's fire extinguishers so exchanged will belong to the Customer.

\*\* CELEBRAT, MARY MARY AND ALL CALLERS, CP. CANNAR, MY. CONTRACT, CALLERS, CALLERS, MARY AND ALL CALLERS, DESCRIPTION OF A CONTRACT AND ALL CALLERS AND ALL CH. CITCHER, MERTYRANSKATANING, AY, CANATAMAR, CH. AND P. MARAN, IN TRANSPORT, NEURAL ADDRESS, ST. TANK, AND PARAMETERS, MARANA AND PARAMETERS, MARANA AND PARAMETERS, CANADAMAN AND PARAMETERS, MARANA AND PARAMETERS, MARANA AND PARAMETERS, CANADAMAN AND PARAMETERS, MARANA AND PARAMETERS, MARANA AND PARAMETERS, CANADAMAN AND PARAMETERS, MARANA AND PARAMETERS, MARANA AND PARAMETERS, CANADAMAN AND PARAMETERS, MARANA AND PARAMETERS, MARANA AND PARAMETERS, CANADAMAN AND PARAMETERS, MARANA AND PARAMETERS, MARANA AND PARAMETERS, CANADAMAN AND PARAMETERS, MARANA AND PARAMETERS, MARANA AND PARAMETERS, CANADAMAN AND PARAMETERS, MARANA AND PARAMETERS, MARANA AND PARAMETERS, CANADAMAN AND PARAMETERS, MARANA AND PARAMETERS, MARANA AND PARAMETERS, CANADAMAN AND PARAMETERS, MARANA AND PARAMETERS, MARANA AND PARAMETERS, CANADAMAN AND PARAMETERS, MARANA AND PARAMETERS, MARANA AND PARAMETERS, CANADAMAN AND PARAMETERS, MARANA AND PARAMETERS, MARANA AND PARAMETERS, CANADAMAN AND PARAMETERS, MARANA AND PARAMETERS, MARANA AND PARAMETERS, CANADAMAN AND PARAMETERS, MARANA AND PARAMETERS, MARANA AND PARAMETERS, CANADAMAN AND PARAMETERS, MARANA AND PARAMETERS, MARANA AND PARAMETERS, CANADAMAN AND PARAMETERS, MARANA AND PAR

16. LIMITATION OF CINTAS'S LIABILITY. Customer acknowledges that Cintas's servica fees/purchase prices are besed on the velue of servicas or goods provided and the limited liability provided under this Agreement and not on the value of the Customer's premises or its contents, or the likelihood or potential extent or severity of injury (including death) to Customer or others. Customer further acknowledges and agrees that Cintas cennot predict the potential extent, or severity of any damagas or injuries that Customer or others may incur due to the failure of the system or eervices to work as intended. If CINTAS OR ITS REPRESENTATIVES ARE HELD LIABLE FOR ANY REASON FOR ANY LOSS, INJURY, OR DAMAGES OF ANY KIND THAT ARISES OUT OF, RESULTS FROM, OR IS RELATED TO THIS AGREEMENT (INCLUDING, WITHOUT LIMITATION, LOSSES, INJURIES OR DAMAGES RESULTING FROM CINTAS'S SOLE OR PARTIAL NEGLIGENCE, WHETHER ACTIVE OR PASSIVE), CUSTOMER AGREES AND WARRANTS THAT CINTAS'S AND ITS REPRESENTATIVE'S COLLECTIVE LIABILITY TO CUSTOMER. ITS AGENTS, COLLECTIVE LIABILITY TO CUSTOMER ITS AGENTS, OFFICERS, DIRECTORS, EMPLOYEES, INVITES, AND ANY THIRD PARTY SHALL BE LIMITED EXCLUSIVELY TO \$1,000. If Customer wishes to Increase the limit of Cintas's liability, but no such agreed upon increase to the limit of Cintas's liability, but no such agreed upon increases to the limit of CINTAS AND THE WAIVERS AND INDEMNITIES SCH CONTAS, AND THE LIABILITY OF CUSTOMER AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND THE WAIVERS AND NOERNITIES SCH CORTAL AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND THE WAIVERS AND NOERNITIES SCH CONTAGES AND AGREES THAT WERE CINTAS CUSTOMER ACKNOWLEDGES AND AGREES THAT WERE CINTAS CUSTOMER LIABILITY OF CINTAS. SUSTOMER AGREES THAT WERE CINTAS OF THE ULABILITY OF CINTAS. SUSTOMER, AGREES THAT WERE CINTAS OF THE ULABILITY OF CINTAS. SUSTOMER, AGREES THAT WERE CINTAS CUSTOMER ACKNOWLEDGES AND AGREES THAT WERE CINTAS OF THE ULABILITY OF CINTAS. SUSTOMER, AND AGREES THAT WERE CINTAS OF THEY ENCINTAS.

22. <u>Governing Law</u>. To the greatest extent permitted by law, this Agreement shell be governed by the laws of the Stete of Ohio, and it explicitly excludes eny reference or resort to choice of law rules that euggest or require that the laws of another jurisdiction be applied.

23. <u>Disputas</u>. Any dispute or matter arising in connection with or relating to this Agreement other then an ection for collection of fees due Cintas hereunder shall be resolved by binding and finel arbitration administered by the American Arbitration Association under its Commarcial Arbitration Rules. The number of arbitrators shall be three. The parties shall each choose an arbitrator, with those two erbitrators to agree upon a third arbitration Rules. The number of arbitrators to agree upon a third arbitrator. The place of arbitrator shall be Warren County, Ohio and Ohio law shall apply. Judgment on the award rendered by the erbitrators may be entered in any court having jurisdiction. CUSTOMER, ON BEHALF OF ITSELF AND ALL OF ITS INSURER(S), WAIVES TRIAL BY JURY IN ANY ACTION BETWEEN CUSTOMER AND/OR INSURER AND CINTAS, AND CUSTOMER IRREVOCABLY WAIVES ANY RIGHT TO CLASS REPRESENTATIVE CLAIMS (WHETHER AS A CLASS MEMBER OR CLASS REPRESENTATIVE) AND ANY RIGHT TO HAVE SUCH DISPUTE CONSOLIDATED OR CONSIDERED IN CONJUNCTION WITH ANY OTHER CLAIM OR CONTROVERSY OR AS A PART OF ANY OTHER PROCEEDING. Notice or service of process of any such dispute may be made by correspondence delivered via the United States Postal Service (cartified mail or registered mail, return receipt requested) or by a netionel overright courter service (such as Federal Express) directed to the opposing party's address identified in this Agreement. With respect to an action for fees due Cintas under this Agreement, the exclusive jurisdiction and forum for the resolution of eny such dispute shell be a court of competent jurisdiction. The state where the Customer is located, end if Cintas prevails on eny or ell of its claim for fees, Clintse shell elsio be entitied to recover all ettorneys' fees end costs it incurs in the prosecution of the reliem or action.

Invoice 0F61649630

		REMIT PAYMENT TO: CINTAS P.O. BOX 631025 CINCINNATI, OH 45263-1025	VIEW & PAY YOUR BILLS ONLIN WWW.CINTAS.COM/MYACCOUNT	NE: CUSTOMER SVC/BILLING CINTAS FAX #	6 833-290-0514 904-741-6116
			INVOICE		
SHIP TO:	RIVERS EDGE II C 160 RIVERGLADE SAINT JOHNS, FL	RUN	ĨN	IVOICE # IVOICE DATE ERVICE TICKET #	4195291664 06/10/2024 4195291664
BILL TO:		COMMUNITY ASSOCIAION MMUNITY DEVELOPMT DIS L 32092-3649	P. P. S	OLD TO # AYER # AYMENT TERMS ORT # INTAS ROUTE	20958738 10596960 NET 10 EOM 02800002682 22 / DAY 1 / STOP 007
EMP#/LOC	K# MATERIAL	DESCRIPTION			IIT PRICE LINE TOTAL TAX

EMP#/LOCK#	MATERIAL	DESCRIPTION		FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	3X5 ACTIVE SCRAPER		04	F	2	12.423	24.85	N
	X10186	4X6 ACTIVE SCRAPER		04	F	з	13.804	41.41	Ν
	X10189	3X5 XTRAC MAT ONYX		04	F	4	20.706	82.82	Ν
	X10192	4X6 XTRAC MAT ONYX		04	F	1	23.466	23.47	Ν
			SUBTOTAL					172.55	
		SERVICE CHARGE		EC	EI	VE		8.21	N
		SUBTOTAL	U					180.76	;
		TAX	<u> </u>	JUN	112	024		0.00	i
		TOTAL USD	I BY	/•	<u>autorationationali</u>		<i>V</i>	180.76	I.

You will notice the annual price adjustment on your invoice beginning on 6/1/2024. Rental rates are being adjusted to account for increases in labor wage rates, fleet expenses, raw materials, and energy costs. Rates will remain consistent for the next year.

Thanks for your trust in Cintas. We remain committed to providing you with the highest quality service in the rental industry.



Approved RECDD I Submitted to AP on 6.11.2024 by Jason Davidson

Jason Davidson

CINTAS READY FOR THE WORKDAY

CINTAS P.O. Box 631025 CINCINNATI, OH 45263-1025 Service / Billing # (904 Fax # (904 Payment Inquiry # (888

(904)562-7000 (904)562-7020 (888)994-2468

Invoice

Ship To RIVERS EDGE 2 RIVERS EDGE COMMUNITY DEVELOP DISTRICT 160 RIVERGLADE RUN ST. JOHNS, FL 32259

Invoice # 5216943826 Invoice Date 06/20/2024 Credit Terms NET 30 DAYS Customer # 12663109 Cintas Route LOC #0292 ROUTE 0009 Order # 7048629353 Payer # 10596960

Bill To RIVERTOWN COMMUNITY ASSOCIAION RIVERS EDGE COMMUNITY DEVELOPMT DIS STE 114 475 W TOWN PL ST AUGUSTINE, FL 32092-3649

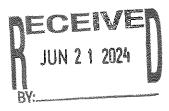
Material #		Description		Qu	antity	Unit Price	Ext Price
Jnit	00000000009585183	Unit Description:	FRONT OFFICE	FA			
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00
20		CABINET ORGANIZED		1	EA	\$0.00	\$0.00
30		EXPIRATION DATES CHECKED		1	EA	\$0.00	\$0.00
132		BBP KIT CHECKED		1	EA	\$0.00	\$0.00
13658		WATERPROOF CLEAR STRIPS		1	BOX	\$16.21	\$16.21
50430		ALCOHOL SWABS SMALL		1	BAG	\$8.04	\$8.04
55555		HARD SURFACE DISINFEC SVC		1	EA	\$10.45	\$10.45
61029		ANTISEPTIC PUMP 2 OZ		1	EA	\$18.37	\$18.37
2220		ROLLER GAUZE 2IN NON-STER		1	EA	\$9.18	\$9.18
63051		BURN RELIEF PACKET/ 6 PK		1	PAC	\$19.14	\$19.14
						Unit Subtotal:	\$81.39
Init	000000000009605930	Unit Description:	KITCHEN #7873				
10		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00
59		AED CHECKED		1	EA	\$39.02	\$39.02
64462		AED BATTERY CHECKED		1	EA	\$0.00	\$0.00
64463		AED PADS CHECKED		1	EA	\$0.00	\$0,00
						Unit Subtotal:	\$39.02
Jnit	000000000999900999	Unit Description:	Other				
00		SERVICE CHARGE		1	EA	\$22.95	\$22.95
						Unit Subtotal:	\$22.95
						Invoice Sub-total	\$143.36
						Tax	\$0.00 \$143.36
						Invoice Total	\$P140.00

Remit To CINTAS

P.O. Box 631025 CINCINNATI, OH 45263-1025

> Approved RECDD II Submitted to AP on 6.21.2024 by Jason Davidson

ason Davidson



CINTAS P.O. Box 631025 CINCINNATI, OH 45263-1025

### Invoice

Material # Description Quantity Unit Price Ext Price Tax

Note



### Dynamic Security Professionals, Inc.

P.O. Box 23861 Jacksonville, FL 32241 EF0001108

### Invoice

 Date
 Invoice #

 6/20/2024
 43980

Bill To	
Rivers Edge CDD 2	
475 West Town Place	
Suite 114	
St. Augustine, FL 32092	
-	

		P.O. No.	Terms
			Due on receipt
Quantity	Description	Rate	Amount
	Trip Fee	85.00	85.00
Thank you for your busi	ness.	Subtotal	
L		Sales Tax (6.5%	)
		Total	
		Payments/Credi	ts
		Balance Due	)

### Dynamic Security Professionals, Inc.

P.O. Box 23861 Jacksonville, FL 32241 EF0001108

### Invoice

÷

Date Invoice # 6/20/2024 43980

Bill To

Rivers Edge CDD 2 475 West Town Place Suite 114 St. Augustine, FL 32092

	Location
	160 Riverglade Run St. Johns, Florida 32259

		P.O. No.	Terms
			Due on receipt
Quantity	Description	Rate	Amount
1	12V 7AH Sealed Lead Acid Battery	40.00	40.00
hank you for your busir	less.	Subtotal	\$210.0
Approved RECDD Submitted to AP 6	2 .20.24	Sales Tax (6.5%	) \$0.00
Sy Kevin McKendree Kevin McKendree		Total	\$210.0
war mar ye	<i>mu</i>	Payments/Credi	ts \$0.0
		Balance Du	\$210.0

### Dynamic Security Professionals, Inc.

P.O. Box 23861 Jacksonville, FL 32241 EF0001108

### Invoice

 Date
 Invoice #

 6/23/2024
 44202

Bill To	
Rivers Edge CDD <b>2</b> 475 West Town Place Suite 114 St. Augustine, FL 32092	

160 Riverglade Run St. Johns, Florida 32259	

		P.O. No.	Terms
			Due on receipt
Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Security System Via Starlink Cellular for 3rd Quarter $\begin{tabular}{lllllllllllllllllllllllllllllllllll$	35.00	105.00
Thank you for your busi	ness.	Subtotal	\$105.00
L		Sales Tax (6.5%)	\$0.00
	Approved RECDD II		\$105.00
	Approved RECDD II Submitted to AP on 6.24.2024 by Jason Davidson	Payments/Credit	t <b>s</b> \$0.00
	Jason Davidson	Balance Due	\$105.00

PIC	12276 San Jo Ste. 417 Jacksonville CPC# 14574	,FL 32223	Invoi	ce	Date 6/18/2024 904-417-5	Invoice # 44297 100 Phone
Bill To Rivers Edge 475 West To Suite 114 St. Augustin	CDD 2 own Place e, FL 32092			Job Address Rivers Edge CD 160 River glade St. Johns FL 322	DD 2 run	
P.O. Nu	mber	Terms	Rep		Project	
			DB			
Quantity		Desc	ription		Price Each	Amount
1		(Replica of exis Supply & d	is sfl.25 replacement sting pool pump) delivery only EIVED 1 8 2024		7,300.00	
Approve	for your business, d RECDD 2 ed to AP 6.18	we appreciate it ve	ry much.		Total	\$7,300.00
By Kevir	McKendree McKendree				Payments/C	redits \$0.00
KALLIN		as serves				

debbie@epicpool.com	www.epicpool.com
0	

### **Governmental Management Services, LLC**

1001 Bradford Way Kingston, TN 37763

Rivers Edge II CDD 475 West Town Place

St. Augustine, FL 32092

Bill To:

Suite 114

### Invoice

Invoice #: 81 Invoice Date: 7/1/24 Due Date: 7/1/24 Case: P.O. Number:

`

Description	Hours/Q1	ry Rate	Amount
Management Fees -July 2024 Website Administration - July 2024 Information Technology - July 2024		3,091.67 106.00 159.00 441.67	106.00 159.00
Dissemination Agent Services - July 2024 Office Supplies Postage Copies Telephone		0.42 8.90 8.4( 3.04	2 0.42 3 8.96 ) 8.40
JUL 02 2024			
	Tot	al	\$3,819.16
	Pay	ments/Credits	\$0.00
	Bal	ance Due	\$3,819.16

### **Grau and Associates**

951 W. Yamato Road, Suite 280 Boca Raton, FL 33431www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Rivers Edge II Community Development District 1001 Bradford Way Kingston, TN 37763

Invoice No. 26049 Date 06/24/2024

### SERVICE

### AMOUNT

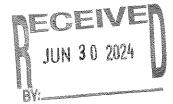
Project: Arbitrage - Series 2020 FYE 4/30/2024 Arbitrage Services

\$<u>600.00</u>

Subtotal: \_\_\_\_\_600.00

Total 600.00

Current Amount Due \$\_\_\_\_600.00



0 - 30	24 60	61 - 90	91 - 120	Over 120	Balance
	31-60				Datalico
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.



Billed Customer: #001909

Rivertown-Vesta Billing-RECDD 2 475 West Town Place Ste 114 St Augustine, Fl 32092

### Service Invoice

### **Howard Services**

P.O. Box 5637 Jacksonville, FL 32247 Phone: (904)398-1414 Fax: (904)398-3586

Site ID: # 001909-0002

Rivertown - River Club POC - Jason Davidson - GM 160 Riverglade Run St. Johns, FL 32259

19665	6/6/2024	S-18162	07/06/2024	Amount Paid
CallSlip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
19665	6/6/2024	S-18162	07/06/2024	CAC1822034
Problem Reported: *** NC-No Cooling - Com No Cooling - Commerical Call A/C out in kitchen area .called in Tech Date JOE 06/06/2024 DAVIDF 06/06/2024 Qty Material (1) 40VA TRANSFORMER (1) R410A PER POUND			JUN 11	2024
Equipment: Unit : CAHU Model :	TWE090E300AA			

Equipment: Unit : CAHU Brand: TRANE Location: Cahu 4

Model : TWE090E300AA Serial#: 17033RD4BA

Supplied and installed a new OEM 40VA Transformer. Checked refrigerant levels and determined that system was low on refrigerant. Then we added 11b of R410a to bring system up to 9F of sub cooling. Then checked the delta T and measured 22F. System is running properly at this time.

	Material Labor	183.47 396.00
Approved RECDD II Submitted to AP on 6.1.2024	Subtotal	579.47
by Jason Davidson	Tax	0.00
Jason Davidson	Grand Total	579.47

The above prices and specifications are herby accepted. You are authorized to perform the work as specified. I agree to pay you in full upon completion of the work and to pay for attorney's fees and costs you incur if you file a lawsuit to recover money which I owe to you. In addition, if I do not pay you upon completion of the work, I agree to pay interest on the outstanding balance at the rate of 18% per annum. The venue for any legal action related to this agreement shall be Jacksonville, Florida unless otherwise required by law. In connection with any such action I/we waive the right to a trial by jury.

Howard Services Warranty: Recommended service repairs are warranted for a period of (90) Ninety days on labor and (1) One year on all applicable parts from the date of the repair, excluding refrigerant unless otherwise stated.

A \$25.00 service charge will be added for all returned checks.



Billed Customer: #001909

Rivertown-Vesta Billing-RECDD 2 475 West Town Place Ste 114 St Augustine, Fl 32092

### Service Invoice

### **Howard Services**

P.O. Box 5637 Jacksonville, FL 32247 Phone: (904)398-1414 Fax: (904)398-3586

Site ID: # 001909-0002

Rivertown - River Club POC - Jason Davidson - GM 160 Riverglade Run St. Johns, FL 32259

19949	7/10/2024	<b>S</b> -18436	08/09/2024	Amount Paid
CallSlip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
19949	7/10/2024	S-18436	08/09/2024	CAC1822034
Problem Reported: *** RICOOL-F Reach in cooler is down prep table Tech Date SCOTT D 07/10/2024	Reach In Cooler Down ***			
Equipment: Unit : CREFRG Brand: Location: Xpo station	Model : BLPT48 Serial#: BT07A94KB00023		I II.	

Arrived on site and checked in with manager. She took me back to kitchen and showed me the reach-in that was not keeping temperature. I removed back on unit to get to condenser area. I turned thermostat down and allowed unit to run. Unit appear to be working properly. Unit does not have any access ports to check refrigerant charge. Suction line is cold and amp draw is ok. Will get prices to add access ports and recharge unit with 134-A.

Approved RECDD II
Submitted to AP on 7.11.2024
by Jason Davidson

Jason Davidson

Material	0.00
Labor	264.00
Subtotal	264.00
Tax	0.00
Grand Total	264.00

The above prices and specifications are herby accepted. You are authorized to perform the work as specified. I agree to pay you in full upon completion of the work and to pay for attorney's fees and costs you incur if you file a lawsuit to recover money which I owe to you. In addition, if I do not pay you upon completion of the work, I agree to pay interest on the outstanding balance at the rate of 18% per annum. The venue for any legal action related to this agreement shall be Jacksonville, Florida unless otherwise required by law. In connection with any such action I/we waive the right to a trial by jury.

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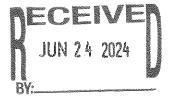
### INVOICE

Invoice # 9650

### KILINSKI | VAN WYK Kilinski | Van Wyk PLLC

P.O. Box 6386 Tallahassee, Florida 32314 United States

Rivers Edge II CDD 475 West Town Place Suite 114 St. Augustine, Florida 32092 Date: 06/23/2024 Due On: 07/23/2024



### **River's Edge II - 01 General Counsel**

Туре	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	05/03/2024	Review and analyze draft agenda for upcoming Board meeting and note potential revisions as needed	0.20	\$280.00	\$56.00
Service	MGH	05/06/2024	Prepare budget approval resolutions for Board consideration at upcoming Board meeting	0.40	\$280.00	\$112.00
Service	LG	05/08/2024	Prepare draft RFP for amenity management services.	0.50	\$305.00	\$152.50
Service	MGH	05/08/2024	Review draft Landowner Election Resolution and note revisions as needed; analyze strategy for seat appointments	0.30	\$280.00	\$84.00
Service	LG	05/12/2024	Review April minutes.	0.20	\$305.00	\$61.00
Service	LG	05/13/2024	Prepare letter to Toll Brothers regarding ownership of dock property.	0.70	\$305.00	\$213.50
Service	LG	05/14/2024	Prepare for Board meeting.	0.30	\$305.00	\$91.50
Service	LG	05/14/2024	Travel to Board meeting.	1.00	\$305.00	\$305.00
Expense	KB	05/14/2024	Hotel: Hotel LG.	1.00	\$63.78	\$63.78
Service	LG	05/15/2024	Attend Board meeting; return travel from same.	1.60	\$305.00	\$488.00
Expense	КВ	05/15/2024	Travel: Mileage LG.	119.30	\$0.67	\$79.93
Service	MGH	05/21/2024	Review meeting notes distributed by Assistant District Manager; evaluate potential legal needs and takeaways needed	0.10	\$280.00	\$28.00

Service	LG	05/28/2024	Prepare form of agreement for amenity management.	0.90	\$305.00	\$274.50
Service	LG	05/31/2024	Review May minutes.	0.20	\$305.00	\$61.00
Non-billa	ble entries					
Service	LG	05/07/2024	Review and revise budget resolution.	<del>0.20</del>	\$3 <del>05.00</del>	<del>\$61.00</del>
Service	MGH	05/15/2024	Prepare for, travel to and attend Board meeting	<del>1.00</del>	<del>\$280.00</del>	<del>\$280.00</del>
Expense	КВ	05/15/2024	Gas: Travel LG.	<del>1.00</del>	<del>\$6.80</del>	<del>\$6.80</del>
Expense	KB	05/15/2024	Travel: Mileage MGH.	<del>27.20</del>	<del>\$0.67</del>	<del>\$18.22</del>
antenna (* 1944) (* 1945)				7	otal	\$2,070.71

### **Detailed Statement of Account**

### Other Invoices

Invoice Numbe		Amount Due Paym		Balance Due
9199	05/17/2024	\$2,829.36	\$0.00	\$2,829.36
9504	06/19/2024	\$1,890.89	\$0.00	\$1,890.89

### **Current Invoice**

Invoice Num	iber Due On	Amount Due	Payments Received	Balance Due
9650	07/23/2024	\$2,070.71	\$0.00	\$2,070.71
	. , ,		Outstanding Balance	\$6,790.96
			Total Amount Outstanding	\$6,790.96

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



### INVOICE

Attention: Rivers Edge CDD II Address: 475 West Town Place Suite 114, St. Augustine FL 32092

11925 Alden Trace Blvd N Jacksonville FL 32246

Invoice Number: 430044

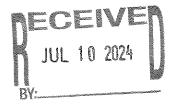
Description	Date	Time	Pri	ice -
DJ for Music Bingo	7/11/2024	6:30pm	\$	275.00
DJ for Trivia	7/25/2024	<b>6:30p</b> m	\$	275.00

**Total Due** 

\$ 550.00

Please make all checks out to Live Entertainment Solutions. Thank youl

Approved RECDD II Submitted to AP on 7.10.24 by Kimberly Fatuch Kim Fatuch





INVOICE

Attention: Rivers Edge CDD II Address: 475 West Town Place Suite 114, St. Augustine FL 32092

11925 Alden Trace Blvd N Jacksonville FL 32246

Invoice Number: 499833

Description	Date	Time	Pri	Ce
DJ for Music Bingo	8/8/2024	6:30pm	\$	275.00
DJ for Trivia	8/22/2024	6:30pm	\$	275.00

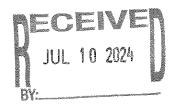
**Total Due** 

\$ 550.00

Please make all checks out to Live Entertainment Solutions. Thank you!

Approved RECDD II Submitted to AP on 7.10.24 by Kimberly Fatuch

Kim Fatuch



1



INVOICE

Attention: Rivers Edge CDD II Address: 475 West Town Place Suite 114, St. Augustine FL 32092

11925 Alden Trace Blvd N Jacksonville FL 32246

Invoice Number: 9300943

Description	Date	Time	Pri	CC .
DJ for Music Bingo	9/5/2024	6:30pm	\$	275.00
DJ for Trivia	9/12/2024	6:30pm	\$	275.00

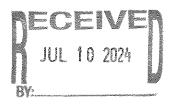
Total Due

\$ 550.00

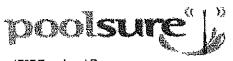
Please make all checks out to Live Entertainment Solutions. Thank you!

Approved RECDD II Submitted to AP on 7.10.24 by Kimberly Fatuch

Kim Fatuch



1



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1707 Townhurst Dr. Houston TX 77043 (800) 858-POOL (7665) www.poolsure.com

. .

Invoice	Date		7/1/2024
	Invoice #		131295622449
Terms	MCSI215	Net 20	•
Due Date		7/21/2024	i .
PO#			•

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Bill To Rivers Edge CDD2 Government Management Se 475 West Town Place suite 17 St. Augustine FL 32092	irvices 14	Ship To River Club 160 Riverglade Run St. Johns FL 32259	<u>arroante e</u> g	<u>, , , , , , , , , , , , , , , , , , , </u>	
Item ID	Descriptio	n	Qty	Units	6 Amount
WM-CHEM-FLAT			.1	ea .	· 1,103.15

Subtotal Shipping Cost (FEDEX GROUND) 1,103.15 0.00 1,103.15 Total \$1,103.15 Amount Due

**OUR REMITTANCE ADDRESS HAS CHANGED!!** 

**Remittance Slip** 

### Customer 13RIV030 **Invoice #** 131295622449

.' ۰.

Amount D	uē
Amount P	aid
Make Che	cks Payet
Poolsure	buret Dr

\$1,103.15

le To

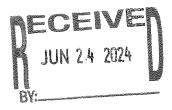
1707 Townhurst Dr Houston, TX 77043-2810



Construction and the second second second second

PROSSER					
			June 21, 202 Project No: Invoice No:	4 P0113094. 52656	70
River's Edge II CDD c/o Government Management Service Attn: Daniel Laughlin 475 W. Town Place, Suite 114 St. Augustine, FL 32092	əs, LLC				
Project P0113094.70 For services including attend May CE Professional Services from May 01 Expense Billing					
Reimbursable Expenses				15 50	
Travel - Reimbursable - Mileage				15.58 7.88	
Travel - Reimbursable- Mileage Total Reimbu			1.15 times	23.46	26.98
			Total this	s Task	\$26.98
Task 1: 0 & M					
Professional Personnel					
		Hours	Rate	Amount	
Engineer		1.00	150.00	150.00	
Totals		1.00		150.00	150.00
Total Labor					150.00
			Total thi	s Task	\$150.00
			Total this I	nvoice	\$176.98
Outstanding Invoices					
Number	Date	Balance			

Number	Date	Balance
52302	4/22/2024	523.12
52513	5/29/2024	387.50
Total		910.62





#### INVOICE Please Remit Payment to: Page: 1 Solitude Lake Management, LLC 1320 Brookwood Drive Invoice Number: PSI086313 Suite H Invoice Date: 7/1/2024 Little Rock, AR 72202 Phone #: (888) 480-5253 Fax #: (888) 358-0088 Ship To: **Rivers Edge II CDD** Bill 475 West Town Place St. Augustine, FL 32259

Unit

Rivers Edge II CDD To: 475 West Town Place Jacksonville, FL 32259

7/1/2024

7/31/2024 Net 30

Ship Via

Ship Date

Due Date

Item/Description

Annual Maintenance July Billing

7/1/2024 - 7/31/2024 Rivers Edge CDD II Pond 3 Rivers Edge CDD II Pond 9 Rivers Edge CDD II Pond NN Rivers Edge CDD II Pond 13 Rivers Edge CDD II Pond 4 Rivers Edge CDD II Pond 7 Rivers Edge CDD II Pond 1 Rivers Edge CDD II Pond 15 Rivers Edge CDD II Pand UU Rivers Edge CDD II Pond SS Rivers Edge CDD II Pond 2 Rivers Edge CDD II Pond 6 Rivers Edge CDD II Pond 14

Rivers Edge CDD II Pond RC2 Rivers Edge CDD II Pond JJ Rivers Edge CDD II Pond CR3 Rivers Edge CDD II Pond KK Rivers Edge CDD II Pond TT Rivers Edge CDD II Pond 10 Rivers Edge CDD II Pond 11 Rivers Edge CDD II Pond 5

Rivers Edge CDD II Pond 8

Rivers Edge CDD II Pond 12

Rivers Edge CDD II Pond RC1

Terms

## **Unit Price Total Price** Quantity Order Qty 1 1,718.00 1,718.00 1

Customer ID

P.O. Number

Our Order No.

P.O. Date

United States

BY:

14024

7/1/2024

Approved RECDD II Submitted to AP on 7.8.2024 By Jason Davidson

Jason Davidson

Amount Subject to Sales Tax 0.00 Amount Exempt from Sales Tax

1,718.00

Subtotai:	1,718.00
Invoice Discount:	0.00
Total Sales Tax	0.00
Payment Amount:	0.00
Total:	1,718.00

#### shirm) kas

### **Sterling Specialties, Inc**

7000 US Highway 1 North, Ste 601 St. Augustine, FL 32095 Phone: 904-829-5006 Fax: 904-829-5008

P.9. Number	Date	Invoice #
	2/14/2024	15675

# Bill To Rivers Edge CDD-2

475 West Town Place Suite 114 St. Augustine, Fl. 32259

Rivertown		
Damaged Post		
-		

De Remove damaged post and replace with new	scription	Amoun	450.00
One 6x6 x1/8" x 7' long post blank & black			
JUN BY:			
		Total	\$450.00
Approved RECDD 2 Submitted to AP 6.10.24 By Kevin McKendree	E-mail terri@sterlingspecialtiesinc.com	Payments/Credits	\$450.00 \$0.00

Kevin McKendree

Total Balance Due	\$450.00
Total Balance Due	\$450.00

BY:

### **TMT Electric, LLC**

290 Circle Dr S Saint Augustine, FL 32084 US +1 9043151248 tmtelectricllc@gmail.com

### TMT ELECTRIC N. Where Quality 📕 Always Matters 🖗

904-789-0193

Veteran Owned

### INVOICE

BILL TO Rivers Edge CDD2 475 West Town Plac Saint Augustine, FL	ce Ste 114	SHIP TO Rivers Edge ( 475 West Tov Saint Augustir	vn Place Ste 114		INVOICE DATE TERMS DUE DATE	1083 06/26/2024 Net 30 07/26/2024
DATE	ACTIVITY	DESCRIPTION		QTY	RATE	AMOUNT
	Services	Riverclub. Re electrical cond Removed shor Verified integri breakers and v	lights not working at the placed damaged uit, fittings and boxes. ted light from circuit. ty of all associated wiring. Reestablished ty throughout dock.	1	780.00	780.00
Please make check pa	ayable to ⊺MT Electric LLC.		SUBTOTAL			780.00
33 total lights. 19 working			TAX			0.00
13 non-working 1 missing			TOTAL			780.00
	<b>NEC</b>	EIVE	BALANCE DUE	νη ποι που	ο τη το του του του του του του του του το	\$780.00
	Π JUL	. 0 1 2024	Approved REC Submitted to A	CDD 2 AP 7.1.2	4	

Approved RECDD 2 Submitted to AP 7.1.24 By Kevin McKendree

Kevin McKendree

# Vesta,

# Invoice

Invoice # Date

06/30/2024

420661

Terms Due Date

Memo

Net 30

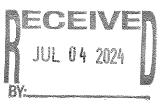
07/30/2024

Billable Mileage split

Bill To Rivers Edge CDD II c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine FL 32092

Description	Quantity	Rate	Amount
Billable Mileage June split in 3	1	115.14	115.14
		······	

Total 115.14



Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Jacksonville FL 32202

Vesta Mileage Report					•			
Name:	Kevin McKendree	Month	Jun-24					
Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage	
6/3	Daily mileage	Rivertown	Rivertown	45.7	Riversedge CDD		45.7	
6/4	Daily mileage	Rivertown	Rivertown	22.4	iversedge CD[	)	22.4	
6/5	Daily mileage	Rivertown	Rivertown	31.9	iversedge CD[		31.9	
6/6	Daily mileage	Rivertown	Rivertown	16	Riversedge CDD		16	
6/7	Daily mileage	Rivertown	Rivertown	19.2	iversedge CDI	)	19.2	
6/10	Daily mileage	Rivertown	Rivertown	41.3	iversedge CDI	)	41.3	
6/11	Daily mileage	Rivertown	Rivertown	38.3	iversedge CDI	)	38.3	
6/12	Daily mileage	Rivertown	Rivertown	26.9	iversedge CDI	)	26.9	
6/13	Daily mileage	Rivertown	Rivertown	9	iversedge CDI	D	9	
5/17	Daily mileage	Rivertown	Rivertown	58.1	iversedge CDI	)	58.1	
6/18	Daily mileage	Rivertown	Rivertown	22.7	iversedge CDI	)	22.7	
5/19	Daily mileage	Rivertown	Rivertown	28.2	iversedge CDI	D	28.2	
6/20	Daily mileage	Rivertown	Rivertown	7.3	iversedge CDI	D	7.3	ļ
5/21	Daily mileage	Rivertown	Rivertown	19.9	iversedge CDI	)	19.9	
5/24	Daily mileage	Rivertown	Rivertown	41.3	iversedge CDI	)	41.3	
5/25	Daily mileage	Rivertown	Rivertown	40	iversedge CDI	)	40	
6/26	Daily mileage	Rivertown	Rivertown	32.6	iversedge CDI	)	32.6	
6/27	Daily mileage	Rivertown	Rivertown	15.7	iversedge CDI	C	15.7	
6/28	Daily mileage	Rivertown	Rivertown	23.2	iversedge CDI	)	23.2	
<u></u>				L				
								-
				J	1	Total Mileage	540	in the second
						Reimbursement Rate	\$0.640	]
						Total Reimbursement	\$345.41	
						Date Submitted in		6

15.14

7/1/24

s sopration proposition of the

Paycom

Docusign Envelope ID: EB8E88D2-BCF6-4AB9-9AD2-43E1D1EC2524

# Vesta,

Suite 300

# Invoice

Invoice # Date 420289 07/01/2024

Terms Due Date Net 30

07/31/2024

Memo

Rivers Edge CDDII

Bill To Rivers Edge CDD II c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine FL 32092

Vesta Property Services, Inc. 245 Riverside Avenue

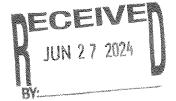
Jacksonville FL 32202

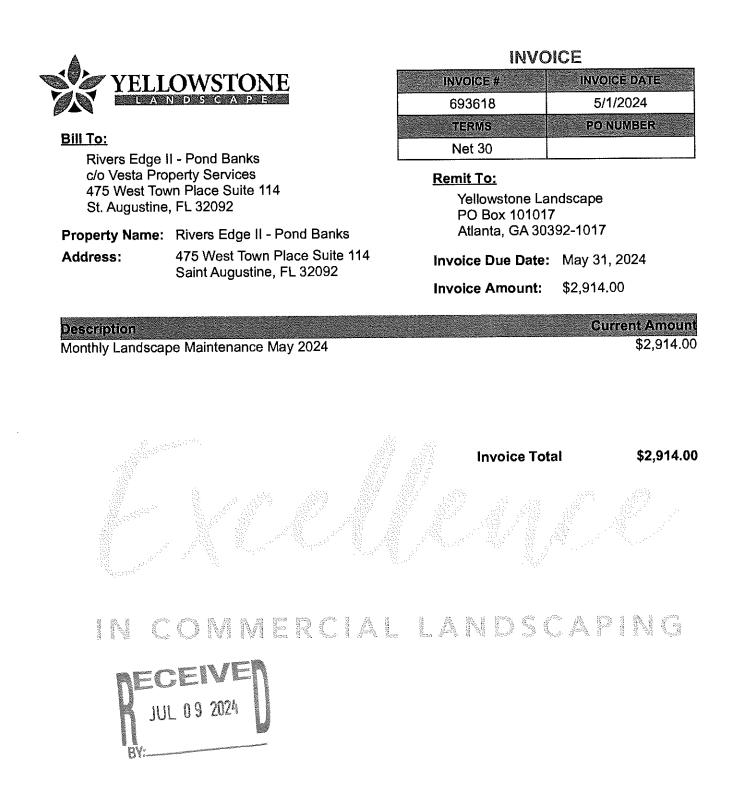
Description	Quantity	Rate	Amount
Field Operations Manager	1	3,104.42	3,104.42
General Manager	1	4,014.34	4,014.34
Hospitality Services	1	9,175.77	9,175.77
Maintenance Services	1	6,569.79	6,569.79
Pool Services	] ]	859.33 2.661.09	859.33 2,661.09
Janitorial Services		3,178.02	3.178.02
Lifestyle Services Administrative Services	1	1.623.20	1,623,20
		.,	
	L	Barran and a state of the second s	Larren and an and a state of the second s

Thank you for your business.

Total

31,185.96

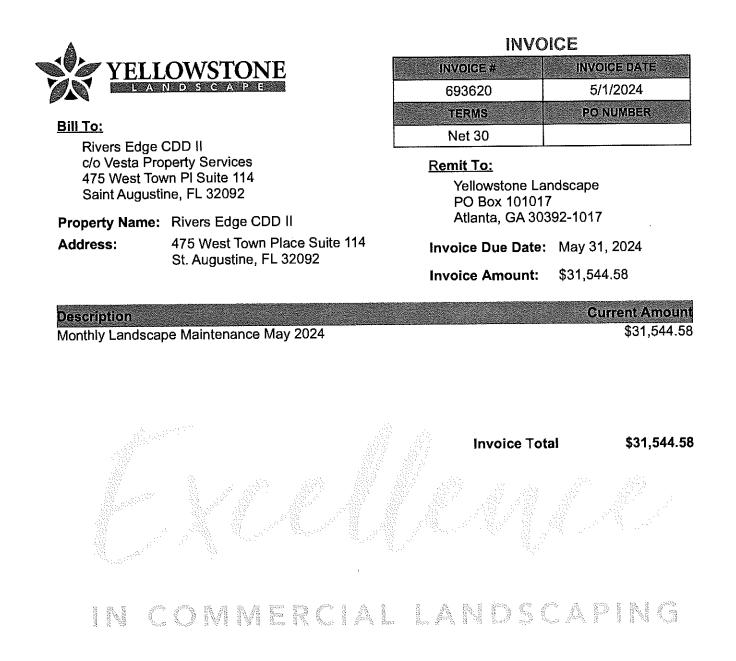


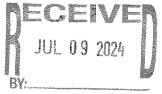


Approved RECDD II Submitted to AP on 5.6.2024 By Jason Davidson

)ason Davidson

Should you have any questions or inquiries please call (386) 437-6211.

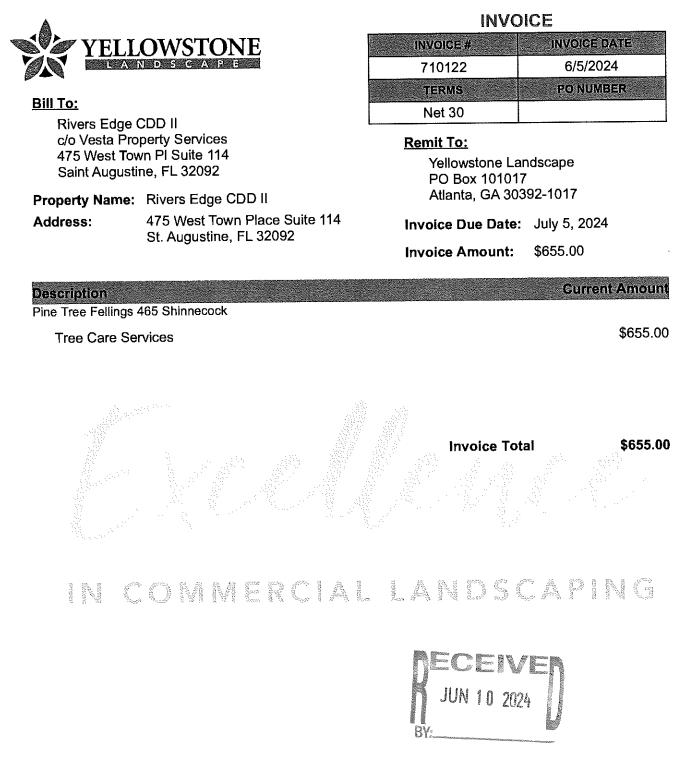




Approved RECDD II Submitted to AP on 5.6.2024 By Jason Davidson

ason Davidson

Should you have any questions or inquiries please call (386) 437-6211.



Approved RECDD II Submitted to AP on 6.10.2024 by Jason Davidson

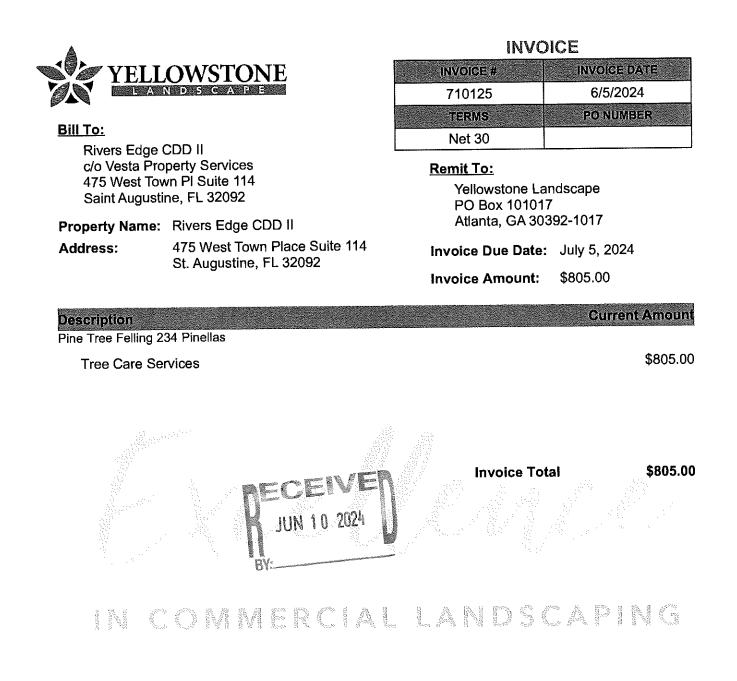
ason Davidson

Should you have any questions or inquiries please call (386) 437-6211.

A		INVO	ICE
YELL	OWSTONE	INVOICE #	INVOICE DATE
	N D S C A P E	710123	6/5/2024
<u>Bill To:</u>		TERMS Net 30	PO NUMBER
Rivers Edge ( c/o Vesta Pro 475 West Tov Saint Augusti	perty Services vn Pl Suite 114	Remit To: Yellowstone La PO Box 101017	
Property Name:	Rivers Edge CDD II	Atlanta, GA 303	
Address:	475 West Town Place Suite 114	Invoice Due Date:	July 5, 2024
	St. Augustine, FL 32092	Invoice Amount:	\$3,740.00
			Current Amount
Description Pine Tree Fellings :	234 & 244 Pinellas		Cultonicanidani
Tree Care Se			\$3,740.00
		Invoice Tot	al \$3,740.00
	CIANERCIA		ZAPINC
		JUN 10 20	7 E 124
	Approved RECDD Submitted to AP on by Jason Davidson	ll 6.10.2024	

by Jason Davidson Jason Davidson

Should you have any questions or inquiries please call (386) 437-6211.



Approved RECDD II Submitted to AP on 6.10.2024 by Jason Davidson

Jason Davidson

Should you have any questions or inquiries please call (386) 437-6211.

A		INVC	ICE
YELI	OWSTONE	INVOICE #	INVOICE DATE
	N D S C A P E	715068	6/7/2024
c/o Vesta Pro 475 West Tov St. Augustine	II - Pond Banks perty Services vn Place Suite 114 , FL 32092 Rivers Edge II - Pond Banks 475 West Town Place Suite 114 Saint Augustine, FL 32092	TERMS Net 30 <u>Remit To:</u> Yellowstone La PO Box 10101 Atlanta, GA 30 Invoice Due Date Invoice Amount:	7 392-1017
Description Monthly Landsca	pe Maintenance June 2024	Invoice To	Current Amount \$2,914.00 tal \$2,914.00

# IN COMMERCIAL LANDSCAPING

Approved RECDD II Submitted to AP on 6.10.2024 by Jason Davidson

Jason Davidson

Should you have any questions or inquiries please call (386) 437-6211.

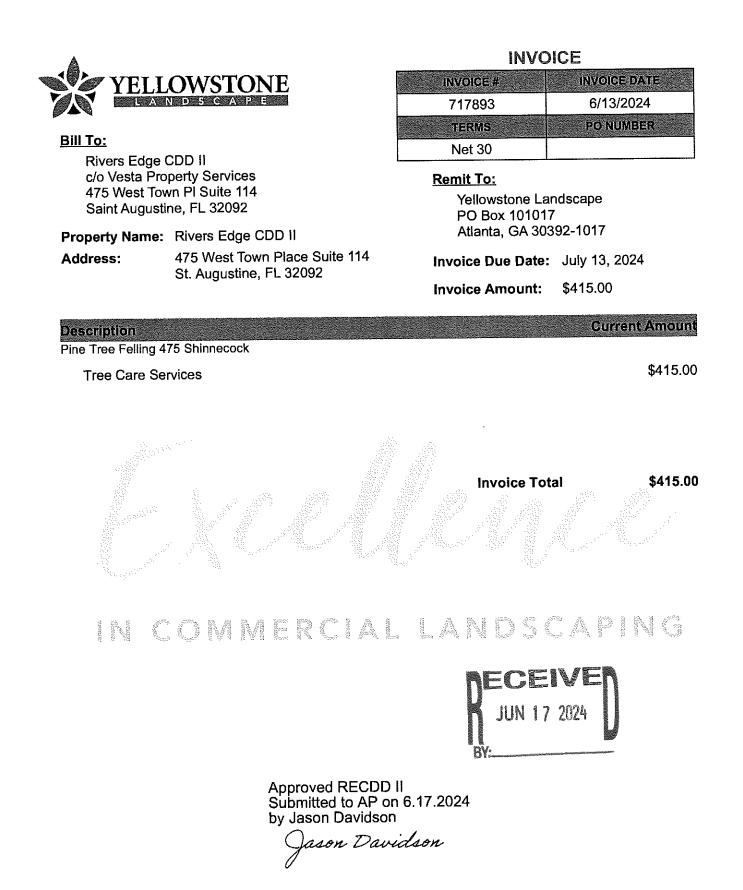
		INVO	ICE
YELL	OWSTONE	INVOICE#	INVOICE DATE
	N D S C A P E	715070	6/7/2024
475 West Tov Saint Augusti	perty Services ⁄n PI Suite 114	TERMS Net 30 Remit To: Yellowstone La PO Box 10101 Atlanta, GA 303	7 392-1017
Address:	St. Augustine, FL 32092	Invoice Due Date:	-
		Invoice Amount:	\$31,544.58
Description Monthly Landscap	be Maintenance June 2024		Current Amount \$31,544.58
	JUN 1 0 2024 BY:	Invoice Tot	al \$31,544.58

# IN COMMERCIAL LANDSCAPING

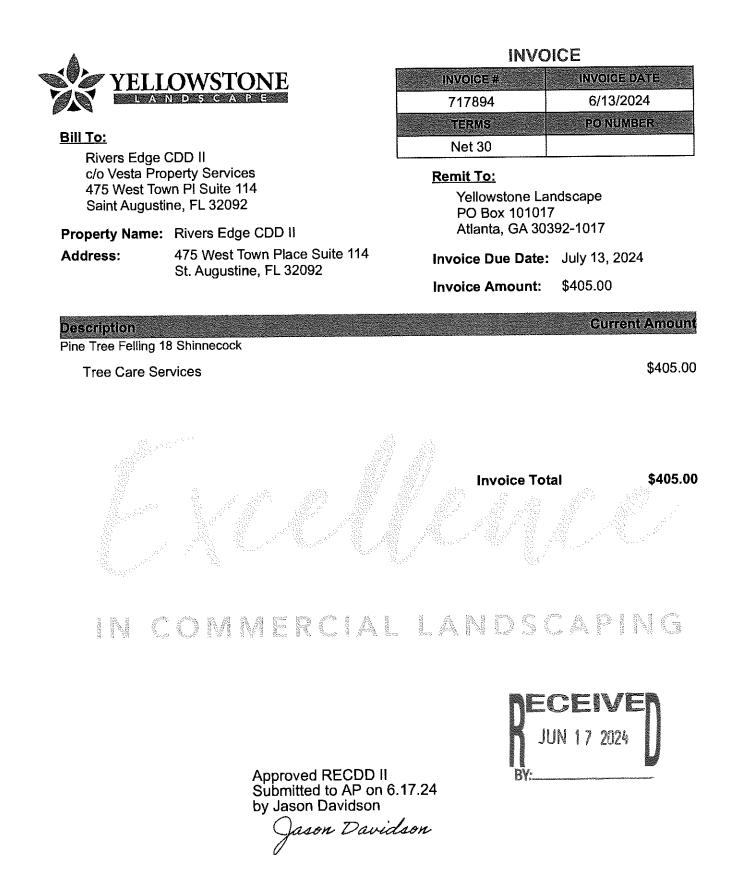
Approved RECDD II Submitted to AP on 6.10.2024 by Jason Davidson

Jason Davidson

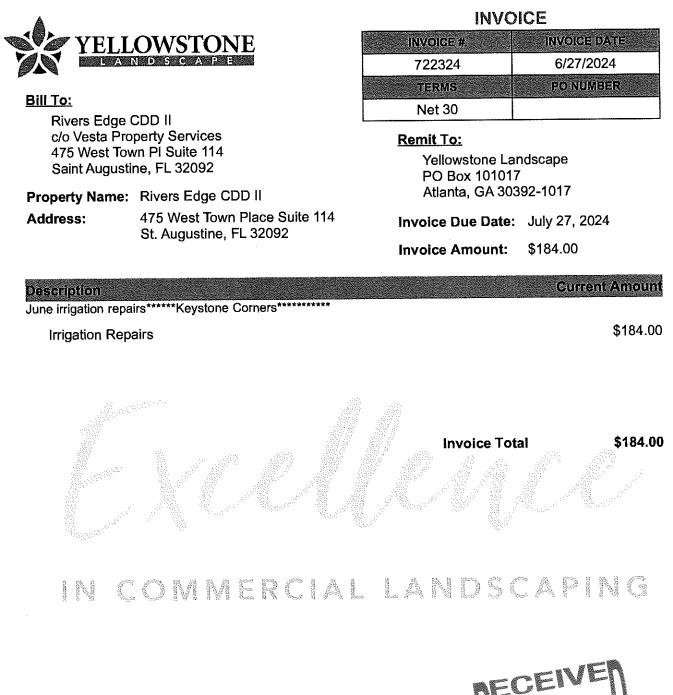
Should you have any questions or inquiries please call (386) 437-6211.



Should you have any questions or inquiries please call (386) 437-6211.



Should you have any questions or inquiries please call (386) 437-6211.



Approved RECDD II Submitted to AP on 6.27.2024 by Jason Davidson

ason Davidson

JUN 27 2021 BY:

Should you have any questions or inquiries please call (386) 437-6211.



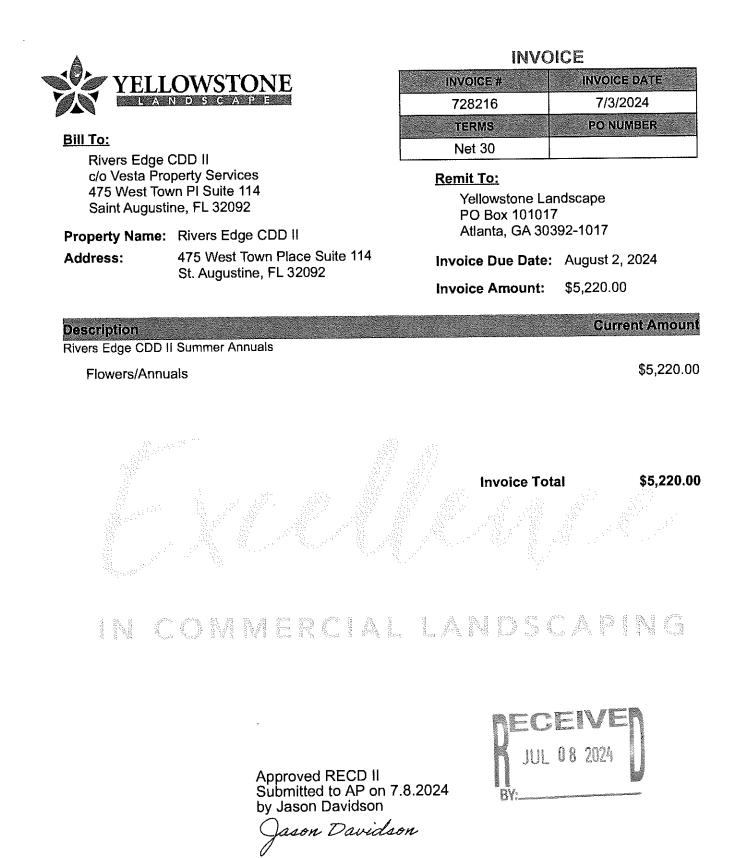
COMPLETED WORK

W. O. #	cdd2
NAME	RIVERTOWN
ADDRESS	keystone coner/longleaf
DATE	6/10/2024

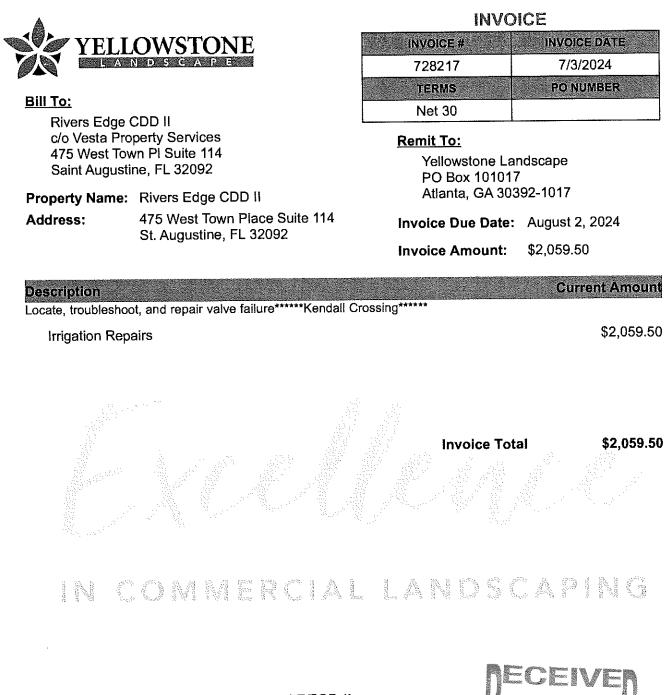
#		Π		1		EXTE	NT(ON
1	zone 24 replace bad rainbird solenoid	Π	\$	57.00		\$	57.00
2	ОВУ		\$	5.00		\$	10.00
	broken 12" spray head + nozzle	Π	\$	24.00		\$	24.00
		Π				\$	-
		Π				\$	-
		Π				\$	-
<b></b>		Π				\$	-
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		Π			Π	\$	-
L	PAR	rs i	тот	ΓAL		\$	91,00

	DATE	DESCRIPTION	HOURS	RATE	Ţ	TOTAL
	6/10/2024	tech	1	\$ 93.00	\$	93.00
					\$	-
					\$	-
					\$	-
Λ	5# 3S				\$	93.00
			-			
enne en a della cantana en adena en ade			MATE	RIALS	\$	91.00
			LABOR &	RENTAL	\$	93.00
annan an Anna a						
<b></b>		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		TOTAL	\$	184.00
			-		*****	

DATE COMPLETED 6/10/24	TECHNICIAN davon albert	CLIENT	
Ditte contraction of action			_

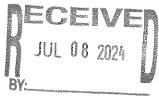


Should you have any questions or inquiries please call (386) 437-6211.



Approved RECD II Submitted to AP on 7.8.2024 by Jason Davidson sson Davidson





Should you have any questions or inquiries please call (386) 437-6211.

Complete CELLOWSTONE	NAME ADDRESS DATE	here we have been a second sec	River To cendall crossi 28/2024	
ELLOWSTONE		here we have been a second sec	and the second secon	Ing cdd 2
	DATE	5/3	28/2024	
				PG OF
#	······	· ···		ENTINEN
			EACH	EXTNSN
				\$ -
2 Decoders			\$540.00	\$1,080.00
12 splic klts	·····		\$4,95	\$49.50
				\$ -
				\$ -
	·····			\$ -
				\$ -
				\$-
				\$ <u>-</u>
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				\$ -
				\$ -
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				\$-
	······································	PAI	RTS TOTAL	\$1,129.50
Please stamp here	DESCRIPTION H	OURS	RATE	TOTAL
······································	Tech	10	# \$93.00	\$930.00
				\$ -
				\$
				\$-
	LAB	OR & REA	TAL TOTAL	\$ 930.00
Approved				
Not Approved				
omments:		PR	OPOSED WORK	Π
placed Decoder on zones 67,86		- <u> </u>	ATERIALS	\$ 1,129.50
		LABO	R & RENTAL	\$ 930.00
			TOTAL	\$2,059.50
		l	, 0175	1 + 1,555.00
Earl	CLIENT			

		INVOICE				
YELL	OWSTONE	INVOICE #	INVOICE DATE			
	N D S C A P E	728219	7/3/2024			
Bill To: Rivers Edge CDD II		TERMS	PONUMBER			
		Net 30				
c/o Vesta Pro	perty Services	Remit To:				
475 West Town PI Suite 114 Saint Augustine, FL 32092		Yellowstone Landscape				
Ū.		PO Box 101017 Atlanta, GA 30392-1017				
Property Name: Address:	Rivers Edge CDD II 475 West Town Place Suite 114					
Auuress.	St. Augustine, FL 32092	Invoice Due Date:	August 2, 2024			
		Invoice Amount:	\$3,322.45			
Description	irs*****River Club*****		Current Amount			
0 .			\$3,322.45			
Irrigation Repa	3115		ψ <b>0,022.</b> 40			
	JUL 08 2024					
	BY	Invoice Tot	al \$3,322.45			
	O M M E R CIAL	. LANDS(	CAPING			

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Approved RECD II Submitted to AP on 7.8.2024 by Jason Davidson

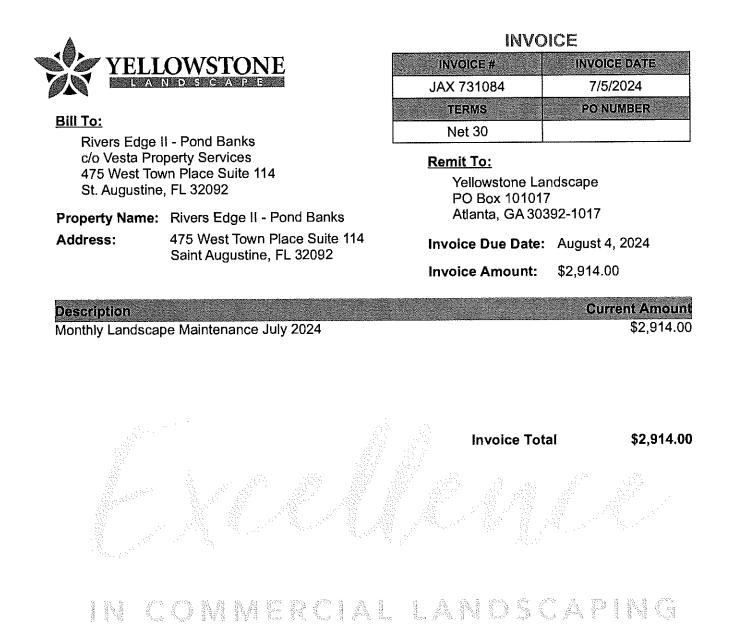
Jason Davidson

Should you have any questions or inquiries please call (386) 437-6211.

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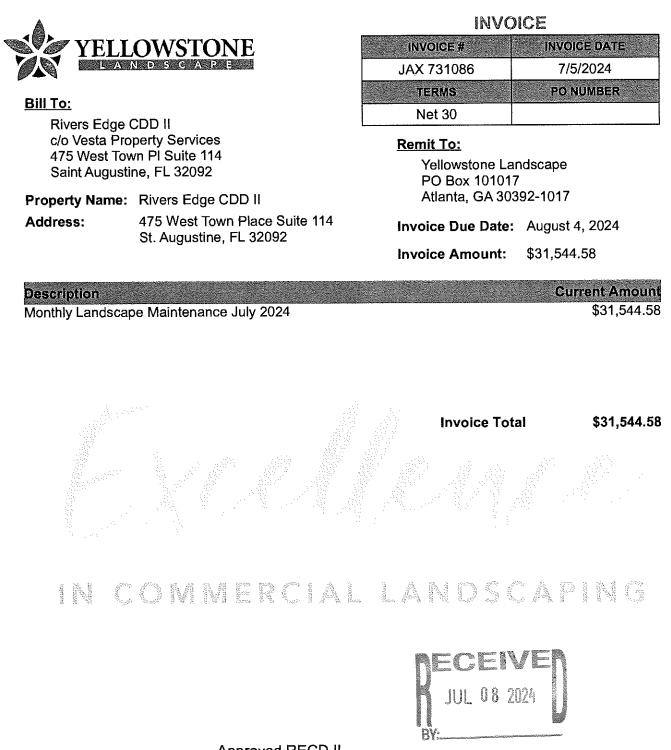


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08 2024 A CONTRACTOR OF BV:

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### **RESOLUTION 2024-11**

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZE PUBLICATION OF NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES, RATES, FEES AND CHARGES OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Rivers Edge II Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the District's Board of Supervisors ("Board") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*, and to authorize user charges or fees; and

**WHEREAS**, the Board finds it is in the District's best interests to set a public hearing to adopt the rules, rates, fees and charges set forth in **Exhibit A**, which relate to the District's amenity facilities.

# NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT:

**SECTION 1.** A Public Hearing will be held to adopt rates, fees and charges of the District on **October 16, 2024, at 9:00 a.m.**, at the **RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259**.

**SECTION 2**. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

**SECTION 3**. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 21st day of August 2024.

**ATTEST:** 

### RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Revised Rules, Rates, Fees, and Charges

### EXHIBIT A

### RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT POLICIES GOVERNING THE RIVERCLUBRIVER CLUB FACILITIES

Last Updated:\_\_\_\_\_, 2024

### **INTRODUCTION**

The District is a local unit of special-purpose government, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. The District operates and maintains various public improvements and community facilities, including the Amenities.

The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary and will notify the Patrons of any changes by posting the same on the District's website, www.riversedge2cdd.com. By signing that you have received and read these policies, you are additionally certifying you will read, understand, and comply with all policies, including but not limited to any later-made revisions.

### **USER FEE STRUCTURE**

(1) <u>Annual User Fee.</u> The annual user fee to access the River Club (defined herein) for persons not owning

property within the District is \$4000.00 ("Annual User Fee")

- (2) <u>Access Cards.</u> A maximum of two-three Facility Access Cards will be issued to each Patron familyHousehold. There is a \$25.00 charge to replace lost or stolen cards.
- (3) Guests are limited to four (4) per household per day. A complimentary card that allows twelve (12) guest visits will be issued to each household annually. One additional eard per household allowing twelve (12) guest visits may be purchased annually for \$50.
- (3) Single Patron Guest Pass Policy. If there is a Single Patron, defined as a single person that owns real property within the District and does not have a second individual residing with said single person, then one of the three Facility Access Cards provided to each Household as provided for in the District's Policies Regarding District Amenity Facilities ("Policies") may be issued to such Single Patron for use as a yearly single person "Guest Pass."
  - i. A Guest Pass Affidavit must be signed by the Patron upon issuance of the Guest Pass, certifying said Patron meets the definition of Single Patron.
  - ii. The Guest Pass may only be used by an individual age 18 years or older.
  - iii. The Guest Pass user must be accompanied by the Single Patron at all times.
  - iv. Each Guest Pass user is explicitly subject to the Policies.
  - v. The Guest Pass will not count towards the guest pass allowance provided for in the Policies.

(46) <u>Guests.</u> All Guests must be accompanied by a Patron (as defined below) at all times. <u>Guest</u> usage shall be governed by the provisions set forth under "Access" below. Formatted: Justified, Indent: Left: -0.13", Hanging: 0.56", Right: 0.15", Space Before: 3.25 pt, Line spacing: Multiple 1.03 li, No widow/orphan control, Don't allow hanging punctuation, Tab stops: Not at 0.5"

#### DEFINITIONS

*"River Club", "Amenities" or "Amenity Facility"* is defined as the amenity building (offices, Café, Game Room and restrooms, Pool Area (as defined below), playground, amphitheater, board walk, bathrooms, kayak launch and storage barn, parking lots, open space and other appurtenances or related improvements.

*"River Club Staff"* shall mean the persons responsible for daily operation of the River Club, including management, guest service hosts, , maintenance personnel or any District employee.

"Access Card" shall mean the identification card issued to Patrons.

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"Amenity Manager" shall mean the individual responsible for oversight of the River Club and River Club Staff.

"Board" shall be defined as the Rivers Edge Community Development District Board of Supervisors.

"District" shall be defined as the Rivers Edge Community Development District.

*"District Manager"* shall mean the professional management company with which the District has contracted to provide management services to the District.

"*FamilyHousehold*" shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen, together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

*"District Operations Manager"* shall mean a representative of the District's management company who serves as a point of contact between the District and River Club Staff.

*"District Property"* shall mean all property owned by the District including, but not limited to, the River Club, common areas, parking lots and ponds.

*"Guest"* shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited and accompanied for a specific visit by a Patron to use the Amenities.

"Non-Resident" - shall mean any person who does not own property within the District.

*"Non-Resident Patron"* shall mean any person or *Family-Household* not owning property in the District who is paying the Annual User Fee to the District.

*"Patron" or "Patrons"* shall mean Residents, Non-Resident Patrons, and Renters, as well as Patrons of the Rivers Edge Community Development District.

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"Renter" shall mean any tenant residing in a Resident's home pursuant to a valid rental or lease agreement.

"Resident" shall mean any person or Family owning property within the District.

"Policies" shall mean these Policies Regarding the District Amenity Facilities.

"*Pool*" shall include the swimming pool, deck, gazebos, shade structures and other property or improvements within the fenced area surrounding the pool.

#### **GENERAL PROVISIONS FOR AMENITIES USAGE**

The District is a local unit of special-purpose government, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. The District operates and maintains various public improvements and community facilities, including the Amenities.

The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary and will notify the Patrons of any changes by posting the same on the District's website, www.riversedge2cdd.com. By signing that you have received and read these policies, you are additionally certifying you will read, understand, and comply with all policies, including but not limited to any later made revisions.

### ACCESS

Only Patrons and Guests have the right to use the Amenities, provided however that community programming events (described later) may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements.

**Residents.** A Resident, by paying the annual assessment applicable to Residents, is provided the right to use the Amenities. Such payment must be made in accordance with the District's annual assessment collection resolution and typically will be included on the Resident's property tax bill. Payment of this assessment entitles the Resident to use the Amenities for one full fiscal year of the District, which year begins October 1 and ends September 30. Patrons of Rivers Edge Community Development District shall have the same privileges as District Residents.

*Non-Residents.* A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application.

**Renter's Privileges.** Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the



Resident's privileges to use the Amenities.

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- (1) A Renter who is designated as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident. A Renter will be required to provide proof of residency (minimum 12-month lease agreement, and complete a landlord-tenant agreement form) and pay any applicable fee before he or she receives an Access Card.
- (2) During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.
- (3) Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
- (4) Renters shall be subject to all Amenities Rules as the Board may adopt from time to time.

Guests. Each Patron Family-Household is issued 12 Guest passes annually for no charge. Privileges included with a guest pass include the use of the Amenities in accordance with these policies. There is no charge for children 3-years-old and under brought as Guests, and they do not count against guest passes. Once the passes are used, one additional 12--Guest pass may be purchased, pursuant to these policies. Except as otherwise provided for herein, each Patron Family Household may bring a maximum of four (4) Guests to the Amenities at any one visit, provided however that Guests must be accompanied by a Patron who is at least eighteen (18) years of age when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place a four Guest limitation per visit on the total number of Guests that a Patron may bring on behalf of that Patron's particular Family-Household – e.g., a Patron Family-Household consisting of four people cannot bring up to four Guests each for a total of sixteen Guests, but instead can only bring a total of four Guests per visit on behalf of the entire household. Guests shall be subject to all Rules as the Board may adopt from time to time. To better manage use of the facilities, the District Operations Manager in his or her discretion may require Patrons and Guests to "sign-in" prior to accessing the Amenities and/or to wear Districtissued bracelets or other identification at the Amenities in order to better identify authorized users of the Amenities.

**Registration / Disclaimer.** In order to use the Amenities, each Patron and all members of a Patron's Family-Household shall register with the District at the Amenity Offices by executing a New Patron/Guest Information Form, and by executing the Consent and Waiver Agreement, copies of which are attached hereto. Additionally, each Patron is responsible for ensuring that each of the Patron's Guests executes a Consent and Waiver Agreement prior to using the Amenities. All persons using the Amenities do so at their own risk and agree to abide by the rules and policies for the use of the Amenities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenities or from the

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# acts, omissions or negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their Guests.

Access Cards. All Patrons will be issued an up to three (3) Access Card at the community office, located at the <u>RiverClubRiver Club</u> facility. Access Cards will give Patrons entry to the District's Amenities during the regular operating hours of the Amenities. You can make an appointment to obtain your Access Card by contacting the General Manager of Amenities.

Each Patron will receive an Access Card upon registration with the District. For Families, eEach Patron may obtain up to two (2) additional Access Cards for any member of a Patron's Family-Household who is sixteen years of age or older. Minors with babysitters, au pairs, nannies, grandparents, etc. may receive an Access Card with limited access, again with a legal guardian's consent.Caregivers may obtain an Access Card in accordance with the Caregivers Policy herein.

Patrons must present their access cards upon entering the River Club.Patrons can use their Access Cards to gain access to the Amenities. This Access Card system protects you and the Amenities from non-Patron entry. Unless otherwise stated herein, under no circumstance should a Patron provide their Access Card to a non-Patron to allow a non-Patron to use the Amenities.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenities Rules. All lost or stolen cards need to be reported immediately to the District. Fees apply to replace any lost or stolen cards.

## **GENERAL PROVISIONS FOR AMENITIES USAGE**

- (1) Patrons must present their access cards upon entering the River Club.
- (2) <u>Supervision.</u> Unless provided elsewhere, children thirteen (13) years of age and younger must be accompanied by an adult eighteen (18) years of age or older.
- (3) <u>Hours.</u> The River Club's hours of operation will be established and published by the District, which hours of operation may fluctuate based on the season, time of year and other circumstances. Check the District's website at https://riversedge2cdd.com/ for information.
- (4) <u>Pets.</u> Dogs or other pets (with the exception of <u>Service Aenimals</u>) are not permitted in the River Club.
- (5) <u>Parking.</u> Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Vehicles may not be left in the parking lot overnight without approval from the District's Operation Manager.
- (6) <u>Fireworks</u>, Fireworks of any kind are not permitted anywhere in the River Club or adjacent areasother District property.
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- (7) <u>Service Areas.</u> No Patron or Guest is allowed in the service areas of the Amenities.
- (8) <u>Amendments.</u> The Board of Supervisors reserves the right to amend or modify these policies when necessary and will make its best attempts at notifying the Patrons of any changes. However, it is incumbent upon Patrons to seek clarification for Policies applicable to the Amenity Facility.
- (9) <u>Authority.</u> The Board of Supervisors and River Club Staff has full authority to enforce all Policies.

(10) Facility Access Cards will be issued to Patrons at the time their membership commences. All Patrons must have on their person Facility Access Card for entrance to the River Club. All lost or stolen swipe cards should be reported immediately to the Amenity Manager. There will be a \$25.00 replacement card fee.

(H<u>10</u>) <u>Smoking.</u> Smoking of any kind, including vapor and e-cigarettes is not permitted on River Club

grounds.

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(1211) <u>Violations.</u> Disregard for any River Club rules or policies will result in expulsion from the facility

and/or loss of River Club privileges in accordance with the termination policy.

- (1312) Breakable Items. Glass and other breakable items are not permitted at the River Club.
- (1413) Courtesy. Patrons and their guests shall treat River Club Staff with courtesy and respect.
- (<u>4514</u>) <u>Skateboarding</u>. Skateboarding is not permitted at the River Club, including all parking lots, and sidewalks encompassing the River Club.
- (1615) <u>Bicycles.</u> All bicycles must be placed at a bike rack.
- (<u>1716</u>) <u>Open Flames.</u> No open flames are permitted in any indoor space with the exception of Sterno-type heaters used to warm food during private events.
- (1817) <u>Dangerous Items.</u> No items may be brought to the River Club that, in the discretion of River Club Staff, could cause injury, death or damage to property.
- (1918) Attire. With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities.
- (2019) **Drugs and Alcohol.** Anyone that appears to be under the influence of drugs or inebriated past the legal limits will be asked to leave the Amenities.

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(2120) Profanity. Loud, profane or abusive language is prohibited.

(2221) Horseplay. Disorderly conduct and horseplay are prohibited.

- (2322) Excessive Noise. Excessive noise that will disturb other Patrons and Guests is not permitted.
- (2423) **Equipment.** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons and Guests are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.
- (2524) Littering. Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
- (2625) Solicitation and Advertising. Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenities property unless approved in writing by the District.
- (2726) **Political Campaigns.** No persons may campaign on behalf of political candidates, whether partisan or nonpartisan, or political issues at the District's Amenities, except in predetermined areas designated for such activities, as more specifically provided for herein. The District's intent is to ensure patrons are able to use the Amenities without interruption by activities normally associated with political campaigns and to ensure safety and order within the facilities. The following guidelines apply:
  - (a) Political campaigns are afforded the same opportunity as other persons or groups to rent District meeting room space at published rates.
  - (b) No political campaign signs, flyers or related documents are to be posted in or on District owned property, including District bulletin boards, and if discovered, such postings will be removed immediately.
  - (c) No political campaign signs, flyers or related documents are to be disseminated while in the District's Amenities.
  - (d) To allow for the efficient and timely conduct of District business during public Board meetings, no political messages, paraphernalia (including but not limited to shirts, buttons, signs or the like), political public comments or otherwise are allowed in or during a public meeting of the Board of Supervisors in furtherance of the candidacy of any candidate for public office.
  - (e) No person shall make and no person shall solicit or knowingly accept any
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political contribution in a building owned by a governmental entity. For purposes of this subsection, "accept" means to receive a contribution by personal hand delivery from a contributor or the contributor's agent. This subsection shall not apply when a government-owned building or any portion thereof is rented for the specific purpose of holding a campaign fund raiser.

- (27) Firearms. Firearms are not permitted in the Amenities unless the Patron is authorized to possess and carry a firearm under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors. To the extent this policy conflicts with Florida law, Florida law shall control.
- (29)(28) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (30)(29) Lost Property. The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the General Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks.
- (30) Community Programming by District Representatives Only. All programs and services, including personal training, group exercise, tennis lessons, and instructional programs must be conducted by an approved and certified employee of the General Manager or District.
- (31) <u>No Commercial Activities.</u> The purpose of the Amenities is to provide recreational opportunities for District Patrons and their guests. Outside vendors and commercial activities are not permitted, provided that the District's Amenity Manager may schedule special vendor events for the benefit of Patrons and guests.
- (32) *Emergencies.* In the event of an injury, property damage or other emergency, please contact the District immediately pursuant to the terms of this policy (see the provisions herein addressing the same).

#### **CAREGIVERS POLICY**

The District allows caregivers to accompany minors or infirm Patrons using the Amenities, provided that the following requirements are met:

- (1) The caregiver, who is considered a Guest for purposes of the Amenities Rules, does not count toward the limitations on the number of Guests set forth above.
- (2) The caregiver must be eighteen (18) years of age or older and must accompany a Patron or a member of the Patron's <u>Family Household</u> who is otherwise authorized to use the Amenities.
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(3) The Patron employing the caregiver must make a written request to authorize the caregiver to accompany the Patron's family-<u>Household</u> member requiring care.

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- (4) The Patron employing the caregiver is responsible for any violations, damage, etc. caused by the caregiver.
- (5) The caregiver will use an Access Card with limited access in order to access the Amenities and must execute a Consent and Waiver Agreement.
- (6) The caregiver's use of the Amenities will expire after one year, but may be renewed annually by request of the Patron.

## SERVICE ANIMAL POLICY

As used herein, "Service Animal" shall have the same meaning as defined by Florida law, and shall apply to such animals trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District will not ask about the nature or extent of an individual's disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

## **GENERAL SWIMMING POOL POLICIES**

- (1) Minors under the age of 14 must be accompanied by, and supervised by, an adult 18 years of age or older at all times for usage of the pool. All children 5 years of age or younger, as well as all children who are unable to swim by themselves, must be supervised by an adult (18 years of age or older) within arm's length at all times when on the pool deck or in the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised one on one by an adult who is in the water and within arm's length of the child.
- (2) No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (3) Radios, televisions and the like may be listened to if played at a volume that is not offensive to other Patrons and guests. Determination of an "offensive volume" is at the sole discretion of River Club Staff. Electrical equipment is not allowed around the pool facility.
- (4) Showers are required before entering the Pool Area.
- (5) Glass and other breakable items are not permitted in the Pool Area.
- (6) Children under three (3) years of age, and those who are not reliably toilet trained, must



wear appropriate swim-diapers, as well as a swimsuit over the swim-diaper, to reduce the health risks associated with human waste in the Swimming Pool.

- (7) Swimming Pool availability may be changed without notice in order to facilitate maintenance of the River Club or scheduled events.
- (8) Pets (other than "Seeing Eye DogsService Animals"), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the Pool Area or inside the pool gates at any time. In accordance with Florida law and regulations, Service Animals are not allowed in the pool water.
- (9) Any person swimming when the Swimming Pool is closed may, at the sole discretion of the Board, be suspended from using the facility. Swimming pool hours will be posted. The Swimming Pool will be closed on <u>Tuesdays</u> for common maintenance.
- (10) Appropriate swimming attire (swimsuits) must be worn at all times. No thongs or Brazilian bikinis are permitted. Management reserves the right to define what is appropriate and ask the Patron to leave the premises if not compliant.
- (11) Food and drink are not allowed within six (6) feet of the Swimming Pool. Patrons will be permitted to bring their own snacks and nonalcoholic beverages to the pool. No coolers are permitted except for small snack coolers. Food and beverages are only allowed in designated areas. Possession of alcohol other than alcohol purchased through the Café will result in immediate expulsion.
- (12) No chewing gum is permitted in the Pool Area.
- (13) No diving, jumping, pushing, running or other horseplay is allowed in the Pool Area.
- (14) For the comfort of others, the changing of diapers or clothes is not allowed in the Pool Area.
- (15) No one shall pollute the Swimming Pool. Anyone who does pollute the Swimming Pool is liable for any costs incurred in treating and reopening the Swimming Pool.
- (16) Radio controlled water craft are not allowed in the Swimming Pool.
- (17) Swimming Pool entrances must be kept clear at all times.
- (18) No swinging on ladders, fences, or railings is allowed.
- (19) Pool furniture is not to be removed from the Pool Area, thrown into the Pool or otherwise disturbed.
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- (20) Loud, profane, or abusive language is prohibited.
- (21) Swim at Your Own Risk. All persons using the pool do so at their own risk, and must abide by all swimming pool rules and policies. THERE ARE NO LIFEGUARDS ON DUTY.
- (22) **Pool Closure.** In addition to St. Johns County and the State of Florida Health Code Standards, and as noted herein, the pool will be closed for the following reasons:
  - *a)* Operational and mechanical difficulties affecting pool water quality.
  - *b)* During severe weather conditions (heavy rain, lightning, and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
  - *c)* For 30 minutes following the last occurrence of thunder or lightning (deck also closed).
  - *d)* For a period of time following any mishap that results in feces or vomit in the pool water.
  - *e)* Any other reason deemed to be in the best interests of the District as determined by District staff.

# THUNDERSTORM POLICY

During periods of heavy rain, thunderstorms and other inclement weather, the Pool Area will be closed. When lightning is in the area, the District shall follow the "Thirty-Minute Rule": The Pool and Pool Deck will be cleared and closed at any visual sighting of lightning or audible sound of thunder and shall not reopen until 30 (thirty) minutes has elapsed from the last sighting of lightning or sound of thunder. River Club Staff has full authority to close and reopen the pool.

#### **POOL CONTAMINATION POLICY**

(1) If contamination occurs, the pool will immediately be closed.

- (2) Children under three years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper
- (3) In accordance with the CDC and Florida Department of Health, if a child has experienced three or more loose bowel movements within a twenty-four hour period they should not return to the pool for the subsequent twenty-four hours.

(4) No one shall pollute the pool; the Patron responsible for anyone who does pollute the pool can be held liable for any costs incurred in treating and reopening the pool.

# AMPHITHEATER

- (1) Patrons and Guests may use the amphitheater grass area at their own risk and must comply with all posted signage.
- (2) Unless otherwise posted, amphitheater hours are consistent with River Club hours of operation unless a special event is scheduled.
- (3) No pets of any kind are permitted with the exception of service animals.
- (4) No glass containers are permitted.

(5) No hard balls such as baseballs, golf balls, etc. are permitted.

## FIRE PIT

- (1) Use of the fire pits is permitted only during designated River Club hours.
- (2) Children 17 years and younger must be supervised by an adult 18 years or older when the fire pit is in use.
- (3) Only Amenity Staff has the authority to start and extinguish the fire pit.
- (4) Patrons and Guests must clean the area of trash when finished. Use of the fire pits is permitted only during designated River Club hours.

#### PLAYGROUND

Please note that the Playgrounds are unattended facilities and persons using the facilities do so at their own risk.

- (1) For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to River Club Staff.
- (2) For the protection of equipment designed for the use by small children, patrons eleven (11) years of age or older are not permitted to play on the equipment.
- (3) No roughhousing on the playground.
- (4) Persons using the playground must clean up all food, beverages and miscellaneous trash brought to the Playgrounds.
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(5) The use of profanity or disruptive behavior is prohibited.

(5)(6) Minors under the age of fourteen (14) must be accompanied by an adult over the age of eighteen (18) at all times.

#### BOARDWALK

- (1) No standing on boardwalk rails or fencing.
- (2) Do not feed the wildlife.
- (3) No diving or jumping off the boardwalk.
- (4) No swimming.
- (5) No fishing.

#### GAME ROOM

- (1) Sitting on tables or standing on chairs/couches is prohibited.
- (2) Only drinks with secured lids are permitted. No other food or beverages are allowed.
- (3) Gambling, profane language, horseplay and fighting are prohibited and could result in the suspension of Amenity privileges.
- (4) All open shuffle board, ping pong and billiard table are available on a first come, first served basis.
- (5) Play is limited to 30 minutes when there is a wait.

# KAYAK LAUNCH

- (1) The Kayak Launch shall be used for the sole purpose of launching non-motorized watercraft.
- (2) No diving or swimming.
- (3) No roughhousing or horseplay.
- (4) Unattended watercraft are private property and are not to be disturbed.
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## (5) Do not feed the wildlife.

#### (6) No fishing.

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### NON-MOTORIZED WATERCRAFT STORAGE AND RENTALS Kayaks, Canoes and Paddle Boards

#### STORAGE

The District offers non-motorized watercraft storage and rentals. Storage capabilities are made available to Patrons only. Both Patrons and Guests may rent non-motorized watercraft.

- *1)* A storage shed is available for Patrons to use for non-motorized watercraft including: kayaks, canoes and paddle boards.
- 2) Patrons are required to pay an annual storage fee.
- 3) All patrons must sign a storage waiver and liability agreement with the District.
- 4) The District is not responsible for lost, stolen or damaged vessels.
- 5) Patrons will have access to the storage shed during River Club operating hours.
- *6)* All vessels must be removed from the storage shed and returned to the storage shed by the Patron at their own risk.
- 7) All vessels are due back into the shed 30 minutes prior to sunset.
- 8) The District is not liable for any equipment/personal items left behind in the storage shed.

#### RENTALS

- Non-motorized watercraft vessels including kayaks and paddle boards will be made available to Patrons and Guests for a fee of \$<u>5-10</u> for a two-hour period per vessel.
- 2) Patrons and Guests renting non-motorized watercraft must wear life guard approved life jackets for the duration of the rental.
- *3)* Children under the age of 18 years old operating a non-motorized watercraft vessel must be accompanied by an adult.
- 4) Renters must be able to enter and exit the non-motorized watercraft from the launch.
- 5) Patrons and Guests are responsible for lost or damaged equipment.

- 6) Amenity staff has the right to refuse service based on safety concerns.
- 7) Amenity staff will close all rentals for inclement weather or conditions deemed unsafe.
- 8) All rentals are due in 30 minutes prior to close.
- 9) Rental rates and hours are subject to change without notice.
- *10)* Operating any non-motorized equipment under the influence of alcohol or drugs is strictly prohibited.
- 11) Disposing of any item considered to be litter in the St. Johns River is considered illegal.

# FACILITY RENTAL POLICIES

Patrons may reserve portions of the River Club for a "Private Event," defined as any event not open to the general public. (Events which are open to the general public are not subject to these Facility Rental Rates.) Reservations may not be made more than three (3) months prior to the event. Please note that the River Club River Club is unavailable for Private Events on the following holidays:

Easter Sunday	Memorial Day
4 <sup>th</sup> of July	Labor Day
Thanksgiving	Christmas Eve
Christmas Day	New Year's Eve
New Year's Day	

*Available Facilities:* The following areas of the River Club are available for Private Event rental for up to four (4) total hours (including setup and post-event cleanup):

#### (1) Café:

<del>a) \$75</del>

b) Not to exceed 30 attendees

- Provide the second s
- d) Use of the pool is limited to the guest policy of 4 guests per household; otherwise use of the pool is not included with a café rental.

# (2)(1) Amphitheater:

*a)* \$100

- b) Not to exceed 100 attendees
- *c)* Events that include 50 or more attendees will require staff to be present for an additional fee.
- *d)* Rentals are subject to availability and may not be reserved during community or holiday events.
- *e)* Use of the pool is limited to the guest policy of 4 guests per household, otherwise use of the pool is not included with an amphitheater rental.

**Reservations and Fees.** Patrons interested in reserving an area must submit to the Amenity Manager a completed Facility Use Application. At the time of approval and where applicable, two (2) checks or money orders (no cash) made out to the *Rivers Edge II CDD* should be submitted to the Amenity Manager in order to reserve the area. One (1) check should be in the amount of the area rental fee and the other check should be in the amount of Five HundredTwo Hundred Fifty Dollars (\$500250) as a deposit. The Amenity Manager will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration. The full deposit will be returned upon acceptable completion of all the terms identified and agreed upon in the rental agreement.

One or more private party attendants may be required based on the area of the rental, the nature of the event, and the expected number of patrons to attend. The primary responsibility of the attendant is to protect the facility and ensure all District guidelines are followed. The fee for the attendant shall be between \$20 - \$40 per hour, per attendant, payable by the Patron to the Amenity <u>Manager-Management Company</u> at the time of reserving the area. The time for the attendant shall include the time for setup and clean up.

#### Alcohol:

- (1) Patrons intending to serve alcohol or permit alcohol on a "bring your own beverage" ("BYOB") basis at a rented facility must so indicate on the Facility Use Application and provide proof of all required insurance. Any Patron who does not indicate at the time the application is submitted shall not be permitted to have alcohol at the event.
- (2) Only alcohol furnished through the River Club Café is allowed at events at the River Club Café. No outside alcohol is permitted.
- (3) For all required insurance policies, the District and its Supervisors, officers, directors, consultants and staff are to be named on these policies as additional insured parties.
- (4) Insurance shall be required as follows, unless modified by the District:

BYOB	Served/Sold
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	(Rental Events)	(Rental Events)
Permitted (Amphitheater)	Yes	Yes, but only if a licensed bartender/caterer is hired
Permitted (Café)	No. All alcohol must be purchased through the River Club Café.	No. All alcohol must be purchased through the River Club Café.
Insurance	Homeowner's Insurance Rider/Endorsement providing special event coverage	<ul> <li>Event liability insurance:</li> <li>\$250,000 property damage;</li> <li>\$1,000,000 personal injury,</li> <li>Alcohol rider</li> <li>District named as additional insured</li> </ul>

- (5) The Patron renting any portion of the Amenity Facility shall be solely responsible for ensuring that alcohol is consumed in a safe and lawful manner, in accordance with all applicable laws, regulations, and policies, and shall assume all liability for damages resulting from or arising in connection with the consumption or service of alcohol on the District's property.
- (6) Notwithstanding anything to the contrary herein, the District reserves the right to require anyone appearing excessively intoxicated or displaying loud, unruly, or belligerent behavior to leave District property immediately and further reserves the right to call law enforcement to enforce the same.
- (7) Patrons serving, selling, or permitting BYOB alcohol at an event shall agree to indemnify and hold harmless the District and its Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death, or property damage of any nature, arising out of, or in connection with, the service or consumption of alcohol. Patrons agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Fla. Stat. or other law.
- (8) BEING IN THE POSESSION OF ALCOHOL WITHOUT APPROVAL WILL RESULT IN THE IMMEDIATE REMOVAL OF THE PATRON(S) AND (WHEN APPLICABLE) TERMINATION OF THE EVENT AND FORFEITURE OF THE DEPOSIT.

**Deposit.** Deposit checks will be returned only to the Patron who completed the Facility Use Application or to a party designated in writing on the Facility Use Application, and only upon satisfactory completion of the Clean-up Checklist, which shall be available from the Amenity Manager. Photo identification shall be required for the return of deposit checks.

If additional cleaning is required, the Patron reserving the area will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, Patrons may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the Patron. The Amenity Facility Manager shall determine the amount of deposit to return, if any.

## General Policies.

- (1) After the event is concluded, the guest limitations as set forth in the Guest Policies shall apply. The Patron renting any portion of the River Club shall be responsible for any and all damage and expenses arising from the event.
- (2) The Patron making the reservation must be present during the duration of the event.
- (3) The Patron and all Guests are required to adhere to all River Club rules and policies. Failure to comply with such rules and policies may result in the forfeiture of Patron's deposit.
- (4) All parties are to be set up and cleaned up within the four-hour time period.
- (5) Patrons are responsible for ensuring that their guests adhere to these Policies.
- (6) The volume of live or recorded music must not violate applicable St. Johns County noise ordinances.
- (7) No glass, breakable items or alcohol are permitted in or around the pool deck area.
- (8) Event Liability coverage may be required on a case by case basis at the sole discretion of the Board of Supervisors.
- (9) The District reserves the right to establish alternate Rental Policies to apply to approved Resident Clubs.

# ALCOHOL POLICY

The River Club is licensed for the sale of alcohol through the Café. Other than as permitted by the Facility Rental Policies herein, **Patrons and Guests are not permitted to bring alcohol onto District property or the Amenities at any time.** The following policy applies to the consumption of alcoholic beverages at the Amenities:

- (1) Patrons and Guests must be at least 21 years of age to be served alcohol.
- (2) All Patrons and Guests must present valid picture identification at the request of staff.
- (3) Alcohol served on the premises must be consumed on the premises.
- (4) The District reserves the right to refuse to serve alcohol to anyone.

- (5) The District reserves the right to ask intoxicated persons to leave the Amenities or District property.
- (6) Other than as permitted by the Facility Rental Policy, only alcoholic beverages served by the Café or District staff are allowed at the Amenities or District property.
- (7) Alcohol policies may be changed at any time at the discretion of the District.

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#### LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

Each Patron and each <u>Ge</u>uest as a condition of invitation to the premises of the River Club assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss of damage to any private property used or stored on the premises of the River Club. Use is at the Patron's own risk.

No person shall remove from the room in which it is placed or from the River Club's premises any property or furniture belonging to the District or its contractors without proper authorization. River Club Patrons shall be liable for any property damage and/or personal injury at the River Club, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests, invitees or any family-Household members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Patron, guest, invitee or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District or its contractors or Patrons, either on or off the River Club's premises, shall do so at his or her own risk, and shall defend and hold the River Club, the District, the Board of Supervisors, District employees, District representatives, District contractors, and District agents harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act or omission of the District its respective Supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the River Club or District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest, invitee or family-Household member of such Patron.

Should any party bound by these District Policies bring suit against the District or its affiliates, River Club operator, officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or its contractors or its Patrons or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, its contractors or its Patrons and fail to obtain judgment therein against the District or its River Club operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by

it in the defense of such suit'(including court costs and attorney's fees through all appellate proceedings).

#### SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2022) Effective Date: April 19, 2023

In accordance with Chapters 190 and 120 of the Florida Statutes, and on April 19, 2023 at a duly noticed public meeting, the Board of Supervisors ("Board") of the Rivers Edge II Community Development District ("District") adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District ("Amenity Centers" or "Amenity Facilities").

2. **General Rule.** All persons using the Amenity Facilities and entering District properties are responsible for compliance with the rules and policies established for the safe Generals of the District's Amenity Facilities.

3. **Patron Card.** Patron Cards are the property of the District. The District may request surrender of, or may deactivate, a person's Patron Card for violation of the District's rules and policies established for the safe Generals of the District's Amenity Facilities.

4. **Suspension and Termination of Rights.** The District, through its Board, District Manager, and General Manager shall have the right to restrict, suspend, or, after opportunity for a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a "Violation"):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a Patron Card or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
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- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
- g. Treating the District's staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the General of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, amenities management, contractors, representatives, residents, Patrons or Guests;
- committing or being alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests is likely endangered;
- 1. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

5. Authority of District Manager and General Manager. The District Manager, General Manager or their designee has the ability to remove any person from one or all Amenities if a Violation occurs or if in his/her reasonable discretion it is the District's best interests to do so. The District Manager, General Manager or their designee may each independently at any time restrict or suspend for cause or causes, including but not limited to those Violations described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or longer if such individual requests deferment of his or her right to due process. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and

location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

6. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

7. **Property Damage Reimbursement.** If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

# 8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- If a person's Amenity Facilities privileges are suspended, as referenced in а Section 5, a hearing shall be held at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the suspendee.
- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
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- c. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or deescalation of the situation, and any prior Violations and/or suspensions.
- d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.
- g. Failure of the suspendee to attend the hearing shall not affect staff's or the Board's ability to impose a suspension or termination.

**9.** Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted at the next scheduled Board meeting in accordance with Section 8.

10. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

11. Appeal of Board Suspension. After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the imposition or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The

filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension, termination, Administrative Reimbursement, or Property Damage Reimbursement should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant or order is issued by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenity Facilities after expiration of a suspension imposed by the District.

13. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

14. Reciprocity. Because Patrons of the Rivertown community also have access to amenities in Rivers Edge II Community Development District and Rivers Edge III Community Development District, a suspension or termination from either district's amenity facilities shall operate as a suspension or termination from the District's Amenity Facilities as well. The obligation to satisfy all procedural requirements for suspension, termination, or imposition of an Administrative Reimbursement or Property Damage Reimbursement, shall lie with the District in which the Violation occurred.