

Rivers Edge II
Community Development Districts

November 13, 2024

AGENDA

Rivers Edge II
Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.RiversEdge2CDD.com

November 6, 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, November 13, 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
 - E. General Manager – Monthly Operations and Pond Reports
- IV. Approval of Consent Agenda
 - A. Minutes of the September 18, 2024 Regular Board Meeting and Special Joint Meeting
 - B. Financial Statements as of September 30, 2024
 - C. Check Registers
 1. August
 2. September
- V. Consideration of Resolution 2025-01, Resetting the Public Hearing to Adopt Rates, Fees and Charges to November 13, 2024

- VI. Public Hearing for the Purpose of Adopting Rates, Fees and Charges; Consideration of Resolution 2025-02
- VII. Consideration of Resolution 2025-03, Amending the Fiscal Year 2024 Budget
- VIII. Ratification of Cost Share Request for Holiday Lighting
- IX. Consideration of Cost Share Request for Exterior Painting
- X. Supervisor Requests
- XI. Audience Comments
- XII. Next Scheduled Meetings – Landowner’s Election on November 22, 2024 at 9:00 a.m. and Regular Board Meeting on December 18, 2024 at 9:00 a.m. at the RiverHouse
- XIII. Adjournment

THIRD ORDER OF BUSINESS

A.



Rivers Edge CDD – I, II, and III

Landscape Update for November 2024

- **General Maintenance**
 - Our maintenance team has mowed all common grounds throughout community and have been cleaning up shrub beds.
 - We are gearing up for the offseason. Teams will start grass cutbacks in November.
 - We have Detailed and Cleaned up the Riverhouse and Riverclub.
 - Riverwalk Park is being mowed once a month per contract.
 - We have completed Renderings for the front entrance of Main Street, Roundabouts on SR 13, and The River House.
 - 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. Larger trees will be proposed for removal by the arbor team.
 - Detail Team has been removing Moss from trees. We will get more of this completed during the nongrowing season.
 - 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.
 - Annual flowers were installed along with fresh and rich soil. We raised the beds for a better show. The next rotation will be in December.
 - 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.
- All clocks are being set to run Three times a week. We will adjust according to drought
- 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 3 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 Granular. This will help the root system as the turf starts into dormancy.
- We will treat turf weeds throughout the community.
 - Seasonal weeds such as chamber bitter is popping up in a lot of areas already.
- The turf is starting to go dormant and growing very slowly.
- 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.
- We will Start the Sabal Palm Tree trimming at the end of November.

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: 11/13/2024

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 asphaltting the affected area. We will be working diligently to get quotes for comparison and budgetary purposes for November's meeting.

Waterslide:

We are in the process of gathering proposals for slide resurfacing of our waterslide at the RiverHouse. This will need to be performed this offseason.

Waterslide Tower Frame Issues:

While inspecting the slide tower staircase we discovered that some of the platform's support beams had excessive rust. We brought in a structural engineer who was recommended by our district engineer to inspect the tower. The slide is closed now due to it being off season and he suggested we address the issue before next season. There will need to be multiple weld repairs made near the top of the platform to sure everything up and the beams will need to be painted to protect them going forward on a recommended annual basis. The engineer described this as a small job, although somewhat costly, and he has a recommendation on a welding company to use (Skyline Construction) where he will meet with them on site during the repair to instruct accordingly. We have obtained their quote and are working on others for comparison.

Waterslide Tower Bolt Replacement:

The carriage bolts that attach the boards on the outside of the frame of the waterslide tower have rusted to the point where the heads have deteriorated. The lumber is still whole and in good shape, so we are simply looking to replace the bolts with 3/16s stainless steel versions for longevity. We are gathering quotes and will present this off season.

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. The pavers are having issues in multiple areas as well due to the palm trees' growth uplifting

them. We are currently gathering quotes for pool resurfacing as the finish is original to the pool's inception and well past its life expectancy. We will be presenting these in November's meeting.

RiverHouse Pool Furniture:

Last off season we replaced the lounge chairs around the family pool at the RiverHouse and relocated any of the salvageable chairs to the lap pool side. This off-season we will need to order matching chairs for the lap pool side as the old ones are original to the property and have many broken welds and broken slings. We are preparing this quote from the same manufacturer as the others and will present it when available.

Waterfall Grates:

The grates that ripple the water on the Main Street waterfall entrance are rusted and broken. We need to have all of these replaced and are pricing out options. The new grates will be made of aluminum instead of steel.

Tennis Court Lights:

Most of the lights stopped working on our tennis courts. We had all 3 contactors replaced which fixed the circuitry issue. We also had a few bulbs that were out, but all are now operational. We will be looking into LED lantern heads in the future to upgrade these and remain consistent with the new pickleball lights. This is now closed.

Pothole on Footbridge alleyway:

There is a large pothole that formed on one of alleyways off Footbridge in the Gardens neighborhood. We got with the District Engineer to investigate the root cause of the pothole, and it was determined to have not been caused by an underlying water or drainage issue. We cold-patched the area for now until we can get it properly repaired.

Street Signage around Main Street:

Many of the street signs in the Main Street District have seen better days. Their reflectivity is worn down from sun damage. We have contracted Sundancer Signs to replace the decals on these signs to bring them back up to standard.

Tree Replacement:

We are working with Yellowstone to replace 2 oak trees on Rivertown BLVD as you enter the community in front of the RiverHouse. These were casualties of Hurricanes Helene/Milton.

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.

RiverClub Furniture:

The older chaise loungers at the RiverClub have ripped a lot lately from wear and tears. We have replacements in hand and will be replacing all the old ones throughout this off season. New Adirondack chairs have also been ordered for the right side firepit.

RiverClub Generator:

The board of CDD 1 has inquired about adding a built-in generator to power the RiverClub Café as it is prone to prolonged power outages resulting in losses in food spoilage and security systems being down. We will gather information and pricing to present to the boards, if CDD 2 is interested.

RiverClub Painting:

The RiverClub needs fresh paint of the exterior as the old original coat has seen better days. We will be presenting quotes in today's meeting.

CDD III

Lodge WAP Pool:

We had a water pressure build up issue with the equipment for the WAP pool after Hurricane Milton. Damage was minor as it blew out an air gauge to escape before a pipe exploded. Some piping swelled and will need to be replaced which Crown Pools performed. This is now closed.

All Districts

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 repair. This was repaired on 10/17 and is now closed.

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 CDD and some are homeowner trees. We are coordinating Yellowstone on the trimming back of our trees and will be notifying the HOA of any trees that are homeowner trees so that they may notify the residents. We have also located approximately 60 signs in the main street area that are sun-faded to the point that the decals need replacing and we have begun the process of these repairs.

RIVERTOWN

RECDD's Lifestyle Report

Date of report: **11/13/24**

Submitted by: **Kim Fatuch**

Ongoing Projects

- Solidifying dates for holiday light installation
- Prepping events for Spring 2025
- Working with Supervisor Maynard on Garden Club

October Events

- 10.12.24 – Fall Festival and Vendor Market
 - Pumpkin patch, carnival games, bounce houses, corn maze, vendors and more!
 - Amazing turnout from the community, over 800 people showed up to this event
 - Over half of the vendors, including the food trucks sold out
 - Great response from the community



- 10.18.24 – Disney Throwback Movie Night
 - Halloweentown at the amphitheater
 - Roughly 40 people attended
 - Weather kept people away
- 10.24.24 – Halloween/ Horror Movie Trivia Night
 - Theme trivia
 - Costumes encouraged
 - Great attendance for this trivia with over 15 teams

November Events

- 11.1.24 – Jeremy Weinglass and Smores & Cider
 - Great turnout with over 120 people in attendance
 - Great kickoff to the winter festivities



- 11.7.24 – Flower and Charcuterie Workshop
 - Sold Out event with 40 attendees
 - A night of creating your own charcuterie box and fall bouquet with a complimentary sparkling cider
- 11.15.24 – Glow Foam Party
 - Families are invited to the amphitheater for a glowing fun time
 - Complete with foam cannons, glow swag and an awesome DJ
- 11.20.24 – Bingo/Trivia
 - Combined bingo/trivia evening
- 11.21.24 – Live Music by Greg Johnson
 - New artist on a new night
 - Residents are invited to the Café for some live music
- 11.22.24 – Jazz in the Café
 - Residents are invited to listen to the amazing Jazz band of some RiverTown’s own students.

(Continued)

RIVERTOWN

RECDD's Monthly Café Report

Date of report: **11/13/2024**

Submitted by: **Richard Losco & Lisa McCormick**

RiverClub Café - October

TOTAL NET SALES

\$44,309.60

TOTAL TRANSACTIONS

1,445

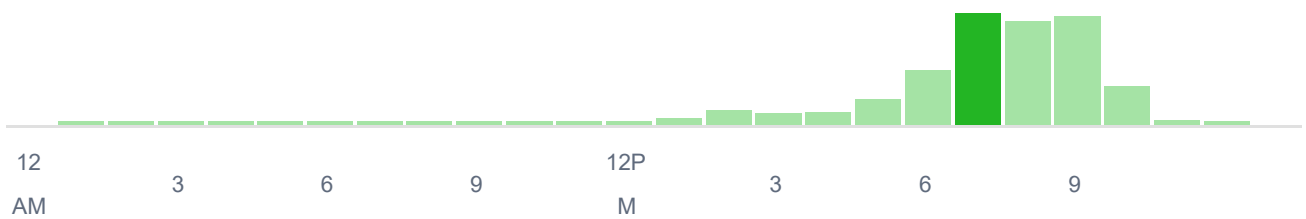
BEST DAY OF THE WEEK

Friday

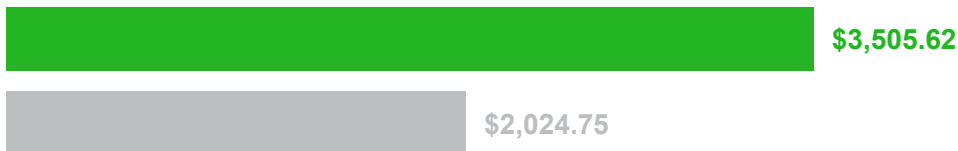
COVERS

0

AVG. SALES BY HOUR



Avg. Fri **Avg. Daily sales**



Your items

TOP-SELLING CATEGORY

Mains

TOP-SELLING ITEM

Wings

TOTAL ITEMS SOLD

6,580

TOP-SELLING ITEM SALES

\$3,012.50

Your employees

SALES BY EMPLOYEE

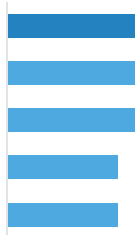
Jaqueline R

Parker B

Mya G

Lani D

Olivia L



TOP EMPLOYEE

Jaqueline
Rebeor

TOP EMPLOYEE SALES

\$15,035.25

AVG. SALE COUNT PER
EMPLOYEE

125.36

AVG. SALES PER EMPLOYEE

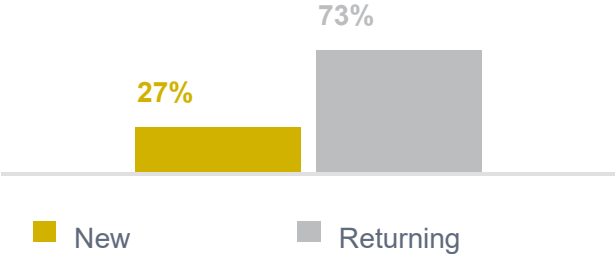
\$4,475.62

Your customers

**CUSTOMERS
SERVED**
788

**NEW
CUSTOMERS**
209

**RETURNING
CUSTOMERS**
579



Square POS Net Sales were down for the month of September @ \$39,788 compared to \$45,261 prior year. This decrease is due to Hurricane Helene, which the Café was closed for 3 days.

Sales for the 9-month period ending 09/30/2024 totaled \$567,522 compared to \$483,009 prior year, a 17.5% increase in sales.

Gross Wages as % of net sales was 48.4% in the month of September, with a 12-month average of 41.4%. Contributing factors include the 3-day shutdown due to Hurricane Helene.

Cost of Goods Sold (Food and Beverage) were extremely high @ 56.4% in the month of September, compared to 38.8% prior year. Contributing factors include the 3-day shutdown due to Hurricane Helene and an abnormal food spoilage expense of \$6,853.70, which was due to the electricity being down.

RIVERTOWN

RECDD's Monthly Café Report

Date of report: 11/13/2024

Submitted by: Richard Losco & Lisa McCormick



Work Order	00712995	Account	Rivers Edge II CDD
Work Order	00712995	Contact	Jason Davidson
Number		Address	160 Riverglade Run St Johns, FL 32259 United States
Created Date	10/14/2024		

Work Details

Specialist	Report reflects work done on 10/11.	Prepared By	KYLE FOLLANSBEE
Comments to	Water levels are high due to recent hurricane. I		
Customer	did not treat submersed vegetation, so as not to harm shoreline grasses. Herbicides were used to manage invasive and nuisance emergent vegetation on listed ponds and any accessible trash was removed. There was a lot of construction trash in pond 6 that is being blown in. If you can repair the fencing, the trash might be a bit less along the residential and clubhouse. Dye was added to ponds CR3, JJ, UU, NN, KK & 8 in order to reduce light penetration. Probiotics were applied in KK & NN to help reduce nutrients. I will be treating submersed growth when the levels drop again. Overall, they are in good shape! Thank you for being a Solitude customer!		



Work Order	00712995	Account	Rivers Edge II CDD
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Number		Address	160 Riverglade Run St Johns, FL 32259 United States
Created Date	10/14/2024		

Work Order Assets

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

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
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)	



Work Order	00712995	Account	Rivers Edge II CDD
Work Order	00712995	Contact	Jason Davidson
Number		Address	160 Riverglade Run St Johns, FL 32259 United States

Created Date 10/14/2024

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)	
Rivers Edge CDD II Pond 10	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond RC1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 12	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 8	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 5	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 7	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 4	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 9	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 3	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 14	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 6	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond UU	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond UU	MONITORING	
Rivers Edge CDD II Pond UU	LAKE WEED CONTROL	
Rivers Edge CDD II Pond UU	ALGAE CONTROL	
Rivers Edge CDD II Pond SS	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond SS	MONITORING	
Rivers Edge CDD II Pond SS	LAKE WEED CONTROL	
Rivers Edge CDD II Pond SS	ALGAE CONTROL	
Rivers Edge CDD II Pond NN	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond NN	MONITORING	
Rivers Edge CDD II Pond NN	LAKE WEED CONTROL	
Rivers Edge CDD II Pond NN	ALGAE CONTROL	
Rivers Edge CDD II Pond TT	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond TT	MONITORING	
Rivers Edge CDD II Pond TT	LAKE WEED CONTROL	



Work Order	00712995	Account	Rivers Edge II CDD
Work Order	00712995	Contact	Jason Davidson
Number		Address	160 Riverglade Run St Johns, FL 32259 United States

Created Date 10/14/2024

Rivers Edge CDD II Pond TT	ALGAE CONTROL	
Rivers Edge CDD II Pond KK	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond KK	MONITORING	
Rivers Edge CDD II Pond KK	LAKE WEED CONTROL	
Rivers Edge CDD II Pond KK	ALGAE CONTROL	
Rivers Edge CDD II Pond CR3	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond CR3	MONITORING	
Rivers Edge CDD II Pond CR3	LAKE WEED CONTROL	
Rivers Edge CDD II Pond CR3	ALGAE CONTROL	
Rivers Edge CDD II Pond JJ	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond JJ	MONITORING	
Rivers Edge CDD II Pond JJ	LAKE WEED CONTROL	
Rivers Edge CDD II Pond JJ	ALGAE CONTROL	
Rivers Edge CDD II Pond RC2	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond RC2	MONITORING	
Rivers Edge CDD II Pond RC2	LAKE WEED CONTROL	
Rivers Edge CDD II Pond RC2	ALGAE CONTROL	
Rivers Edge CDD II Pond 15	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 15	MONITORING	
Rivers Edge CDD II Pond 15	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 15	ALGAE CONTROL	
Rivers Edge CDD II Pond 13	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 13	MONITORING	
Rivers Edge CDD II Pond 13	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 13	ALGAE CONTROL	
Rivers Edge CDD II Pond 11	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 11	MONITORING	
Rivers Edge CDD II Pond 11	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 11	ALGAE CONTROL	
Rivers Edge CDD II Pond 10	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 10	MONITORING	
Rivers Edge CDD II Pond 10	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 10	ALGAE CONTROL	
Rivers Edge CDD II Pond RC1	SHORELINE WEED CONTROL	



Work Order 00712995
 Work Order 00712995
 Number

Account Rivers Edge II CDD
 Contact Jason Davidson
 Address 160 Riverglade Run
 St Johns, FL 32259
 United States

Created Date 10/14/2024

Rivers Edge CDD II Pond RC1	MONITORING
Rivers Edge CDD II Pond RC1	LAKE WEED CONTROL
Rivers Edge CDD II Pond RC1	ALGAE CONTROL
Rivers Edge CDD II Pond 12	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 12	MONITORING
Rivers Edge CDD II Pond 12	LAKE WEED CONTROL
Rivers Edge CDD II Pond 12	ALGAE CONTROL
Rivers Edge CDD II Pond 8	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 8	MONITORING
Rivers Edge CDD II Pond 8	LAKE WEED CONTROL
Rivers Edge CDD II Pond 8	ALGAE CONTROL
Rivers Edge CDD II Pond 5	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 5	MONITORING
Rivers Edge CDD II Pond 5	LAKE WEED CONTROL
Rivers Edge CDD II Pond 5	ALGAE CONTROL
Rivers Edge CDD II Pond 7	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 7	MONITORING
Rivers Edge CDD II Pond 7	LAKE WEED CONTROL
Rivers Edge CDD II Pond 7	ALGAE CONTROL
Rivers Edge CDD II Pond 4	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 4	MONITORING
Rivers Edge CDD II Pond 4	LAKE WEED CONTROL
Rivers Edge CDD II Pond 4	ALGAE CONTROL
Rivers Edge CDD II Pond 9	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 9	MONITORING
Rivers Edge CDD II Pond 9	LAKE WEED CONTROL
Rivers Edge CDD II Pond 9	ALGAE CONTROL
Rivers Edge CDD II Pond 3	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 3	MONITORING
Rivers Edge CDD II Pond 3	LAKE WEED CONTROL
Rivers Edge CDD II Pond 3	ALGAE CONTROL
Rivers Edge CDD II Pond 14	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 14	MONITORING
Rivers Edge CDD II Pond 14	LAKE WEED CONTROL



Work Order 00712995
 Work Order 00712995
 Number

Account Rivers Edge II CDD
 Contact Jason Davidson
 Address 160 Riverglade Run
 St Johns, FL 32259
 United States

Created Date 10/14/2024

Rivers Edge CDD II Pond 14	ALGAE CONTROL	
Rivers Edge CDD II Pond 6	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 6	MONITORING	
Rivers Edge CDD II Pond 6	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 6	ALGAE CONTROL	
Rivers Edge CDD II Pond 2	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 2	MONITORING	
Rivers Edge CDD II Pond 2	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 2	ALGAE CONTROL	
Rivers Edge CDD II Pond 1	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 1	MONITORING	
Rivers Edge CDD II Pond 1	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 1	ALGAE CONTROL	
Rivers Edge CDD II Pond 10		
Rivers Edge CDD II Pond RC1		
Rivers Edge CDD II Pond 12		
Rivers Edge CDD II Pond 8		
Rivers Edge CDD II Pond RC2		
Rivers Edge CDD II Pond 15		
Rivers Edge CDD II Pond 13		
Rivers Edge CDD II Pond 11		
Rivers Edge CDD II Pond 5		
Rivers Edge CDD II Pond 7		
Rivers Edge CDD II Pond 4		
Rivers Edge CDD II Pond 9		
Rivers Edge CDD II Pond 14		
Rivers Edge CDD II Pond 6		
Rivers Edge CDD II Pond 2		
Rivers Edge CDD II Pond 1		
Rivers Edge CDD II Pond 3		
Rivers Edge CDD II Pond TT		
Rivers Edge CDD II Pond KK		
Rivers Edge CDD II Pond CR3		
Rivers Edge CDD II Pond JJ		



Work Order 00712995

Work Order 00712995
Number

Created Date 10/14/2024

Account Rivers Edge II CDD

Contact Jason Davidson

Address 160 Riverglade Run
St Johns, FL 32259
United States

Rivers Edge CDD II Pond UU		
Rivers Edge CDD II Pond SS		
Rivers Edge CDD II Pond NN		



Work Order 00712996

Work Order 00712996
Number

Created Date 10/31/2024

Account Rivers Edge II CDD

Contact Jason Davidson

Address 160 Riverglade Run
St Johns, FL 32259
United States

Work Details

Specialist Report reflects work done on 10/3.
Comments to Herbicides were used to treat invasive and
Customer nuisance growth while encouraging beneficial
natives. Algae was treated in ponds 1,2,10,11,13
& 14.
Submersed vegetation in ponds 13 & 15 were
managed with aquatic herbicide.
Probiotics were added to ponds RC2 & 5 to help
reduce nutrients.
Dye was added to ponds 1,2,10,11,13 14, & 15.
There were gators in ponds 2,14, & 15. They
were keeping to themselves. I'll let you know if
any behavior changes.
Overall, ponds are looking good.
Thank you for being a Solitude customer!

Prepared By KYLE FOLLANSBEE



Work Order	00712996	Account	Rivers Edge II CDD
Work Order	00712996	Contact	Jason Davidson
Number		Address	160 Riverglade Run St Johns, FL 32259 United States
Created Date	10/31/2024		

Work Order Assets

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

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
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)	



Work Order	00712996	Account	Rivers Edge II CDD
Work Order	00712996	Contact	Jason Davidson
Number		Address	160 Riverglade Run St Johns, FL 32259 United States

Created Date 10/31/2024

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)	
Rivers Edge CDD II Pond 10	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond RC1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 12	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 8	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 5	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 7	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 4	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 9	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 3	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 14	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 6	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond UU	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond UU	MONITORING	
Rivers Edge CDD II Pond UU	LAKE WEED CONTROL	
Rivers Edge CDD II Pond UU	ALGAE CONTROL	
Rivers Edge CDD II Pond SS	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond SS	MONITORING	
Rivers Edge CDD II Pond SS	LAKE WEED CONTROL	
Rivers Edge CDD II Pond SS	ALGAE CONTROL	
Rivers Edge CDD II Pond NN	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond NN	MONITORING	
Rivers Edge CDD II Pond NN	LAKE WEED CONTROL	
Rivers Edge CDD II Pond NN	ALGAE CONTROL	
Rivers Edge CDD II Pond TT	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond TT	MONITORING	
Rivers Edge CDD II Pond TT	LAKE WEED CONTROL	



Work Order 00712996
 Work Order 00712996
 Number

Account Rivers Edge II CDD
 Contact Jason Davidson
 Address 160 Riverglade Run
 St Johns, FL 32259
 United States

Created Date 10/31/2024

Rivers Edge CDD II Pond TT	ALGAE CONTROL	
Rivers Edge CDD II Pond KK	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond KK	MONITORING	
Rivers Edge CDD II Pond KK	LAKE WEED CONTROL	
Rivers Edge CDD II Pond KK	ALGAE CONTROL	
Rivers Edge CDD II Pond CR3	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond CR3	MONITORING	
Rivers Edge CDD II Pond CR3	LAKE WEED CONTROL	
Rivers Edge CDD II Pond CR3	ALGAE CONTROL	
Rivers Edge CDD II Pond JJ	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond JJ	MONITORING	
Rivers Edge CDD II Pond JJ	LAKE WEED CONTROL	
Rivers Edge CDD II Pond JJ	ALGAE CONTROL	
Rivers Edge CDD II Pond RC2	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond RC2	MONITORING	
Rivers Edge CDD II Pond RC2	LAKE WEED CONTROL	
Rivers Edge CDD II Pond RC2	ALGAE CONTROL	
Rivers Edge CDD II Pond 15	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 15	MONITORING	
Rivers Edge CDD II Pond 15	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 15	ALGAE CONTROL	
Rivers Edge CDD II Pond 13	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 13	MONITORING	
Rivers Edge CDD II Pond 13	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 13	ALGAE CONTROL	
Rivers Edge CDD II Pond 11	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 11	MONITORING	
Rivers Edge CDD II Pond 11	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 11	ALGAE CONTROL	
Rivers Edge CDD II Pond 10	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 10	MONITORING	
Rivers Edge CDD II Pond 10	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 10	ALGAE CONTROL	
Rivers Edge CDD II Pond RC1	SHORELINE WEED CONTROL	



Work Order 00712996
 Work Order 00712996
 Number

Account Rivers Edge II CDD
 Contact Jason Davidson
 Address 160 Riverglade Run
 St Johns, FL 32259
 United States

Created Date 10/31/2024

Rivers Edge CDD II Pond RC1	MONITORING
Rivers Edge CDD II Pond RC1	LAKE WEED CONTROL
Rivers Edge CDD II Pond RC1	ALGAE CONTROL
Rivers Edge CDD II Pond 12	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 12	MONITORING
Rivers Edge CDD II Pond 12	LAKE WEED CONTROL
Rivers Edge CDD II Pond 12	ALGAE CONTROL
Rivers Edge CDD II Pond 8	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 8	MONITORING
Rivers Edge CDD II Pond 8	LAKE WEED CONTROL
Rivers Edge CDD II Pond 8	ALGAE CONTROL
Rivers Edge CDD II Pond 5	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 5	MONITORING
Rivers Edge CDD II Pond 5	LAKE WEED CONTROL
Rivers Edge CDD II Pond 5	ALGAE CONTROL
Rivers Edge CDD II Pond 7	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 7	MONITORING
Rivers Edge CDD II Pond 7	LAKE WEED CONTROL
Rivers Edge CDD II Pond 7	ALGAE CONTROL
Rivers Edge CDD II Pond 4	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 4	MONITORING
Rivers Edge CDD II Pond 4	LAKE WEED CONTROL
Rivers Edge CDD II Pond 4	ALGAE CONTROL
Rivers Edge CDD II Pond 9	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 9	MONITORING
Rivers Edge CDD II Pond 9	LAKE WEED CONTROL
Rivers Edge CDD II Pond 9	ALGAE CONTROL
Rivers Edge CDD II Pond 3	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 3	MONITORING
Rivers Edge CDD II Pond 3	LAKE WEED CONTROL
Rivers Edge CDD II Pond 3	ALGAE CONTROL
Rivers Edge CDD II Pond 14	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 14	MONITORING
Rivers Edge CDD II Pond 14	LAKE WEED CONTROL



Work Order 00712996

Work Order Number 00712996

Account Rivers Edge II CDD

Contact Jason Davidson

Address 160 Riverglade Run
St Johns, FL 32259
United States

Created Date 10/31/2024

Rivers Edge CDD II Pond 14	ALGAE CONTROL	
Rivers Edge CDD II Pond 6	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 6	MONITORING	
Rivers Edge CDD II Pond 6	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 6	ALGAE CONTROL	
Rivers Edge CDD II Pond 2	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 2	MONITORING	
Rivers Edge CDD II Pond 2	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 2	ALGAE CONTROL	
Rivers Edge CDD II Pond 1	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 1	MONITORING	
Rivers Edge CDD II Pond 1	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 1	ALGAE CONTROL	
Rivers Edge CDD II Pond 9		
Rivers Edge CDD II Pond 4		
Rivers Edge CDD II Pond 7		
Rivers Edge CDD II Pond 5		
Rivers Edge CDD II Pond 8		
Rivers Edge CDD II Pond 12		
Rivers Edge CDD II Pond RC1		
Rivers Edge CDD II Pond 10		
Rivers Edge CDD II Pond 3		
Rivers Edge CDD II Pond NN		
Rivers Edge CDD II Pond SS		
Rivers Edge CDD II Pond UU		
Rivers Edge CDD II Pond 1		
Rivers Edge CDD II Pond 2		
Rivers Edge CDD II Pond 6		
Rivers Edge CDD II Pond 14		
Rivers Edge CDD II Pond 11		
Rivers Edge CDD II Pond 13		
Rivers Edge CDD II Pond 15		
Rivers Edge CDD II Pond RC2		
Rivers Edge CDD II Pond JJ		



Work Order 00712996

Work Order 00712996

Number

Created Date 10/31/2024

Account Rivers Edge II CDD

Contact Jason Davidson

Address 160 Riverglade Run
St Johns, FL 32259
United States

Rivers Edge CDD II Pond CR3		
Rivers Edge CDD II Pond KK		
Rivers Edge CDD II Pond TT		

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, September 18, 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	Chairman
Jason Thomas	Vice Chairman
Jarrett O’Leary	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Ryan Stilwell	District Engineer
Richard Losco	General Manager
Jason Davidson	Regional General Manager
Kevin McKendree	Field Operations Manager
Mike Scuncio	Yellowstone Landscape
Kim Fatuch	Vesta Property Services
Ken Council	Vesta Property Services
Mary Grace Henley	Kilinski | Van Wyk
Jim Oliver	GMS

The following is a summary of the discussions and actions taken at the September 18, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 9:00 a.m. and called the roll.

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 stated that he is seeing a lot of dead grass, mainly along Main Street 3 and Longleaf.

Mr. Scuncio stated that they've done a lot of top dressing and asked that the Board give it a few more weeks.

Mr. Smith also stated that it's been brought to his attention that the pond and landscaping wasn't being maintained behind the model areas on the back side of the Welcome Center.

B. District Engineer

Mr. Stilwell stated with all the rain he has experienced a number of districts with ponds and outflow structures getting clogged. He recommended staff coordinate with the aquatics vendor to ensure structures are clear and functioning properly.

C. District Counsel

There being nothing to report, the next item followed.

D. District Manager

There being nothing to report, the next item followed.

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 August 21, 2024 Meeting

B. Financial Statements as of July 31, 2024

C. Check Register

Copies of the minutes, the financial statements, and the check register totaling \$149,123.65, were included in the agenda package for the Board's review.

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

FIFTH ORDER OF BUSINESS

Business Items

A. Ratification of Funding Request No. 61

A copy of funding request number 61 totaling \$272,959.36 was included in the agenda package for the Board's review.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor Funding Request No. 61 was ratified.

B. Consideration of Funding Request No. 62

A copy of funding request number 62 totaling \$200,000 was included in the agenda package for the Board’s review. Mr. deNagy noted that this funding request is for advance funding to continue to pay vendors in a timely manner.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor Funding Request No. 62 was approved.

SIXTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – Regular Board Meeting on October 9, 2024 at 9:00 a.m at the RiverTown Amenity Center

Mr. deNagy stated that there are scheduling conflicts for some of the Board members for the next two Board meetings. The October meeting will be moved up one week to October 9th and the November meeting will be moved up one week to November 13th.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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

A special joint meeting of the Board of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Wednesday, September 18, 2024 at 9:40 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida, immediately following adjournment of rivers Edge III Board Meeting.

Present and constituting a quorum were:

Rivers Edge

Mac McIntyre	Chairman
Erick Saks	Vice Chairman
Frederick Baron	Supervisor
Robert Cameron	Supervisor
Scott Maynard	Supervisor

Rivers Edge II

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

Rivers Edge III

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

Also present were:

Corbin deNagy	District Manager
Jim Oliver	GMS
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Jason Davidson	Vesta/Amenity Services
Richard Losco	Vesta/Amenity Services
Ken Council	Vesta/Amenity Services
Kevin McKendree	Vesta/Amenity Services
Ryan Stillwell	District Engineer

The following is a summary of the discussions and actions taken at the September 18, 2024 joint meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 9:40 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Discussion on Community Security Services

The board held a shade session on security during which a representative from Flock Group reviewed the details of the proposed security system, then took the following actions.

Mr. McIntyre joined the meeting during the presentation.

On MOTION by Mr. Cameron seconded by Mr. McIntyre with all in favor the proposal from the Flock Group was approved for Rivers Edge CDD.

On MOTION by Mr. Thomas seconded by Mr. Smith all in favor the proposal from the Flock Group was approved for RE III CDD.

On MOTION by Mr. Thomas seconded by Mr. Smith all in favor the proposal from the Flock Group was approved for RE II CDD.

Supervisor Cameron for Rivers Edge CDD and Supervisor Smith for REII CDD and REIII CDD were appointed to work with staff to finalize the proposals.

FOURTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 10:56 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Rivers Edge II
Community Development District

Unaudited Financial Reporting
September 30, 2024



Rivers Edge II
Community Development District
Combined Balance Sheet
September 30, 2024

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 60,373	\$ -	\$ 1,775	\$ -	\$ 62,147
Due from Other	5,569	-	-	-	5,569
Due from Vesta - Café	137,747	-	-	-	137,747
Due from Developer	200,000	-	-	-	200,000
Investments:					
State Board of Administration (SBA)	5,388	-	161,159	-	166,547
Custody	40,587	-	-	-	40,587
Series 2020					
Reserve	-	232,471	-	-	232,471
Revenue	-	323,298	-	-	323,298
Prepayment	-	686	-	-	686
Construction	-	-	-	5,944	5,944
Series 2021					
Reserve	-	275,800	-	-	275,800
Revenue	-	231,030	-	-	231,030
Construction	-	-	-	1,951	1,951
Prepaid Expenses	5,000	-	-	-	5,000
Deposits	16,840	-	-	-	16,840
Total Assets	\$ 471,503	\$ 1,063,285	\$ 162,933	\$ 7,895	\$ 1,705,617
Liabilities:					
Accounts Payable	\$ 84,651	\$ -	\$ -	\$ -	\$ 84,651
Accrued Expenses	8,862	-	-	-	8,862
Due to Vesta - Café	9,997	-	-	-	9,997
Due to Mattamy	360	-	-	-	360
Total Liabilities	\$ 103,870	\$ -	\$ -	\$ -	\$ 103,870
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Deposits	16,840	-	-	-	16,840
Restricted for:					
Debt Service - Series	-	1,063,285	-	-	1,063,285
Capital Project - Series	-	-	-	7,895	7,895
Assigned for:					
Capital Reserve Fund	-	-	162,933	-	162,933
Unassigned	345,793	-	-	-	345,793
Total Fund Balances	\$ 367,633	\$ 1,063,285	\$ 162,933	\$ 7,895	\$ 1,601,747
Total Liabilities & Fund Balance	\$ 471,503	\$ 1,063,285	\$ 162,933	\$ 7,895	\$ 1,705,617

Rivers Edge II
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 819,281	\$ 819,281	\$ 826,044	\$ 6,763
Special Assessments - Direct Bill	68,619	68,619	68,619	-
Developer Contributions	1,225,830	1,225,830	1,019,934	(205,896)
Café Gross Sales	507,702	507,702	792,566	284,864
Miscellaneous Income	13,141	13,141	2,388	(10,753)
Insurance Proceeds	-	-	1,587	1,587
Interest	-	-	6,147	6,147
Cost Share Amenity - Rivers Edge III	46,753	46,753	42,857	(3,896)
Total Revenues	\$ 2,681,326	\$ 2,681,326	\$ 2,760,142	\$ 78,816
Expenditures:				
General & Administrative:				
District Engineering	\$ 15,000	\$ 15,000	\$ 7,653	\$ 7,347
District Counsel	30,000	30,000	24,990	5,010
District Management	37,100	37,100	37,100	(0)
Construction Accounting	3,710	3,710	-	3,710
Assessment Administration	5,300	5,300	5,300	-
Dissemination Agent	5,300	5,300	6,000	(700)
Information Technology	1,908	1,908	1,908	-
Website Administration	1,272	1,272	1,272	-
Annual Audit	5,000	5,000	4,120	880
Trustee Fees	10,000	10,000	7,769	2,231
Arbitrage	1,200	1,200	600	600
Telephone	200	200	23	177
Postage	800	800	943	(143)
Printing & Binding	1,200	1,200	778	422
Insurance	7,961	7,961	7,238	723
Legal Advertising	2,500	2,500	670	1,830
Other Current Charges	1,500	1,500	-	1,500
Office Supplies	550	550	12	538
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 130,676	\$ 130,676	\$ 106,549	\$ 24,127
Operations & Maintenance				
Ground Maintenance:				
Cost Share Landscaping - Rivers Edge	\$ 688,424	\$ 688,424	\$ 688,424	\$ (0)
Field Operations Management (Vesta)	44,238	44,238	37,253	6,985
Landscape Maintenance	416,388	416,388	413,503	2,885
Lake Maintenance	27,500	27,500	22,309	5,191
Landscape Contingency	25,000	25,000	147,926	(122,926)
Irrigation Repairs and Replacement	15,000	15,000	42,499	(27,499)
Irrigation Water Use	30,000	30,000	83,467	(53,467)
Streetlighting	40,000	40,000	26,736	13,264
Subtotal Ground Maintenance	\$ 1,286,550	\$ 1,286,550	\$ 1,462,118	\$ (175,568)

Rivers Edge II
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<i>Amenity Center - River Club:</i>				
General Manager (Vesta)	\$ 48,172	\$ 48,172	\$ 49,578	\$ (1,406)
Amenity Manager (Vesta)	19,478	19,478	19,478	(0)
Maintenance Service (Vesta)	78,837	78,837	78,837	(0)
Lifestyle Director (Vesta)	38,136	38,136	38,136	(0)
Facilities Attendant (Vesta)	110,109	110,109	110,109	(0)
Security Monitoring	5,000	5,000	-	5,000
Telephone	12,500	12,500	13,091	(591)
Insurance	113,291	113,291	69,504	43,787
Pool Maintenance (Vesta)	10,312	10,312	10,312	0
Pool Chemicals (Poolsure)	10,000	10,000	13,050	(3,050)
Janitorial Services (Vesta)	31,933	31,933	35,591	(3,658)
Access Cards	3,500	3,500	-	3,500
Window Cleaning	3,500	3,500	-	3,500
Natural Gas	6,000	6,000	4,473	1,527
Electric	25,000	25,000	25,039	(39)
Water & Sewer	30,000	30,000	21,102	8,898
Repair and Replacements	75,000	75,000	70,974	4,026
Refuse	20,000	20,000	22,196	(2,196)
Pest Control	1,920	1,920	1,935	(15)
License/Permits	1,000	1,000	350	650
Other Current	500	500	-	500
Special Events	30,000	30,000	22,767	7,233
Holiday Decorations	23,000	23,000	21,460	1,540
Office Supplies/Postage	1,500	1,500	-	1,500
Contingency	10,000	10,000	-	10,000
Subtotal Amenity Center - River Club	\$ 708,688	\$ 708,688	\$ 627,984	\$ 80,704
<i>Café Operations:</i>				
Café-Cost of Goods Sold	\$ 234,568	\$ 234,568	\$ 281,897	\$ (47,329)
Café-Labor	236,447	236,447	388,221	(151,774)
Café-Bank Fees	22,187	22,187	29,892	(7,705)
Other Expenses related to Café Operations	2,500	2,500	3,438	(938)
Café Management	12,000	12,000	-	12,000
Subtotal Café Operations	\$ 507,702	\$ 507,702	\$ 703,447	\$ (195,745)
Total Operations & Maintenance	\$ 2,502,940	\$ 2,502,940	\$ 2,793,549	\$ (290,609)
Total Expenditures	\$ 2,633,616	\$ 2,633,616	\$ 2,900,098	\$ (266,482)
Excess (Deficiency) of Revenues over Expenditures	\$ 47,710	\$ 47,710	\$ (139,957)	\$ (187,667)
<i>Other Financing Sources/(Uses):</i>				
Capital Reserve Funding	\$ 75,000	\$ 75,000	75,000	\$ -
Total Other Financing Sources/(Uses)	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
Net Change in Fund Balance	\$ (27,290)	\$ (27,290)	\$ (214,957)	\$ (187,667)
Fund Balance - Beginning	\$ 27,290		\$ 582,590	
Fund Balance - Ending	\$ -		\$ 367,633	

Rivers Edge II
Community Development District
Month to Month

	Oct	Nov	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	\$ 174	\$ -	\$ -	\$ 826,044
Special Assessments - Direct Bill	29,753	38,866	-	-	-	-	-	-	-	-	-	-	68,619
Developer Contributions	-	-	-	-	-	-	-	-	546,975	272,959	200,000	-	1,019,934
Café Gross Sales	47,830	33,762	34,456	45,494	48,100	66,608	96,248	107,697	103,357	81,480	71,890	55,644	792,566
Miscellaneous Income	135	848	110	-	220	144	205	215	302	70	95	45	2,388
Insurance Proceeds	-	1,587	-	-	-	-	-	-	-	-	-	-	1,587
Interest	258	65	313	792	1,865	522	882	485	508	52	203	203	6,147
Cost Share Amenity - Rivers Edge III	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	-	42,857
Total Revenues	\$ 81,872	\$ 167,078	\$ 309,979	\$ 262,637	\$ 239,186	\$ 100,508	\$ 101,231	\$ 112,294	\$ 694,750	\$ 358,631	\$ 276,084	\$ 55,892	\$ 2,760,142
Expenditures:													
General & Administrative:													
District Engineering	\$ 2,445	\$ -	\$ -	\$ 879	\$ 542	\$ 523	\$ 388	\$ 177	\$ 1,345	\$ 963	\$ 390	\$ -	\$ 7,653
District Counsel	2,443	803	1,050	1,886	915	2,829	1,891	2,071	2,457	6,451	2,194	-	24,990
District Management	3,092	3,092	3,092	3,092	3,092	3,092	3,092	3,092	3,092	3,092	3,092	3,092	37,100
Construction Accounting	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,300	-	-	-	-	-	-	-	-	-	-	-	5,300
Dissemination Agent	692	442	442	792	442	442	542	442	442	442	442	442	6,000
Information Technology	159	159	159	159	159	159	159	159	159	159	159	159	1,908
Website Administration	106	106	106	106	106	106	106	106	106	106	106	106	1,272
Annual Audit	-	-	-	-	-	-	-	-	-	4,120	-	-	4,120
Trustee Fees	4,688	-	-	-	-	-	-	1,541	-	1,541	-	-	7,769
Arbitrage	-	-	-	-	-	-	-	-	600	-	-	-	600
Telephone	-	-	-	-	-	-	-	16	-	3	4	-	23
Postage	17	147	8	45	4	31	9	7	25	414	121	117	943
Printing & Binding	18	22	1	0	13	13	22	28	55	549	1	57	778
Insurance	7,238	-	-	-	-	-	-	-	-	-	-	-	7,238
Legal Advertising	-	-	-	-	-	-	-	-	66	-	-	604	670
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	1	1	0	1	0	7	0	0	0	0	0	0	12
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 26,372	\$ 4,770	\$ 4,857	\$ 6,959	\$ 5,272	\$ 7,202	\$ 6,208	\$ 7,638	\$ 8,346	\$ 17,839	\$ 6,509	\$ 4,576	\$ 106,549
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	\$ 57,369	\$ 57,369	\$ 57,369	\$ 57,369	\$ 688,424
Field Operations Management (Vesta)	3,104	3,104	3,104	3,104	3,104	3,104	3,104	3,104	3,104	3,104	3,104	3,104	37,253
Landscape Maintenance	34,459	34,459	34,459	34,459	34,459	34,459	34,459	34,459	34,459	34,459	34,459	34,459	413,503
Lake Maintenance	4,477	-	-	1,718	1,718	2,204	2,630	1,718	2,204	1,718	1,718	2,204	22,309
Landscape Contingency	13,839	1,500	13,810	5,095	5,708	5,840	205	73,824	6,020	7,120	3,125	11,840	147,926
Irrigation Repairs and Replacement	598	1,644	6,312	5,042	7,725	749	525	305	3,506	4,361	3,521	8,212	42,499
Irrigation Water Use	5,738	6,916	15,194	6,711	5,246	2,745	5,880	7,813	10,064	8,280	4,841	4,039	83,467
Streetlighting	2,500	2,473	1,936	2,074	2,338	2,046	2,140	3,458	1,962	1,990	1,932	1,887	26,736
Subtotal Ground Maintenance	\$ 122,084	\$ 107,465	\$ 132,183	\$ 115,572	\$ 117,667	\$ 108,516	\$ 106,311	\$ 182,050	\$ 118,688	\$ 118,401	\$ 110,069	\$ 123,113	\$ 1,462,118

Rivers Edge II
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)	\$ 4,103	\$ 4,122	\$ 4,014	\$ 4,131	\$ 4,226	\$ 4,374	\$ 4,014	\$ 4,014	\$ 4,129	\$ 4,146	\$ 4,142	\$ 4,161	\$ 49,578
Amenity Manager (Vesta)	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	19,478
Maintenance Service (Vesta)	6,570	6,570	6,570	6,570	6,570	6,570	6,570	6,570	6,570	6,570	6,570	6,570	78,837
Lifestyle Director (Vesta)	3,178	3,178	3,178	3,178	3,178	3,178	3,178	3,178	3,178	3,178	3,178	3,178	38,136
Facilities Attendant (Vesta)	9,176	9,176	9,176	9,176	9,176	9,176	9,176	9,176	9,176	9,176	9,176	9,176	110,109
Security Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	1,042	1,043	1,043	1,043	1,067	1,122	1,122	1,122	1,121	1,106	1,113	1,148	13,091
Insurance	69,504	-	-	-	-	-	-	-	-	-	-	-	69,504
Pool Maintenance (Vesta)	859	859	859	859	859	859	859	859	859	859	859	859	10,312
Pool Chemicals (Poolsure)	1,041	1,041	1,041	1,103	1,103	1,103	1,103	1,103	1,103	1,103	1,103	1,103	13,050
Janitorial Services (Vesta)	2,661	2,661	2,661	2,661	2,661	2,661	6,319	2,661	2,661	2,661	2,661	2,661	35,591
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Window Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Natural Gas	242	311	331	373	337	356	613	462	301	498	333	316	4,473
Electric	2,104	2,070	1,872	2,069	2,522	2,130	1,985	2,032	2,117	2,257	1,912	1,970	25,039
Water & Sewer	1,369	1,042	1,435	996	1,168	1,571	1,373	1,082	2,281	3,863	3,079	1,845	21,102
Repair and Replacements	4,972	6,724	6,928	757	3,566	10,795	2,425	5,486	6,661	9,526	3,014	10,119	70,974
Refuse	1,650	1,658	1,651	1,621	1,595	1,612	2,090	2,084	2,076	2,053	2,053	2,052	22,196
Pest Control	-	-	370	-	119	119	119	119	119	427	119	427	1,935
License/Permits	-	-	-	-	-	-	-	350	-	-	-	-	350
Other Current	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	6,808	380	4,150	-	2,065	840	550	2,175	950	950	3,650	250	22,767
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	\$ 44,924	\$ 49,996	\$ 44,585	\$ 47,458	\$ 627,984
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	\$ 30,191	\$ 28,321	\$ 22,436	\$ 281,897
Café-Labor	30,920	23,867	20,818	23,540	28,471	30,884	35,274	38,896	45,903	38,329	36,584	34,734	388,221
Café-Bank Fees	1,774	1,321	1,490	1,469	2,215	2,667	3,011	4,441	3,619	2,765	2,499	2,622	29,892
Other Expenses related to Café Operations	545	1,138	-	-	585	-	-	-	-	585	585	-	3,438
Café Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Café Operations	\$ 49,114	\$ 38,546	\$ 36,607	\$ 41,403	\$ 54,535	\$ 60,194	\$ 65,008	\$ 82,233	\$ 76,157	\$ 71,870	\$ 67,988	\$ 59,792	\$ 703,447
Total Operations & Maintenance	\$ 296,630	\$ 201,398	\$ 215,693	\$ 193,137	\$ 214,036	\$ 216,799	\$ 214,437	\$ 308,379	\$ 239,769	\$ 240,267	\$ 222,641	\$ 230,363	\$ 2,793,549
Total Expenditures	\$ 323,002	\$ 206,169	\$ 220,551	\$ 200,096	\$ 219,308	\$ 224,001	\$ 220,645	\$ 316,016	\$ 248,116	\$ 258,106	\$ 229,150	\$ 234,939	\$ 2,900,098
Excess (Deficiency) of Revenues over Expenditures	\$ (241,130)	\$ (39,091)	\$ 89,429	\$ 62,541	\$ 19,878	\$ (123,493)	\$ (119,413)	\$ (203,723)	\$ 446,634	\$ 100,525	\$ 46,933	\$ (179,047)	\$ (139,957)
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)	\$ (203,723)	\$ 371,634	\$ 100,525	\$ 46,933	\$ (179,047)	\$ (214,957)

Rivers Edge II
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 513,001	\$ 513,001	\$ 516,188	\$ 3,186
Prepayments	-	-	38,195	38,195
Interest Income	7,500	7,500	30,377	22,877
Total Revenues	\$ 520,501	\$ 520,501	\$ 584,760	\$ 64,259
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	\$ 45,389	\$ (9,600)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 54,989	\$ 54,989	\$ 45,389	\$ (9,600)
Fund Balance - Beginning	\$ 240,150		\$ 511,066	
Fund Balance - Ending	\$ 295,139		\$ 556,455	

Rivers Edge II
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 151,967	\$ 151,967	\$ 153,217	\$ 1,250
Special Assessments - Direct Bill	400,033	400,033	400,033	-
Prepayments	-	-	24,272	24,272
Interest Income	7,500	7,500	29,386	21,886
Total Revenues	\$ 559,500	\$ 559,500	\$ 606,907	\$ 47,408
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	-
Interest - 8/1	-	-	15,000	(15,000)
Principal Prepayment - 8/1	-	-	138	(138)
Total Expenditures	\$ 551,855	\$ 551,855	\$ 576,899	\$ (25,044)
Excess (Deficiency) of Revenues over Expenditures	\$ 7,645	\$ 7,645	\$ 30,009	\$ 22,364
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 7,645	\$ 7,645	\$ 30,009	\$ 22,364
Fund Balance - Beginning	\$ 196,471		\$ 476,821	
Fund Balance - Ending	\$ 204,116		\$ 506,830	

Rivers Edge II
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending September 30, 2024

Description	SE 2020	SE 2021
Revenues		
Interest	\$ 301	\$ 99
Transfer In	-	-
Total Revenues	\$ 301	\$ 99
Expenditures		
Capital Outlay	\$ -	\$ -
Transfer Out	-	-
Total Expenditures	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 301	\$ 99
Beginning Fund Balance	\$ 4,505	\$ 2,990
Ending Fund Balance	\$ 4,806	\$ 3,089

Rivers Edge II

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues				
Capital Reserve Funding	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
Interest	1,000	1,000	1,898	898
Total Revenues	\$ 76,000	\$ 76,000	\$ 76,898	\$ 898
Expenditures:				
Repair and Replacements	\$ 50,000	\$ 50,000	\$ 30,008	\$ 19,992
Capital Outlay	-	-	20,884	(20,884)
Total Expenditures	\$ 50,000	\$ 50,000	\$ 50,892	\$ (892)
Excess (Deficiency) of Revenues over Expenditures	\$ 26,000		\$ 26,006	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 26,000		\$ 26,006	
Fund Balance - Beginning	\$ 129,484		\$ 136,927	
Fund Balance - Ending	\$ 155,484		\$ 162,933	

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 Maximum Annual Debt at Issuance
Reserve Fund Requirement	\$ 232,471
Reserve Fund Balance	232,471
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	
Interest Rate:	2.47% - 3.75%
Maturity Date:	5/1/2051
Reserve Fund Definition	50% of Maximum Annual Debt at Issuance
Reserve Fund Requirement	\$ 275,800
Reserve Fund Balance	275,800
Bonds outstanding - 4/23/2021	\$ 9,900,000
Less: May 1, 2022 (Mandatory)	(200,000)
Less: May 1, 2023 (Mandatory)	(205,000)
Less: February 1, 2024 (Prepayment)	(10,000)
Less: May 1, 2024 (Mandatory)	(210,000)
Less: August 1, 2024 (Prepayment)	(15,000)
Current Bonds Outstanding	\$ 9,260,000

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF FISCAL YEAR 2024 ASSESSMENTS**

ASSESSED TO	# UNITS	ASSESSED			
		SERIES 2020	SERIES 2021	FY24 O&M	TOTAL NVOICED
		DEBT INVOICED	DEBT INVOICED		
NET	NET	NET	NET		
MATTAMY	653	-	313,732.28	59,505.88	373,238.16
TOLL	100	-	86,300.36	9,112.69	95,413.05
TOTAL DIRECT BILLS	753	-	400,032.64	68,618.57	468,651.21
NET REVENUE TAX ROLL	681	511,961.60	151,962.67	819,281.21	1,483,205.49
TOTAL REVENUE	1,434	511,961.60	551,995.31	887,899.78	1,951,856.70

RECEIVED				
SERIES 2020	SERIES 2021	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
DEBT PAID	DEBT PAID			
-	313,732.28	59,505.88	373,238.16	(0.00)
-	86,300.36	9,112.69	95,413.05	-
-	400,032.64	68,618.57	468,651.21	(0.00)
516,187.53	153,217.03	826,043.88	1,495,448.44	(12,242.95)
516,187.53	553,249.67	894,662.45	1,964,099.65	(12,242.95)

DIRECT BILL PERCENT COLLECTED	0.00%	100.00%	100.00%	100.00%
TAX ROLL PERCENT COLLECTED	100.83%	100.83%	100.83%	100.83%
TOTAL PERCENT COLLECTED	100.83%	100.23%	100.76%	100.63%

(1) Bulk land owners are on a payment plan for undeveloped land. Debt service assessments – 50% due December 1, 2023, 25% due February 1, 2024 and 25% due May 1, 2024
Operations and maintenance assessments – 50% on October 31, 2023, 25% on November 30, 2023 and 25% on December 31, 2023

SUMMARY OF TAX ROLL RECEIPTS					
ST JOHNS COUNT DIST.	DATE	SERIES 2020	SERIES 2021	O&M	TOTAL
		DEBT	DEBT		AMOUNT
1	11/3/2023	1,117.17	331.60	1,787.78	3,236.55
2	11/17/2023	18,675.06	5,543.21	29,885.29	54,103.56
3	11/23/2023	35,231.95	10,457.70	56,380.93	102,070.58
4	12/14/2023	37,842.43	11,232.56	60,558.43	109,633.42
5	12/21/2023	131,630.86	39,071.25	210,646.06	381,348.17
6	1/9/2024	131,449.71	39,017.48	210,356.16	380,823.34
INTEREST	1/11/2024	1,311.81	389.38	2,099.26	3,800.45
7	2/12/2024	115,670.61	34,333.85	185,105.21	335,109.67
8	3/19/2024	17,614.23	5,228.33	28,187.68	51,030.24
INTEREST	4/12/2024	718.89	213.38	1,150.42	2,082.69
TAX CERTIFICATES	6/11/2024	2,311.09	685.99	3,698.40	6,695.48
9	6/27/2024	22,504.91	6,680.01	36,014.13	65,199.04
INTEREST	7/29/2024	108.82	32.30	174.14	315.25
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		516,187.53	153,217.03	826,043.88	1,495,448.44

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Rivers Edge II

Community Development District

Check Run Summary August 31, 2024

Fund	Date	Check No.	Amount
General Fund			
<i>Accounts Payable</i>	8/1/24	1634	\$ 1,103.15
	8/14/24	1635-1670	230,764.82
	8/30/24	1671-1703	272,959.36
		Sub-Total	\$ 504,827.33
Capital Reserve Fund			
<i>Accounts Payable</i>			\$ -
		Sub-Total	\$ -
Total			\$ 504,827.33

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/24	00006	7/01/24	13129562	202407	320	57200	46210		JUL POOL CHEMICALS POOLSURE	*	1,103.15	1,103.15	001634
8/14/24	00146	5/16/24	6462511	202405	310	51300	48000		QUALIFY PERIOD #10151321 GANNETT MEDIA CORP DBA GANNETT FL	*	65.92	65.92	001635
8/14/24	00102	6/10/24	41952916	202406	320	57200	60000		ACTIVE SCRAPER/MAT ONYX CINTAS	*	180.76	180.76	001636
8/14/24	00102	6/20/24	52169438	202406	320	57200	60000		FIRST AID SUPPLIES CINTAS	*	143.36	143.36	001637
8/14/24	00069	6/20/24	43980	202406	320	57200	60000		RPLC SEC BATTERY SYSTEM DYNAMIC SECURITY PROFESSIONALS, INC	*	210.00	210.00	001638
8/14/24	00069	6/23/24	44202	202406	320	57200	60000		3RD QUARTERLY MONITORING DYNAMIC SECURITY PROFESSIONALS, INC	*	105.00	105.00	001639
8/14/24	00191	6/18/24	44297	202406	320	57200	60000		RPLC POOL PUMP EPIC POOLS & HARDSCAPE	*	7,300.00	7,300.00	001640
8/14/24	00002	7/01/24	81	202407	310	51300	34000		JUL MANAGEMENT FEES	*	3,091.67		
		7/01/24	81	202407	310	51300	35100		JUL WEBSITE ADMIN	*	106.00		
		7/01/24	81	202407	310	51300	35100		JUL INFO TECH	*	159.00		
		7/01/24	81	202407	310	51300	32400		JUL DISSEM AGENT SRVCS	*	441.67		
		7/01/24	81	202407	310	51300	51000		OFFICE SUPPLIES	*	.42		
		7/01/24	81	202407	310	51300	42000		POSTAGE	*	8.96		
		7/01/24	81	202407	310	51300	42500		COPIES	*	8.40		
		7/01/24	81	202407	310	51300	41000		TELEPHONE	*	3.04		
									GOVERNMENTAL MANAGEMENT SERVICES			3,819.16	001641

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/14/24	00059	6/24/24	26049	202406	310	51300	32500		GRAU & ASSOCIATES	*	600.00	600.00	001642
ARB SE2020 FYE 4/30/24													
8/14/24	00081	6/06/24	S-18162	202406	320	57200	60000		HOWARD SERVICES INC	*	579.47	579.47	001643
A/C SERVICE CALL													
8/14/24	00081	7/10/24	S-18436	202407	320	57200	60000		HOWARD SERVICES INC	*	264.00	264.00	001644
A/C REPAIR													
8/14/24	00120	6/23/24	9650	202405	310	51300	31500		KILINSKI VAN WYK PLLC	*	2,070.71	2,070.71	001645
MAY GENERAL COUNSEL													
8/14/24	00053	7/10/24	07102024	202407	320	57200	49400		LIVE ENTERTAINMENT SOLUTIONS	*	275.00	275.00	001646
7/11 DJ MUSIC BINGO													
7/10/24	07102024	202407	320	57200	49400			LIVE ENTERTAINMENT SOLUTIONS	*	275.00	275.00	001646	
7/25 DJ TRIVIA													
7/10/24	07102024	202408	320	57200	49400			LIVE ENTERTAINMENT SOLUTIONS	*	275.00	275.00	001646	
8/8 DJ MUSIC BINGO													
7/10/24	07102024	202408	320	57200	49400			LIVE ENTERTAINMENT SOLUTIONS	*	275.00	275.00	001646	
8/22 DJ TRIVIA													
7/10/24	07102024	202408	320	57200	49400			LIVE ENTERTAINMENT SOLUTIONS	*	275.00	275.00	001646	
9/5 DJ MUSIC BINGO													
7/10/24	07102024	202408	320	57200	49400			LIVE ENTERTAINMENT SOLUTIONS	*	275.00	275.00	001646	
9/12 DJ TRIVIA													
8/14/24	00008	6/21/24	52656	202405	310	51300	31100		PROSSER	*	176.98	176.98	001647
MAY PROFESSIONAL SERVICES													
8/14/24	00012	5/09/24	CS-2024-	202405	320	57200	49100		RIVERS EDGE CDD	*	57,368.67	57,368.67	001648
CS LANDSCAPE MAY 2024													
8/14/24	00129	7/01/24	PSI08631	202407	320	57200	46800		SOLITUDE LAKE MANAGEMENT	*	1,718.00	1,718.00	001649
JUL LAKE MAINTENANCE													
8/14/24	00071	2/14/24	15675	202402	320	57200	60000		STERLING SPECIALTIES, INC	*	450.00	450.00	001650
REPLACE POST													

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/14/24	00192	8/05/24 1113	202408 320-57200-49400	WILLIAM STEVE CRANFORD	*	900.00	900.00 001651
				8/30 DEP 3-PIECE BAND			
8/14/24	00192	8/05/24 1113A	202408 320-57200-49400	WILLIAM STEVE CRANFORD	*	900.00	900.00 001652
				8/30 FNL PMT 3-PIECE BAND			
8/14/24	00157	6/26/24 1083	202406 320-57200-60000	TMT ELECTRIC LLC	*	780.00	780.00 001653
				DOCK WALKWAY LIGHTS RPR			
8/14/24	00010	6/30/24 420661	202406 320-57200-34000	VESTA PROPERTY SERVICES, INC	*	115.14	115.14 001654
				JUN BILLABLE MILEAGE 1/3			
8/14/24	00010	7/01/24 420289	202407 320-57200-34300	VESTA PROPERTY SERVICES, INC	*	3,104.42	31,185.96 001655
				JUL FIELD OPS MANAGER			
7/01/24		420289	202407 320-57200-34000		*	4,014.34	
				JUL GENERAL MANAGER			
7/01/24		420289	202407 320-57200-34100		*	9,175.77	
				JUL HOSPITALITY SRVCS			
7/01/24		420289	202407 320-57200-34200		*	6,569.79	
				JUL MAINTENANCE SRVCS			
7/01/24		420289	202407 320-57200-46200		*	859.33	
				JUL POOL SRVCS			
7/01/24		420289	202407 320-57200-51200		*	2,661.09	
				JUL JANITORIAL SRVCS			
7/01/24		420289	202407 320-57200-34010		*	3,178.02	
				JUL LIFESTYLE SRVCS			
7/01/24		420289	202407 320-57200-34400		*	1,623.20	
				JUL ADMINISTRATIVE SRVCS			
8/14/24	00131	5/01/24 693618	202405 320-57200-46100	YELLOWSTONE LANDSCAPE	*	2,914.00	2,914.00 001656
				MAY LANDSCAPE MAINT PONDS			
8/14/24	00131	5/01/24 693620	202405 320-57200-46100	YELLOWSTONE LANDSCAPE	*	31,544.58	31,544.58 001657
				MAY LANDSCAPE MAINTENANCE			
8/14/24	00131	6/05/24 710122	202406 320-57200-46101	YELLOWSTONE LANDSCAPE	*	655.00	655.00 001658
				PINE TREE 465 SHINNECOCK			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/14/24	00131	6/05/24	710123	202406	320	57200	46101		TREE 234 & 244 PINELLAS YELLOWSTONE LANDSCAPE	*	3,740.00	3,740.00	001659
8/14/24	00131	6/05/24	710125	202406	320	57200	46101		PINE TREE 234 PINELLAS YELLOWSTONE LANDSCAPE	*	805.00	805.00	001660
8/14/24	00131	6/07/24	715068	202406	320	57200	46100		JUN LANDSCAPE MAINT PONDS YELLOWSTONE LANDSCAPE	*	2,914.00	2,914.00	001661
8/14/24	00131	6/07/24	715070	202406	320	57200	46100		JUN LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	31,544.58	31,544.58	001662
8/14/24	00131	6/13/24	717893	202406	320	57200	46101		PINE TREE 475 SHINNECOCK YELLOWSTONE LANDSCAPE	*	415.00	415.00	001663
8/14/24	00131	6/13/24	717894	202406	320	57200	46101		PINE TREE 18 SHINNECOCK YELLOWSTONE LANDSCAPE	*	405.00	405.00	001664
8/14/24	00131	6/27/24	722324	202406	320	57200	46102		JUN IRR KEYSTONE CORNERS YELLOWSTONE LANDSCAPE	*	184.00	184.00	001665
8/14/24	00131	7/03/24	728219	202406	320	57200	46102		JUN IRRIG RPR RIVER CLUB YELLOWSTONE LANDSCAPE	*	3,322.45	3,322.45	001666
8/14/24	00131	7/03/24	728216	202407	320	57200	46101		SUMMER ANNUALS YELLOWSTONE LANDSCAPE	*	5,220.00	5,220.00	001667
8/14/24	00131	7/03/24	728217	202407	320	57200	46102		IRRIG KENDALL CROSSING YELLOWSTONE LANDSCAPE	*	2,059.50	2,059.50	001668
8/14/24	00131	7/05/24	JAX73108	202407	320	57200	46100		JUL LANDSCAPE MAINT PONDS YELLOWSTONE LANDSCAPE	*	2,914.00	2,914.00	001669
8/14/24	00131	7/05/24	JAX73108	202407	320	57200	46100		JUL LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	31,544.58	31,544.58	001670

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/30/24	00193	7/22/24 APC-1746	202407 320-57200-60000		PLUMBING REPAIRS	*	1,400.00	
					ROBERT CHICOSKI DBA AFFORDABLE			1,400.00 001671
8/30/24	00065	7/14/24 7424	202407 320-57200-60000		EXIT LOOP REPAIR	*	1,387.00	
					APK AUSTIN, LLC			1,387.00 001672
8/30/24	00144	7/14/24 368107	202407 310-51300-32200		AUDIT FYE 9/30/23	*	4,120.00	
					BERGER TOOMBS ELAM GAINES & FRANK			4,120.00 001673
8/30/24	00102	7/08/24 41980965	202407 320-57200-60000		ACTIVE SCRAPER/MAT ONYX	*	180.76	
					CINTAS			180.76 001674
8/30/24	00102	7/18/24 52212600	202407 320-57200-60000		FIRST AID SUPPLIES	*	134.32	
					CINTAS			134.32 001675
8/30/24	00002	8/01/24 82	202408 310-51300-34000		AUG MANAGEMENT FEES	*	3,091.67	
		8/01/24 82	202408 310-51300-35100		AUG WEBSITE ADMIN	*	106.00	
		8/01/24 82	202408 310-51300-35100		AUG INFO TECH	*	159.00	
		8/01/24 82	202408 310-51300-32400		AUG DISSEM AGENT SRVCS	*	441.67	
		8/01/24 82	202408 310-51300-51000		OFFICE SUPPLIES	*	.33	
		8/01/24 82	202408 310-51300-42000		POSTAGE	*	120.55	
		8/01/24 82	202408 310-51300-42500		COPIES	*	1.35	
		8/01/24 82	202408 310-51300-41000		TELEPHONE	*	3.80	
					GOVERNMENTAL MANAGEMENT SERVICES			3,924.37 001676
8/30/24	00108	7/31/24 923109	202407 320-57200-53100		HOOD & FILTER CLEANING	*	585.00	
					HOODZ OF GREATER JACKSONVILLE			585.00 001677
8/30/24	00081	7/12/24 S-18445	202407 320-57200-60000		A/C REPAIR	*	722.00	
					HOWARD SERVICES INC			722.00 001678

RED2 RIVERS EDGE II OKUZMUK

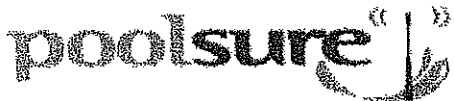
CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/30/24	00120	7/10/24	9930	202406	310	51300	31500		JUN GENERAL COUNSEL KILINSKI VAN WYK PLLC	*	2,457.23	2,457.23	001679
8/30/24	00047	7/08/24	07082024	202407	320	57200	43500		TERMITE RENEWAL NADAR'S PEST RAIDERS	*	308.00	308.00	001680
8/30/24	00006	8/01/24	13129562	202408	320	57200	46210		AUG POOL CHEMICALS POOLSURE	*	1,103.15	1,103.15	001681
8/30/24	00008	7/15/24	52775	202406	310	51300	31100		JUN PROFESSIONAL SERVICES PROSSER	*	1,345.00	1,345.00	001682
8/30/24	00012	6/15/24	CS-2024-	202406	320	57200	49100		CS LANDSCAPE JUN 2024 RIVERS EDGE CDD	*	57,368.67	57,368.67	001683
8/30/24	00012	7/15/24	CS-2024-	202407	320	57200	49100		CS LANDSCAPE JUL 2024 RIVERS EDGE CDD	*	57,368.67	57,368.67	001684
8/30/24	00012	8/02/24	CS-2024-	202408	320	57200	49100		CS LANDSCAPE AUG 2024 RIVERS EDGE CDD	*	57,368.67	57,368.67	001685
8/30/24	00129	8/01/24	PSI09505	202408	320	57200	46800		AUG POND MAINTENANCE SOLITUDE LAKE MANAGEMENT	*	1,718.00	1,718.00	001686
8/30/24	00181	7/23/24	823215	202407	320	57200	60000		50% DEP VIS CHAISE SLING WINSTON FURNITURE COMPANY OF	*	1,862.50	1,862.50	001687
8/30/24	00157	7/17/24	1087	202407	320	57200	60000		3 WALKWAY LIGHTS TMT ELECTRIC LLC	*	825.00	825.00	001688
8/30/24	00157	7/31/24	1090	202407	320	57200	60000		BOARDWALK LIGHTS TMT ELECTRIC LLC	*	2,750.00	2,750.00	001689
8/30/24	00157	8/14/24	1092	202408	320	57200	60000		POST LIGHTS TMT ELECTRIC LLC	*	1,375.00	1,375.00	001690

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/30/24	00011	6/26/24	61917834	202406	320-57200-43500		JUN PEST CONTROL TURNER PEST CONTROL	*	118.67	118.67	001691
8/30/24	00011	7/24/24	61930626	202407	320-57200-43500		JUL PEST CONTROL TURNER PEST CONTROL	*	118.67	118.67	001692
8/30/24	00123	6/25/24	7374977	202406	310-51300-32300		FY25 TRUSTEE FEES SE2020 U.S. BANK	*	1,250.00	4,040.63	001693
		6/25/24	7374977	202406	300-15500-10000		FY26 TRUSTEE FEES SE2020	*	2,500.00		
		6/25/24	7374977	202406	310-51300-32300		INCIDENTAL EXPENSES	*	290.63		
8/30/24	00010	7/31/24	421377	202406	320-57200-34000		JUN BILLABLE MILEAGE 1/3 VESTA PROPERTY SERVICES, INC	*	131.61	131.61	001694
8/30/24	00010	8/01/24	420870	202408	320-57200-34300		AUG FIELD OPS MANAGER	*	3,104.42		
		8/01/24	420870	202408	320-57200-34000		AUG GENERAL MANAGER	*	4,014.34		
		8/01/24	420870	202408	320-57200-34100		AUG HOSPITALITY SRVCS	*	9,175.77		
		8/01/24	420870	202408	320-57200-34200		AUG MAINTENANCE SRVCS	*	6,569.79		
		8/01/24	420870	202408	320-57200-46200		AUG POOL SRVCS	*	859.33		
		8/01/24	420870	202408	320-57200-51200		AUG JANITORIAL SRVCS	*	2,661.09		
		8/01/24	420870	202408	320-57200-34010		AUG LIFESTYLE SRVCS	*	3,178.02		
		8/01/24	420870	202408	320-57200-34400		AUG ADMINISTRATIVE SRVCS VESTA PROPERTY SERVICES, INC	*	1,623.20	31,185.96	001695
8/30/24	00150	8/12/24	486	202408	320-57200-49400		9/6 MUSICIAN 3HR WEINGLASS MUSIC	*	400.00	400.00	001696
8/30/24	00131	7/03/24	728218	202407	320-57200-46101		EMERGENCY WATERING YELLOWSTONE LANDSCAPE	*	1,300.00	1,300.00	001697

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/30/24	00131	7/03/24	728220	202407	320	57200	46101		ANT TREATMENT CLUB POOL YELLOWSTONE LANDSCAPE	*	600.00	600.00	001698
8/30/24	00131	7/25/24	738383	202407	320	57200	46102		JUL IRR KENDALL CROSSING YELLOWSTONE LANDSCAPE	*	1,394.90	1,394.90	001699
8/30/24	00131	7/25/24	738384	202407	320	57200	46102		JUL IRRIG 25 RAFTER TRAIL YELLOWSTONE LANDSCAPE	*	385.00	385.00	001700
8/30/24	00131	7/31/24	740543	202407	320	57200	46102		JUL IRRIG RPR VALVE RPLC YELLOWSTONE LANDSCAPE	*	522.00	522.00	001701
8/30/24	00131	8/01/24	742283	202408	320	57200	46100		AUG LANDSCAPE MAINT PONDS YELLOWSTONE LANDSCAPE	*	2,914.00	2,914.00	001702
8/30/24	00131	8/01/24	742285	202408	320	57200	46100		AUG LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	31,544.58	31,544.58	001703
TOTAL FOR BANK A											504,827.33		
TOTAL FOR REGISTER											504,827.33		



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

Invoice

Date 7/1/2024

Invoice # 131295622449

Terms	Net 20
Due Date	7/21/2024
PO #	

Bill To Rivers Edge CDD2 Government Management Services 475 West Town Place suite 114 St. Augustine FL 32092	Ship To River Club 160 Riverglade Run St. Johns FL 32259
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Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,103.15

RECEIVED
JUN 26 2024

Subtotal 1,103.15
Shipping Cost (FEDEX GROUND) 0.00
Total 1,103.15
Amount Due \$1,103.15

OUR REMITTANCE ADDRESS HAS CHANGED!!

Remittance Slip

Customer
13RIV030
Invoice #
131295622449

Amount Due \$1,103.15

Amount Paid _____

Make Checks Payable To
Poolsure
1707 Townhurst Dr
Houston, TX 77043-2810




131295622449



ACCOUNT NAME Rivers Edge II Cdd		ACCOUNT # 759957	PAGE # 1 of 1
INVOICE # 0006462511	BILLING PERIOD May 1- May 31, 2024	PAYMENT DUE DATE June 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$65.92	

BILLING ACCOUNT NAME AND ADDRESS

Rivers Edge II Cdd
475 W. Town Pl. Ste. 114
Saint Augustine, FL 32092-3649



Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced 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.

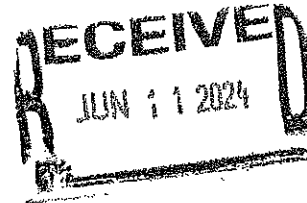
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
5/1/24	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/16/24	10151321	SAG St Augustine Record	Rivers Edge II Qualifying Period		\$65.92



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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Rivers Edge II Cdd		ACCOUNT NUMBER 759957		INVOICE NUMBER 0006462511		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 DUE* \$65.92
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$68.55
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007599570000000000000064625110000659267174

LOCALiQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

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

Legal Clerk

Keegan Moran

M. Verhagen

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$65.92
Order No: 10151321 # of Copies:
Customer No: 759957 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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 accordance 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 elector" 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 County Supervisor of Elections. 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



REMIT PAYMENT TO:
 CINTAS
 P.O. BOX 631025
 CINCINNATI, OH 45263-1025

VIEW & PAY YOUR BILLS ONLINE:
 WWW.CINTAS.COM/MYACCOUNT

CUSTOMER SVC/BILLING 833-290-0514
 CINTAS FAX # 904-741-6116

INVOICE

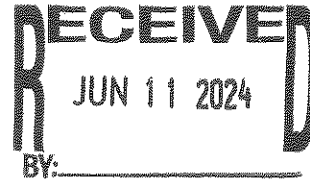
SHIP TO: RIVERS EDGE II CDD
 160 RIVERGLADE RUN
 SAINT JOHNS, FL 32259-6953

INVOICE # 4195291664
INVOICE DATE 06/10/2024
SERVICE TICKET # 4195291664

BILL TO: C/O RIVERTOWN COMMUNITY ASSOCIATION
 RIVERS EDGE COMMUNITY DEVELOPMT DIS
 475 W TOWN PL
 ST AUGUSTINE, FL 32092-3649

SOLD TO # 20958738
PAYER # 10596960
PAYMENT TERMS NET 10 EOM
SORT # 02800002682
CINTAS ROUTE 22 / DAY 1 / STOP 007

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	3	13.804	41.41	N	
	X10189	3X5 XTRAC MAT ONYX	04	F	4	20.706	82.82	N	
	X10192	4X6 XTRAC MAT ONYX	04	F	1	23.466	23.47	N	
SUBTOTAL							172.55		
							SERVICE CHARGE	8.21	N
							SUBTOTAL	180.76	
							TAX	0.00	
							TOTAL USD	180.76	



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.

Signature :

Johnathan Perry
 Invoice Total Pymt on Acct
 180.76 0.00
 Sold To: 0020958738 SO#: 4195291664 06/10/2024 08:21 AM

Handwritten signature: JTS MT

Approved RECDD I
 Submitted to AP on 6.11.2024
 by Jason Davidson

Handwritten signature: Jason Davidson



CINTAS
 P.O. Box 631025
 CINCINNATI, OH 45263-1025

Service / Billing # (904)562-7000
 Fax # (904)562-7020
 Payment Inquiry # (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

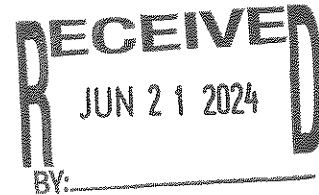
Bill To RIVERTOWN COMMUNITY ASSOCIATION
 RIVERS EDGE COMMUNITY
 DEVELOPMENT DIS
 STE 114
 475 W TOWN PL
 ST AUGUSTINE, FL 32092-3649

Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit	Unit Description:	FRONT OFFICE F A			
00000000009585183	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
110	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
120	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
130	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
132	WATERPROOF CLEAR STRIPS	1 BOX	\$16.21	\$16.21	
43658	ALCOHOL SWABS SMALL	1 BAG	\$8.04	\$8.04	
50430	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
55555	ANTISEPTIC PUMP 2 OZ	1 EA	\$18.37	\$18.37	
61029	ROLLER GAUZE 2IN NON-STER	1 EA	\$9.18	\$9.18	
72220	BURN RELIEF PACKET/ 6 PK	1 PAC	\$19.14	\$19.14	
163051					
			Unit Subtotal:	\$81.39	
Unit	Unit Description:	KITCHEN #7873			
00000000009605930	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
110	AED CHECKED	1 EA	\$39.02	\$39.02	
159	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564462	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
564463					
			Unit Subtotal:	\$39.02	
Unit	Unit Description:	Other			
000000000999900999	SERVICE CHARGE	1 EA	\$22.95	\$22.95	
400					
			Unit Subtotal:	\$22.95	
			Invoice Sub-total	\$143.36	
			Tax	\$0.00	
			Invoice Total	\$143.36	

Remit To CINTAS
 P.O. Box 631025
 CINCINNATI, OH 45263-1025

Approved RECDD II
 Submitted to AP on 6.21.2024
 by Jason Davidson

Jason Davidson



CINTAS
P.O. Box 631025
CINCINNATI, OH 45263-1025

Invoice

Material #	Description	Quantity	Unit Price	Ext Price Tax
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Note



Dynamic Security Professionals, Inc.

Invoice

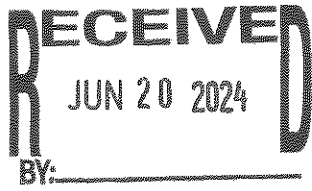
P.O. Box 23861
Jacksonville, FL 32241
EF0001108

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	Technician checked security system and found battery was causing system data circuit to drop out due to power failure. Replaced battery and cleared system trouble.	85.00	85.00
1	Trip Fee	85.00	85.00

Thank you for your business.

Subtotal

Sales Tax (6.5%)

Total

Payments/Credits

Balance Due

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
 Jacksonville, FL 32241
 EF0001108

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

Thank you for your business.

Approved RECDD 2
 Submitted to AP 6.20.24
 By Kevin McKendree

Kevin McKendree

Subtotal	\$210.00
Sales Tax (6.5%)	\$0.00
Total	\$210.00
Payments/Credits	\$0.00
Balance Due	\$210.00

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
6/23/2024	44202

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
3	Quarterly Monitoring of Security System Via Starlink Cellular for 3rd Quarter	35.00	105.00

RECEIVED
JUN 24 2024
BY: _____

Thank you for your business.

Subtotal	\$105.00
Sales Tax (6.5%)	\$0.00
Total	\$105.00
Payments/Credits	\$0.00
Balance Due	\$105.00

Approved RECDD II
Submitted to AP on 6.24.2024
by Jason Davidson

Jason Davidson



12276 San Jose Blvd.
 Ste. 417
 Jacksonville, FL 32223
 CPC# 1457438

Invoice

Date	Invoice #
6/18/2024	44297

904-417-5100 Phone

Bill To Rivers Edge CDD 2 475 West Town Place Suite 114 St. Augustine, FL 32092	Job Address Rivers Edge CDD 2 160 River glade run St. Johns FL 32259
--	--

P.O. Number	Terms	Rep	Project
		DB	

Quantity	Description	Price Each	Amount
1	Supply (1) 10 HP 230/400 volts sfl.25 replacement pool pump (Replica of existing pool pump) Supply & delivery only	7,300.00	7,300.00

RECEIVED
 JUN 18 2024
 BY: _____

Thank you for your business, we appreciate it very much. Approved RECDD 2 Submitted to AP 6.18.24 By Kevin McKendree <i>Kevin McKendree</i>	Total	\$7,300.00
	Payments/Credits	\$0.00
	Balance Due	\$7,300.00

debbie@epicpool.com	www.epicpool.com
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Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 81

Invoice Date: 7/1/24

Due Date: 7/1/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees -July 2024		3,091.67	3,091.67
Website Administration - July 2024		106.00	106.00
Information Technology - July 2024		159.00	159.00
Dissemination Agent Services - July 2024		441.67	441.67
Office Supplies		0.42	0.42
Postage		8.96	8.96
Copies		8.40	8.40
Telephone		3.04	3.04

RECEIVED
JUL 02 2024
BY: _____

Total \$3,819.16

Payments/Credits \$0.00

Balance Due \$3,819.16

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

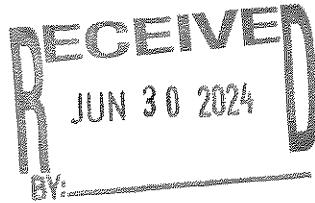
Phone: 561-994-9299

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:	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>



0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

Service Invoice



Howard Services

P.O. Box 5637
 Jacksonville, FL 32247
 Phone: (904)398-1414 Fax: (904)398-3586

Billed Customer: #001909

Site ID: # 001909-0002

Rivertown-Vesta Billing-RECDD 2
 475 West Town Place
 Ste 114
 St Augustine, FL 32092

Rivertown - River Club
 POC - Jason Davidson - GM
 160 Riverglade Run
 St. Johns, FL 32259

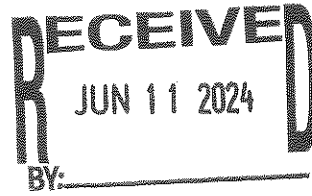
19665	6/6/2024	S-18162	07/06/2024	Amount Paid	
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Call Slip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
19665	6/6/2024	S-18162	07/06/2024	CAC1822034

Problem Reported:

*** NC-No Cooling - Com ***

No Cooling - Commerical Call
 A/C out in kitchen area .called in by jason
 Tech Date
 JOE 06/06/2024
 DAVIDF 06/06/2024



Qty	Material
(1)	40VA TRANSFORMER
(1)	R410A PER POUND

Equipment:
 Unit : CAHU Model : TWE090E300AA
 Brand: TRANE Serial#: 17033RD4BA
 Location: Cahu 4

Supplied and installed a new OEM 40VA Transformer. Checked refrigerant levels and determined that system was low on refrigerant. Then we added 11lb 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	183.47
Labor	396.00
Subtotal	579.47
Tax	0.00
Grand Total	579.47

Approved RECDD II
 Submitted to AP on 6.1.2024
 by Jason Davidson

Jason Davidson

The above prices and specifications are hereby 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.

Service Invoice



Howard Services

P.O. Box 5637
Jacksonville, FL 32247
Phone: (904)398-1414 Fax: (904)398-3586

Billed Customer: #001909

Site ID: # 001909-0002

Rivertown-Vesta Billing-RECDD 2
475 West Town Place
Ste 114
St Augustine, Fl 32092

Rivertown - River Club
POC - Jason Davidson - GM
160 Riverglade Run
St. Johns, FL 32259

19949	7/10/2024	S-18436	08/09/2024	Amount Paid	<input type="text"/>
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CallSlip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
19949	7/10/2024	S-18436	08/09/2024	CAC1822034

Problem Reported:

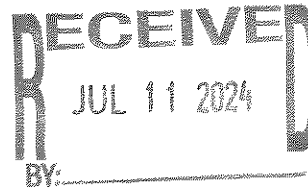
*** RICOOL-Reach In Cooler Down ***

Reach in cooler is down
prep table

Tech Date
SCOTT D 07/10/2024

Equipment:

Unit : CREFRG Model : BLPT48
Brand: Serial#: BT07A94KB00023
Location: Xpo station



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 hereby 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.



KILINSKI | VAN WYK

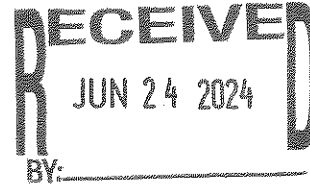
Kilinski | Van Wyk PLLC

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

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

INVOICE

Invoice # 9650
Date: 06/23/2024
Due On: 07/23/2024



River's Edge II - 01 General Counsel

Type	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	KB	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-billable entries						
Service	LG	05/07/2024	Review and revise budget resolution.	0.20	\$305.00	\$61.00
Service	MGH	05/15/2024	Prepare for, travel to and attend Board meeting	4.00	\$280.00	\$280.00
Expense	KB	05/15/2024	Gas: Travel LG.	1.00	\$6.80	\$6.80
Expense	KB	05/15/2024	Travel: Mileage MGH.	27.20	\$0.67	\$18.22
Total						\$2,070.71

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	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 Number	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

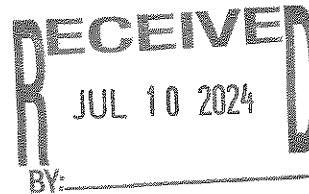
Invoice Number: 430044

Description	Date	Time	Price
DJ for Music Bingo	7/11/2024	6:30pm	\$ 275.00
DJ for Trivia	7/25/2024	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





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

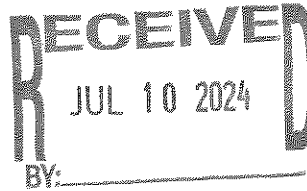
Description	Date	Time	Price
DJ for Music Bingo	8/8/2024	6:30pm	\$ 275.00
DJ for Trivia	8/22/2024	6:30pm	\$ 275.00

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





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

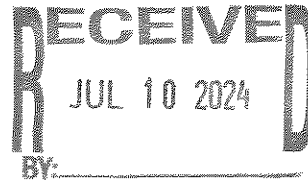
Description	Date	Time	Price
DJ for Music Bingo	9/5/2024	6:30pm	\$ 275.00
DJ for Trivia	9/12/2024	6:30pm	\$ 275.00

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





June 21, 2024
 Project No: P0113094.70
 Invoice No: 52656

River's Edge II CDD
 c/o Government Management Services, LLC
 Attn: Daniel Laughlin
 475 W. Town Place, Suite 114
 St. Augustine, FL 32092

Project P0113094.70 Rivers Edge II CDD
 For services including attend May CDD meeting.

Professional Services from May 01, 2024 to May 31, 2024

Expense Billing

Reimbursable Expenses

Travel - Reimbursable - Mileage		15.58	
Travel - Reimbursable- Mileage Client OV		7.88	
Total Reimbursables	1.15 times	23.46	26.98
Total this Task			\$26.98

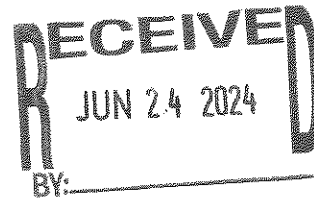
Task 1: O & M

Professional Personnel

		Hours	Rate	Amount	
Engineer		1.00	150.00	150.00	
	Totals	1.00		150.00	
Total Labor					150.00
Total this Task					\$150.00
Total this Invoice					\$176.98

Outstanding Invoices

Number	Date	Balance
52302	4/22/2024	523.12
52513	5/29/2024	387.50
Total		910.62



Rivers Edge CDD

475 West Town Place, Suite 114
St. Augustine FL 32092
Phone (904) 940-5850 Fax (904) 940-5899

INVOICE

DATE: 5/9/24
INVOICE # CS-2024-MAY

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

DESCRIPTION	AMOUNT
Cost Share-Landscaping for May 2024 <p style="text-align: center;">RECEIVED JUN 09 2024 BY: _____</p>	1.320.57200.49100 \$ 57,368.67
TOTAL	\$ 57,368.67

Make check payable to:
Rivers Edge CDD
c/o GMS LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

THANK YOU FOR YOUR BUSINESS!



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI086313
 Invoice Date: 7/1/2024

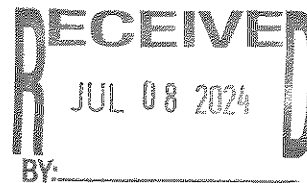
Bill
 To: Rivers Edge II CDD
 475 West Town Place
 Jacksonville, FL 32259

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

Ship Via
 Ship Date 7/1/2024
 Due Date 7/31/2024
 Terms Net 30

Customer ID 14024
 P.O. Number
 P.O. Date 7/1/2024
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,718.00	1,718.00
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 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					



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

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

Sterling Specialties, Inc

7000 US Highway 1 North, Ste 601
St. Augustine, FL 32095
Phone: 904-829-5006
Fax: 904-829-5008

P.O. Number	Date	Invoice #
	2/14/2024	15675

Bill To
Rivers Edge CDD-2 475 West Town Place Suite 114 St. Augustine, FL 32259

Project Location
Rivertown Damaged Post

Description	Amount
Remove damaged post and replace with new One 6x6 x1/8" x 7' long post blank & black	450.00

RECEIVED
JUN 10 2024
BY: _____

Approved RECDD 2
Submitted to AP 6.10.24
By Kevin McKendree

Kevin McKendree

E-mail
terri@sterlingspecialtiesinc.com

Total	\$450.00
Payments/Credits	\$0.00
Total Balance Due	\$450.00

Invoice

DATE	INVOICE #
8/5/2024	1113

BILL TO	PHYSICAL ADDRESS
Rivers Edge CDD II 475 West Town PL Suite 114 St Augustine, FL 32059	RiverTown RiverClub 160 RiverGlade Run St. Johns, FL 32259

DUE DATE	P.O. NUMBER
8/30/2024	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Performance-Music	Deposit, due on receipt	2	450.00	900.00
Performance-Music	Jimmy buffet show, 3-piece band @150 per hr per musician. Due on performance date	2	450.00	900.00

RECEIVED
 AUG 06 2024
 BY: _____

Remaining balance due upon day of performance.

please remit to:
 Steve Cranford
 7795 Sunnydale Lane
 Jacksonville FL 32256

Approved RECDD II
 Submitted to AP on 8.6.24
 by Kimberly Fatuch

Kim Fatuch

Subtotal	1,800.00
0% Tax	0.00
Total	1,800.00
Balance Due	1,800.00

\$900.00

Invoice

DATE	INVOICE #
8/5/2024	1113A

BILL TO	PHYSICAL ADDRESS
Rivers Edge CDD II 475 West Town PL Suite 114 St Augustine, FL 32059	RiverTown RiverClub 160 RiverGlade Run St. Johns, FL 32259

DUE DATE	P.O. NUMBER
8/30/2024	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Performance-Music	Deposit, due on receipt	2	450.00	900.00
Performance-Music	Jimmy buffet show, 3-piece band @150 per hr per musician. Due on performance date	2	450.00	900.00

RECEIVED
 AUG 06 2024
 BY: _____

Remaining balance due upon day of performance.

please remit to:
 Steve Cranford
 7795 Sunnydale Lane
 Jacksonville FL 32256

Approved RECDD II
 Submitted to AP on 8.6.24
 by Kimberly Fatuch

Kim Fatuch

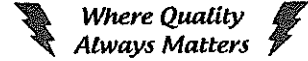
Subtotal	1,800.00
0% Tax	0.00
Total	1,800.00
Balance Due	1,800.00

\$900.00

TMT Electric, LLC

290 Circle Dr S
Saint Augustine, FL 32084 US
+1 9043151248
tmtelectricllc@gmail.com

TMT ELECTRIC



904-789-0193

Veteran Owned

INVOICE

BILL TO
Rivers Edge CDD2
475 West Town Place Ste 114
Saint Augustine, FL 32092

SHIP TO
Rivers Edge CDD2
475 West Town Place Ste 114
Saint Augustine, FL 32092

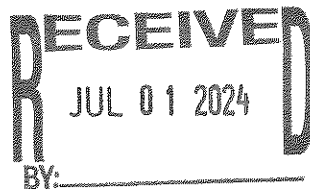
INVOICE 1083
DATE 06/26/2024
TERMS Net 30
DUE DATE 07/26/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Dock walkway lights not working at the Riverclub. Replaced damaged electrical conduit, fittings and boxes. Removed shorted light from circuit. Verified integrity of all associated breakers and wiring. Reestablished circuit continuity throughout dock.	1	780.00	780.00

Please make check payable to TMT Electric LLC.
33 total lights.
19 working
13 non-working
1 missing

SUBTOTAL	780.00
TAX	0.00
TOTAL	780.00

BALANCE DUE **\$780.00**



Approved RECDD 2
Submitted to AP 7.1.24
By Kevin McKendree

Kevin McKendree



Invoice

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

Invoice # 420661
Date 06/30/2024
Terms Net 30
Due Date 07/30/2024
Memo 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

RECEIVED
R JUL 04 2024 D
BY: _____

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 CDD		22.4
6/5	Daily mileage	Rivertown	Rivertown	31.9	iversedge CDD		31.9
6/6	Daily mileage	Rivertown	Rivertown	16	Riversedge CDD		16
6/7	Daily mileage	Rivertown	Rivertown	19.2	iversedge CDD		19.2
6/10	Daily mileage	Rivertown	Rivertown	41.3	iversedge CDD		41.3
6/11	Daily mileage	Rivertown	Rivertown	38.3	iversedge CDD		38.3
6/12	Daily mileage	Rivertown	Rivertown	26.9	iversedge CDD		26.9
6/13	Daily mileage	Rivertown	Rivertown	9	iversedge CDD		9
6/17	Daily mileage	Rivertown	Rivertown	58.1	iversedge CDD		58.1
6/18	Daily mileage	Rivertown	Rivertown	22.7	iversedge CDD		22.7
6/19	Daily mileage	Rivertown	Rivertown	28.2	iversedge CDD		28.2
6/20	Daily mileage	Rivertown	Rivertown	7.3	iversedge CDD		7.3
6/21	Daily mileage	Rivertown	Rivertown	19.9	iversedge CDD		19.9
6/24	Daily mileage	Rivertown	Rivertown	41.3	iversedge CDD		41.3
6/25	Daily mileage	Rivertown	Rivertown	40	iversedge CDD		40
6/26	Daily mileage	Rivertown	Rivertown	32.6	iversedge CDD		32.6
6/27	Daily mileage	Rivertown	Rivertown	15.7	iversedge CDD		15.7
6/28	Daily mileage	Rivertown	Rivertown	23.2	iversedge CDD		23.2

Total Mileage	540
Reimbursement Rate	\$0.640
Total Reimbursement	\$345.41
Date Submitted in Paycom	7/1/24

\$115.14



Invoice

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

Invoice # 420289
Date 07/01/2024
Terms Net 30
Due Date 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

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	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

Thank you for your business.

Total 31,185.96

RECEIVED
JUN 27 2024
BY: _____



INVOICE

INVOICE #	INVOICE DATE
693618	5/1/2024
TERMS	PO NUMBER
Net 30	

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2024

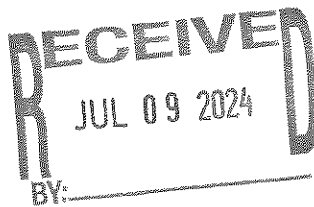
Invoice Amount: \$2,914.00

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

Invoice Total **\$2,914.00**

Excellence

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.



INVOICE

INVOICE #	INVOICE DATE
693620	5/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2024

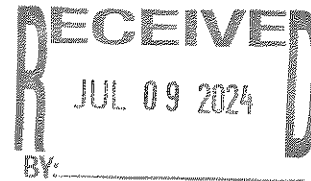
Invoice Amount: \$31,544.58

Description	Current Amount
Monthly Landscape Maintenance May 2024	\$31,544.58

Invoice Total \$31,544.58

Excellence

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.



INVOICE

INVOICE #	INVOICE DATE
710122	6/5/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 5, 2024

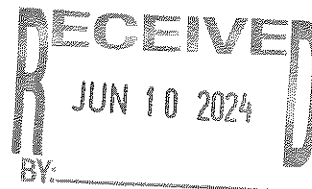
Invoice Amount: \$655.00

Description	Current Amount
Pine Tree Fellings 465 Shinnecock	
Tree Care Services	\$655.00

Invoice Total \$655.00

Excellence

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.



INVOICE

INVOICE #	INVOICE DATE
710123	6/5/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 5, 2024

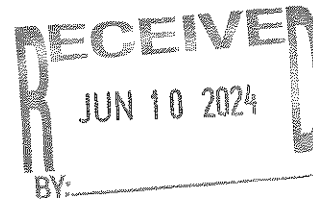
Invoice Amount: \$3,740.00

Description	Current Amount
Pine Tree Fellings 234 & 244 Pinellas	
Tree Care Services	\$3,740.00

Invoice Total \$3,740.00

Excellence

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.



INVOICE

INVOICE #	INVOICE DATE
710125	6/5/2024
TERMS	PO NUMBER
Net 30	

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 5, 2024

Invoice Amount: \$805.00

Description	Current Amount
Pine Tree Felling 234 Pinellas	
Tree Care Services	\$805.00

Invoice Total \$805.00

RECEIVED
JUN 10 2024
BY: _____

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.



INVOICE

INVOICE #	INVOICE DATE
715068	6/7/2024
TERMS	PO NUMBER
Net 30	

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

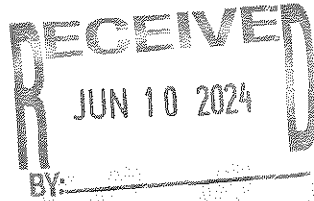
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 7, 2024

Invoice Amount: \$2,914.00

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



Invoice Total \$2,914.00

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 6.10.2024
by Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
715070	6/7/2024
TERMS	PO NUMBER
Net 30	

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

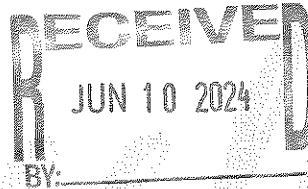
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 7, 2024

Invoice Amount: \$31,544.58

Description	Current Amount
Monthly Landscape Maintenance June 2024	\$31,544.58



Invoice Total \$31,544.58

EXCELLENCE
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.



INVOICE

INVOICE #	INVOICE DATE
717893	6/13/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 13, 2024

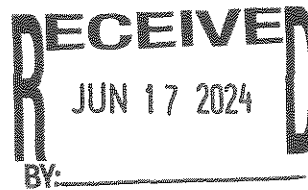
Invoice Amount: \$415.00

Description	Current Amount
Pine Tree Felling 475 Shinnecock	
Tree Care Services	\$415.00

Invoice Total \$415.00

Excellence

IN COMMERCIAL LANDSCAPING



Approved RECDD II
Submitted to AP on 6.17.2024
by Jason Davidson

Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
717894	6/13/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 13, 2024

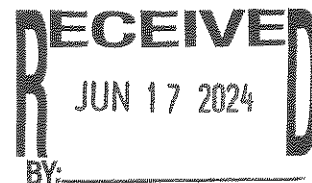
Invoice Amount: \$405.00

Description	Current Amount
Pine Tree Felling 18 Shinnecock	
Tree Care Services	\$405.00

Invoice Total \$405.00

Excellence

IN COMMERCIAL LANDSCAPING



Approved RECDD II
Submitted to AP on 6.17.24
by Jason Davidson

Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
722324	6/27/2024
TERMS	PO NUMBER
Net 30	

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 27, 2024

Invoice Amount: \$184.00

Description	Current Amount
June irrigation repairs*****Keystone Corners*****	
Irrigation Repairs	\$184.00

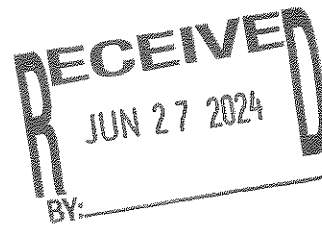
Invoice Total \$184.00

Excellence

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 6.27.2024
by Jason Davidson

Jason Davidson



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

#			EXTENTION
1	zone 24 replace bad rainbird solenoid	\$ 57.00	\$ 57.00
2	DBY	\$ 5.00	\$ 10.00
1	broken 12" spray head + nozzle	\$ 24.00	\$ 24.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
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			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 91.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
6/10/2024	tech	1	\$ 93.00	\$ 93.00
				\$ -
				\$ -
				\$ -
				\$ 93.00

COMMENTS : Aspido # 3513461

	MATERIALS	\$ 91.00
	LABOR & RENTAL	\$ 93.00
TOTAL		\$ 184.00

DATE COMPLETED 6/10/24 TECHNICIAN davon albert CLIENT _____



INVOICE

INVOICE #	INVOICE DATE
728219	7/3/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 2, 2024

Invoice Amount: \$3,322.45

Description	Current Amount
-------------	----------------

June irrigation repairs*****River Club*****

Irrigation Repairs \$3,322.45

RECEIVED
JUL 08 2024
BY: _____

Invoice Total **\$3,322.45**

EXCELLENCE
IN COMMERCIAL LANDSCAPING

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.



YELLOWSTONE
LANDSCAPES

completed

W. O. #
NAME
ADDRESS
DATE

River Town
River club house **RECD 11**
6/6/2024 PG OF

#		EACH	EXTNSN
1	valve 2'	\$550.00	\$550.00
2	Decoder	\$550.00	\$1,100.00
6	splic kits	\$9.95	\$59.70
3	spray heads 12"	\$24.95	\$74.85
2	rotors	\$24.95	\$ 49.90
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 1,834.45

Please stamp here

DESCRIPTION	HOURS	RATE	TOTAL
Tech	16	\$93.00	\$1,488.00
			\$ -
			\$ -
			\$ -
LABOR & RENTAL TOTAL			\$ 1,488.00

Approved _____ *Aspire # 3513469*
Not Approved _____

Comments:	PROPOSED WORK	
replaced Decoders sprays and rotors valves	MATERIALS	\$ 1,834.45
	LABOR & RENTAL	\$ 1,488.00
	TOTAL	\$ 3,322.45

Earl _____ CLIENT _____



INVOICE

INVOICE #	INVOICE DATE
728216	7/3/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 2, 2024

Invoice Amount: \$5,220.00

Description	Current Amount
Rivers Edge CDD II Summer Annuals	
Flowers/Annuals	\$5,220.00

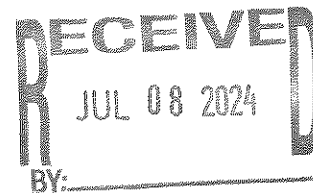
Invoice Total \$5,220.00

Excellence

IN COMMERCIAL LANDSCAPING

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.



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
728217	7/3/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD II

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

Invoice Due Date: August 2, 2024

Invoice Amount: \$2,059.50

Description	Current Amount
Locate, troubleshoot, and repair valve failure*****Kendall Crossing***** Irrigation Repairs	\$2,059.50

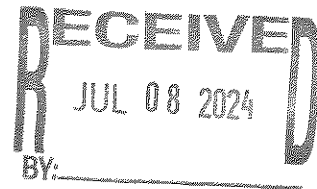
Invoice Total \$2,059.50

Excellence

IN COMMERCIAL LANDSCAPING

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.



YELLOWSTONE

completed

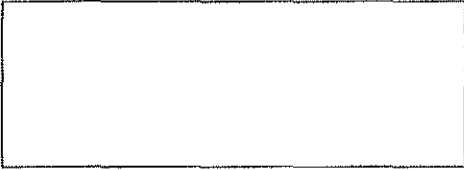
W. O. #
NAME
ADDRESS
DATE

River Town
kendall crossing cdd 2
5/28/2024 PG OF

#		EACH	EXTNSN
			\$ -
2	Decoders	\$540.00	\$1,080.00
12	splic kits	\$4.95	\$49.50
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

PARTS TOTAL \$1,129.50

Please stamp here



DESCRIPTION	HOURS	RATE	TOTAL
Tech	10	\$93.00	\$930.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

LABOR & RENTAL TOTAL \$ 930.00

Approved _____

Not Approved _____

Comments:

	PROPOSED WORK	
replaced Decoder on zones 67,86	MATERIALS	\$ 1,129.50
	LABOR & RENTAL	\$ 930.00
	TOTAL	\$2,059.50

Earl CLIENT _____



INVOICE

INVOICE #	INVOICE DATE
JAX 731084	7/5/2024
TERMS	PO NUMBER
Net 30	

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 4, 2024

Invoice Amount: \$2,914.00

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

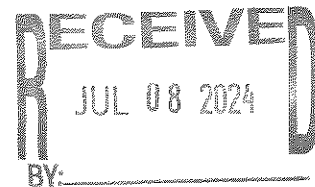
Invoice Total \$2,914.00

Excellence

IN COMMERCIAL LANDSCAPING

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.



INVOICE

INVOICE #	INVOICE DATE
JAX 731086	7/5/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

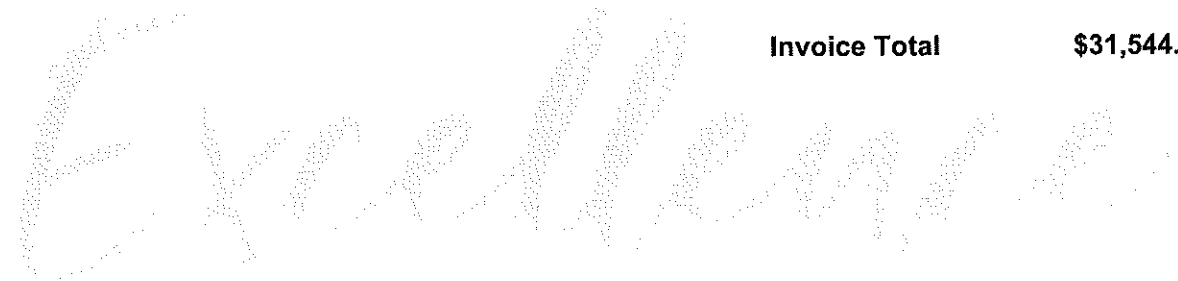
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 4, 2024

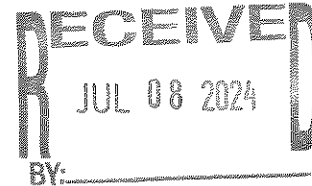
Invoice Amount: \$31,544.58

Description	Current Amount
Monthly Landscape Maintenance July 2024	\$31,544.58

Invoice Total \$31,544.58



IN COMMERCIAL LANDSCAPING



Approved RECD II
Submitted to AP on 7.8.2024
by Jason Davidson

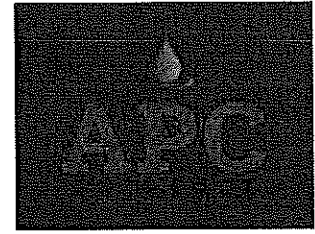
Jason Davidson

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

INVOICE

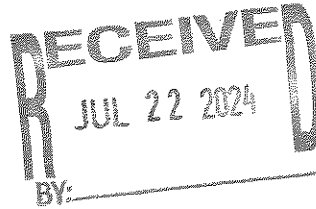
Affordable Plumbing Company
4565 Saint Augustine Road
Jacksonville, FL 32207

tracey@affordableplumbingjacksonville.com
+1 (904) 288-9003
CFC057228



Bill to

Rivers Edge CDD 2
Vesta Property Services
475 West Town Place Suite 114
St Augustine, Florida 32092



Ship to

Vesta Property Services
Riverton Club house
475 W Town Place Unit 114
St Augustine, Florida 32092

Invoice details

Invoice no.: APC-17468
Terms: Net 15
Invoice date: 07/22/2024
Due date: 08/06/2024

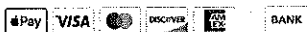
Sales Rep: RSC

#	Date	Product or service	Description	Qty	Rate	Amount
1.		1.1 Commercial Plumbing Repair/s	Recirculating pump	1	\$750.00	\$750.00
2.		1.1 Commercial Plumbing Repair/s	Kitchen hand sink and drain, crowne equipment.	1	\$525.00	\$525.00
3.		1.1 Commercial Plumbing Repair/s	Plumbing Services	1	\$125.00	\$125.00
4.		01 Plumbing Services	Work Description: 07/17- replace grunfo's pump and bring hand sink per Robby leak from ceiling. Need 10 ladders red step ladder	1	\$0.00	\$0.00
5.		01 Plumbing Services	Work Resolution: Installed 3/4" Grunfo's pump, had to re-pipe pump into heater. Includes hour of labor to shutoff and P/u pump. Installed hand sink faucet and drain in kitchen. Provided and installed crowne equipment.	1	\$0.00	\$0.00

Total

\$1,400.00

Ways to pay



Approved RECDD 2
Submitted to AP 7.22.24
By Kevin McKendree

Kevin McKendree

Pay invoice

APK AUSTIN, LLC

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

INVOICE

BILL TO
Rivers Edge CDD 2
475 West Town Pl. Suite 114
St. Augustine, FL 32092

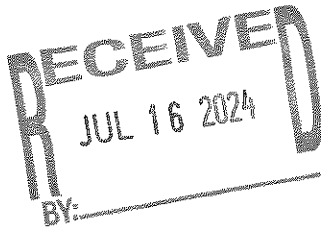
SHIP TO
Rivers Edge CDD 2
475 West Town Pl. Suite 114
St. Augustine, FL 32092

INVOICE 7424
DATE 07/14/2024
TERMS Net 30
DUE DATE 08/13/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Final Invoice	Final Invoice for Proposal # 24D-7096	1	1,250.00	1,250.00
	Labor	Labor (2 Hour Minimum)	1	112.00	112.00
	Miscellaneous	Hot Glue, Hardware	1	25.00	25.00
After installation of new exit loop, found that the plastic limit plunger had broken off of the operator. Attached limit piece with hot glue and hardware.					

Due to us trying to keep our cost to the customer as low as possible, we can 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, please call 904.334.2769 and we will process your payment. We apologize for the inconvenience and appreciate you understanding.

SUBTOTAL	1,387.00
TAX	0.00
TOTAL	1,387.00
BALANCE DUE	\$1,387.00



Approved RECDD 2
Submitted to AP 7.16.24
By Kevin McKendree
Kevin McKendree



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

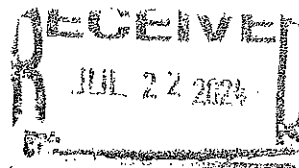
772/461-6120
FAX: 772/468-9278

*RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE
SUITE 114
ST. AUGUSTINE, FL 32092*

*Invoice No. 368107
Date 07/14/2024
Client No. 21709*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2023.

Total Invoice Amount \$ 4,120.00



You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL

Invoice Payment



We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.



REMIT PAYMENT TO:
 CINTAS
 P.O. BOX 631025
 CINCINNATI, OH 45263-1025

VIEW & PAY YOUR BILLS ONLINE:
 WWW.CINTAS.COM/MYACCOUNT

CUSTOMER SVC/BILLING 833-290-0514
 CINTAS FAX # 904-741-6116

INVOICE

SHIP TO: RIVERS EDGE II CDD
 160 RIVERGLADE RUN
 SAINT JOHNS, FL 32259-6953

INVOICE # 4198096523
INVOICE DATE 07/08/2024
SERVICE TICKET # 4198096523

BILL TO: C/O RIVERTOWN COMMUNITY ASSOCIATION
 RIVERS EDGE COMMUNITY DEVELOPMT DIS
 475 W TOWN PL
 ST AUGUSTINE, FL 32092-3649

SOLD TO # 20958738
PAYER # 10596960
PAYMENT TERMS NET 10 EOM
SORT # 02800002682
CINTAS ROUTE 22 / DAY 1 / STOP 007

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	3	13.804	41.41	N
	X10189	3X5 XTRAC MAT ONYX	04	F	4	20.706	82.82	N
	X10192	4X6 XTRAC MAT ONYX	04	F	1	23.466	23.47	N
SUBTOTAL							172.55	
SERVICE CHARGE							8.21	N
SUBTOTAL							180.76	
TAX							0.00	
TOTAL USD							180.76	

Approved RECDD II
 Submitted to AP on 7.11.2024
 by Jason Davidson

Jason Davidson

Signature :

Johnathan Perry
 Invoice Total Pymt on Acct
 180.76 0.00
 Sold To: 0020958738 SO#: 4198096523 07/08/2024 07:54 AM

*MTS
 MT*

RECEIVED
 JUL 11 2024
 BY: _____



CINTAS
 P.O. Box 631025
 CINCINNATI, OH 45263-1025

Service / Billing # (904)562-7000
 Fax # (904)562-7020
 Payment Inquiry # (888)994-2468

Invoice

Ship To RIVERS EDGE 2
 RIVERS EDGE COMMUNITY DEVELOP
 DISTRICT
 160 RIVERGLADE RUN
 ST. JOHNS, FL 32259

Invoice # 5221260053
Invoice Date 07/18/2024
Credit Terms NET 30 DAYS
Customer # 12663109
Cintas Route LOC #0292 ROUTE 0009
Order # 7049175776
Payer # 10596960

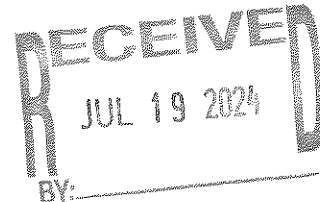
Bill To RIVERTOWN COMMUNITY ASSOCIAION
 RIVERS EDGE COMMUNITY
 DEVELOPMT DIS
 STE 114
 475 W TOWN PL
 ST AUGUSTINE, FL 32092-3649

Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit 00000000009585183	Unit Description: FRONT OFFICE F A				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
33129	QUIKHEAL F/P BANDAGES MED	1 BOX	\$21.06	\$21.06	
43239	KNUCKLE BANDAGE SMALL	1 BAG	\$12.97	\$12.97	
43658	WATERPROOF CLEAR STRIPS	1 BOX	\$16.21	\$16.21	
82420	READY-RIP 2IN	1 ROL	\$11.22	\$11.22	
100439	HYDROCORTISONE CREAM SM	1 BAG	\$10.89	\$10.89	
	Unit Subtotal:			\$72.35	
Unit 00000000009605930	Unit Description: KITCHEN #7873				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
159	AED CHECKED	1 EA	\$39.02	\$39.02	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
	Unit Subtotal:			\$39.02	
Unit 000000000999900999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$22.95	\$22.95	
	Unit Subtotal:			\$22.95	
	Invoice Sub-total			\$134.32	
	Tax			\$0.00	
	Invoice Total			\$134.32	

Remit To CINTAS
 P.O. Box 631025
 CINCINNATI, OH 45263-1025

Approved RECDD II
 Submitted to AP on 7.19.2024
 By Jason Davidson

Jason Davidson



CINTAS
P.O. Box 631025
CINCINNATI, OH 45263-1025

Invoice

Material #	Description	Quantity	Unit Price	Ext Price	Tax
------------	-------------	----------	------------	-----------	-----

Note



Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 82

Invoice Date: 8/1/24

Due Date: 8/1/24

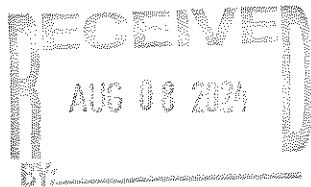
Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees -August 2024		3,091.67	3,091.67
Website Administration - August 2024		106.00	106.00
Information Technology - August 2024		159.00	159.00
Dissemination Agent Services - August 2024		441.67	441.67
Office Supplies		0.33	0.33
Postage		120.55	120.55
Copies		1.35	1.35
Telephone		3.80	3.80



Total \$3,924.37

Payments/Credits \$0.00

Balance Due \$3,924.37

HOODZ of Greater Jacksonville

1132 MILL CREEK DR.
Jacksonville, FL 32259
jeff.sowell@hoodz.us.com
Phone: 904-342-0153
www.hoodzinternational.com
National Account ID: 873984



Invoice: 923109

Issue Date: 7/31/2024 | Due: 8/30/2024

Payment Terms: Net 30

CUSTOMER INFORMATION

River Club Cafe-River Town
160 River Glad Run
Jacksonville, FL 32259
Phone: 904-679-5523

LOCATION INFORMATION

River Club Cafe-River Town
160 River Glad Run
Jacksonville, FL 32259

SERVICES

Item Name & Description	Quantity	Rate	Line Total
CL-Hood : 6-Mth Clean Clean Main Line Hood & Filters (6-Mth Service)	1	\$585.00	\$585.00
Subtotal:			\$585.00
Tax (6.5%):			\$0.00
Total:			\$585.00
Balance Due:			\$585.00

Approved RECDD 2
Submitted to A/P
08-07-2024

Richard Losco



Service Invoice



Howard Services

P.O. Box 5637
Jacksonville, FL 32247
Phone: (904)398-1414 Fax: (904)398-3586

Billed Customer: #001909

Site ID: # 001909-0002

Rivertown-Vesta Billing-RECDD 2
475 West Town Place
Ste 114
St Augustine, Fl 32092

Rivertown - River Club
POC - Jason Davidson - GM
160 Riverglade Run
St. Johns, FL 32259

19958 7/12/2024 S-18445 08/11/2024 Amount Paid

Call Slip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
19958	7/12/2024	S-18445	08/11/2024	CAC1822034

Problem Reported:

*** GENRPR-General Repairs ***

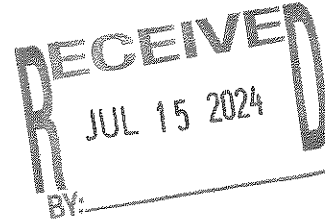
QTD \$722
Prep Table
New Access Ports
R134A

Tech	Date
SCOTT D	07/11/2024
SCOTT D	07/12/2024

Qty	Material
(1)	access port
(1)	WEB
(1)	134a

Equipment:
Unit : CREFRG Model : BLPT48
Brand: Serial#: BT07A94KB00023
Location: Xpo station

Checked unit. Added access ports to compressor. Did deep vacuum. Recharged unit with 134-A.
Leak checked unit. Leak is somewhere in evaporator coil. Will get prices to replace evaporator coil. Restarted unit and checked unit operations.



Approved RECDD II
Submitted to AP on 7.15.2024
by Jason Davidson

Jason Davidson

Amount Due 722.00

The above prices and specifications are hereby 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.



INVOICE

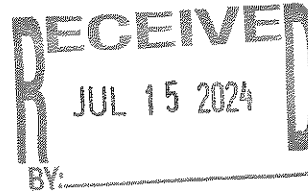
KILINSKI | VAN WYK

Invoice # 9930
Date: 07/10/2024
Due On: 08/09/2024

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



River's Edge II - 01 General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	06/03/2024	Review and revise joint meeting notice.	0.10	\$305.00	\$30.50
Service	LG	06/03/2024	Review updated boardwalk easement and route for signatures.	0.40	\$305.00	\$122.00
Service	RVW	06/03/2024	Research format for Goals and Objectives and confer with staff.	0.10	\$365.00	\$36.50
Service	RVW	06/04/2024	Draft Goals and Objectives samples for district review.	0.10	\$365.00	\$36.50
Service	MGH	06/04/2024	Review and analyze draft agenda for upcoming Board meeting; identify revisions and documents needed	0.20	\$280.00	\$56.00
Service	LG	06/05/2024	Distribute amenity RFP to additional companies.	0.20	\$305.00	\$61.00
Service	LG	06/06/2024	Receive executed Boardwalk easement and transmit to Toll Bros.	0.20	\$305.00	\$61.00
Service	LG	06/11/2024	Respond to Amenity RFP questions; prepare addendum for same.	0.50	\$305.00	\$152.50
Service	MGH	06/16/2024	Review additional feedback and questions regarding Request for Proposals for amenity management services	0.10	\$280.00	\$28.00
Service	LG	06/17/2024	Prepare for board meeting.	0.30	\$305.00	\$91.50
Service	LG	06/18/2024	Travel to Board meeting.	0.80	\$305.00	\$244.00
Expense	KB	06/18/2024	Travel: Mileage LG.	115.50	\$0.67	\$77.39
Expense	KB	06/18/2024	Travel: Hotel LG.	1.00	\$27.00	\$27.00

Service	LG	06/19/2024	Attend Board meeting; confer with new supervisors regarding CDD operations.	0.80	\$305.00	\$244.00
Service	LG	06/20/2024	Prepare memorandum regarding special district performance measures.	0.20	\$305.00	\$61.00
Service	LG	06/21/2024	Review and provide comments on Watersong 4-B plat.	1.10	\$305.00	\$335.50
Service	MGH	06/24/2024	Further prepare for joint meeting among Rivers Edge, Rivers Edge II, and Rivers Edge III Boards; confer with L. Gentry regarding same; review pertinent documentation related to agenda items	0.20	\$280.00	\$56.00
Service	LG	06/25/2024	Research plat dedication requirements and respond to inquiries regarding same.	0.80	\$305.00	\$244.00
Service	LG	06/26/2024	Confer with developer team regarding plat language.	0.20	\$305.00	\$61.00
Service	MGH	06/26/2024	Prepare for, travel to and attend special joint meeting of the Rivers Edge, Rivers Edge II, and Rivers Edge III Boards	1.30	\$280.00	\$364.00
Expense	KB	06/26/2024	Travel: Mileage MGH.	17.67	\$0.67	\$11.84
Service	MGH	06/27/2024	Analyze St. Johns County Supervisor of Elections records to confirm status of and candidates for open seats for November 2024 General Election; identify follow-up items needed now and upon election	0.20	\$280.00	\$56.00
Non-billable entries						
Service	MGH	06/03/2024	Review and analyze draft joint meeting notice and topics for discussion	0.40	\$280.00	\$28.00
Service	MGH	06/07/2024	Review and analyze correspondence related to Request for Proposals for amenity management services	0.40	\$280.00	\$28.00
Service	MGH	06/12/2024	Review and analyze correspondence related to Request for Proposals for amenity management services	0.40	\$280.00	\$28.00
Service	MGH	06/12/2024	Review draft agenda for upcoming joint meeting among Rivers Edge, Rivers Edge II, and Rivers Edge III Boards	0.40	\$280.00	\$28.00
Service	MGH	06/17/2024	Review correspondence from recipient of Request for Proposals for amenity management services regarding decision not to submit a proposal for same	0.40	\$280.00	\$28.00
Service	MGH	06/19/2024	Prepare for, travel to and attend Board meeting	0.60	\$280.00	\$168.00

Expense	KB	06/19/2024	Travel: Mileage MGH.	17.67	\$0.67	\$11.84
Service	LG	06/26/2024	Prepare for and attend joint meeting.	0.70	\$305.00	\$213.50
				Total		\$2,457.23

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
9504	06/19/2024	\$1,890.89	\$0.00	\$1,890.89
9650	07/23/2024	\$2,070.71	\$0.00	\$2,070.71

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due	
9930	08/09/2024	\$2,457.23	\$0.00	\$2,457.23	
				Outstanding Balance	\$6,418.83
				Total Amount Outstanding	\$6,418.83

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

Please pay within 30 days.



South Jacksonville Office 904-423-2200
PO Box 56320
Jacksonville, FL 32241-6320
www.naderspestraiders.com

Termite Renewal Notice

ARE YOUR FAMILY & HOME PROTECTED FROM PESTS?
Warm weather is upon us and that means common pests such as ants, cockroaches and mosquitoes are out in full force. These pests are more than just a nuisance, they can be a real threat to you and your family due to diseases they can carry and damage they can cause. With Nader's STEPS® Total Protection System™, we can control pests and provide you with peace of mind knowing you and your family are protected.
CALL TODAY! 855-MY-NADERS.

Customer Number: 1051909 Notice Date: 07/08/24 Expiration Date: 09/2024

***** An Important Message Concerning Your Annual Termite Guarantee Renewal *****

Termites feed 24 hours a day, 365 days a year. Every year, termites invade millions of homes, causing **billions** of dollars in damage. The startling fact is termites do more damage than fires and storms combined. And, the damage caused by termites is rarely covered by insurance.

That's why it is important to renew your termite agreement every year and keep your guarantee in place so we can continue to protect your home. It's easy. Simply mail your payment or pay online at www.naderspestraiders.com, then give us a call so we can schedule your annual inspection.

If you are a new homeowner, please call your local office to update your account information and schedule your inspection to complete the warranty transfer process. This termite guarantee transfers to you at no additional cost.

Thank you for giving us the opportunity to go *Beyond the Call*.

JUL 12 2024

Service Address: 90 Lanier St (Welcome Center) Pavillion/Sea wall/entry Termite Renewal Notice Total: \$308.00

****If you are on auto-pay, your card will be automatically charged.****

Please Keep the Top Portion For Your Records Return Bottom Portion with Payment

GA2234RF



PO Box 56320 • Jacksonville, FL 32241-6320

Approved RECDD II
Submitted to AP on 7.18.24
by Jason Davidson

Jason Davidson

If you are paying by credit card, please see reverse slide.

www.naderspestraiders.com

*****AUTO**ALL FOR AADC 320



RIVERS EDGE CDD II 4
475 W TOWN PL STE 114 581
SAINT AUGUSTINE FL 32092-3649



Please make checks payable and remit to:

NADER'S PEST RAIDERS
PO BOX 56320
JACKSONVILLE FL 32241-6320



Renewal Notice Date: 07/08/24
Account Number: 1051909

Total: \$308.00
***Check # _____



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

Invoice

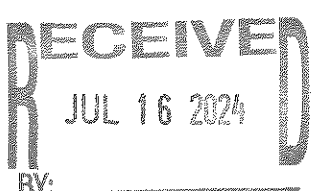
Date 8/1/2024

Invoice # 131295623182

Terms	Net 20
Due Date	8/21/2024
PO #	

Bill To Rivers Edge CDD2 Government Management Services 475 West Town Place suite 114 St. Augustine FL 32092	Ship To River Club 160 Riverglade Run St. Johns FL 32259
---	--

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,103.15



Approved RECDD II
Submitted to AP on 7.16.2024
by Jason Davidson
Jason Davidson

Subtotal 1,103.15
 Shipping Cost (FEDEX GROUND) 0.00
Total 1,103.15
Amount Due \$1,103.15

OUR REMITTANCE ADDRESS HAS CHANGED!!

Remittance Slip

Customer
13RIV030
Invoice #
131295623182

Amount Due \$1,103.15

Amount Paid _____

Make Checks Payable To
Poolsure
1707 Townhurst Dr
Houston, TX 77043-2810



131295623182



July 15, 2024

Project No:

P0113094.70

Invoice No:

52775

River's Edge II CDD
c/o Government Management Services, LLC
Attn: Daniel Laughlin
475 W. Town Place, Suite 114
St. Augustine, FL 32092

Project P0113094.70 Rivers Edge II CDD

For services including attend June CDD meeting and Joint CDD meeting, coordination with staff on wetland letter.

Professional Services from June 01, 2024 to June 30, 2024

Task 1: O & M

Professional Personnel

	Hours	Rate	Amount	
Clerical/Admin Asst/Technician	1.00	95.00	95.00	
Vice President	5.00	250.00	1,250.00	
Totals	6.00		1,345.00	
Total Labor				1,345.00
		Total this Task		\$1,345.00
		Total this Invoice		\$1,345.00

Outstanding Invoices

Number	Date	Balance
52513	5/29/2024	387.50
52656	6/21/2024	176.98
Total		564.48

RECEIVED
JUL 16 2024
BY: _____

Rivers Edge CDD

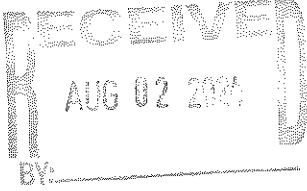
475 West Town Place, Suite 114
St. Augustine FL 32092
Phone (904) 940-5850 Fax (904) 940-5899

INVOICE

DATE: 6/15/24
INVOICE # CS-2024-JUN

Bill To:

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

DESCRIPTION	AMOUNT
Cost Share-Landscaping for June 2024 <div style="text-align: center; margin-top: 100px;">  </div>	1.320.57200.49100 \$ 57,368.67
TOTAL	\$ 57,368.67

Make check payable to:
Rivers Edge CDD
c/o GMS LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

THANK YOU FOR YOUR BUSINESS!

Rivers Edge CDD

475 West Town Place, Suite 114
St. Augustine FL 32092
Phone (904) 940-5850 Fax (904) 940-5899

INVOICE

DATE: 8/2/24
INVOICE # CS-2024-AUG

Bill To:

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

DESCRIPTION	AMOUNT
Cost Share-Landscaping for August 2024 <div data-bbox="630 957 935 1142" style="text-align: center; border: 1px solid black; padding: 5px;"> <p>RECEIVED</p> <p>AUG 02 2024</p> <p>BY: _____</p> </div>	1.320.57200.49100 \$ 57,368.67
TOTAL	\$ 57,368.67

Make check payable to:
Rivers Edge CDD
c/o GMS LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

THANK YOU FOR YOUR BUSINESS!



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI095051
 Invoice Date: 8/1/2024

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

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

Ship Via
 Ship Date 8/1/2024
 Due Date 8/31/2024
 Terms Net 30

Customer ID 14024
 P.O. Number
 P.O. Date 8/1/2024
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,718.00	1,718.00
August Billing					
8/1/2024 - 8/31/2024					
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					

RECEIVED
 AUG 05 2024
 BY:

Approved RECDD II
 Submitted to AP on 8.5.2024
 by Jason Davidson
Jason Davidson

Amount Subject to Sales Tax	0.00	Subtotal:	1,718.00
Amount Exempt from Sales Tax	1,718.00	Invoice Discount:	0.00
		Total Sales Tax	0.00
		Payment Amount:	0.00
		Total:	1,718.00

TEXACRAFT®

DEPOSIT INVOICE

Remit To Address
5514 PAYSHERE CIRCLE
CHICAGO, IL 60674

SALES ORDER: 823215

DATE: 7/23/2024

Page: 1 of 1

Sold To:

Riversedge CDD 2
475 West Town Place Suite 114
St Augustine, FL 32092 USA

Ship To:

Riverclub
160 Riverglade Run
St Johns FL 32259
USA
Receiving/Vesta properties

Kevin Mckendree
Phone: 904-679-5523
kmckendree@vestapropertyservices.com

Customer #:	66018	Ship Via:	Best Way - Dunavant
Customer PO:	TEXQ11095	FOB:	Origin
Order Date:	7/22/2024	Terms:	50% Deposit Net 30
Sales Rep:	MANDY BATEMAN		

Call before delivery 904-679-5523 and ref. Riverclub order must get signature

Line	PartNum	Description	Order Qty	Unit Price	Ext. Price
1	M835	M835027 - Vision Chaise Set Sling Sling 1: Clay Sky (027)	40.00 EA	\$85.00	\$3,400.00

Ship By Date: 9/6/2024

Miscellaneous Charges Breakdown

Contract Freight Charge	325.00
	325.00

Net Total \$3,400.00

Total Misc Charges \$325.00

Tax Total \$0.00

Order Total \$3,725.00

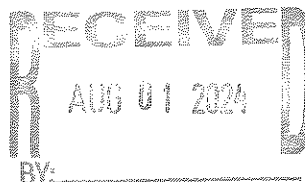
Less Deposit \$0.00

Balance Due \$3,725.00

50% Deposit \$1,862.50

SPECIAL INSTRUCTIONS

Call before delivery 904-679-5523 and ref. Riverclub order must get signature



Approved RECDD 2
Submitted to AP 8.1.24
By Kevin McKendree

Kevin McKendree

Texacraft- PO Box 868, Haleyville, AL 35565 205-486-9211

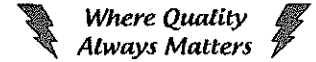
Visit our website to review the warranty information
<http://texacraft.com/warranty-information>

NOTICE: Some furniture products can expose you to chemicals known to the State of California to cause cancer and/or birth defects or other reproductive harm. Please check the on-product label for warning information.

TMT Electric, LLC

290 Circle Dr S
Saint Augustine, FL 32084 US
+1 9043151248
tmtelectricllc@gmail.com

TMT ELECTRIC



904-789-0193

Veteran Owned

INVOICE

BILL TO
Rivers Edge CDD2
475 West Town Place Ste 114
Saint Augustine, FL 32092

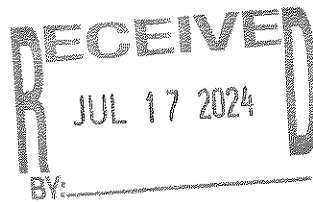
SHIP TO
Rivers Edge CDD2
475 West Town Place Ste 114
Saint Augustine, FL 32092

INVOICE 1087
DATE 07/17/2024
TERMS Net 30
DUE DATE 08/16/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Three walkway lights not working on boardwalk between parking lot at the River club and the event field. Removed old lights. Provided and installed new LED lights. Verified correct operation upon completion.	1	825.00	825.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	825.00
TAX	0.00
TOTAL	825.00
BALANCE DUE	\$825.00



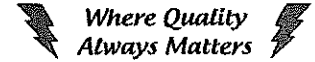
Approved RECDD 2
Submitted to AP 7.17.24
By Kevin McKendree

Kevin McKendree

TMT Electric, LLC

290 Circle Dr S
Saint Augustine, FL 32084 US
+1 9043151248
tmelectricllc@gmail.com

TMT ELECTRIC



904-789-0193

Veteran Owned

INVOICE

BILL TO
Rivers Edge CDD2
475 West Town Place Ste 114
Saint Augustine, FL 32092

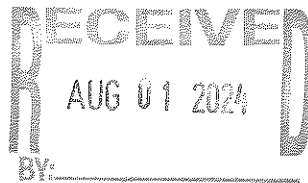
SHIP TO
Rivers Edge CDD2
475 West Town Place Ste 114
Saint Augustine, FL 32092

INVOICE 1090
DATE 07/31/2024
TERMS Net 30
DUE DATE 08/30/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Boardwalk lights not working at the Riverclub. Removed ten non-working lights from posts. Provided and installed ten new LED lights with heat shields. Verified correct operation upon completion.	1	2,750.00	2,750.00

Please make check payable to TMT Electric LLC.
light outlets were enlarged for safety and to accommodate new lights with attached heat shields.

SUBTOTAL	2,750.00
TAX	0.00
TOTAL	2,750.00
BALANCE DUE	\$2,750.00



Approved RECDD 2
Submitted to AP 8.1.24
By Kevin McKendree

Kevin McKendree

TMT Electric, LLC

290 Circle Dr S
Saint Augustine, FL 32084 US
+1 9043151248
tmtelectricllc@gmail.com

TMT ELECTRIC



904-789-0193

Veteran Owned

INVOICE

BILL TO
Rivers Edge CDD2
475 West Town Place Ste 114
Saint Augustine, FL 32092

SHIP TO
Rivers Edge CDD2
475 West Town Place Ste 114
Saint Augustine, FL 32092

INVOICE 1092
DATE 08/14/2024
TERMS Net 30
DUE DATE 09/13/2024

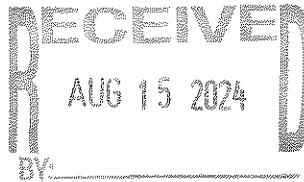
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Post lights on boardwalk of the Riverclub not working. Removed five burnt out light fixtures from posts. Provided and installed five new LED lights. Verified correct operation upon completion.	1	1,375.00	1,375.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	1,375.00
TAX	0.00
TOTAL	1,375.00
BALANCE DUE	\$1,375.00

Approved RECDD 2
Submitted to AP 8.15.24
By Kevin McKendree

Kevin McKendree





PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-6300 • Fax: 904-353-1499 • Toll Free: 800-225-6305 • turnerpest.com

Service Slip/Invoice

INVOICE: 619178343
DATE: 6/26/2024
ORDER: 619178343

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

Work Location: [275347] 904-679-5733
 RiverClub(RECDD 2)
 Jason Davidson
 160 Riverglade Run
 Saint Johns, FL 32259-8795

Work Date	Time	Target Pest	Technician	Time In
6/26/2024	10:17 AM	ANTS, FIRE ANT, MICE,		10:17 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	6/26/2024		11:00 AM

Service	Description	Price
---------	-------------	-------

OPCM Commercial Pest Control - Monthly Service \$118.67

SUBTOTAL \$118.67
TAX \$0.00
AMT. PAID \$0.00
TOTAL \$118.67

RECEIVED
 JUN 27 2024
 BY: _____

AMOUNT DUE \$118.67

Approved RECDD II
 Submitted to AP on 6.27.2024
 by Jason Davidson

Jason Davidson

M K

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



PAYMENT ADDRESS:
 Turner Pest Control LLC - P.O. Box 962683 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-363-4489 • Toll Free: 800-225-5385 • turnerpest.com

Service Slip/Invoice

INVOICE: 619306267
DATE: 07/24/2024
ORDER: 619306267

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

Work Location: [275347] 904-679-5733
 RiverClub(RECDD 2)
 Jason Davidson
 160 Riverglade Run
 Saint Johns, FL 32259-8795

Work Date	Time	Target Pest	Technician	Time In
07/24/2024	10:05 AM	ANTS, FIRE ANT, MICE,		10:05 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	07/24/2024		10:49 AM

Service	Description	Price
OPCM	Commercial Pest Control - Monthly Service	\$118.67
		SUBTOTAL \$118.67
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$118.67
		AMOUNT DUE \$118.67

RECEIVED
 JUL 25 2024
 BY: _____

Approved RECDD II
 Submitted to AP on 7.25.24
 By Jason Davidson
Jason Davidson

[Signature]

 TECHNICIAN SIGNATURE

[Signature]

 richard losce
 CUSTOMER SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

Thereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7374977
Invoice Date: 06/25/2024
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Rivers Edge CDD
ATTN District Manager
475 West Town Place Suite 114
World Golf Village
St Augustine, FL 32092
United States
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BOND
SERIES 2020 REVENUE ACCOUNT

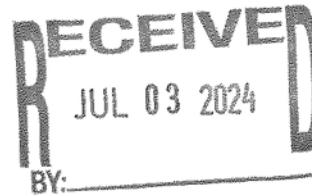
The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

RIVERS EDGE II COMMUNITY DEVELOPMENT
DISTRICT CAPITAL IMPROVEMENT REVENUE BOND
SERIES 2020 REVENUE ACCOUNT

Invoice Number:	7374977
Current Due:	\$4,040.63
Direct Inquiries To: Phone:	Schuhle, Scott A (954)-938-2476

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7374977
 Invoice Date: 06/25/2024

Direct Inquiries To: Schuhle, Scott A
 Phone: (954)-938-2476

RIVERS EDGE II COMMUNITY DEVELOPMENT
 DISTRICT CAPITAL IMPROVEMENT REVENUE BOND
 SERIES 2020 REVENUE ACCOUNT

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 06/01/2024 - 05/31/2025				\$3,750.00
Incidental Expenses 06/01/2024 to 05/31/2025	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63



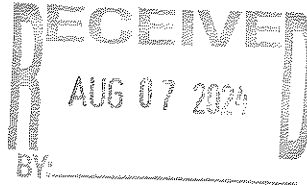


Invoice

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

Invoice # 421377
Date 07/31/2024
Terms Net 30
Due Date 08/30/2024
Memo 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	131.61	131.61
Total			131.61

Vesta Mileage Report

Name: **Kevin McKendree**

Month

Jul-24

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
7/1	Daily mileage	Rivertown	Rivertown	42.3	Riversedge CDD		42.3
7/2	Daily mileage	Rivertown	Rivertown	19.6	iversedge CDD		19.6
7/3	Daily mileage	Rivertown	Rivertown	24.8	iversedge CDD		24.8
7/8	Daily mileage	Rivertown	Rivertown	52.7	Riversedge CDD		52.7
7/9	Daily mileage	Rivertown	Rivertown	27.5	iversedge CDD		27.5
7/10	Daily mileage	Rivertown	Rivertown	15.2	iversedge CDD		15.2
7/11	Daily mileage	Rivertown	Rivertown	22.1	iversedge CDD		22.1
7/12	Daily mileage	Rivertown	Rivertown	16.7	iversedge CDD		16.7
7/15	Daily mileage	Rivertown	Rivertown	31.3	iversedge CDD		31.3
7/16	Daily mileage	Rivertown	Rivertown	28.3	iversedge CDD		28.3
7/17	Daily mileage	Rivertown	Rivertown	14.8	iversedge CDD		14.8
7/18	Daily mileage	Rivertown	Rivertown	21	iversedge CDD		21
7/19	Daily mileage	Rivertown	Rivertown	13.3	iversedge CDD		13.3
7/22	Daily mileage	Rivertown	Rivertown	39.5	iversedge CDD		39.5
7/23	Daily mileage	Rivertown	Rivertown	12.8	iversedge CDD		12.8
7/24	Daily mileage	Rivertown	Rivertown	25.5	iversedge CDD		25.5
7/25	Daily mileage	Rivertown	Rivertown	37	iversedge CDD		37
7/26	Daily mileage	Rivertown	Rivertown	49.6	iversedge CDD		49.6
7/29	Daily mileage	Rivertown	Rivertown	59.1	iversedge CDD		59.1
7/30	Daily mileage	Rivertown	Rivertown	22.8	iversedge CDD		22.8
7/31	Daily mileage	Rivertown	Rivertown	41	iversedge CDD		41
						Total Mileage	617
						Reimbursement Rate	\$0.640
						Total Reimbursement	\$394.82
						Date Submitted in Paycom	8/3/24

\$131.61



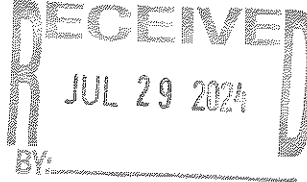
Invoice

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

Invoice # 420870
Date 08/01/2024
Terms Net 30
Due Date 08/31/2024
Memo Rivers Edge CDDII

Bill To

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



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	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

Thank you for your business.

Total 31,185.96



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: 486

Invoice Date: August 12, 2024

Payment Due: September 26, 2024

Amount Due (USD): \$400.00

Items	Quantity	Price	Amount
Musician River Club 9/6/24 6:00-9:00pm	1	\$400.00	\$400.00

Subtotal: \$400.00

Total: \$400.00

Amount Due (USD): \$400.00

Notes / Terms

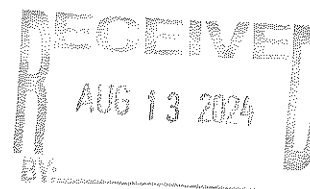
Payment options:

mail check

Zelle: Recipient: Weinglass Music | email: info@jeremyweinglass

Approved RECDD II
Submitted to AP on 8.13.24
by Kimberly Fatuch

Kim Fatuch





INVOICE

INVOICE #	INVOICE DATE
728218	7/3/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 2, 2024

Invoice Amount: \$1,300.00

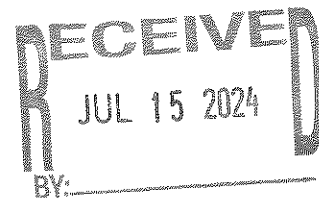
Description	Current Amount
Emergency Watering	
Landscape Enhancement CORE	\$1,300.00

Invoice Total \$1,300.00

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 7.15.2024
By Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
728220	7/3/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD II

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

Invoice Due Date: August 2, 2024

Invoice Amount: \$600.00

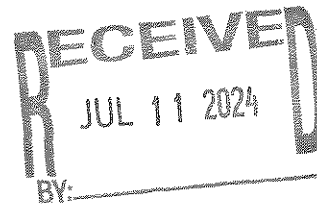
Description	Current Amount
-------------	----------------

Ant Treatment at the River Club Pool 2024

Landscape Enhancement CORE	\$600.00
----------------------------	----------

Invoice Total \$600.00

IN COMMERCIAL LANDSCAPING



Approved RECDD II
Submitted to AP on 7.11.2024
by Jason Davidson

Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
738383	7/25/2024
TERMS	PO NUMBER
Net 30	

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

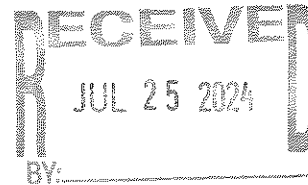
Invoice Due Date: August 24, 2024

Invoice Amount: \$1,394.90

Description	Current Amount
July irrigation repairs*****Kendall Crossing***** Irrigation Repairs	\$1,394.90

Invoice Total \$1,394.90

IN COMMERCIAL LANDSCAPING



Approved RECDD II
Submitted to AP on 7.25.24
By Jason Davidson

Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
738384	7/25/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

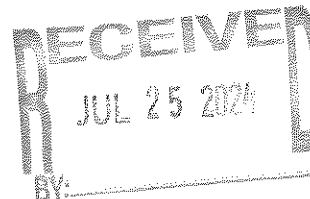
Invoice Due Date: August 24, 2024

Invoice Amount: \$385.00

Description	Current Amount
July irrigation repairs*****25 Rafter Trail*****	
Irrigation Repairs	\$385.00

Invoice Total \$385.00

EXCELLENCE
IN COMMERCIAL LANDSCAPING



Approved RECDD II
Submitted to AP on 7.25.24
By Jason Davidson

Jason Davidson

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



COMPLETED WORK

W. O. # CDD2
 NAME RIVER TOWN
 ADDRESS 25 RAFTER TRAIL LN
 DATE 7/15/2024

#			EXTENTION
3	broken an non turning rotor	\$ 26.00	\$ 78.00
5	broken 6" spray + nozzles	\$ 17.00	\$ 85.00
1	boken 12" sprays + nozzles	\$ 24.00	\$ 24.00
4	broken and clog nozzles	\$ 3.00	\$ 12.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 199.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
7/15/2024	tech	2	\$ 93.00	\$ 186.00
				\$ -
				\$ -
				\$ -
				\$ 186.00

COMMENTS : *Aspre # 3594044*

	MATERIALS	\$ 199.00
	LABOR & RENTAL	\$ 186.00
TOTAL		\$ 385.00

DATE COMPLETED 7/15/24
 TECHNICIAN davon albert
 CLIENT _____



INVOICE

INVOICE #	INVOICE DATE
740543	7/31/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 30, 2024

Invoice Amount: \$522.00

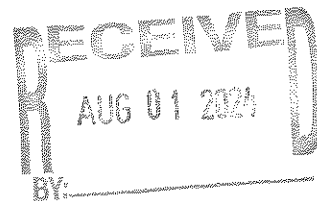
Description	Current Amount
July irrigation repairs*****valve replacement***** Irrigation Repairs	\$522.00

Invoice Total \$522.00

Excellence
IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 8.1.2024
by Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
742283	8/1/2024
TERMS	PO NUMBER
Net 30	

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 31, 2024

Invoice Amount: \$2,914.00

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

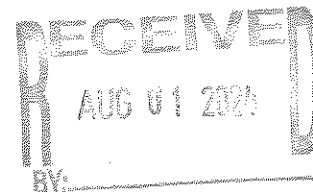
Invoice Total **\$2,914.00**

Excellence

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 8.1.2024
by Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
742285	8/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 31, 2024

Invoice Amount: \$31,544.58

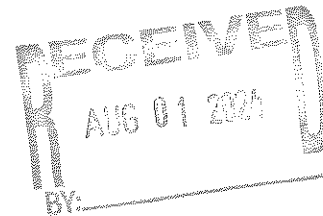
Description	Current Amount
Monthly Landscape Maintenance August 2024	\$31,544.58

Invoice Total **\$31,544.58**

Excellence
IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 8.1.2024
by Jason Davidson

Jason Davidson



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

2.

Rivers Edge II

Community Development District

Check Run Summary September 30, 2024

Fund	Date	Check No.	Amount
General Fund			
<i>Accounts Payable</i>	9/5/24	1704	\$ 250.00
	9/16/24	1705-1709	401.82
	9/24/24	1710-1746	97,770.47
		<u>Sub-Total</u>	<u>\$ 98,422.29</u>
Capital Reserve Fund			
<i>Accounts Payable</i>	9/5/24	6	\$ 20,884.24
	9/16/24	7	4,174.50
	9/24/24	8	11,700.00
		<u>Sub-Total</u>	<u>\$ 36,758.74</u>
Total			\$ 135,181.03

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/05/24	00194	9/04/24	24-001	202409 320-57200-49400	LIVE ENTERTAINMENT 3HR JAMES BRAGG	*	250.00	250.00	001704
9/16/24	00195	6/24/24	24738921	202406 320-57200-60000	JANITORIAL SUPPLIES W.B. MASON CO., INC.	*	64.70	64.70	001705
9/16/24	00195	6/27/24	24747802	202406 320-57200-60000	JANITORIAL SUPPLIES W.B. MASON CO., INC.	*	61.98	61.98	001706
9/16/24	00195	7/02/24	24756822	202407 320-57200-60000	JANITORIAL SUPPLIES W.B. MASON CO., INC.	*	104.17	104.17	001707
9/16/24	00195	7/10/24	24770225	202407 320-57200-60000	JANITORIAL SUPPLIES W.B. MASON CO., INC.	*	69.99	69.99	001708
9/16/24	00195	7/25/24	24803209	202407 320-57200-60000	JANITORIAL SUPPLIES W.B. MASON CO., INC.	*	100.98	100.98	001709
9/24/24	00193	8/30/24	APC-1791	202408 320-57200-60000	PLUMBING SERVICES ROBERT CHICOSKI DBA AFFORDABLE	*	448.25	448.25	001710
9/24/24	00115	8/23/24	08232024	202408 320-57200-49400	8/23 OUTDOOR MOVIE (IF) BOUNCERS, SLIDES, AND MORE INC	*	350.00	350.00	001711
9/24/24	00102	9/03/24	42038422	202409 320-57200-60000	ACTIVE SCRAPER/MAT ONYX CINTAS	*	180.76	180.76	001712
9/24/24	00102	9/12/24	52295410	202409 320-57200-60000	FIRST AID SUPPLIES CINTAS	*	71.97	71.97	001713
9/24/24	00147	8/16/24	42065	202408 320-57200-60000	BACKFLOW INSPECTION DOLPHIN BACKFLOW INC	*	99.00	99.00	001714
9/24/24	00002	9/01/24	83	202409 310-51300-34000	SEP MANAGEMENT FEES	*	3,091.67		

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/24	83	202409	310-51300-35100				SEP WEBSITE ADMIN	*	106.00		
9/01/24	83	202409	310-51300-35100				SEP INFO TECH	*	159.00		
9/01/24	83	202409	310-51300-32400				SEP DISSEM AGENT SRVCS	*	441.67		
9/01/24	83	202409	310-51300-51000				OFFICE SUPPLIES	*	.45		
9/01/24	83	202409	310-51300-42000				POSTAGE	*	116.56		
9/01/24	83	202409	310-51300-42500				COPIES	*	56.55		
GOVERNMENTAL MANAGEMENT SERVICES										3,971.90	001715
9/24/24	00108	7/31/24	585	202408	320-57200-53100		HOOD & FILTER CLEANING	*	585.00		
HOODZ OF GREATER JACKSONVILLE										585.00	001716
9/24/24	00081	8/16/24	S-18672	202408	320-57200-60000		A/C REPAIR	*	396.00		
HOWARD SERVICES INC										396.00	001717
9/24/24	00120	8/21/24	10163	202407	310-51300-31500		JUL GENERAL COUNSEL	*	2,681.97		
KILINSKI VAN WYK PLLC										2,681.97	001718
9/24/24	00120	9/12/24	10403	202408	310-51300-31500		AUG GENERAL COUNSEL	*	3,768.94		
KILINSKI VAN WYK PLLC										3,768.94	001719
9/24/24	00047	9/01/24	57980384	202409	320-57200-43500		TERMITE COVERAGE	*	308.00		
NADAR'S PEST RAIDERS										308.00	001720
9/24/24	00006	9/01/24	13129562	202409	320-57200-46210		SEP POOL CHEMICALS	*	1,103.15		
POOLSURE										1,103.15	001721
9/24/24	00008	8/27/24	53084	202407	310-51300-31100		JUL PROFESSIONAL SERVICES	*	296.23		
PROSSER										296.23	001722
9/24/24	00008	9/12/24	53246	202408	310-51300-31100		AUG PROFESSIONAL SERVICES	*	666.88		
PROSSER										666.88	001723

RED2 RIVERS EDGE II OKUZMUK

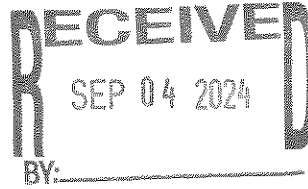
CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/24/24	00129	9/01/24	PSI10311	202409	320-57200-46800				SOLITUDE LAKE MANAGEMENT	*	1,718.00	1,718.00	001724
SEP LAKE MAINTENANCE													
9/24/24	00129	9/01/24	PSI10579	202409	320-57200-46800				SOLITUDE LAKE MANAGEMENT	*	486.00	486.00	001725
SEP POND MAINTENANCE													
9/24/24	00157	9/03/24	1099	202409	320-57200-60000				TMT ELECTRIC LLC	*	1,925.00	1,925.00	001726
RPLC 7 WALKWAY LIGHTS													
9/24/24	00011	8/13/24	61941744	202408	320-57200-43500				TURNER PEST CONTROL	*	118.67	118.67	001727
AUG PEST CONTROL													
9/24/24	00011	9/05/24	61954393	202409	320-57200-43500				TURNER PEST CONTROL	*	118.67	118.67	001728
SEP PEST CONTROL													
9/24/24	00010	8/31/24	421959	202408	320-57200-34000				VESTA PROPERTY SERVICES, INC	*	127.40	127.40	001729
AUG BILLABLE MILEAGE 1/3													
9/24/24	00010	9/01/24	421503	202409	320-57200-34300				VESTA PROPERTY SERVICES, INC	*	3,104.42	3,104.42	001730
SEP FIELD OPS MANAGER													
9/01/24	421503	202409	320-57200-34000						VESTA PROPERTY SERVICES, INC	*	4,014.34	4,014.34	001730
SEP GENERAL MANAGER													
9/01/24	421503	202409	320-57200-34100						VESTA PROPERTY SERVICES, INC	*	9,175.77	9,175.77	001730
SEP HOSPITALITY SRVCS													
9/01/24	421503	202409	320-57200-34200						VESTA PROPERTY SERVICES, INC	*	6,569.79	6,569.79	001730
SEP MAINTENANCE SRVCS													
9/01/24	421503	202409	320-57200-46200						VESTA PROPERTY SERVICES, INC	*	859.33	859.33	001730
SEP POOL SRVCS													
9/01/24	421503	202409	320-57200-51200						VESTA PROPERTY SERVICES, INC	*	2,661.09	2,661.09	001730
SEP JANITORIAL SRVCS													
9/01/24	421503	202409	320-57200-34010						VESTA PROPERTY SERVICES, INC	*	3,178.02	3,178.02	001730
SEP LIFESTYLE SRVCS													
9/01/24	421503	202409	320-57200-34400						VESTA PROPERTY SERVICES, INC	*	1,623.20	1,623.20	001730
SEP ADMINISTRATIVE SRVCS													
9/24/24	00195	8/02/24	24821191	202408	320-57200-60000				W.B. MASON CO., INC.	*	25.23	25.23	001731
JANITORIAL SUPPLIES													

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/24/24	00195	8/09/24	24836746	202408	320	57200	60000		JANITORIAL SUPPLIES W.B. MASON CO., INC.	*	178.06	178.06	001732
9/24/24	00195	8/15/24	24848522	202408	320	57200	60000		JANITORIAL SUPPLIES W.B. MASON CO., INC.	*	59.99	59.99	001733
9/24/24	00195	8/27/24	24874390	202408	320	57200	60000		JANITORIAL SUPPLIES W.B. MASON CO., INC.	*	30.99	30.99	001734
9/24/24	00131	8/14/24	752027	202408	320	57200	46102		TROUBLESHOOT 2-WIRE FAIL YELLOWSTONE LANDSCAPE	*	1,716.70	1,716.70	001735
9/24/24	00131	8/22/24	754093	202408	320	57200	46101		TREE CARE SERVICES YELLOWSTONE LANDSCAPE	*	875.00	875.00	001736
9/24/24	00131	8/22/24	754094	202408	320	57200	46101		TREE CARE SERVICES YELLOWSTONE LANDSCAPE	*	525.00	525.00	001737
9/24/24	00131	8/27/24	755326	202408	320	57200	46101		TREE CARE SERVICES YELLOWSTONE LANDSCAPE	*	325.00	325.00	001738
9/24/24	00131	8/27/24	755327	202408	320	57200	46101		HURRICANE DEBBY CLEAN UP YELLOWSTONE LANDSCAPE	*	1,400.00	1,400.00	001739
9/24/24	00131	8/27/24	755328	202408	320	57200	46102		AUG IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	364.00	364.00	001740
9/24/24	00131	9/10/24	767691	202408	320	57200	46102		AUG IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	1,116.00	1,116.00	001741
9/24/24	00131	9/01/24	757238	202409	320	57200	46100		SEP LANDSCAPE MAINT POND YELLOWSTONE LANDSCAPE	*	2,914.00	2,914.00	001742
9/24/24	00131	9/01/24	757240	202409	320	57200	46100		SEP LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	31,544.58	31,544.58	001743

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/24/24	00131	9/05/24 765392	202409 320-57200-46101	TOP DRESS DROUGHT TURF YELLOWSTONE LANDSCAPE	*	5,400.00	5,400.00 001744
9/24/24	00131	9/10/24 767690	202407 320-57200-46102	JUL LATERAL RPR COM AREA YELLOWSTONE LANDSCAPE	*	324.17	324.17 001745
9/24/24	00131	9/12/24 768918	202409 320-57200-46102	VALVE RPLC LONGLEAF YELLOWSTONE LANDSCAPE	*	364.00	364.00 001746
TOTAL FOR BANK A						98,422.29	
TOTAL FOR REGISTER						98,422.29	



JIMMY BRAGG MUSIC

43 Bluestine River Way
St. Augustine, FL 32092
(863) 271-6174

Invoice #: 24-001

Bill to:

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

Date	Description	Price
Sep 04 2024	Live Entertainment 6pm - 9pm	\$250.00
TOTAL:		\$250.00

Please make all cheques payable to: James Bragg

www.jimmybragg.com

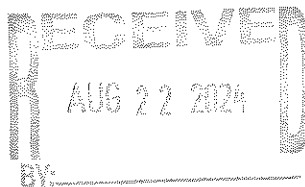


W.B. MASON CO., INC.
59 Centre St
Brockton, MA 02301

Address Service Requested
888-WB-MASON www.wbmason.com

PM(P)

Invoice Number	247389214
Customer Number	C3178877
Invoice Date	06/24/2024
Due Date	07/24/2024
Order Date	06/21/2024
Order Number	S144801765
Order Method	WEB



Rivers Edge CDD 2
475 W Town Place # 114
Saint Augustine FL 32092

Delivery Address
River Club
Attn.: Lynn
160 Riverglade Run
Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit www.wbmason.com to view our entire Return Policy

Thank you for your business! We encourage you to visit www.wbmason.com/Payment for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
TRKMB540	MULTIFOLD HAND TOWEL WHITE 250/PK 16PK/CT	2	CT	32.35	64.70
WBMUPSFREIGHT	UPS FREIGHT	1	EA	0.00	0.00

SUBTOTAL: 64.70
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 64.70
Total Due: 64.70

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved CDD 2
Submitted to A/P 08-22-24
By Richard Losco

Richard Losco

Rivers Edge CDD 2
475 W Town Place # 114
Saint Augustine FL 32092

Remittance Section	
Customer Number	C3178877
Invoice Number	247389214
Invoice Date	06/24/2024
Terms	Net 30
Total Due	64.70

PLEASE REFERENCE INVOICE NUMBER WHEN MAKING PAYMENT. PAY ON OUR WEBSITE OR SEND PAYMENT TO:

W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

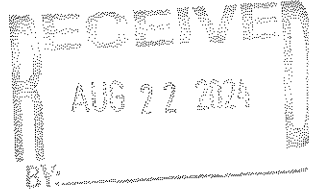
C31788772473892142473892140000000064700



W.B.MASON CO., INC.
59 Centre St
Brockton, MA 02301

Address Service Requested
888-WB-MASON www.wbmason.com

Invoice Number	247478024
Customer Number	C3178877
Invoice Date	06/27/2024
Due Date	07/27/2024
Order Date	06/25/2024
Order Number	S144865447
Order Method	WEB



Rivers Edge CDD 2
475 W Town Place # 114
Saint Augustine FL 32092

Delivery Address

River Club
Attn.: Lynn
160 Riverglade Run
Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit www.wbmason.com to view our entire Return Policy

Thank you for your business! We encourage you to visit www.wbmason.com/Payment for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
TRKMK520A	TOWEL,NATURAL,MULTIFOLD	2	CT	30.99	61.98

SUBTOTAL: 61.98
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 61.98
Total Due: 61.98

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved RECDD 2
Submitted to A/P 08-22-24
By Richard Losco

Richard Losco

Rivers Edge CDD 2
475 W Town Place # 114
Saint Augustine FL 32092

Remittance Section	
Customer Number	C3178877
Invoice Number	247478024
Invoice Date	06/27/2024
Terms	Net 30
Total Due	61.98

PLEASE REFERENCE INVOICE NUMBER WHEN MAKING PAYMENT. PAY ON OUR WEBSITE OR SEND PAYMENT TO:

W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

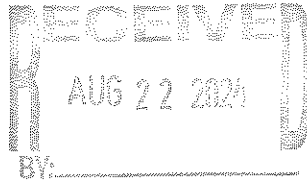
C31788772474780242474780240000000061987



W.B.MASON CO., INC.
59 Centre St
Brockton, MA 02301

Address Service Requested
888-WB-MASON www.wbmason.com

Invoice Number	247568226
Customer Number	C3178877
Invoice Date	07/02/2024
Due Date	08/01/2024
Order Date	07/01/2024
Order Number	S144926955
Order Method	WEB



Rivers Edge CDD 2
475 W Town Place # 114
Saint Augustine FL 32092

Delivery Address
River Club
Attn.: Lynn
160 Riverglade Run
Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit www.wbmason.com to view our entire Return Policy

Thank you for your business! We encourage you to visit www.wbmason.com/Payment for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
TRK110292A	TISSUE,BATH,WH,36/CT(2273801)	1	CT	69.99	69.99
PGC54344	PLUG, FBRZ PLUG TRF LINEN&SKY 2.63OZ	2	EA	17.09	34.18

SUBTOTAL: 104.17
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 104.17
Total Due: 104.17

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Rivers Edge CDD 2
475 W Town Place # 114
Saint Augustine FL 32092

Approved RECDD 2
Submitted to A/P 08-22-24
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	247568226
Invoice Date	07/02/2024
Terms	Net 30
Total Due	104.17

PLEASE REFERENCE INVOICE NUMBER WHEN MAKING PAYMENT. PAY ON OUR WEBSITE OR SEND PAYMENT TO:

W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

C3178877247568226247568226000000104170

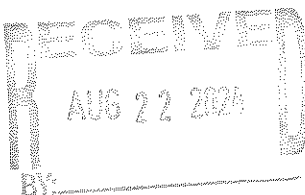


W.B. MASON CO., INC.
59 Centre St
Brockton, MA 02301

Address Service Requested
888-WB-MASON www.wbmason.com

Invoice Number	247702258
Customer Number	C3178877
Invoice Date	07/10/2024
Due Date	08/09/2024
Order Date	07/09/2024
Order Number	S145150542
Order Method	WEB

Rivers Edge CDD 2
475 W Town Place # 114
Saint Augustine FL 32092



Delivery Address
River Club
Attn.: Lynn
160 Riverglade Run
Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit www.wbmason.com to view our entire Return Policy

Thank you for your business! We encourage you to visit www.wbmason.com/Payment for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
TRK110292A	TISSUE,BATH,WH,36/CT(2273801)	1	CT	69.99	69.99

SUBTOTAL: 69.99
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 69.99
Total Due: 69.99

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved RECDD 2
Submitted to A/P 08-22-24
By Richard Losco
Richard Losco

Rivers Edge CDD 2
475 W Town Place # 114
Saint Augustine FL 32092

Remittance Section	
Customer Number	C3178877
Invoice Number	247702258
Invoice Date	07/10/2024
Terms	Net 30
Total Due	69.99

PLEASE REFERENCE INVOICE NUMBER WHEN MAKING PAYMENT. PAY ON OUR WEBSITE OR SEND PAYMENT TO:

W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

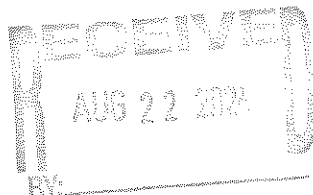
C31788772477022582477022580000000069990



W.B.MASON CO., INC.
59 Centre St
Brockton, MA 02301

Address Service Requested
888-WB-MASON www.wbmason.com

Invoice Number	248032092
Customer Number	C3178877
Invoice Date	07/25/2024
Due Date	08/24/2024
Order Date	07/24/2024
Order Number	S145261829
Order Method	WEB



Rivers Edge CDD 2
475 W Town Place # 114
Saint Augustine FL 32092

Delivery Address
River Club
Attn.: Ken
160 Riverglade Run
Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit www.wbmason.com to view our entire Return Policy

Thank you for your business! We encourage you to visit www.wbmason.com/Payment for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
TRKMK520A	TOWEL,NATURAL,MULTIFOLD	1	CT	30.99	30.99
TRK110292A	TISSUE,BATH,WH,36/CT(2273801)	1	CT	69.99	69.99

SUBTOTAL: 100.98
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 100.98
Total Due: 100.98

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved RECCD 2
Submitted to A/P 08-22-24
By Richard Losco

Richard Losco

Rivers Edge CDD 2
475 W Town Place # 114
Saint Augustine FL 32092

Remittance Section	
Customer Number	C3178877
Invoice Number	248032092
Invoice Date	07/25/2024
Terms	Net 30
Total Due	100.98

PLEASE REFERENCE INVOICE NUMBER WHEN MAKING PAYMENT. PAY ON OUR WEBSITE OR SEND PAYMENT TO:

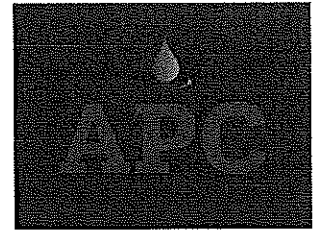
W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

C31788772480320922480320920000000100985

INVOICE

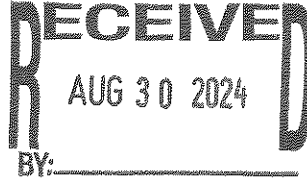
Affordable Plumbing Company
4565 Saint Augustine Road
Jacksonville, FL 32207

tracey@affordableplumbingjacksonville.com
+1 (904) 288-9003
CFC057228



Bill to

Vesta Property Services
Rivers Edge CDD 2
475 West Town Place Suite 114
St Augustine, Florida 32092



Ship to

Vesta Property Services
160 River Glade Run
St Johns, Florida 32259

Invoice details

Sales Rep: Ray Dominquez

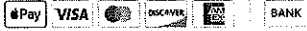
Invoice no.: APC-17915
Terms: Net 30
Invoice date: 08/30/2024
Due date: 09/29/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		1.1 Commercial Plumbing Repair/s	Plumbing Services	1.75	\$125.00	\$218.75
2.		PVC DWV Coupling 2"	PVC DWV Coupling 2"	1	\$3.00	\$3.00
3.		PVC DWV Sanitary Tee 2"	PVC DWV Sanitary Tee 2"	1	\$9.00	\$9.00
4.		05 Job Materials	PVC DWV 2" x1 1/2" sanitary tee	1	\$8.50	\$8.50
5.		PVC DWV Foam Core Pipe 2"	PVC DWV Foam Core Pipe 2"	2	\$4.00	\$8.00
6.		PVC DWV FIP 2"	PVC DWV FIP 2"	2	\$7.00	\$14.00
7.		PVC DWV FIP 1 1/2"	PVC DWV FIP 1 1/2"	1	\$5.50	\$5.50
8.		05 Job Materials	PVC DWV 2" clean out plug	1	\$5.50	\$5.50
9.		Supply Cost	Glue, Cleaner, Pipe Dope, Grout, Caulk, ect.	1	\$8.00	\$8.00
10.		05 Job Materials	T&S commercial basket strainer B-3950	1	\$168.00	\$168.00
11.		01 Plumbing Services	Work Description: Club house cafe... Leak under sink. Commercial basket strainers Kevin - 904-607-1038	1	\$0.00	\$0.00

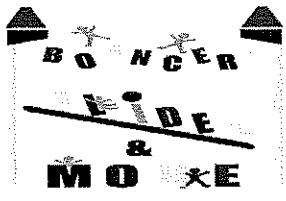
12.	01 Plumbing Services	Work Resolution: New AP provided T&S commercial basket strainer was installed in a 3comp sink plus had to remove the other drain connections because they were dripping and I told Kevin about it, no leaks now	1	\$0.00	\$0.00
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Total \$448.25

Ways to pay

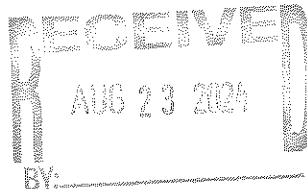


View and pay

	Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003	Invoice				
		Date: August 23rd, 2024				
		Invoice Number: 08232024.11				
<u>Name / Address</u> Attn: Kim Fatuch River's Edge CDD 2 475 West Town Place Suite 114 St. Augustine, FL 32092		<u>Additional Details</u>				
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	Outdoor Movie (IF)	1	\$500.00		\$350.00	\$350.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<u>Comments:</u>		Subtotal				\$350.00
		Sales Tax (0.0%)				n/a
		Total				\$350.00

Approved RECDD II
 Submitted to AP on 5.23.24
 by Kimberly Fatuch

Kim Fatuch





REMIT PAYMENT TO:
 CINTAS
 P.O. BOX 631025
 CINCINNATI, OH 45263-1025

VIEW & PAY YOUR BILLS ONLINE:
 WWW.CINTAS.COM/MYACCOUNT

CUSTOMER SVC/BILLING 833-290-0514
 CINTAS FAX # 904-741-6116

INVOICE

SHIP TO: RIVERS EDGE II CDD
 160 RIVERGLADE RUN
 SAINT JOHNS, FL 32259-6953

INVOICE # 4203842227
INVOICE DATE 09/03/2024
SERVICE TICKET # 4203842227

BILL TO: C/O RIVERTOWN COMMUNITY ASSOCIATION
 RIVERS EDGE COMMUNITY DEVELOPMT DIS
 475 W TOWN PL
 ST AUGUSTINE, FL 32092-3649

SOLD TO # 20958738
PAYER # 10596960
PAYMENT TERMS NET 10 EOM
SORT # 02800002682
CINTAS ROUTE 22 / DAY 1 / STOP 008

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	3	13.804	41.41	N	
	X10189	3X5 XTRAC MAT ONYX	04	F	4	20.706	82.82	N	
	X10192	4X6 XTRAC MAT ONYX	04	F	1	23.466	23.47	N	
SUBTOTAL							172.55		
SERVICE CHARGE								8.21	N
SUBTOTAL								180.76	
TAX								0.00	
TOTAL USD								180.76	

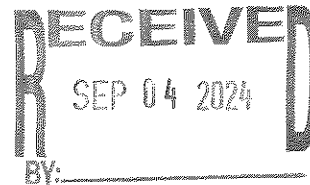
Signature :

Cust. Name: RIVERS EDGE II CDD
 Moten, Kenneth 02:27 PM 09/03/24
 SoldTo# 0020958738 SO# 4203842227
 Invoice Total Payment on Account
 \$180.76 \$0.00

Approved RECDD II
 Submitted to AP on 9.4.2024
 By Jason Davidson

Jason Davidson

CNA K2M





CINTAS
 P.O. Box 631025
 CINCINNATI, OH 45263-1025

Service / Billing # (904)562-7000
 Fax # (904)562-7020
 Payment Inquiry # (888)994-2468

Invoice

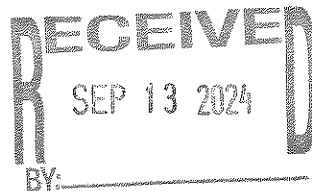
Ship To RIVERS EDGE 2
 RIVERS EDGE COMMUNITY DEVELOP
 DISTRICT
 160 RIVERGLADE RUN
 ST. JOHNS, FL 32259

Invoice # 5229541036
Invoice Date 09/12/2024
Credit Terms NET 30 DAYS
Customer # 12663109
Cintas Route LOC #0292 ROUTE 0009
Order # 7050339861
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	Quantity	Unit Price	Ext Price	Tax
Unit 00000000009585183	Unit Description: FRONT OFFICE F A				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
43959	COMFORT DOT MED	1 BOX	\$14.59	\$14.59	
44249	ELASTIC STRIP SMALL	1 BAG	\$11.89	\$11.89	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
182019	STINGRELIEF WIPES 10/UNIT	1 BOX	\$12.09	\$12.09	
	Unit Subtotal:			\$49.02	
Unit 00000000009605930	Unit Description: KITCHEN #7873				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
160	AED CHECKED (NO CHARGE)	1 EA	\$0.00	\$0.00	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
	Unit Subtotal:			\$0.00	
Unit 000000000999900999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$22.95	\$22.95	
	Unit Subtotal:			\$22.95	
	Invoice Sub-total			\$71.97	
	Tax			\$0.00	
	Invoice Total			\$71.97	

Remit To CINTAS
 P.O. Box 631025
 CINCINNATI, OH 45263-1025



Approved RECDD II
 Submitted to AP on 9.13.2024
 By Jason Davidson

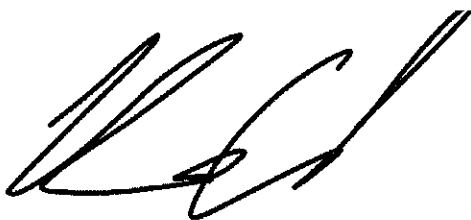
Jason Davidson

CINTAS
P.O. Box 631025
CINCINNATI, OH 45263-1025

Invoice

Material #	Description	Quantity	Unit Price	Ext Price	Tax
------------	-------------	----------	------------	-----------	-----

Note

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

Dolphin Backflow, Inc.

Plumbing Contractor

P. O. Box 2591
Orange Park, FL 32067-2591
www.dolphinbackflow.com

Phone: (904) 269-5489 FAX (904) 215-6025

Invoice

Plumbing CFC1428994
Underground Utilities: CUC 1224448
Fire Protection: FPC11-000004

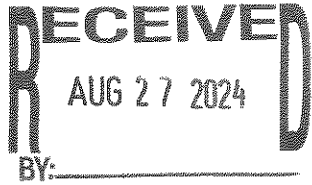
BILL TO

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

DATE	INVOICE #
8/16/2024	42065

P.O. NO.	TERMS
	Due on receipt

WE SEND INSPECTION REPORT TO UTILITY

DESCRIPTION	QUANTITY	PRICE	AMOUNT
Inspection and Certification of Backflow Preventer at: 160 Riverglade, St. John's, FL 32259 Wilkins RP 2.0" Model:975XL2 SN: 4331469 Meter#: 84087139 Wilkins RP 2.0" Model:975XL2 SN: 4331477 Meter#: 84087156	2	45.00	90.00
JEA Report Submission Fee	2	4.50	9.00
 Approved RECDD II Submitted to AP on 8.27.24 by Jason Davidson <i>Jason Davidson</i>			
EMAIL ADDRESS OR TEXT NUMBER NEEDED FOR CREDIT CARD RECEIPTS			
We Accept Visa, Mastercard, AMX, Discover			BALAN... \$99.00
Credit Card #	Exp.	CVV Billing Zip Code	
A 10% fee will be charged on all invoices unpaid after 60 days.			
Thank you for your business.			

*Insulation not guaranteed to protect against all freeze damage.



Environmental Services
 Cross Connection Control
 21 W. Church St. T-8
 Jacksonville, FL 32202

BACKFLOW PREVENTER TEST REPORT IBF

AUG 20 2024

Name of premises (company, person) <i>Rivers Edge Community Dev.</i>		Owner or agent's name			
Service address <i>ST. Johns, FL 32259</i> <i>160 Riverglade</i>		Mailing address			
Physical location of device <i>Front Bl. of Ent In Bush</i>		Contact phone number			
JEA account number (required)		Meter number (required) <i>84087139</i>			
Commercial test purpose <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation Commercial service type <input type="checkbox"/> Fire <input checked="" type="checkbox"/> Irrigation <input type="checkbox"/> Process/Isolation <input type="checkbox"/> Potable <input type="checkbox"/> Fire bypass <input type="checkbox"/> Is reclaimed water supplied? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Residential test purpose <input type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation Residential service type <input type="checkbox"/> Potable <input type="checkbox"/> Irrigation / Is reclaimed water supplied? <input type="checkbox"/> Yes <input type="checkbox"/> No					
Device type <i>RP</i>	Manufacturer <i>Wilkins</i>	Size <i>2.0</i>	Model Number <i>975XL2</i>	Serial Number <i>4331469</i>	Installation date
INITIAL TEST	Check valve #1 <input checked="" type="checkbox"/> Closed tight at <i>8.4</i> psi <input type="checkbox"/> Leaked	Check valve #2 <input checked="" type="checkbox"/> Closed tight at <i>1.8</i> psi <input type="checkbox"/> Leaked	Differential pressure relief valve <input checked="" type="checkbox"/> Opened at <i>2.0</i> lbs reduced pressure <input type="checkbox"/> Did not open	Pressure vacuum breaker <input type="checkbox"/> Air inlet opened at ___ psi <input type="checkbox"/> Did not open	
	FINAL TEST	<input type="checkbox"/> Closed tight at ___ psi	<input type="checkbox"/> Closed tight at ___ psi	<input type="checkbox"/> Opened at ___ lbs reduced pressure	<input type="checkbox"/> Satisfactory
Repairs/unusual installation conditions/replacement details: _____					

Please print/type information below

Initial test performed by <i>Cory Boehnke</i>	Company name <i>Dolphin Backflow</i>	BFDT certificate number <i>J11-22-15130</i>	Test Date <i>8-16-24</i>
Repaired by	Company name	BFDT certificate number	Repaired Date
Final test performed by <i>Cory Boehnke</i>	Company name <i>Dolphin Backflow</i>	BFDT certificate number <i>J11-22-15130</i>	Test Date <i>8-16-24</i>

PASS/FAIL CERTIFICATION

I hereby certify the assembly described above passed / failed and supportive data is accurate.

Signature *Cory Boehnke* Date *8-16-24*



Environmental Services
 Cross Connection Control
 21 W. Church St. T-8
 Jacksonville, FL 32202

BACKFLOW PREVENTER TEST REPORT

IBF

AUG 20 2024

Name of premises (company, person) <i>Rivers Edge Community Dev.</i>		Owner or agent's name			
Service address <i>ST. Johns, FL 32259</i> <i>160 Riverglade</i>		Mailing address			
Physical location of device <i>Front Rt. of Ent. In Bush</i>		Contact phone number			
JEA account number (required)		Meter number (required) <i>84087156</i>			
Commercial test purpose <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation Commercial service type <input type="checkbox"/> Fire <input checked="" type="checkbox"/> Irrigation <input type="checkbox"/> Process/Isolation <input type="checkbox"/> Potable <input type="checkbox"/> Fire bypass Is reclaimed water supplied? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Residential test purpose <input type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation Residential service type <input type="checkbox"/> Potable <input type="checkbox"/> Irrigation / Is reclaimed water supplied? <input type="checkbox"/> Yes <input type="checkbox"/> No					
Device type	Manufacturer	Size	Model Number	Serial Number	Installation date
<i>RP</i>	<i>Wilkins</i>	<i>2.0</i>	<i>975XL2</i>	<i>4331477</i>	
INITIAL TEST	Check valve #1	Check valve #2	Differential pressure relief valve	Pressure vacuum breaker	
	<input checked="" type="checkbox"/> Closed tight at <i>6.8</i> psi <input type="checkbox"/> Leaked	<input checked="" type="checkbox"/> Closed tight at <i>1.2</i> psi <input type="checkbox"/> Leaked	<input checked="" type="checkbox"/> Opened at <i>2.0</i> lbs reduced pressure <input type="checkbox"/> Did not open	<input type="checkbox"/> Air inlet opened at ___ psi <input type="checkbox"/> Did not open	
FINAL TEST	<input type="checkbox"/> Closed tight at ___ psi	<input type="checkbox"/> Closed tight at ___ psi	<input type="checkbox"/> Opened at ___ lbs reduced pressure	<input type="checkbox"/> Satisfactory	
Repairs/unusual installation conditions/replacement details: _____					

Please print/type information below

Initial test performed by <i>Cory Boehnke</i>	Company name <i>Dolphin Backflow</i>	BFDt certificate number <i>111-22-15130</i>	Test Date <i>8-16-24</i>
Repaired by	Company name	BFDt certificate number	Repaired Date
Final test performed by <i>Cory Boehnke</i>	Company name <i>Dolphin Backflow</i>	BFDt certificate number <i>111-22-15130</i>	Test Date <i>8-16-24</i>

PASS/FAIL CERTIFICATION

I hereby certify the assembly described above passed / failed and supportive data is accurate.

Signature *Cory Boehnke* Date *8-16-24*

Governmental Management Services, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 83
Invoice Date: 9/1/24
Due Date: 9/1/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees -September 2024		3,091.67	3,091.67
Website Administration - September 2024		106.00	106.00
Information Technology - September 2024		159.00	159.00
Dissemination Agent Services - September 2024		441.67	441.67
Office Supplies		0.45	0.45
Postage		116.56	116.56
Copies		56.55	56.55
		Total	\$3,971.90
		Payments/Credits	\$0.00
		Balance Due	\$3,971.90

RECEIVED
 SEP 05 2024
 BY: _____

INVOICE

HOODZ of Greater Jacksonville
1132 Mill Creek Dr
Saint Johns, FL 32259

jeff.sowell@hoodz.us.com
(904) 342-0153



Bill to

River Club Cafe-River Town
160 River Glad Run
Jacksonville, FL 32259

Ship to

River Club Cafe-River Town
160 River Glad Run
Jacksonville, FL 32259

Invoice details

Invoice no.: 923109
Terms: Net 30
Invoice date: 07/31/2024
Due date: 08/30/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/01/2024	CL-Hood	Clean Main Line Hood & Filters (6-Mth Service)	1	\$585.00	\$585.00

Total \$585.00

Overdue 08/30/2024



Approved CDD 2
Submitted to A/P 09-03-24
By Richard Losco
Richard Losco

Service Invoice



Howard Services

P.O. Box 5637
Jacksonville, FL 32247
Phone: (904)398-1414 Fax: (904)398-3586

Billed Customer: #001909

Site ID: # 001909-0002

Rivertown-Vesta Billing-RECDD 2
475 West Town Place
Ste 114
St Augustine, Fl 32092

Rivertown - River Club
POC - Jason Davidson - GM
160 Riverglade Run
St. Johns, FL 32259

20181 8/16/2024 S-18672 09/15/2024 Amount Paid

Call Slip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
20181	8/16/2024	S-18672	09/15/2024	CAC1822034

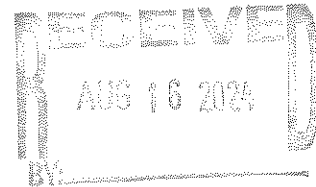
Problem Reported:
*** WLKINI-Walkin Cooler Down ***
Cuatomer want walkin in checked out .and recommend any issues .
Gate code # 7873 .
Tech Date
SCOTT D 08/16/2024

Equipment:
Unit : CREFRG Model : BHT008X6BFM
Brand: HTCRAFT Serial#: T17F15474
Location: Walk In Cooler #1

Checked unit. Found condenser coil very dirty with grease. Will need to clean coil with a degreaser, water hose, and shop vacuum. Found burnt and pitted contactor. Will get prices to replace bad contactor and clean condenser coil.

Unit : CREFRG Model : ADT070AEWMC6K
Brand: HTCRAFT Serial#: T17G10038
Location: Walkin evap

ADDITIONAL DETAILS:
Manager came in and asked me to look at bar reach-in because it has water in bottom of it everyday. Tried blowing out drain but nothing came out of drain. Will need to take unit apart to find out where water is coming from. Told manager what needs to be removed so we can get to evaporator. She said she will have things removed and she will call it in later. She also wants a maintenance agreement to maintain reach in coolers in kitchen and bar.



Approved RECDD II
Submitted to A/P 08-16-24
By Richard Losco

Richard Losco

Service Invoice

Material	0.00
Labor	396.00
<hr/>	
Subtotal	396.00
Tax	0.00
<hr/>	
Grand Total	396.00

The above prices and specifications are hereby 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.



KILINSKI | VAN WYK

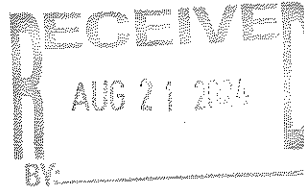
Kilinski | Van Wyk PLLC

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

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

INVOICE

Invoice # 10163
Date: 08/21/2024
Due On: 09/20/2024



River's Edge II - 01 General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	07/01/2024	Review and confirm minutes of the June 26, 2024 joint meeting.	0.10	\$280.00	\$28.00
Service	JK	07/02/2024	Review annual financial audit and provide comments to same	0.70	\$305.00	\$213.50
Service	MGH	07/08/2024	Prepare for, travel to and attend special joint meeting of the Rivers Edge, Rivers Edge II, and Rivers Edge III Boards.	0.90	\$280.00	\$252.00
Expense	RB	07/08/2024	Travel: Mileage MGH	17.86	\$0.67	\$11.97
Service	LG	07/09/2024	Provide information regarding insurance coverage for supervisors.	0.60	\$305.00	\$183.00
Service	LG	07/09/2024	Review details of Vesta proposal; confer with Henley regarding contract structure.	0.30	\$305.00	\$91.50
Service	MGH	07/09/2024	Begin preparing amenity management and field operations services agreement with Vesta; analyze cost-share provisions and pricing information supplied by Vesta; identify areas for clarification.	1.40	\$280.00	\$392.00
Service	LG	07/10/2024	Review June minutes; review requested amenity policy changes.	0.50	\$305.00	\$152.50
Service	JK	07/10/2024	Review audit comments	0.10	\$305.00	\$30.50
Service	MGH	07/10/2024	Review amended Fiscal Year 2023 Audit Report; provide additional comments.	0.40	\$280.00	\$112.00
Service	MGH	07/10/2024	Exchange correspondence with Vesta staff regarding pricing for new amenity management agreements and staff job	0.10	\$280.00	\$28.00

descriptions.						
Service	JK	07/11/2024	Review audit response letter and confirm same	0.10	\$305.00	\$30.50
Service	MGH	07/11/2024	Review Vesta feedback on staff job descriptions for new amenity management services agreement.	0.10	\$280.00	\$28.00
Service	LG	07/14/2024	Revise River Club Amenity Policies.	0.80	\$305.00	\$244.00
Service	LG	07/15/2024	Confer with King and Oliver regarding cafe management structure; provide bond counsel guidance regarding same.	0.70	\$305.00	\$213.50
Service	LG	07/16/2024	Prepare mailed and published budget/assessment notices.	0.40	\$305.00	\$122.00
Service	LG	07/18/2024	Review and revise CDD addendum for builder disclosures.	0.80	\$305.00	\$244.00
Service	LG	07/21/2024	Retrieve recorded boardwalk easement; update files regarding same; review and revise new supervisor notebooks.	0.70	\$305.00	\$213.50
Service	LG	07/22/2024	Update disclosure of public finance and send for signatures.	0.30	\$305.00	\$91.50
Non-billable entries						
Service	MGH	07/01/2024	Review and provide comments to the Fiscal Year 2023 Audit Report.	0.70	\$280.00	\$196.00
Service	LG	07/08/2024	Attend joint meeting; confer with Henley regarding agreement preparation; prepare pickleball cost-share form.	0.70	\$305.00	\$213.50
Service	MGH	07/15/2024	Review, analyze, and edit draft minutes from the July 8, 2024 joint meeting.	0.10	\$280.00	\$28.00
Service	MGH	07/15/2024	Prepare for and attend discussion with Vesta staff regarding cafe management and in-progress agreements for amenity and lifestyle management services for all three Rivers Edge districts.	0.40	\$280.00	\$112.00
Service	MGH	07/16/2024	Prepare mailed and published budget and assessment hearing notices.	0.40	\$280.00	\$112.00
					Total	\$2,681.97

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
9930	08/09/2024	\$2,457.23	\$0.00	\$2,457.23

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10163	09/20/2024	\$2,681.97	\$0.00	\$2,681.97
Outstanding Balance				\$5,139.20
Total Amount Outstanding				\$5,139.20

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

Please pay within 30 days.



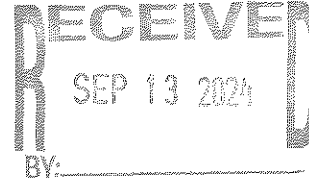
INVOICE

KILINSKI | VAN WYK

Invoice # 10403
Date: 09/12/2024
Due On: 10/12/2024

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

River's Edge II - 01 General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MGH	08/06/2024	Prepare amenity management services agreement with Vesta.	2.40	\$280.00	50.0%	\$336.00
Service	LG	08/07/2024	Review draft agenda; prepare resolution setting landowner election; analyze board seats; confer with Thomas regarding same; provide ordinances for website.	1.80	\$305.00	-	\$549.00
Service	MGH	08/13/2024	Prepare Fiscal Year 2025 budget appropriation resolution, Fiscal Year 2025 annual assessment resolution, resolution adopting Fiscal Year 2025 meeting schedule, and FY25 developer budget deficit funding agreement; distribute same for inclusion in agenda package.	1.90	\$280.00	-	\$532.00
Service	LG	08/13/2024	Review resolutions for August agenda; finalize changes to amenity rules; prepare resolution setting hearing on same.	0.80	\$305.00	-	\$244.00
Service	LG	08/16/2024	Review Watersong at Rivertown 4B plat; update property records regarding same.	0.70	\$305.00	-	\$213.50
Service	LG	08/19/2024	Provide recorded copy of disclosure of public finance;	0.40	\$305.00	-	\$122.00

			prepare for Board meeting.				
Service	LG	08/20/2024	Prepare corrective disclosure of public finance.	0.30	\$305.00	-	\$91.50
Service	MGH	08/20/2024	Review and analyze agenda package and materials for Board consideration, including meeting minutes, financial reports, budget resolutions and updated proposed budget, cost share requests, staff reports, and related District documents, in preparation for Board meeting.	0.70	\$280.00	-	\$196.00
Service	LG	08/21/2024	Travel to and attend Board meeting; prepare summary of amenity policy changes; coordinate execution of corrective disclosure of public finance and recording of same.	2.90	\$305.00	-	\$884.50
Expense	RB	08/21/2024	Travel: Mileage LG	178.60	\$0.67	-	\$119.66
Expense	RB	08/21/2024	Travel: Hotel LG - Courtyard by Marriott Orange Park	1.00	\$27.00	-	\$27.00
Expense	RB	08/21/2024	Travel: Meals - LG	1.00	\$4.81	-	\$4.81
Expense	RB	08/21/2024	Travel: Mileage LG	178.60	\$0.67	-	\$119.66
Expense	RB	08/21/2024	Travel: Hotel LG - Courtyard by Marriott Orange Park	1.00	\$27.00	-	\$27.00
Expense	RB	08/21/2024	Travel: Meals LG	1.00	\$4.81	-	\$4.81
Service	LG	08/23/2024	Respond to question from Reid regarding parking policies.	0.40	\$305.00	-	\$122.00
Service	JK	08/23/2024	Prepare human trafficking affidavit and contract addendum to comply with new section 787.06, Florida Statutes.	0.10	\$305.00	-	\$30.50
Service	MGH	08/30/2024	Prepare notices of rulemaking and rule development in advance of upcoming hearing on revised Amenity Policies.	0.30	\$280.00	-	\$84.00
Service	LG	08/30/2024	Provide social media guidelines to new supervisor.	0.20	\$305.00	-	\$61.00
Non-billable entries							
Service	MGH	08/06/2024	Revise Scope of Services and Compensation exhibit for	0.30	\$280.00	-	\$84.00

amenity management services agreements with Vesta for all three Rivers Edge districts to reflect updated compensation levels and staffing for River Lodge amenity.

Service	MGH	08/21/2024	Review meeting recap and note legal follow-up items as needed.	0.10	\$280.00	-	\$28.00
Service	MGH	08/26/2024	Review and analyze District Manager's meeting notes; identify legal follow-up items.	0.10	\$280.00	-	\$28.00
Line Item Discount Subtotal							-\$336.00
Total							\$3,768.94

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10163	09/20/2024	\$2,681.97	\$0.00	\$2,681.97

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10403	10/12/2024	\$3,768.94	\$0.00	\$3,768.94
Outstanding Balance				\$6,450.91
Total Amount Outstanding				\$6,450.91

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

Please pay within 30 days.



South Jacksonville Office 904-423-2200
 PO Box 56320
 Jacksonville, FL 32241-6320
www.naderspestraiders.com

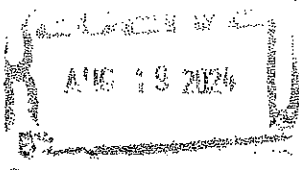
IS YOUR HOME PROTECTED FROM TERMITES?

Termites cause billions of dollars in damage every year rarely covered by homeowner's insurance and in our area, it's not if your home will encounter termites, but when. Protect your family and home 24/7/365 with Sentricon® with Always Active from Nader's, the #1 provider of Sentricon in the world. CALL TODAY! 855-MY-NADERS.

It's not just termite control. It's Nader's Pest Raiders termite control.

Customer Number: 1051909 Statement Date: 08/12/24 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 90 Lanier St (Welcome Center) Pavillion/Sea wall/entry tower, St Johns, FL 32259					
09/01/24	57980384	Sentricon Guarantee/Coverage	\$308.00	\$0.00	\$308.00



Current: \$308.00 Past Due: \$0.00 Total Amount Due: \$308.00

Please Keep the Top Portion For Your Records Return Bottom Portion with Payment

GA22349F



PO Box 56320 • Jacksonville, FL 32241-6320

You can pay your bill online at www.naderspestraiders.com

*****AUTO**ALL FOR AADC 320



RIVERS EDGE CDD II 3
 JASON DAVIDSON 481
 475 W TOWN PL STE 114
 SAINT AUGUSTINE FL 32092-3649



Please check Invoice(s) paid below.			
Invoice #	Amount	Invoice #	Amount
<input type="checkbox"/> 57980384	\$308.00	<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	

If you are paying by credit card, please see reverse side.

Please make checks payable and remit to:

NADER'S PEST RAIDERS
 PO BOX 56320
 JACKSONVILLE FL 32241-6320



Statement Date: 08/12/24
 Customer Number: 1051909

Balance Forward: \$0.00 Amount Due: \$308.00
 Amount: _____ Check # _____



Invoice

Date
Invoice#

9/1/2024
131295624135

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

Terms	Net 20
Due Date	9/21/2024
PO #	

Bill To
Rivers Edge CDD2 Government Management Services 475 West Town Place suite 114 St. Augustine FL 32092

Ship To
River Club 160 Riverglade Run St. Johns FL 32259

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$1,103.15

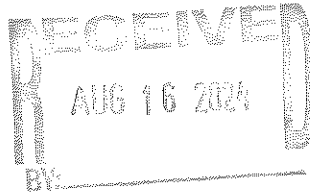
Subtotal \$1,103.15

Tax \$0.00

Total \$1,103.15

Amount Paid/Credit Applied \$0.00

Balance Due \$1,103.15



131295624135



August 27, 2024
 Project No: P0113094.70
 Invoice No: 53084

River's Edge II CDD
 c/o Government Management Services, LLC
 Attn: Daniel Laughlin
 475 W. Town Place, Suite 114
 St. Augustine, FL 32092

Project P0113094.70 Rivers Edge II CDD
 For services including attend Joint CDD meeting.

Professional Services from July 01, 2024 to July 31, 2024

Expense Billing

Reimbursable Expenses

Travel - Reimbursable - Mileage		26.70	
Travel - Reimbursable- Mileage Client OV		13.50	
Total Reimbursables	1.15 times	40.20	46.23
	Total this Task		\$46.23

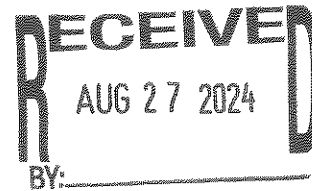
Task 1: O & M

Professional Personnel

	Hours	Rate	Amount	
Vice President	1.00	250.00	250.00	
Totals	1.00		250.00	
Total Labor				250.00
		Total this Task		\$250.00
		Total this Invoice		\$296.23

Outstanding Invoices

Number	Date	Balance
52775	7/15/2024	1,345.00
Total		1,345.00





September 12, 2024
 Project No: P0113094.70
 Invoice No: 53246

River's Edge II CDD
 c/o Government Management Services, LLC
 Attn: Daniel Laughlin
 475 W. Town Place, Suite 114
 St. Augustine, FL 32092

Project P0113094.70 Rivers Edge II CDD
 For services including prep, travel and attend August CDD meeting.
Professional Services from August 01, 2024 to August 31, 2024

Expense Billing

Reimbursable Expenses

Printing - Reimbursable		1.10	
Travel - Reimbursable - Mileage		13.35	
Travel - Reimbursable- Mileage Client OV		6.75	
Total Reimbursables	1.15 times	21.20	24.38
	Total this Task		\$24.38

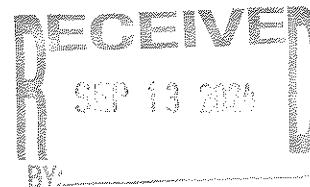
Task 1: O & M

Professional Personnel

	Hours	Rate	Amount	
Clerical/Admin Asst/Technician	1.50	95.00	142.50	
Vice President	2.00	250.00	500.00	
Totals	3.50		642.50	
Total Labor				642.50
		Total this Task		\$642.50
		Total this Invoice		\$666.88

Outstanding Invoices

Number	Date	Balance
53084	8/27/2024	296.23
Total		296.23





INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PS1103116
 Invoice Date: 9/1/2024

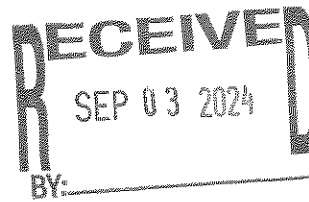
Bill
 To: Rivers Edge II CDD
 475 West Town Place
 Jacksonville, FL 32259

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

Ship Via
 Ship Date 9/1/2024
 Due Date 10/1/2024
 Terms Net 30

Customer ID 14024
 P.O. Number
 P.O. Date 9/1/2024
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2024 - 9/30/2024 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		1	1	1,718.00	1,718.00



Approved RECDD II
 Submitted to AP on 9.3.24
 by Jason Davidson
Jason Davidson

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

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



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PS1105794
 Invoice Date: 9/1/2024

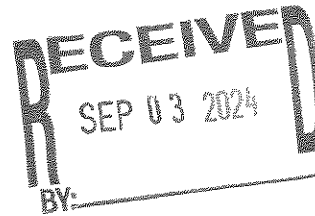
Bill
 To: Rivers Edge II CDD
 475 West Town Place
 Jacksonville, FL 32259

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

Ship Via
 Ship Date 9/1/2024
 Due Date 10/1/2024
 Terms Net 30

Customer ID 14024
 P.O. Number
 P.O. Date 9/1/2024
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2024 - 11/30/2024 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		1	1	486.00	486.00



Approved RECDD II
 Submitted to AP on 9.3.24
 by Jason Davidson

Jason Davidson

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

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

TMT Electric, LLC

290 Circle Dr S
Saint Augustine, FL 32084 US
+1 9043151248
tmelectricllc@gmail.com

TMT ELECTRIC



904-789-0193

Veteran Owned

INVOICE

BILL TO
Rivers Edge CDD2
475 West Town Place Ste 114
Saint Augustine, FL 32092

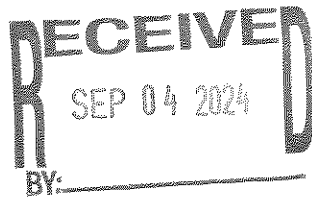
SHIP TO
Rivers Edge CDD2
475 West Town Place Ste 114
Saint Augustine, FL 32092

INVOICE 1099
DATE 09/03/2024
TERMS Net 30
DUE DATE 10/03/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Replaced seven non working walkway lights at the River club. Enlarged openings to accommodate new LED lights with heat shields. Verified correct operation upon completion.	1	1,925.00	1,925.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	1,925.00
TAX	0.00
TOTAL	1,925.00
BALANCE DUE	\$1,925.00



Approved RECDD 2
Submitted to AP 9.4.24
By Kevin McKendree
Kevin McKendree



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
 P.O. Box 952503
 Atlanta, GA 31192-2503
 904-355-5300

Service Slip/Invoice

INVOICE: 619417446
DATE: 08/13/2024
ORDER: 619417446

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

Work Location: [275347] 904-679-5733
 RiverClub(RECDD 2)
 Richard Losco
 160 Riverglade Run
 Saint Johns, FL 32259-8795

Work Date	Time	Target Pest	Technician	Time In
08/13/2024	10:42 AM	ANTS, FIRE ANT, MICE,		10:42 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/13/2024		11:16 AM

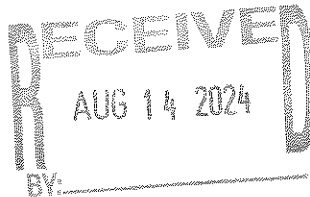
Service	Description	Price
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CPCM	Commercial Pest Control - Monthly Service	\$118.67
		SUBTOTAL \$118.67
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$118.67
		AMOUNT DUE \$118.67

Approved RECDD II
 Submitted to A/P 08-14-24
 By Richard Losco
Richard Losco

TECHNICIAN SIGNATURE

richard losco
 CUSTOMER SIGNATURE



Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



Invoice

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

Invoice # 421959
Date 08/31/2024
Terms Net 30
Due Date 09/30/2024
Memo 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 August split in 3	1	127.40	127.40
Total			127.40

RECEIVED
SEP 09 2024
BY: _____

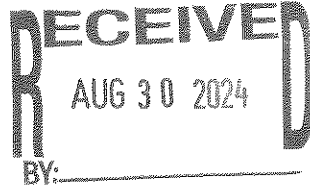


Invoice

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

Invoice # 421503
Date 09/01/2024
Terms Net 30
Due Date 09/20/2024
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	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	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

Thank you for your business.

Total 31,185.96



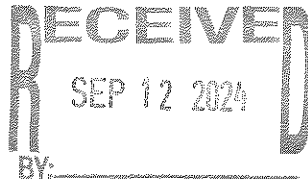
W.B.MASON CO., INC.
59 Centre St
Brockton, MA 02301

Address Service Requested
888-WB-MASON www.wbmason.com

PM(P)

Invoice Number	248211915
Customer Number	C3178877
Invoice Date	08/02/2024
Due Date	09/01/2024
Order Date	08/01/2024
Order Number	S145754396
Order Method	WEB

Rivers Edge CDD 2
475 W Town Place # 114
Saint Augustine FL 32092



Delivery Address

River Club
Attn.: Lynn
160 Riverglade Run
Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit www.wbmason.com to view our entire Return Policy

Thank you for your business! We encourage you to visit www.wbmason.com/Payment for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
SWI87845	STAPLER,OPTIMA 40,SR	1	EA	25.23	25.23

SUBTOTAL: 25.23
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 25.23
Total Due: 25.23

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved CDD 2
Submitted to A/P 09-12-24
By Richard Losco

Richard Losco

Rivers Edge CDD 2
475 W Town Place # 114
Saint Augustine FL 32092

Remittance Section	
Customer Number	C3178877
Invoice Number	248211915
Invoice Date	08/02/2024
Terms	Net 30
Total Due	25.23

PLEASE REFERENCE INVOICE NUMBER WHEN MAKING PAYMENT. PAY ON OUR WEBSITE OR SEND PAYMENT TO:

W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

C3178877248211915248211915000000025237

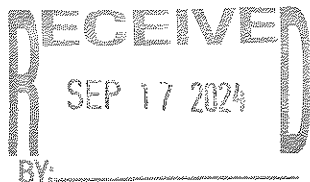


W.B.MASON CO., INC.
59 Centre St
Brockton, MA 02301

Address Service Requested
888-WB-MASON www.wbmason.com

PM(P)

Invoice Number	248367465
Customer Number	C3178877
Invoice Date	08/09/2024
Due Date	09/08/2024
Order Date	08/07/2024
Order Number	S145902759
Order Method	WEB



Rivers Edge CDD 2
475 W Town Place # 114
Saint Augustine FL 32092

Delivery Address
River Club
Attn.: Ken
160 Riverglade Run
Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit www.wbmason.com to view our entire Return Policy

Thank you for your business! We encourage you to visit www.wbmason.com/Payment for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CPC05263	ALL-PURPOSE CLEANER, LAVENDER SCENT, 1GAL BOTTLE, 4/CT	1	CT	56.01	56.01
TRKMK520A	TOWEL, NATURAL, MULTIFOLD	1	CT	30.99	30.99
GPC42714	SOAP, ENMOTION, FOAM, TOUCHLESS, 1200ML, 2/CT	2	CT	45.53	91.06

SUBTOTAL: 178.06
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 178.06
Total Due: 178.06

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved RECDD 2
Submitted to A/P 09-12-24
By Richard Losco

Richard Losco

Rivers Edge CDD 2
475 W Town Place # 114
Saint Augustine FL 32092

Remittance Section	
Customer Number	C3178877
Invoice Number	248367465
Invoice Date	08/09/2024
Terms	Net 30
Total Due	178.06

PLEASE REFERENCE INVOICE NUMBER WHEN MAKING PAYMENT. PAY ON OUR WEBSITE OR SEND PAYMENT TO:

W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

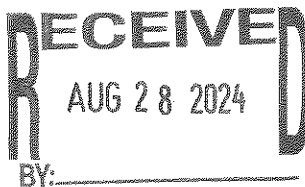
C31788772483674652483674650000000178065



W.B.MASON CO., INC.
59 Centre St
Brockton, MA 02301

Address Service Requested
888-WB-MASON www.wbmason.com

Invoice Number	248485222
Customer Number	C3178877
Invoice Date	08/15/2024
Due Date	09/14/2024
Order Date	08/14/2024
Order Number	S145903969
Order Method	WEB



Rivers Edge CDD 2
475 W Town Place # 114
Saint Augustine FL 32092

Delivery Address
River Club
Attn.: Lynn
160 Riverglade Run
Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit www.wbmason.com to view our entire Return Policy

Thank you for your business! We encourage you to visit www.wbmason.com/Payment for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
TRKTM1816S	TORK UNIVERSAL TOILET TISSUE, ROLL	1	CT	59.99	59.99

SUBTOTAL:	59.99
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	59.99
Total Due:	59.99

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved CDD 2
Submitted to A/P 08-28-24
By Richard Losco
Richard Losco

Rivers Edge CDD 2
475 W Town Place # 114
Saint Augustine FL 32092

Remittance Section	
Customer Number	C3178877
Invoice Number	248485222
Invoice Date	08/15/2024
Terms	Net 30
Total Due	59.99

PLEASE REFERENCE INVOICE NUMBER WHEN MAKING PAYMENT. PAY ON OUR WEBSITE OR SEND PAYMENT TO:

W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

C31788772484852222484852220000000059993



W.B. MASON CO., INC.
59 Centre St
Brockton, MA 02301

Address Service Requested
888-WB-MASON www.wbmason.com

Invoice Number	248743907
Customer Number	C3178877
Invoice Date	08/27/2024
Due Date	09/26/2024
Order Date	08/26/2024
Order Number	S146348183
Order Method	WEB

Rivers Edge CDD 2
475 W Town Place # 114
Saint Augustine FL 32092



Delivery Address

River Club
Attn.: Ken
160 Riverglade Run
Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit www.wbmason.com to view our entire Return Policy

Thank you for your business! We encourage you to visit www.wbmason.com/Payment for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
TRKMK520A	TOWEL,NATURAL,MULTIFOLD	1	CT	30.99	30.99

SUBTOTAL:	30.99
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	30.99
Total Due:	30.99

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Rivers Edge CDD 2
475 W Town Place # 114
Saint Augustine FL 32092

Approved CDD 2
Submitted to A/P 09-05-24
By Richard Losco

Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	248743907
Invoice Date	08/27/2024
Terms	Net 30
Total Due	30.99

PLEASE REFERENCE INVOICE NUMBER WHEN MAKING PAYMENT. PAY ON OUR WEBSITE OR SEND PAYMENT TO:

W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

C31788772487439072487439070000000030995



INVOICE

INVOICE #	INVOICE DATE
752027	8/14/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 13, 2024

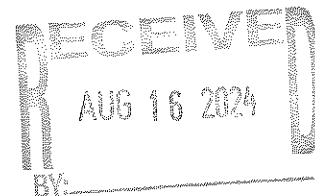
Invoice Amount: \$1,716.70

Description	Current Amount
Locate and troubleshoot 2-wire failure	
Irrigation Repairs	\$1,716.70

Invoice Total \$1,716.70

Excellence

IN COMMERCIAL LANDSCAPING



Approved RECDD II
Submitted to AP 8.16.2024
by Jason Davidson

Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
754093	8/22/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 21, 2024

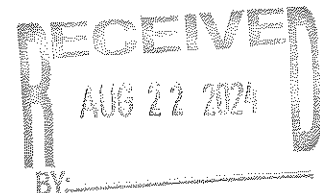
Invoice Amount: \$875.00

Description	Current Amount
Tree Fellings 331 Shinnecock Drive	
Tree Care Services	\$875.00

Invoice Total \$875.00

Excellence

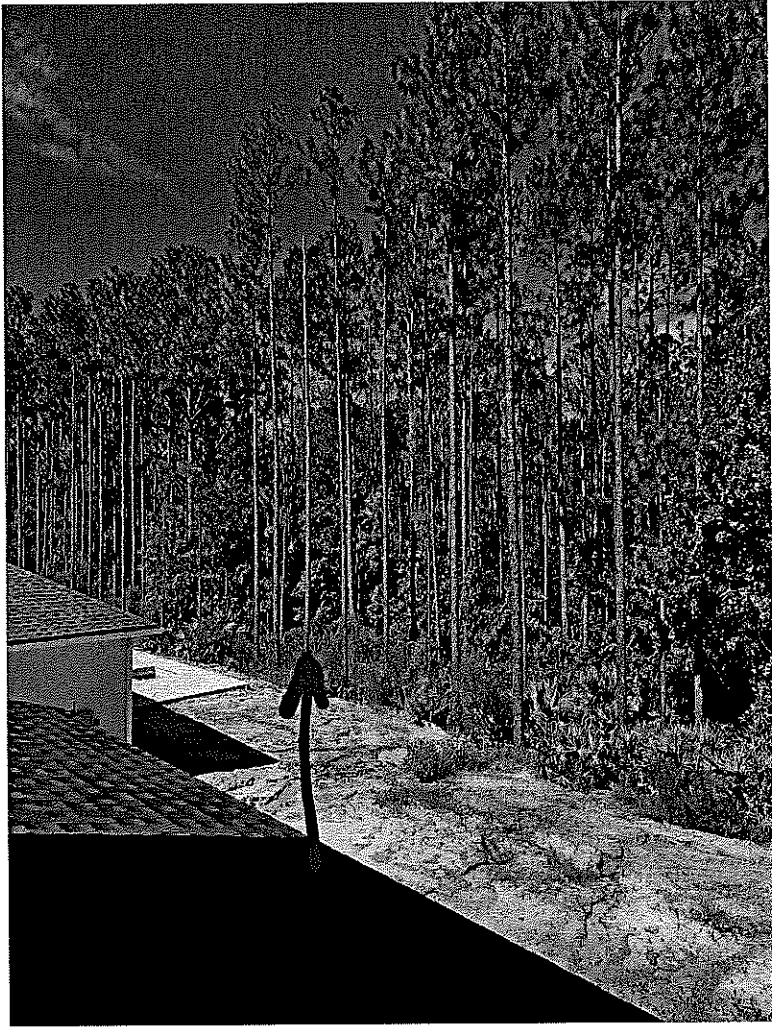
IN COMMERCIAL LANDSCAPING

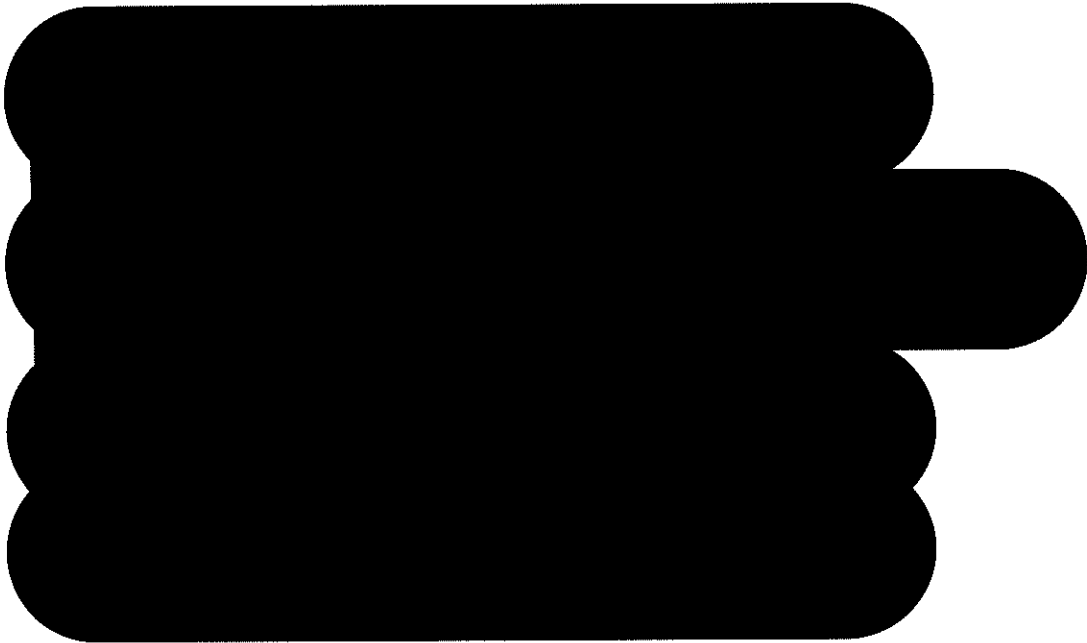
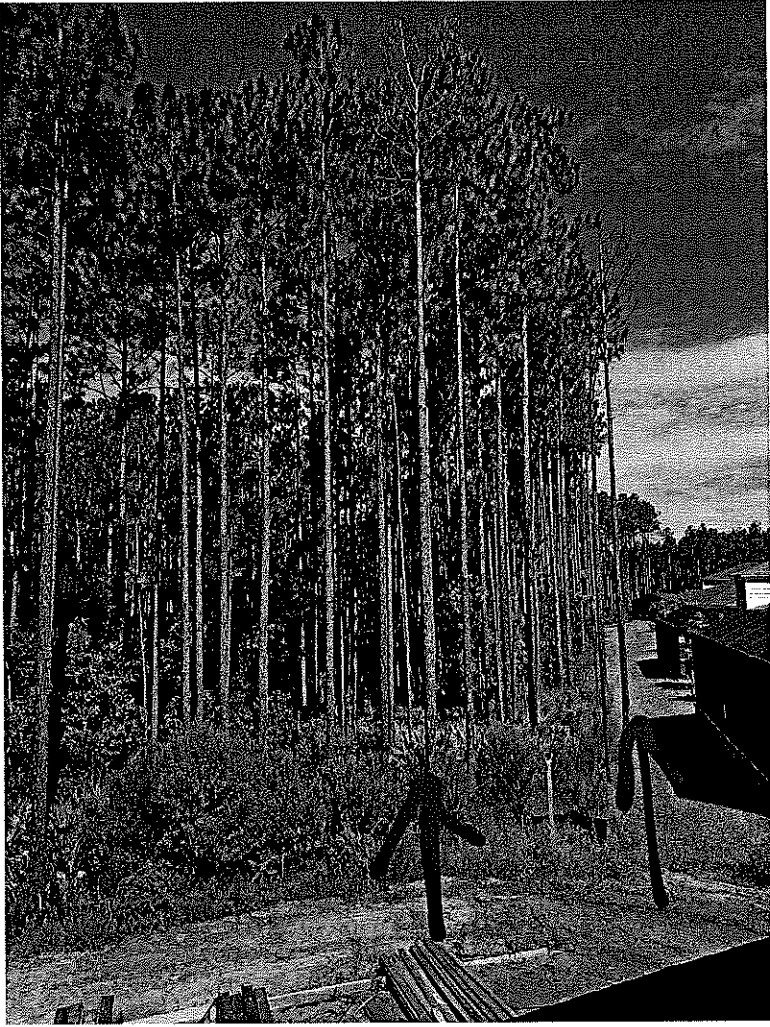


Approved RECDD II
Submitted to AP on 8.22.24
by Jason Davidson

Jason Davidson

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







INVOICE

INVOICE #	INVOICE DATE
754094	8/22/2024
TERMS	PO NUMBER
Net 30	

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 21, 2024

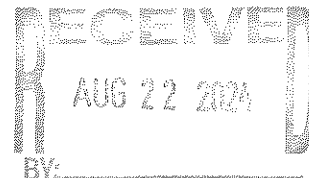
Invoice Amount: \$525.00

Description	Current Amount
Tree Felling 187 Shinnecock	
Tree Care Services	\$525.00

Invoice Total \$525.00

Excellence

IN COMMERCIAL LANDSCAPING



Approved RECDD II
Submitted to AP on 8.22.24
by Jason Davidson

Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
755326	8/27/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD II

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

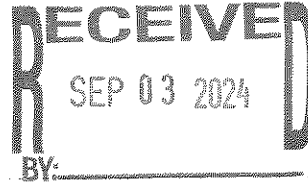
Invoice Due Date: September 26, 2024

Invoice Amount: \$325.00

Description	Current Amount
Pine Tree Felling 114 Hoptree	
Tree Care Services	\$325.00

Invoice Total \$325.00

IN COMMERCIAL LANDSCAPING



Approved RECDD II
Submitted to AP on 9.3.2024
by Jason Davidson

Jason Davidson

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
755327	8/27/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD II

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

Invoice Due Date: September 26, 2024

Invoice Amount: \$1,400.00

Description	Current Amount
Hurricane Debby Clean up and Tree Standing	
Landscape Enhancement CORE	\$1,400.00

Invoice Total \$1,400.00

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 9.3.2024
by Jason Davidson

Jason Davidson



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



Proposal #: 455041

Date: 8/14/2024

From: Michael Scunlo

Landscape Enhancement Proposal for
Rivers Edge CDD II

Jason Davidson
Vesta Property Services
475 West Town Pl Suite 114
Saint Augustine, FL 32092
j davidson@vestapropertyservices.com

LOCATION OF PROPERTY

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


Hurricane Debby Clean up and Tree Standing

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	20	\$70.00	\$1,400.00

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By 

Print Name/Title _____

Date 8/19/24

Rivers Edge CDD II

Subtotal	\$1,400.00
Sales Tax	\$0.00
Proposal Total	\$1,400.00

THIS IS NOT AN INVOICE



INVOICE

INVOICE #	INVOICE DATE
755328	8/27/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 26, 2024

Invoice Amount: \$364.00

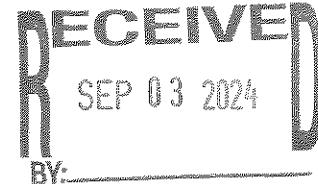
Description	Current Amount
August Irrigation repairs	
Irrigation Repairs	\$364.00

Invoice Total \$364.00

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 9.3.2024
by Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
767691	9/10/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 10, 2024

Invoice Amount: \$1,116.00

Description	Current Amount
-------------	----------------

August irrigation repairs

Irrigation Repairs

\$1,116.00

Invoice Total

\$1,116.00

IN COMMERCIAL LANDSCAPING



Approved RECDD II
Submitted to AP on 9.13.2024
by Jason Davidson

Jason Davidson

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



**COMPLETED
WORK**

W. O. # _____
 NAME rivertown
 ADDRESS river club
 DATE _____
 cdd2

#			EXTENTION
			\$ -
1	decoders	\$ 510.00	\$ 510.00
1	splices		\$ 48.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 558.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
			\$ 93.00	
		6	\$ 93.00	\$ 558.00
				\$ -
				\$ -
				\$ 558.00

COMMENTS : Aspire #3665356

	MATERIALS	\$ 558.00
	LABOR & RENTAL	\$ 558.00
	TOTAL	\$ 1,116.00



INVOICE

INVOICE #	INVOICE DATE
757238	9/1/2024
TERMS	PO NUMBER
Net 30	

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 1, 2024

Invoice Amount: \$2,914.00

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

Invoice Total \$2,914.00

Excellent

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 9.3.2024
by Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
757240	9/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 1, 2024

Invoice Amount: \$31,544.58

Description	Current Amount
Monthly Landscape Maintenance September 2024	\$31,544.58

Invoice Total \$31,544.58



IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 9.3.2024
by Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
765392	9/5/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 5, 2024

Invoice Amount: \$5,400.00

Description	Current Amount
Top Dress Drought Stressed Turf Throughout Landscape Enhancement CORE	\$5,400.00

Invoice Total \$5,400.00

IN COMMERCIAL LANDSCAPING



Approved RECDD II
Submitted to AP on 9.5.2024
by Jason Davidson

Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
767690	9/10/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 10, 2024

Invoice Amount: \$324.17

Description	Current Amount
-------------	----------------

July irrigation repairs*****Lateral repairs in common areas*****

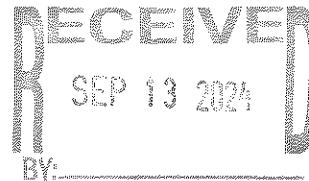
Irrigation Repairs \$324.17

Invoice Total **\$324.17**

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 9.13.2024
by Jason Davidson

Jason Davidson



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



**COMPLETED
WORK**

W. O. # _____
 NAME RIVERTOWN
 ADDRESS keystone corner
 DATE CDD2

#			EXTENTION
1	lateral repairs in common area /misc. pipes and fittings	\$ 45.17	\$ 45.17
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 45.17

DATE	DESCRIPTION	HOURS	RATE	TOTAL
			\$ 93.00	
		3	\$ 93.00	\$ 279.00
				\$ -
				\$ -
				\$ 279.00

COMMENTS :

		MATERIALS	\$ 45.17
		LABOR & RENTAL	\$ 279.00
TOTAL			\$ 324.17

DATE COMPLETED _____ TECHNICIAN: earl _____ CLIENT _____



INVOICE

INVOICE #	INVOICE DATE
768918	9/12/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 12, 2024

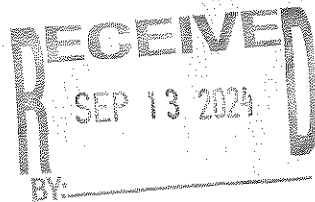
Invoice Amount: \$364.00

Description	Current Amount
-------------	----------------

Valve replacement near Longleaf

Irrigation Repairs

\$364.00



Invoice Total

\$364.00

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 9.13.2024
by Jason Davidson

Jason Davidson

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



YELLOWSTONE
LANDSCAPE

**COMPLETED
WORK**

W. O. # _____
 NAME RIVER TOWN
 ADDRESS longleaf pine
 DATE 8/15/2024
 cdd2

#			EXTENTION
1	zone 21 replace 1 1/2 stock on PEB valve	\$ 265.00	\$ 265.00
2	dby	\$ 3.00	\$ 6.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 271.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/15/2024	tech	1	\$ 93.00	\$ 93.00
				\$ -
				\$ -
				\$ -
				\$ 93.00

COMMENTS :zone 21 stock on Infront the meadows

ASPIRE #3713328

	MATERIALS	\$ 271.00
	LABOR & RENTAL	\$ 93.00
TOTAL		\$ 364.00

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/05/24	00004	8/29/24 30676	202408 600-53800-60000	PH-1 RPLC EQUIP #15498	*	20,884.24		
							ATLANTIC HOME TECHNOLOGIES INC	20,884.24 000006
9/16/24	00005	6/06/24 61154	202409 600-53800-60100	TRANSPARENT BLUE SINGLE	*	4,174.50		
							TUBE PRO INCORPORATED	4,174.50 000007
9/24/24	00006	8/23/24 44360	202408 600-53800-60100	8-DOOR PROCESSOR/6 CARDS	*	11,700.00		
							DYNAMIC SECURITY PROFESSIONALS INC	11,700.00 000008
						TOTAL FOR BANK A	36,758.74	
						TOTAL FOR REGISTER	36,758.74	



Atlantic Home Technologies

5269 Hood Road
Jacksonville, FL 32257
Phone: 904-619-7355

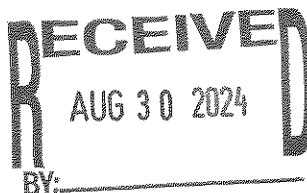
Invoice

Date: 8/29/2024
Invoice Ref: 30676
Rep: Chris Smith
Terms:

Bill To:	Rivertown River Club Rivers Edge CDD II 475 West Town Place Suite 114 St. Augustine, FL 32092 St. Augustine FL 32092
-----------------	--

Ship To:	Rivertown River Club
-----------------	----------------------

Item	Description	Quantity	Unit Price	Amount
RFP-L	Payment In Advance Invoice for Sales Order #15498 - Replacement Equipment Phase 1- Revision: 0	1	\$20,884.24	\$20,884.24



Payment in Advance Invoice for Sales Order #15498 - Replacement Equipment Phase 1- Revision: 0 - RFP 20884.24

Parts Total:	\$20,884.24
Labor Total:	
Subtotal:	\$20,884.24
Sales Tax 0%:	\$0.00
<hr/>	
Total:	\$20,884.24
Payments:	
Balance Due:	\$20,884.24

Sales Order Summary

15498 - Replacement Equipment Phase 1
Rivertown River Club

Sales Rep: Chris Smith

Payment Schedule

Payment Schedule	%	Amount	
1 Payment in Advance	100%	\$20,884.24	<input checked="" type="checkbox"/>

Change Orders

Reference	Description	Total	Invoiced %
-----------	-------------	-------	------------

Invoices

Invoice	Date	Status	Total	Paid	Balance
30676	8/29/2024	Not Submitted	\$20,884.24	\$0.00	\$20,884.24

Payments

Payment	Date	Type	Reference#	Amount
---------	------	------	------------	--------

Totals

Contract Total:	\$20,884.24
Change Order Total:	
Grand Total:	\$20,884.24
Invoiced Total:	\$20,884.24
Total Payments:	
Unpaid Balance:	\$20,884.24
Not Invoiced:	\$0.00



Replacement Equipment - Phase 1

A PROPOSAL FOR

Jason Davidson

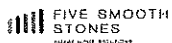
jdavidson@vestapropertyservices.com

(904) 679-5733

160 RiverGlade Run

St. Johns, FL 32259

PREPARED BY CHRIS SMITH



Five Smooth Stones Audio & Video
www.fivesmoothstonesav.com
904-619-7355

5269 Hood Road
Jacksonville, FL 32257
EG-13000396

About Us

Five Smooth Stones Audio Video is a home entertainment and technology systems provider like no other. We have over 20 years of experience designing and installing systems in thousands of homes and businesses all over Florida's First Coast and Orlando.

What do we offer? All the newest and best TVs, surround sound systems, home cinemas, home network and WIFI systems that actually cover your whole home, home music systems, iPhone/iPad control systems, home automation, energy management, interactive "smarter" security systems with mobile device control, and so much more. We tailor our designs to make your home and business the best place on earth for you to live, work or just relax... we believe life is best lived at home.

Our mission is simple: We help make homes safe, smart and fun so your family can live better.

Areas & Items

TV's

INSTALL VIDEO RECEIVERS BEHIND ALL TV'S.

INSTALL (12) TRANSMITTERS IN THE EQUIPMENT RACK AND CONNECT TO XFINITY CABLE BOXES.


Items	Sell Price	Qty	Total
 AVPro Edge 4K60 4:2:0 40M HDBaseT Extender Kit	\$679.00	x12	\$8,148.00

TV's Total : \$8,148.00

Landscape Speakers

INSTALL REPLACEMENT LANDSCAPE SPEAKER AMPLIFIER.

CALIBRATE AND TEST SYSTEM.



Items	Sell Price	Qty	Total
 Origin Acoustics 2-channel Power Amplifier, 500W/ch at 2/4 ohm, 250W/ch at 8 ohm, 1000Wx1ch at 70V or 100V Direct Lo-Z and Hi-Z, Full matrix DSP - ProA1000.1	\$2,299.99	x1	\$2,299.99

Landscape Speakers Total : \$2,299.99

Automation

INSTALL LAUNCHPORT IN PLACE OF EXISTING CONTROL 4 TOUCHSCREEN.

DOWNLOAD CONTROL 4 APPLICATION ON IPADS AND TEST.



Items	Sell Price	Qty	Total
 Apple Apple iPad (10th Generation): with A14 Bionic chip, 10.9-inch Liquid Retina Display, 64GB, Wi-Fi 6, 12MP front/12MP Back Camera, Touch ID, All-Day Battery Life – Blue	\$299.99	x1	\$299.99
 iPort iPort Surface Mount System for IPAD	\$500.00	x1	\$500.00

Automation Total : \$799.99

Equipment Rack Updates

INSTALL (2) VERTICAL POWER STRIPS TO CLEAN UP EQUIPMENT RACK AND PROVIDE ENOUGH POWER FOR NEW DEVICES.

INSTALL 24-PORT NETWORK SWITCH DAMAGED IN LIGHTNING STRIKE.

Items	Sell Price	Qty	Total
 Wattbox WattBox Vertical Rack Mount Power Strip with Aluminum Housing - 36" - 12 Outlet	\$213.13	x2	\$426.26
 Ubiquiti Unifi Unifi 24-Port Network Switch	\$500.00	x1	\$500.00

Equipment Rack Updates Total : \$926.26

Financial Summary

Parts	\$12,174.24
Parts Total	\$12,174.24
Labor Total	\$8,710.00
Subtotal	\$20,884.24

Proposal Total \$20,884.24

Payment Schedule

Prepaid in Advance.

I, **Jason Davidson** accept this proposal and the terms herein.



Signed 08/29/2024

PROPOSAL OPENED FROM
j davidson@vestapropertyservices.com

IP ADDRESS	BROWSER	OPERATING SYSTEM
99.69.210.90	Google Chrome v128	Windows 10

 This proposal has been locked for editing and secured with a digital fingerprint.

Tube Pro Inc.
 515 Beaver Creek Rd.
 Waterloo, ON
 N2V 2L3

Phone: 519-885-9554
 Fax: 519-885-2361
 info@tubeproinc.com

Invoice

GST Registration #: 85741 2530
 PST Registration #: 90869397 Blanket

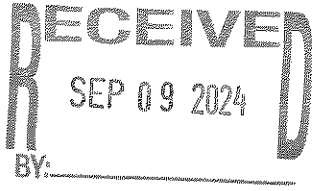
Invoice #: 00061154

Bill To:

Ship To:

River Town
 Rivers Edge Community Development District
 475 W Town Pl, Ste 114
 St Augustine FL 32092

River Town
 Rivers Edge Community Development District
 140 Landing Street
 Saint Johns FL 32259

SALESPERSON	YOUR NO.	SHIP VIA	CO	PPD	SHIP DATE	TERMS	DATE	PG.
Eric Law	Kimberly 6/6	Best Way			6/6/2024	Net 15	6/6/2024	1
QTY	ITEM NO.	DESCRIPTION	PRICE	UNIT	DISC %	EXTENDED PRICE	TAX	
150 1	TP44-TRANS-BLUE-H FREIGHT Shipping	Transparent Blue Single 48" De Freight for 1 skid to FL	US\$24.25 US\$537.00	each each		US\$3,637.50 US\$537.00	Z1 Z1	
								
CODE	RATE	TAX	SALE AMOUNT	SALE AMOUNT		Z1		
Z1	0%	US\$.00	US\$4,174.50	TOTAL AMOUNT		US\$4,174.50		
				FREIGHT		US\$.00		
				GST		US\$.00		
				PST		US\$.00		
				PAID TODAY		US\$.00		
Memo: We appreciate your business., 1.5% Charge Per Month On Overdue Accounts						BALANCE DUE US\$4,174.50		

Dynamic Security Professionals, Inc.

Invoice

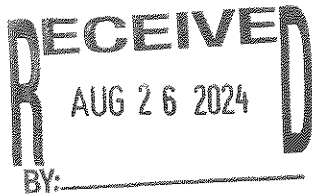
P.O. Box 23861
 Jacksonville, FL 32241
 EF0001108

Date	Invoice #
8/23/2024	44360

Bill To
Rivers Edge CDD II 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
			
16	Technicians conducted thorough evaluation of access control system after devastating lightning strike. To date, one eight door processor has been replaced along with six proximity card readers, one netcom network card and 2 CIM communication boards. Ordered rest of equipment needed for repair along with new direct burial cable that was damaged by the lightning. Will return when equipment arrives to continue with the lightning repairs.	85.00	1,360.00
1	Keyscan CA8500 Eight Door Control processor	4,000.00	4,000.00

Thank you for your business.

Subtotal

Sales Tax (6.5%)

Total

Payments/Credits

Balance Due

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
 Jacksonville, FL 32241
 EF0001108

Date	Invoice #
8/23/2024	44360

Bill To
Rivers Edge CDD II 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	Keyscan Dual Input/Out Put Processor Power Supply	200.00	200.00
1	Keyscan I/O Relay Module with Ribbon Cable	150.00	150.00
1	Keyscan Netcom2P Network Interface Card	475.00	475.00
2	Keyscan CIM Communication Modules	300.00	600.00
2	Altronix AL600ULACM 12/24VDC Power Supplies with 8 Individual Fused Circuits	375.00	750.00
6	HID Proximity Card Readers	275.00	1,650.00
10	Rosslaire Weatherproof Push to Release Buttons with Built In Timer Relay Modules	180.00	1,800.00
1	26 Port PoE Gigabit Network Switch	675.00	675.00
1	12V 7AH Sealed Lead Acid Battery	40.00	40.00

Thank you for your business.	Subtotal	\$11,700.00
	Sales Tax (6.5%)	\$0.00
	Total	\$11,700.00
	Payments/Credits	\$0.00
	Balance Due	\$11,700.00

Approved RECDD II
 Lightening Strike Damage
 Submitted to AP on 8.26.2024
 by Jason Davidson
Jason Davidson

FIFTH ORDER OF BUSINESS

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT TO REDESIGNATE 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 previously 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, for October 16, 2024, at 9:00 a.m., at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259; and

WHEREAS, due to a scheduling change, the Board finds it is in the District’s best interests to reset the public hearing.

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 rules, rates, fees and charges of the District on **November 13, 2024, at 9:00 a.m.**, at the **RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259**. The original hearing scheduled for October 16, 2024, is cancelled.

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 13th day of November 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
~~RIVERCLUB~~RIVER 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) **Annual User Fee.** 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) **Access Cards.** A maximum of ~~two~~three Facility Access Cards will be issued to each Patron ~~family~~Household. 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 card 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) **Guests.** All Guests must be accompanied by a Patron (as defined below) at all times. Guest 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.

“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.

“Family Household” 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.

“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.riversedge2edd.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.

- (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 department 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 District-issued 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**

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 ~~River Club~~ River Club 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,~~ Each 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) Supervision. 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) Hours. 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) Pets. Dogs or other pets (with the exception of Service Animals) are not permitted in the River Club.
- (5) Parking. 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) Fireworks. Fireworks of any kind are not permitted anywhere in the River Club or ~~adjacent areas~~ other District property.

- (7) **Service Areas.** No Patron or Guest is allowed in the service areas of the Amenities.
- (8) **Amendments.** 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) **Authority.** 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.~~
- ~~(110) **Smoking.** Smoking of any kind, including vapor and e-cigarettes is not permitted on River Club grounds.~~
- ~~(111) **Violations.** 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.~~
- ~~(112) **Breakable Items.** Glass and other breakable items are not permitted at the River Club.~~
- ~~(113) **Courtesy.** Patrons and their guests shall treat River Club Staff with courtesy and respect.~~
- ~~(114) **Skateboarding.** Skateboarding is not permitted at the River Club, including all parking lots, and sidewalks encompassing the River Club.~~
- ~~(115) **Bicycles.** All bicycles must be placed at a bike rack.~~
- ~~(116) **Open Flames.** No open flames are permitted in any indoor space with the exception of Sterno-type heaters used to warm food during private events.~~
- ~~(117) **Dangerous Items.** 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.~~
- ~~(118) **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.~~
- ~~(119) **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.~~
- ~~(120) **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

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) **No Commercial Activities.** 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 Family Household who is otherwise authorized to use the Amenities.

- (3) The Patron employing the caregiver must make a written request to authorize the caregiver to accompany the Patron's ~~family~~-Household member requiring care.
- (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 Dogs~~Service 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 **Tuesdays** 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.

- (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.

(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.

(5) Do not feed the wildlife.

(6) No fishing.

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

- 1) Non-motorized watercraft vessels including kayaks and paddle boards will be made available to Patrons and Guests for a fee of ~~\$5~~-10 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 th 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:~~
 - ~~a) \$75~~
 - ~~b) Not to exceed 30 attendees~~
 - ~~c) Rentals are available Mondays, Wednesdays and Thursdays during non-primetime hours. Rentals are not available on holidays.~~
 - ~~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 Hundred~~ Two Hundred Fifty Dollars (~~\$500~~250) 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 ~~Manager~~ Management Company 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	Event liability insurance: <ul style="list-style-type: none"> • \$250,000 property damage; • \$1,000,000 personal injury, • Alcohol rider • District named as additional insured

- (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 POSSESSION 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.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

Each Patron and each Guest 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, operators 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;

- 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;
- k. 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;
- l. 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.

- a. If a person's Amenity Facilities privileges are suspended, as referenced in 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.

- 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 de-escalation 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.

SIXTH ORDER OF BUSINESS

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AMENITY RULES, SUSPENSION AND TERMINATION RULES; AND RATES, FEES AND CHARGES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Rivers Edge II Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, which owns, operates and maintains certain recreational amenity facilities (collectively, “**Recreational Facilities**”); and

WHEREAS, Chapters 190 and 120, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board desires to adopt amended policies regarding use of the District’s Recreational Facilities, amended rules relating to the suspension and/or termination of patrons’ rights to utilize the Recreational Facilities, and amended rates applicable to patrons’ use of the Recreational Facilities; and

WHEREAS, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution the amended *Policies Governing the River Club Facilities* (“**Recreational Facility Rules**”), which are attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application; and

WHEREAS, the Board finds that the fees outlined in **Exhibit A** are just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development, ratemaking, and rule and rate adoption, including the holding of public hearings thereon.

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

SECTION 1. The Recreational Facility Rules set forth in **Exhibit A**, inclusive of rates and fees and disciplinary rule, are hereby adopted pursuant to this resolution as necessary for the conduct of District business and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of November 2024.

ATTEST:

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice-Chairman, Board of Supervisors

Exhibit A: Recreational Facility Rules

EXHIBIT A

[SEE FOLLOWING PAGE]

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
POLICIES GOVERNING THE
~~RIVERCLUB~~RIVER 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) **Annual User Fee.** 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) **Access Cards.** A maximum of ~~two~~three Facility Access Cards will be issued to each Patron ~~family~~Household. 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 card 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) **Guests.** All Guests must be accompanied by a Patron (as defined below) at all times. Guest usage shall be governed by the provisions set forth under "Access" below.

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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.

“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.

“Family Household” 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.

“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.riversedge2edd.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.

- (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 department 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 District-issued 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**

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 ~~River Club~~ River Club 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,~~ Each 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) Supervision. 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) Hours. 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) Pets. Dogs or other pets (with the exception of Service Animals) are not permitted in the River Club.
- (5) Parking. 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) Fireworks. Fireworks of any kind are not permitted anywhere in the River Club or ~~adjacent areas~~ other District property.

- (7) **Service Areas.** No Patron or Guest is allowed in the service areas of the Amenities.
- (8) **Amendments.** 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) **Authority.** 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.~~
- ~~(110) **Smoking.** Smoking of any kind, including vapor and e-cigarettes is not permitted on River Club grounds.~~
- ~~(111) **Violations.** 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.~~
- ~~(112) **Breakable Items.** Glass and other breakable items are not permitted at the River Club.~~
- ~~(113) **Courtesy.** Patrons and their guests shall treat River Club Staff with courtesy and respect.~~
- ~~(114) **Skateboarding.** Skateboarding is not permitted at the River Club, including all parking lots, and sidewalks encompassing the River Club.~~
- ~~(115) **Bicycles.** All bicycles must be placed at a bike rack.~~
- ~~(116) **Open Flames.** No open flames are permitted in any indoor space with the exception of Sterno-type heaters used to warm food during private events.~~
- ~~(117) **Dangerous Items.** 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.~~
- ~~(118) **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.~~
- ~~(119) **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.~~
- ~~(120) **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

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) **No Commercial Activities.** 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 Family Household who is otherwise authorized to use the Amenities.

- (3) The Patron employing the caregiver must make a written request to authorize the caregiver to accompany the Patron's ~~family~~-Household member requiring care.
- (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 Dogs~~Service 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 **Tuesdays** 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.

- (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.

(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.

(5) Do not feed the wildlife.

(6) No fishing.

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

- 1) Non-motorized watercraft vessels including kayaks and paddle boards will be made available to Patrons and Guests for a fee of ~~\$5~~-10 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 th 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:~~
 - ~~a) \$75~~
 - ~~b) Not to exceed 30 attendees~~
 - ~~c) Rentals are available Mondays, Wednesdays and Thursdays during non-primetime hours. Rentals are not available on holidays.~~
 - ~~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 Hundred~~ Two Hundred Fifty Dollars (~~\$500~~250) 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 ~~Manager~~ Management Company 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	Event liability insurance: <ul style="list-style-type: none"> • \$250,000 property damage; • \$1,000,000 personal injury, • Alcohol rider • District named as additional insured

- (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 POSSESSION 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.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

Each Patron and each Guest 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, operators 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;

- 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;
- k. 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;
- l. 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.

- a. If a person's Amenity Facilities privileges are suspended, as referenced in 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.

- 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 de-escalation 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.

SEVENTH ORDER OF BUSINESS

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2023/2024 GENERAL FUND BUDGET; 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 Board of Supervisors of the District (“Board”) previously adopted a final General Fund Budget (“Budget”) for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024 (“Fiscal Year 2023/2024”); and

WHEREAS, the Board desires to amend the Fiscal Year 2023/2024 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2023/2024; and

WHEREAS, pursuant to Chapters 189 and 190, *Florida Statutes*, the Board is authorized to amend the Fiscal Year 2023/2024 Budget within sixty (60) days following the end of the Fiscal Year 2022/2023; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2023/2024 Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “Adopted Annual Budget”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2023/2024.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the Rivers Edge II Community Development District for the Fiscal Year Ending September 30, 2024, as amended and adopted by the Board of Supervisors effective November 13, 2024.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 2,787,432
DEBT SERVICE FUND (SERIES 2020)	\$ 760,651
DEBT SERVICE FUND (SERIES 2021)	\$ 755,971
CAPITAL RESERVE FUND	\$ 205,484
TOTAL ALL FUNDS	\$ 8,861,611

SECTION 3. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. 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 5. EFFECTIVE DATE. This Resolution shall take effect as of November 13, 2024.

PASSED AND ADOPTED this 13th day of November, 2024.

ATTEST:

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended General Fund Budget FY 2023/2024

EXHIBIT A
AMENDED FISCAL YEAR 2023/2024 GENERAL FUND BUDGET

Rivers Edge II
Community Development District
FY 2024 Budget Amendment
General Fund

Adopted FY 24 Budget	Increase/ (Decrease)	Amended FY 24 Budget	Actual 9/30/24
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Revenues

Special Assessments - Tax Roll	\$ 819,281	\$ 6,763	\$ 826,044	\$ 826,044
Special Assessments - Direct Bill	68,619	-	68,619	68,619
Developer Contributions	1,225,830	143,081	1,368,911	1,019,934
Café Gross Sales	507,702	284,864	792,566	792,566
Miscellaneous Income	13,141	-	13,141	2,388
Insurance Proceeds	-	1,587	1,587	1,587
Interest	-	-	-	6,147
Cost Share Amenity - Rivers Edge III	46,753	-	46,753	42,857
Carryforward	27,290	-	27,290	27,290

Total Revenues

\$ 2,708,616	\$ 436,295	\$ 3,144,911	\$ 2,787,432
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Expenditures

Administrative

District Engineering	\$ 15,000	\$ -	\$ 15,000	\$ 7,653
District Counsel	30,000	-	30,000	24,990
District Management	37,100	-	37,100	37,100
Construction Accounting	3,710	-	3,710	-
Assessment Administration	5,300	-	5,300	5,300
Dissemination Agent	5,300	700	6,000	6,000
Information Technology	1,908	-	1,908	1,908
Website Administration	1,272	-	1,272	1,272
Annual Audit	5,000	-	5,000	4,120
Trustee Fees	10,000	-	10,000	7,769
Arbitrage	1,200	-	1,200	600
Telephone	200	-	200	23
Postage	800	-	800	943
Printing & Binding	1,200	-	1,200	778
Insurance	7,961	(723)	7,238	7,238
Legal Advertising	2,500	-	2,500	670
Other Current Charges	1,500	-	1,500	-
Office Supplies	550	(538)	12	12
Dues, Licenses & Subscriptions	175	-	175	175

Total Administrative

\$ 130,676	\$ (561)	\$ 130,115	\$ 106,549
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Grounds Maintenance

Cost Share Landscaping - Rivers Edge	\$ 688,424	\$ 0	\$ 688,424	\$ 688,424
Field Operations Management (Vesta)	44,238	-	44,238	37,253
Landscape Maintenance	416,388	-	416,388	413,503
Lake Maintenance	27,500	-	27,500	22,309
Landscape Contingency	25,000	150,000	175,000	147,926
Irrigation Repairs and Replacement	15,000	55,000	70,000	42,499
Irrigation Water Use	30,000	53,467	83,467	83,467
Streetlighting	40,000	-	40,000	26,736

Total Grounds Maintenance

\$ 1,286,550	\$ 258,468	\$ 1,545,018	\$ 1,462,118
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Rivers Edge II
Community Development District
FY 2024 Budget Amendment
General Fund

	Adopted FY 24 Budget	Increase/ (Decrease)	Amended FY 24 Budget	Actual 9/30/24
Amenity Center - River House				
General Manager (Vesta)	\$ 48,172	\$ 1,406	\$ 49,578	\$ 49,578
Amenity Manager (Vesta)	19,478	0	19,478	19,478
Maintenance Service (Vesta)	78,837	0	78,837	78,837
Lifestyle Director (Vesta)	38,136	0	38,136	38,136
Facilities Attendant (Vesta)	110,109	0	110,109	110,109
Security Monitoring	5,000	-	5,000	-
Telephone	12,500	591	13,091	13,091
Insurance	113,291	(43,787)	69,504	69,504
Pool Maintenance (Vesta)	10,312	-	10,312	10,312
Pool Chemicals (Poolsure)	10,000	3,050	13,050	13,050
Janitorial Services (Vesta)	31,933	8,658	40,591	35,591
Access Cards	3,500	-	3,500	-
Window Cleaning	3,500	-	3,500	-
Natural Gas	6,000	(1,527)	4,473	4,473
Electric	25,000	39	25,039	25,039
Water & Sewer	30,000	-	30,000	21,102
Repair and Replacements	75,000	-	75,000	70,974
Refuse	20,000	2,196	22,196	22,196
Pest Control	1,920	15	1,935	1,935
License/Permits	1,000	-	1,000	350
Other Current	500	-	500	-
Special Events	30,000	-	30,000	22,767
Holiday Decorations	23,000	-	23,000	21,460
Office Supplies/Postage	1,500	-	1,500	-
Contingency	10,000	-	10,000	-
Total Amenity Center- River House	\$ 708,688	\$ (29,357)	\$ 679,331	\$ 627,984
Café Operations:				
Café-Cost of Goods Sold	\$ 234,568	\$ 47,329	\$ 281,897	\$ 281,897
Café-Labor	236,447	151,774	388,221	388,221
Café-Bank Fees	22,187	7,705	29,892	29,892
Other Expenses related to Café Operations	2,500	938	3,438	3,438
Café Management	12,000	-	12,000	-
Total Café Operations	\$ 507,702	\$ 207,745	\$ 715,447	\$ 703,447
Other Financing Sources/(Uses):				
Capital Reserve Funding	\$ 75,000	\$ -	\$ 75,000	\$ 75,000
Total Other Financing Sources/(Uses):	\$ 75,000	\$ -	\$ 75,000	\$ 75,000
Total Expenses	\$ 2,708,616	\$ 436,295	\$ 3,144,911	\$ 2,975,098
Excess Revenues (Expenditures)	\$ -	\$ -	\$ -	\$ (187,667)
NET CHANGE IN FUND BALANCE	\$ -	\$ -	\$ -	\$ (187,667)
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 582,590
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ 394,923

EIGHTH ORDER OF BUSINESS

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: Holiday Lighting

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.

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: Requesting funds for the annual Holiday lighting of the neighborhood and amenities.

GetLitJax LLC

Total Proposed Compensation: \$ \$22,520

Cost Share Calculation:	<u>\$7,143.34</u>	Rivers Edge
	<u>\$7,478.89</u>	Rivers Edge II
	<u>\$7,897.76</u>	Rivers Edge III

Methodology Consultant Approval: _____
(Signature)

(Date)

If requesting addition 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: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

RIVERTOWN

Request for Funds

Date of request: **10/10/24**

Submitted by: **Kim Fatuch**

RiverTown Holiday Lighting:

It is that time of year again. Though Hulihan has been our provider in year's past, we have decided to search for other companies to verify we are receiving a good deal and the correct setup for RiverTown. We have received two quotes for the holiday lighting.

Vendor	Contract amenities	Specs	Cost
Hulihan	Price has stayed the same since previous years.	Amenity Holiday Lighting to include all 3 amenities, amenity entrances, and Watersong entrances	\$25,588.50
CDD 1	31.72% cost share		\$8,116.67
CDD 2	33.21% cost share		\$8,497.95
CDD 3	35.07% cost share		\$8,973.88
GetLit Jax	If chosen, offers a 20% discount on subsequent years resulting in \$4,500 discount. We then receive locked in pricing.	Amenity Holiday Lighting to include all 3 amenities, amenity entrances, Watersong entrances. Offers some solar lighting options	\$22,520
CDD 1	31.72%		\$7,143.34
CDD 2	33.21%		\$7,478.89
CDD 3	35.07%		\$7,897.76

Should you have any comments or questions feel free to contact me directly.

ESTIMATE

Hulihan Territory, Inc.
1177 Atlantic Blvd
Atlantic Beach, FL 32233

info@hulihanterritory.com
+1 (904) 285-8505
www.HulihanTerritory.com



Rivers Edge CDD
Bill to
475 West Town Place
Suite 114
St Johns, FL 32259

Ship to
Rivers Edge CDD
156 Landing Street
St Johns, FL 32259

Estimate details

Estimate no.: 11419
Estimate date: 09/18/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Christmas Installation	River House MAIN BUILDING: (430ft) Warm white C-7 LED on roofline 2795.00 (200ft) Warm white C-7 LED in bedline 600.00 (1) 60 inch lit wreath 280.00 (4) 36 inch lit wreaths 600.00 (2) Patio Ligustrum 350.00 (2) Oak trees (Base only) 250.00 ENTRANCE SIDE: (4) Lit garland on wall 380.00 (2) 36 inch lit wreaths 300.00 EXIT SIDE (2) 36 inch lit wreaths 300.00 (4) Lit garland on wall 380.00 CENTER ISLAND (6) Lit garland on wall 570.00 (2) 36 inch lit wreaths 300.00	1	\$7,815.50	\$7,815.50
3.	Christmas Installation	(2) monuments across from river club (24) lit garland on fence	1	\$3,278.00	\$3,278.00
4.	Christmas Installation	multi year discount	1	-\$1,257.50	-\$1,257.50

Total

\$9,836.00

Note to customer

Please review the attached estimate. Feel free to contact us with any questions. We look forward to working with you.

Sincerely,
Hulihan Territory, Inc.

Accepted date

Accepted by

ESTIMATE

Hulihan Territory, Inc.
1177 Atlantic Blvd
Atlantic Beach, FL 32233

info@hulihanterritory.com
+1 (904) 285-8505
www.HulihanTerritory.com



Rivers Edge CDD II
Bill to
160 Riverglade Run
St Johns, FL 32259

Ship to
Rivers Edge CDD II
160 Riverglade Run
St Johns, FL 32259

Estimate details

Estimate no.: 11420
Estimate date: 09/18/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Christmas Installation	Water Song: longleaf and keystone Corners (90') roofline LED C-7 @ 5.50 = 495.00 (200') LED C-7 top of wall @ 5.00 = 1000.00 (2) 48" wreath @ 175.00 = 350.00 (2) ligustrum @ 150.00 = 300.00	1	\$2,359.50	\$2,359.50
2.	Christmas Installation	Water Song: Keystone Corners and Mistflower (100') LED C-7 on metal monument @ 8.00 = 800.00 (2) 48" LED lit wreath @ 175.00 = 350.00 (4) 36" LED lit wreath @ 125.00 = 500.00 (4) C-7 on top cap @ 125 = 500.00	1	\$2,365.00	\$2,365.00
3.	Christmas Installation	Island outside gate: (6) arborvitae with warm white minis @ 90.00 = 540 (8) hollies with warm white minis @ 90.00 = 720.00	1	\$1,386.00	\$1,386.00
4.	Christmas Installation	River Club Entrance (4) 36" wreath on columns @ 200.00 = \$800.00 (4) lit garland on fence and sign @ 95.00 = \$380.00 (10) Warm white minis on oaks to 5' trunk only @ 150.00 = \$1500.00 River Club: (360ft) Warm white C-7 led on roofline @ 6.50 = 2340.00 (3) 48 inch wreaths on dormers @ 225.00 = 675.00 (2) Sylvester palms @ 300.00 = 600.00	1	\$8,112.50	\$8,112.50

(270ft) Warm white C-7 in bedline at front of building = 1080.00

5.	Christmas Installation	multi year discount	1	-\$1,293.00	-\$1,293.00
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6.		MB			
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				Total	\$12,930.00
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Note to customer

Please review the attached estimate. Feel free to contact us with any questions. We look forward to working with you.

Sincerely,
Hulihan Territory, Inc.

Accepted date

Accepted by

ESTIMATE

Hulihan Territory, Inc.
1177 Atlantic Blvd
Atlantic Beach, FL 32233

info@hulihanterritory.com
+1 (904) 285-8505
www.HulihanTerritory.com



Bill to

Rivers Edge CDD III
475 West Town Place
Suite 114
St. Augustine, FL 32092

Ship to

Rivers Edge CDD III
475 West Town Place
Suite 114
St. Augustine, FL 32092

Estimate details

Estimate no.: 11386
Estimate date: 09/09/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Christmas Installation	River Lodge (245) C7 LED warm white roofline @ 7.50 = 1837.50 (1) 48" lit wreath @ 250.00 = 250.00 (1) triple trunk palm with warm white minis @ 735.00	1	\$2,822.50	\$2,822.50
2.		MB			
				Total	\$2,822.50

Note to customer

Please review the attached estimate. Feel free to contact us with any questions. We look forward to working with you.

Sincerely,
Hulihan Territory, Inc.

Accepted date

Accepted by

GetLitJax LLC



CDD 1 INVOICE

INVOICE # 1039
DATE: 10/07/2024

712 Chathal Dr
Orange Park, FL 32073
Sales@getlitjax.com

TO:
Rivers Edge CDD 1
475 West Town Pl
St. Augustine, FL 32092

SHIP TO:
Kim Fatuch
140 Landing St
St. Johns, FL 32259

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
Service	RiverHouse	1	\$9,100
	430' Roofline LED WW C9 200' Bedline Led ww C9 1-60' Wreath w/RB 4-36' Wreaths w/RB RIVERHOUSE ENTRANCE 4-9ft Garland WW 8mm Led w/RB 2-36' Wreaths w/RB RIVERHOUSE EXIT 4-9ft Garland 8mm WW led w/RB 2-36' Wreaths w/RB RIVERHOUSE CENTER ISLAND 6-9ft Garland WW 8mm led w/RB 2-36' Wreaths w/RB		
	-----GETLITJAX----- WILL PROVIDE ALL MATERAILS Ext.Cord ,Timers, installtion, Equitment ,takedown and Storage and Bins . -----COMPLETE TURN KEY-----		
		SUBTOTAL	\$9,100
		SALES TAX	0
		SHIPPING & HANDLING	0
		TOTAL DUE	\$9,100

Make all checks payable to GetLitJax LLC
If you have any questions concerning this invoice, contact Matthew Fitzhugh at sales@getlitjax.com.

THANK YOU FOR YOUR BUSINESS!

GetLitJax



CDD 2 INVOICE

INVOICE # 1039
DATE: 10/07/2024

712 Chathal Dr
Orange Park, FL 32073
Sales@getlitjax.com

TO:
Rivers Edge CDD 2
475 West Town Pl
St. Augustine, FL 32092

SHIP TO:
Kim Fatuch
140 Landing St
St. Johns, FL 32259

ACTIVITY	DESCRIPTION	QTY	TOTAL
Service	RiverClub	1	\$8,390
	28-9ft Garland WW 8mm Led 4-36" Wreaths w/RB 360" Roofline WW LED C9 3-48" Wreaths w/RB 2-Palms WW 8mm Led Minis		
Service	Watersong	1	\$2,930
	300" WW LED C9 Roofline + Wall + Statue 2-48" Wreaths w/RB 8-Hollies WW 8mm		
	NOTE: Would not light Arborvites or ligustrums -----GETLITJAX----- WILL PROVIDE ALL MATERAILS Ext.Cord ,Timers, installation, Equipment ,takedown and Storage and Bins . -----COMPLETE TURN KEY-----		
SUBTOTAL			\$11,320
SALES TAX			
SHIPPING & HANDLING			
TOTAL DUE			\$11,320

Make all checks payable to GetLitJax
If you have any questions concerning this invoice, contact Matthew Fitzhugh at sales@getlitjax.com

THANK YOU FOR YOUR BUSINESS!

GetLitJax LLC



CDD 3 INVOICE

INVOICE # 1039
DATE: 10/07/2024

712 Chathal Dr
Orange Park, FL 32073
Sales@getlitjax.com

TO:
Rivers Edge CDD 3
475 West Town Pl
St. Augustine, FL 32092

SHIP TO:
Kim Fatuch
100 Grand Verde Dr
St. Johns, FL 32259

ACTIVITY	DESCRIPTION	QTY	TOTAL
Service	RiverLodge	1	\$2,100
	210' Roofline WW led C9 2-48 Wreaths w RB		
	NOTE: WOULD NOT LIGHT LIGUSTRUMS OR BASE OF OAKS -----GETLITJAX----- WILL PROVIDE ALL MATERAILS Ext.Cord ,Timers, installation, Equipment ,takedown and Storage and Bins . -----COMPLETE TURN KEY-----		
		SUBTOTAL	\$2,100
		SALES TAX	
		SHIPPING & HANDLING	
		TOTAL DUE	\$2,100

Make all checks payable to GetLitJax LLC
If you have any questions concerning this invoice, contact Matthew Fitzhugh at sales@getlitjax.com

THANK YOU FOR YOUR BUSINESS!

NINTH ORDER OF BUSINESS

RIVERTOWN

Request for Funds

Date of request: 11/13/24

Submitted by: Kevin McKendree

Painting of RiverClub's exterior:

The RiverClub's exterior is in need of repainting in order to maintain its appeal, as the old paint is starting to peel off in areas that exceed a simple touch up. Our quotes collected are to repaint the exterior of the club itself, the kayak shed, amphitheater roof frame, and pump room fence. All quotes are based off using Sherwin Williams Emerald Rain Refresh paint. Please consider the options below.

Vendor	Warranty	Job Scope	Cost
Investment Painting of North Florida	Investment Painting of North Fl warranties all Labor under normal wear and tear for body and trim for 2yrs.	Pressure wash before painting, caulk seams around windows and siding. Paint 2 coats.	\$33,940
Performance Painting	Performance Painting Contractors, Inc. warrants labor and material for a period of two years. If paint failure appears, they will supply labor and materials to correct the condition without cost.	Pressure wash before painting, caulk seams around windows and siding. Paint 2 coats.	\$44,480
Five Star Painting	N/A	Pressure wash before painting, caulk seams around windows and siding. Paint 2 coats. Vendor states that \$1000 towards lift rental is included in the price, final cost of rental will be concluded prior to work starting.	\$54,890



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: RiverClub Exterior Painting

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.

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 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:

Exterior painting of RiverClub, Kayak Shed, Amplitheatre roof frame, and Pump Room Fence

(Five Star Painting)

Total Proposed
Compensation: \$ 54,890

Cost Share		
Calculation:	<u>\$17,411.11</u>	Rivers Edge
	<u>\$18,228.97</u>	Rivers Edge II
	<u>\$19,249.92</u>	Rivers Edge III

Methodology
Consultant Approval: _____
(Signature)

(Date)

If requesting addition of new improvements:

Engineer
Approval: _____
(Signature)

(Date)

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 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:
Exterior painting of RiverClub, Kayak Shed, Amplitheatre roof frame, and Pump Room Fence

(Performance Painting)

Total Proposed Compensation: \$ 44,480

Cost Share Calculation:	<u>\$14,109.06</u>	Rivers Edge
	<u>\$14,771.81</u>	Rivers Edge II
	<u>\$15,599.13</u>	Rivers Edge III

Methodology Consultant Approval: _____
(Signature)

(Date)

If requesting addition 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: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

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 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:
Exterior painting of RiverClub, Kayak Shed, Amplitheatre roof frame, and Pump Room Fence

(Investment Painting of North Florida)

Total Proposed
Compensation: § 33,940

Cost Share		
Calculation:	<u>\$10,765.77</u>	Rivers Edge
	<u>\$11,271.47</u>	Rivers Edge II
	<u>\$11,902.76</u>	Rivers Edge III

Methodology
Consultant Approval: _____
(Signature)

(Date)

If requesting addition of new improvements:

Engineer
Approval: _____
(Signature)

(Date)



Investment Painting Of North Florida

Rivers Edge CDD 2 .
 Rivers Edge
 475 West Town Place, 114
 St. Augustine, FL 32092

☎ (904) 440-5668
 ✉ kmckendree@vestapropertyservices.com

ESTIMATE	#13773
ESTIMATE DATE	Jan 6, 2024
SERVICE DATE	Dec 13, 2023
EXPIRATION DATE	Dec 31, 2024
TOTAL	\$33,940.00

CONTACT US

229 S Torwood Drive
 Saint Johns, FL 32259

☎ (904) 307-6649
 ✉ Investmentpaintingfl@yahoo.com

Service completed by: Dustin MacPeek

ESTIMATE

Services	qty	unit price	amount
(Best Paint Option) River house Exterior clubhouse, Kayak storage house, Fence around pool equipment, amphitheater Power wash, amphitheater, clubhouse, kayak clubhouse, Dormers, eaves, and soffits with chemical to treat and remove dirt and mildew, pressure wash , pressure wash concrete walkway in front of clubhouse Caulk Gaps around windows, trim, where needed to seal drafts using Sherwin Williams 950 (55) year Spot prime rusty nails with rust reformer primer Covers windows with tape and plastic and Repaint hardie board around pool equipment, kayak storage house, clubhouse, dormers, Trim, soffits, corbels, with top of the line Sherwin Williams Emerald Rain Refresh which is a self cleaning paint that rinses off when rained on. Repaint outside of Door(s) with sherwin Williams Emerald Urethane Enamel Paint. Prep and paint Amphitheater Ceiling, Emerald is Dirt and mildew resistant, Excellent and Best resistance to fade protection with UV inhibitors 100% acrylic. Limited life time manufacturers warranty against peeling, chipping, flaking paint) Price includes all labor, material, and taxes...Investment Painting of North FL warranties all Labor under normal wear and tear for body and trim for 2yrs. Excludes painting brick	1.0	\$33,940.00	\$33,940.00

Services subtotal: \$33,940.00

Total

\$33,940.00

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate! To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive an invoice for your deposit of \$500.00 for each service/job for approved services that you have agreed to. At that time you will receive a TENTATIVE START WEEK for your approved job. For larger residential jobs, deposits may be subjected to a higher deposit. This pertains to residential clients only. All commercial clients please see our terms and conditions regarding deposits amounts and procedures. These terms and conditions are subject to change at any time.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more. Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!

Thank you for your Business!







































**PERFORMANCE
* PAINTING ***

Prepare. Protect. Preserve.

Vesta Property Services-Riverclub Clubhouse, Kayak Shed, & Amphitheatre Ceiling



Kevin McKendree
Vesta Property Services
kmckendree@vestapropertyservices.com
904-679-5523

Prepared By:
Matt MARRS
Performance Painting Contractors, Inc.
mmarrs@performance-painting.com
904-735-1739



Scope of Work:

- **Power washing:** All surfaces receiving paint will be cleaned free of contaminations, such as mildew, chalk, grease, dirt, grime, rust, efflorescence, old loose peeling paint. Allow to dry prior to paint application.
- **Apply new caulk or sealant** to open gaps and cracks in windows, doors, wall penetrations, siding joints, and transitions.
- **Painting of Exterior of Clubhouse, Kayak Shed, Amphitheatre Ceiling and Pool Pump Fence:** Prep and paint all previously painted open soffit, rafter tails, fascia board, beams, corbels, siding, paneling, wood trim, exterior ceilings, posts, doors and jambs, and fence.

Project Total: \$44,480.00

***Please take note of job description, Performance Painting is not required to perform any tasks not specifically listed**

Performance Painting Contractors, Inc Project Information

- **Project pricing includes all labor, materials, safety access equipment and secure storage**
- **An Onsite Project Manager will provide project updates at your requested cadence**
- **All Performance Painting craftsmen will be in proper PPE, visible company logo attire adhering to OSHA guidelines.**
- **Plants, fixtures, walkways, driveways, windows, unpainted surfaces will be protected.**

All exterior surfaces receiving paint:

- **Apply one (1) intermediate coat of Sherwin Williams Emerald Rain Refresh**
- **Apply one (1) finish coat of Sherwin Williams Emerald Rain Refresh**



**PERFORMANCE
* PAINTING ***

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Terms and Conditions

Insurance

- Our company carries General Liability insurance through Gemini Insurance Company NAIC # 10833 United States Fire Insurance Company NAIC #21113 and Travelers Property Casualty Company of America NAIC #25764 Workers Compensation insurance through American Zurich Insurance Co NAIC #40142
- To request certificates of insurance please feel free to contact us with your requirements.

Limited Warranty

- Performance Painting Contractors, Inc. warrants labor and material for a period of two (2) years. If paint failure appears, we will supply labor and materials to correct the condition without cost. This warranty is in lieu of all other warranties, expressed or implied. Our responsibility is limited to correcting the condition as indicated above.
- This warranty excludes, and in no event will Performance Painting Contractors, Inc. be responsible for consequential or incidental damages caused by accident or abuse, temperature changes, settlement or moisture; i.e., cracks caused by expansion and/or contraction. Cracks will be properly prepared as indicated at time of job, but will not be covered under this warranty.

Safety Standards

- OSHA standard and guidelines will be followed including having MSDS sheets available on site.
- All access equipment will have documented daily safety inspections.
- Only competent qualified staff will use access equipment as per OSHA regulations.
- Job Site will receive daily safety audits to ensure safety standard are met.
- An OSHA certified Project Manager will be assigned to the project and provide daily safety supervision.
- All employees on site will have passed drug test and background check.

Work Standard

- Performance Painting Contractors, Inc. is a member of the Painting and Decorating Contractors of America.
- All work is to be completed in a workman like manor according to standard practices. Worker/s will remain on job until completion of project. Work site will be cleaned daily and upon project completion. All agreements are contingent upon strikes, accidents, or delays beyond our control.
- Work procedures as per standards of the PDCA (Painting and Decorating Contractors of America) P1-92, P2-92, P3-93, P4-94, P5-94, P7-98, and P6-99.



- The painting contractor will produce a “properly painted surface”. A “properly painted surface” is one that is uniform in color sheen. It is one that is free of foreign material, lumps, skins, sags, holidays, misses, strike-through, or insufficient coverage. It is a surface that is free of drips, spatters, spills, or over-spray which contractors’ workforce causes. Compliance to meeting the criteria of a “properly painted surface” shall be determined when viewed without magnification at a distance of five feet or more under normal lighting conditions and from a normal viewing position.

Customer Responsibility

* Please take specific note of job description.

- Colors must be chosen two (2) days prior to start date. An additional cost will be charged for color changes made after commencement of work.
- Please have fragile or breakable items and electronics moved out of work areas prior to start of project.
- Customer is to be available to meet with Project Manager on the last day of the job.

Change Orders

- This is only a proposal and your acceptance is subject to our approval in order to make this contract binding.
- If after you agree to this work, you desire any changes or additional work, please contact us as the cost of all revisions must be agreed upon in writing. Workers are instructed not to undertake additional work without authorization.
- Starting date is agreed upon verbally. Changes may require additional cost.
- You will be notified of all carpentry and drywall repairs before they are performed.
- It is essential that the work area be available to us, free from other trades. As a result of trade interference, Performance Painting Contractors, Inc. may leave the job and additional charges may be incurred.

Cost

- We propose to furnish material and labor – complete and in accordance with the above specifications for the sum of all as stated above. Individual tasks, if selected, may require additional pricing. Price is valid for 90 days unless otherwise noted.



**PERFORMANCE
* PAINTING ***

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Payment

- One third to be paid to secure a start date.
- The balance is to be paid in full to the Project Manager on the last day of the job. Acceptable forms of payment are Cash, Check, Money order, Visa, MasterCard, or Discover.
- Progress payments will be requested on jobs over \$10,000.00.
- Accounts not paid within terms are subject to a 10% monthly finance charge.

Acceptance of Proposal

- Please indicate your acceptance of the proposal by signing below.
- We must have your signed copy to secure a start date.
- Due to the administrative efforts involved, a cancellation of contract will result in fees after a 72 hours grace period.
- By signing this contract, I acknowledge that I have read and understand the terms of this proposal.

Quote#: 2698 Title: Exterior Quote

Date: 01/10/2024

Estimator: Laura Daconceicao Cell Phone: (904) 501-4603 Office Phone: (904) 650-2096

Mailing Address: FL License # ST-9820/ ST-9819



Customer Quote

Locally Owned and Independently Operated. FL Contractor Number - ST-9820 / ST-9819

Kevin McKendree
kmckendree@vestapropertyservices.com
(904) 607-1038

Billing: 160 Riverglade Run
Saint Johns, FL 32259

Service: 160 Riverglade Run
Saint Johns, FL 32259

Customer Notes: Customer would like exterior of amenities center, kayak shed, pump fence and stage area to be repainted. SW Emerald Rain Refresh is currently included as the product of choice. Estimate includes all labor and materials as outlined. Normal working hours are allowed. No weekends. Customer is responsible for trimming all shrubs away from the walls and removing any decor from walls. Five Star can assist in moving furniture off patio areas as needed. Estimate assumes main work can be done on consecutive days. We anticipate this project will take between 2 and 3 weeks, weather permitting. Should the scope of work change, a new estimate or a change order will be issued.

Not Included: No color or pattern changes.
No metal (unpainted) doors or metal shutters.
No gutters.
No flatwork (sidewalks, pool decks) are included in the pressure washing or painting.
No major repairs are included. Minor holes or scraping is included. Should we encounter any repairs needed, we will bring it to the customers attention.

Details

- A 25% deposit is required with 75% due at completion. All final invoices are due within 7 days of completion of the project or receipt of the invoice. Failure to pay by the designated time may result in legal action. Any changes to payment terms must be made prior to work starting.

All labor and materials are included. Estimate allows for 2 trips. Main painting + 8 hours of rework.

- Five Star will be respectful to all staff and patrons at the amenity center. Should any issues arise, we will address immediately.
- Estimate is based on 2 coats to achieve full coverage. Should a 3rd coat be required due to major color or sheen change, a change order will be issued to cover the labor and material difference.
- Five Star team to clean up daily, and a thorough clean up at job completion.
- Final colors, sheens and materials to be determined prior to start based on customer preference and availability. The customer is responsible for selecting colors. Should the customer decide that the color they selected is not to their liking and they would like for an area to be repainted, a change order will be issued to cover the repaint costs.
- A Five Star representative will conduct a thorough walk-around with the customer to ensure nothing is missed. Final payment is due at completion of the job and once the walk through has been done. Payment to be made by check/ACH.

Lift Rental will be required. \$1000 is included for initial rental fees. Final costs will be determined prior to work starting. (count: 1)

Power Wash

Power Washing: Remove dirt, mildew, cobwebs and other debris to allow for proper paint adhesion and expose areas needed for scraping.

Scraping (Hrs)

Scraping: Scrape to remove all loose and peeling paint to allow for proper surface exposure.
Notes: Some scraping required on overhang areas. Kayak shed has some damage that will need to be scraped on river side.

Sanding (Hrs)

Sanding: Sand specified areas to de-gloss surface, to allow for proper adhesion, and/or minimize rough edges due to scraping.

Caulking (Lin Ft.)

Caulking: Caulk all gaps and cracks to seal and protect against moisture.

Priming (Hrs)

Priming: Spot-prime bare wood and metal to seal and protect from moisture.

Masking (Lin Ft.)

Masking: Mask and cover areas (such as windows, brick, patios) to prevent overspray.

Pump Fence

Paint: Emerald Rain Refresh TBD (2 Coats)

Notes: Includes both sides of fence

Exterior Walls of Amenities Center

Paint: Emerald Rain Refresh TBD (2 Coats)

Notes: Includes front of welcome desk at entry but does not include painting of the cabinet doors.

Amenities Center Porch Ceilings

PrepRite ProBlock Primer TBD (1 Coat)

Paint: Emerald Rain Refresh TBD (2 Coats)

Notes: Suggest blocking primer to minimize appearance of tannin bleed

Exterior Walls of Kayak Shed

Paint: Emerald Rain Refresh TBD (2 Coats)

Ampitheatre Ceiling/Overhang

PrepRite ProBlock Primer TBD (1 Coat)

Paint: Emerald Rain Refresh TBD (2 Coats)

Notes: Approximately 40x25. 1 color. 2 cross beams are included.

Amenities Center Overhang

Paint: Emerald Rain Refresh TBD (2 Coats)

Notes: Do not paint gutters.

Product: Overhang

Windows Amenities Center Window Trim

Count: 38 Wood Frame

Paint: Emerald Rain Refresh TBD (2 Coats)

Windows Kayak Shed Window Trim

Count: 8 Wood Frame

Paint: Emerald Rain Refresh TBD (2 Coats)

Amenity Center Columns

Columns

Paint: Emerald Rain Refresh TBD (2 Coats)

Amenity Center Doors
Doors
Count: 5
Paint: Emerald Rain Refresh TBD (2 Coats)
Notes: Exterior side of doors only

Amenity Center Door Jambs
Jambs
Count: 20
Paint: Emerald Rain Refresh TBD (2 Coats)

Kayak Shed Doors
Doors
Count: 4
Paint: Emerald Rain Refresh TBD (2 Coats)
Notes: Exterior side of doors only

Kayak Shed Door Jambs
Jambs
Count: 4
Paint: Emerald Rain Refresh TBD (2 Coats)

Amenity Center Misc Trim
Misc. Trim
Paint: Emerald Rain Refresh TBD (2 Coats)

Kayak Shed Misc Trim
Misc. Trim
Paint: Emerald Rain Refresh TBD (2 Coats)

Total
Subtotal: \$54,890.00
Total: \$54,890.00
Payment: \$0.00
Balance Due: \$54,890.00

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum stated above. Any alteration or deviation from the specification involving extra costs will become an extra charge over and above the quote. All accounts are due and payable upon completion of work as described above. In the event suit is brought, the prevailing party shall recover its attorney fees and costs. Finance charge of 1.5% per month will be applied on all past due accounts. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. This proposal may be withdrawn if not accepted within 15 days.

I hereby grant Five Star Painting permission to use my, and my property's, likeness in a photograph, video, or other digital media ("photo") in any and all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all photos will become the property of the Five Star Painting and will not be returned. I hereby hold harmless, release, and forever discharge the Five Star Painting from all claims, demands, and causes of action.

I agree to the payment terms and contract stated above:

Authorization to begin work (Client): _____

Work Completed to satisfaction (Client): _____

Contractor Signature: _____ Date: _____

Customer Focused, Quality Driven™
 Visit FiveStarPainting.com/warranty for details on our 2-year warranty.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/17/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME: PHONE (A/C. No. Ext): (855) 222-5919		FAX (A/C. No):	
	E-MAIL ADDRESS: support@nextinsurance.com			
INSURER(S) AFFORDING COVERAGE			NAIC #	
INSURER A: State National Insurance Company, Inc.			12831	
INSURED Five Star Painting of Saint Johns County 704 Oak Cove Ct Jacksonville, FL 32259	INSURER B:			
	INSURER C:			
	INSURER D:			
	INSURER E:			
	INSURER F:			

COVERAGES

CERTIFICATE NUMBER: 410957826

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			NXTQFRR02L-03-GL	02/17/2024	02/17/2025	EACH OCCURRENCE \$1,000,000.00 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000.00 MED EXP (Any one person) \$15,000.00 PERSONAL & ADV INJURY \$1,000,000.00 GENERAL AGGREGATE \$2,000,000.00 PRODUCTS - COMP/OP AGG \$2,000,000.00 \$
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Contractors Errors and Omissions			NXTQFRR02L-03-GL	02/17/2024	02/17/2025	Each Occurrence: \$25,000.00 Aggregate: \$50,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Insurance.

CERTIFICATE HOLDER
 Five Star Painting of Saint Johns County
 704 Oak Cove Ct
 Jacksonville, FL 32259

LIVE CERTIFICATE



Click or scan to view

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/2/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, LLC 5314 S Yale Ave Suite 900 Tulsa OK 74037	CONTACT NAME: MaChaaYah Yahawadah	
	PHONE (A/C. No. Ext): 513-977-3105	FAX (A/C. No.):
E-MAIL ADDRESS: MaChaaYah_Yahawadah@ajg.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Employers Assurance Company		25402
INSURER B: BCS Insurance Company		38245
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

INSURED RIVECIT-47
 River City Rollers, LLC dba Five Star Painting of Saint Johns County
 704 Oak Cove Court
 Jacksonville FL 32259

COVERAGES

CERTIFICATE NUMBER: 1356467794

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$	
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	EIG537585301	10/3/2024	10/3/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000	
B	Cyber Liability			RPS-P-50257762N	2/22/2024	4/1/2025	Aggregate \$500,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

workers' compensation policy include a waiver of subrogation in favor of Five Star Painting SPV LLC and Dwyer Franchising LLC d/b/a Neighborly.

CERTIFICATE HOLDER**CANCELLATION**

Five Star Painting SPV LLC and
 Dwyer Franchising LLC d/b/a Neighborly
 1010 N. University Parks
 Waco TX 76707

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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