

Rivers Edge II
Community Development Districts

January 15, 2025

AGENDA

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

January 8, 2025

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, January 15, 2025 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 December 18, 2024 Meeting
 - B. Financial Statements as of November 30, 2024
 - C. Check Register
- V. Cost Share Items
 - A. Ratification of Emergency Grinder Pump Repair at RiverClub Facility
 - B. Consideration of Exterior Painting
 - C. Community Garden Project Costs

VI. Supervisor Requests

VII. Audience Comments

VIII. Next Scheduled Meeting – February 19, 2025 at 9:00 a.m. at the RiverHouse

IX. Adjournment

THIRD ORDER OF BUSINESS

A.



Rivers Edge CDD – I, II, and III

Landscape Update for January 2025

- **General Maintenance**
 - Our maintenance team has mowed all common grounds throughout community and have been cleaning up shrub beds
 - We have Detailed and Cleaned up the Riverhouse and Riverclub.
 - 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.
 - Tree-form ligustrum trees will have their bottom canopies raised and leveled throughout the property for their intended look.
 - Plant separation will occur for aesthetic purposes and plant health.
 - Team has been spraying all mulch beds for clean appearance
 - Team has begun ornamental grass cutbacks
 - Enhancement team has installed trees and Sod from other enhancements where we had extra material at no cost to the community. We do this to show our commitment, enhance an area, and also save the community money where we can.
 - Enhancement crew has been standing trees that have fallen from the storm with tree braces and straps.
 - Team will be hand pulling weeds each week that are overgrown is shrubs and roses
 - 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.
 - Annual flowers have been installed along with fresh and rich soil. We raised the beds for a better show. We installed Red and White Dianthus for a holiday feel. Next Rotation will be in March
 - 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 twice a week
 - Lead tech is working with IQ system to help system run more efficiently
 - We have cut the water bill in half
 - 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
- **Fert/Chem**
 - Our techs will be fertilizing the entire property this month with 0-0-62 with micros. No nitrogen will be applied until next spring when the turf is coming back out of dormancy.
 - Nitrogen encourages fungus growth during the cooler months when conditions are primed for it.
 - Micros in the winter chemical mixes, mainly iron, will help the turf keep color until each turf type fully goes dormant.
 - We will treat for turf weeds throughout community
 - Seasonal weeds such as chamber bitter is popping up in a lot of areas already.
 - The turf is starting to go dormant. You will see the turf color gradually start to fade.
 - Zoysia is the first to go dormant, Bermuda will be next, and St Augustine will be the last to show this.
- **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.

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: **01/15/2025**

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, then applying a top seal coat over the entirety of the trail. Duval Asphalt's quote was selected in November's meeting, and they quoted the seal coat under the required monetary threshold approved by the board. We are working on the details to get the job started.

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 ensure everything is 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. This job will be going out for formal RFP, likely presented in February.

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 stainless steel.

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 had Yellowstone replace 2 oak trees on Rivertown BLVD as you enter the community, in front of the RiverHouse. These were casualties of Hurricanes Helene/Milton. This is now complete.

RiverHouse Parking Lot Lighting:

We were tasked with adding additional lighting to the RiverHouse parking lot for safety reasons. We will begin this process by having a lighting test done by a electrical engineer to determine proper placement of additional lights. After that we will be able to obtain quotes.

Community Garden:

We were tasked with revamping the community garden as most of the materials in it are original to its inception. This will include a new ground cover, planter beds and soil. Work will commence shortly.

Dog Parks:

We are installing new numeric keypads on the dog parks in CDD 1. Due to the size of these locks each park will need a new gate to accommodate it. The gates have excessive wear and tear and could benefit from replacement anyway. Paw Park is complete, and we are awaiting Northlake to be completed still.

Crosswalk sign:

One of the crosswalk signs leading to Riverfront Park is inoperable. We ordered a replacement circuit board and battery pack on November 7th. These parts are on backorder, and we will have them installed as soon as they arrive.

Midges Pond K:

Supervisor White requested we investigate applying the midge fly program that we executed on pond Z this year for pond K. We will bring a proposal to the board for January's meeting.

Fencing around Rivertown BLVD:

The perimeter fence that surrounds Rivertown BLVD and connects onto Kendall Crossing is rotting. We have replaced boards that fall off and it needs painting at least. Our suggestion would be to replace this with Vinyl fencing rather than invest in painting it. We will gather quotes for this.

RECDD II**Right Side Firepit:**

The control module for the right side firepit is inoperable and is being sent back to the manufacturer for warranty repair/replacement.

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 Board of Supervisors.

RiverClub Painting:

The RiverClub needs fresh paint of the exterior as the old original coat has seen better days. The interior needs a new coat as well. We will be presenting quotes soon.

All Districts**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: 01/15/25

Submitted by: Kim Fatuch

Ongoing Projects

- Working with maintenance to revamp garden before prime planting season
- Getting things ramped up for the 2025 events. Lots of exciting things are coming this year

January Events

- 1.9.25 – Music Bingo
- 1.10.25 – Candle and Bath Bomb Workshop
 - 50 spots were available and sold out within 2 weeks of opening registration
- 1.15.25 – Comedy Night
 - First Coast Comedy will be providing an Improv show.
 - 140 tickets have been reserved for this event
 - This is a 14+ show
- 1.22.25 – A Walk with History
 - Resident Steve Cassidy will be speaking on his collection of Holocaust memorabilia
 - All residents welcome to come and listen and view his collection
- 1.23.25 – Trivia with Ross
- 1.24.25 – Davis Cook at the Café
 - Residents favorite local musician is back to play at the café
- 1.24.25 – Ice Rink at RiverLodge
 - Residents are welcome to sign up for slots to enjoy something not done often in Florida... Ice Skating.
 - All ages welcome. Skates provided but helmets recommended
- 1.25.25 – Polar Plunge at RiverHouse
 - Residents are invited to take the plunge and jump into the icy water to start off the 2025 year
 - The first 100 people down the slide will receive a cozy gift
 - Cinnabon Truck will be here as well

February Events

2.7.25 – Jeremy Weinglass at the Café

2.12.25 – Around the World Valentine's Dinner

- Residents can skip the wait at busy restaurants and enjoy an evening with their valentine at the Café.
- This is a ticketed event, registrations will be available January 27th

2.13.25 – Music Bingo

2.21.25 – Boots n Bling Daddy Daughter Hoe-Down

- Residents can enjoy an evening of fun Hoe-down style
- This is a ticketed event, registrations will be available January 27th

2.27.25 – Trivia with Ross

2.28.25 – Boots n Bling Mother Son Hoe-Down

- Residents can enjoy an evening of fun Hoe-down style
- This is a ticketed event, registrations will be available January 27th

December 2024 Events

- 12.1.24 – Community Bike Donation
 - Give old bikes a new life by donating them to a great cause



- 12.6.24 – MnN Duo in the Café
 - A fan favorite of Rivertown is back to finish the year strong with fun tunes.
- 12.7.24 – Golf Cart Parade and Tree Lighting Event
 - Residents are invited to decorate their golf carts or watch from a viewing area as we kick off the Holiday season. Then all residents are invited to the RiverClub to watch a fun dance show, light the tree and take a trip to the Polar Express (amphitheater) for games, movie and treats.





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- 12.8.24 – Breakfast with Santa
 - 100 timeslots available and sold out in 4 days.
 - Breakfast is open to all residents, however pictures with Santa are for those who registered only.
 - We ended up with over 130 families getting photos with Santa and over 180 eating breakfast in the café.
 - The café made \$1131 in net sales during the event.



- 12.14.24 – Winter Market
 - 40+ vendors along with bounce houses, photobooth and pictures with holiday llamas and mini cow.
 - Roughly 600 – 700 people attended. It is always a resident favorite.
 - Lots of variety in Holiday gifts from vendors and tons of fun for kids with the bounce houses and inflatable axe throwing.



- 12.19.24 – 904 Trivia
 - Trivia will be hosted by a new vendor in December
 - Possibly keeping them monthly depending on resident feedback
- 12.20.24 – Rhythm of the Holidays
 - Concert at the amphitheater

This will include F13rce Elite Training Dance Studio and BIZA Bartram Jazz Band for songs of the Holidays complete with complimentary Hot Cocoa and cookies.

(Continued)

RIVERTOWN

RECDD's Monthly Café Report

Date of report: **01/15/25**

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

Your December Sales

TOTAL NET SALES

\$36,859.42

TOTAL TRANSACTIONS

1,132

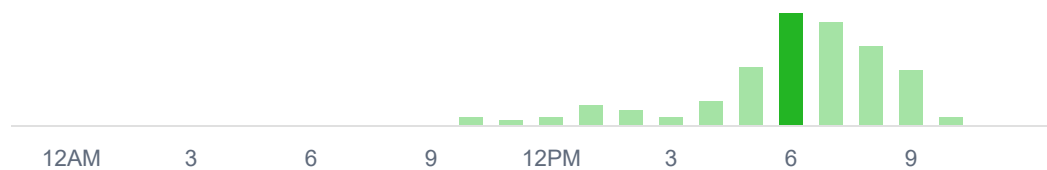
BEST DAY OF THE WEEK

Saturday

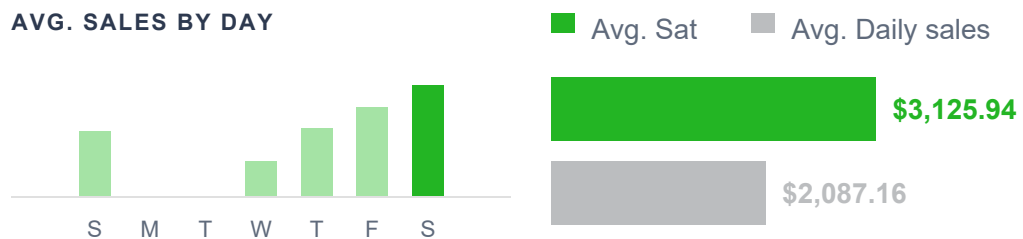
COVERS

0

AVG. SALES BY HOUR



AVG. SALES BY DAY



Your items

TOP-SELLING CATEGORY

Mains

TOP-SELLING ITEM

Wings

TOTAL ITEMS SOLD

5,716

TOP-SELLING ITEM SALES

\$2,466.68

Your employees

SALES BY EMPLOYEE



TOP EMPLOYEE

Lani Dail

TOP EMPLOYEE SALES

\$8,467.75

AVG. SALE COUNT PER EMPLOYEE

101.09

AVG. SALES PER EMPLOYEE

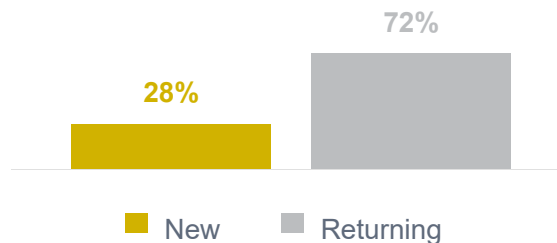
\$3,836.64

Your customers

CUSTOMERS SERVED
618

NEW CUSTOMERS
171

RETURNING
CUSTOMERS
447



Square POS Net Sales were up for the month of December at \$36,859 compared to \$31,461 prior year, an increase of 17%. Total Comps for the month totaled \$219.00, or .005% of net sales, which indicates execution of services and customer satisfaction. Adult beverages were 41% of total gross sales in the month of December.

We had multiple events at The Café which included the Golf Cart Parade and Tree Lighting and Breakfast with Santa. Entertainment included MnN Duo, 904 Trivia, and Rhythm of the Holidays.

Hours of Operation: - Wednesday – Thursday: 4:00pm – 9:00pm - Friday – 4:00pm – 10:00pm - Saturday – 12:00pm – 10:00pm - Sunday – 12:00pm – 9:00pm. We were closed Christmas day to spend time with our families.

We will soon be hiring for our peak season which begins in March! A Job Fair will be conducted at the RiverClub facility so to fill these needed positions.

Drink and Food Specials are available daily and are changed continually.

RIVERTOWN

RECDD's Monthly Amenity Report

Date of report: **01/15/25**

Submitted by: **Richard Losco & Ken Council**

RiverLodge Lazy River Hours: 10am – 5:30pm (Dusk) - (Thursday – Tuesday) *Closed Wednesdays*

RiverLodge Lifeguard/WAP Hours: *Closed for Season*

RiverLodge GS Hours: 10am - 9pm (Sunday – Tuesday, & Thursday), 10am – 10pm (Friday/Saturday)

RiverHouse GS Hours: 11am - 5pm (Tuesday - Sunday) *Closed Mondays*

RiverHouse LG/Slide Hours: *Closed for Season*

RiverClub GS Hours: 10am - 9pm (Sun, Mon, Wed, & Thurs). *10am – 10pm* (Friday/Saturday)

-**RiverHouse:** Some concerns regarding pickleball play on tennis courts. The rule signs clearly state Pickleball or Tennis Play only, will have staff keep an eye out for misuse of courts. IAS has come out several times to troubleshoot Slide Tower Cameras to resolve connectivity issues and see if any of the cameras need replacement. Two cameras have been replaced so far. New signage for Pickleball and Tennis courts was put up on 12/18/2024. Pole pad for Light Pole in Pickleball Court up 12/17/2024. Court Squeegee received for Pickleball court.

- **RiverHouse Gym:** Contacted the Commercial Fitness rep about some rusting/corrosion on handlebars of the treadmills. Excess moisture is a persistent issue that results in faster wear and tear of gym equipment. All equipment is functional. Pushing thorough gym cleaning to associates.

- **RiverClub:** Received replacement Golf Cart Parking Only signs and Dog Park No Trespassing signs. The Control 4 System is online for music and TVs; however, we are still working through some individual TV issues.

- **RiverLodge Gym:** All equipment is functional. Lee & Cates installed a mirror directly behind the dumbbell rack as highly requested by patrons on Monday 12/23/2024.

- **AT&T:** Still tracking disputes for refunds on accounts. Received confirmation email for the closure of account number 904-940-9393 003 0562. The account closure confirmation number is 1000917321. The rep added a dispute for the refund of the amounts paid backdating. The tracking number for the refund is 121724BSW51038AZ. Have opened a dispute on account regarding to 8310012742237 closing this account. Confirmed closure of account number Account #8310013308675. The dispute to refund charges dating back to July is under consideration, the tracking number request 5947249 for account 8310013308675. We expect to have a resolution for the claim by January 17, 2025.

- **Hiring/Staffing:** Preparing for seasonal hiring in February for lifeguards, café staff, and guest services. Reviewing staffing needs with individual departments. Plan to onboard about 15 lifeguards and 2-3 guest service staff. Still reviewing needs for Café staff, cooks, bussers, and servers.



Work Order 00735233

Work Order 00735233

Number

Created Date 12/24/2024

Account Rivers Edge II CDD
Contact Jason Davidson
Address 73 Shinnecock Drive
Saint Johns, FL 32259
United States

Work Details

Specialist Today I focused on rcs 1 and 2. The water level
Comments to is low and rcs 1 barely has water. I sprayed an
Customer herbicide mix on the standing water arrowhead
present in both. On rcs 2 I sprayed algaecide
and dyed the pond to reduce submersed growth.
Pond TT had light algae as well as some
invasives in the shoreline, which I sprayed with
herbicide and added dye and probiotic. The
other ponds were inspected. Thank you for being
a Solitude customer!

Prepared By Natalia Cano



Work Order	00735233	Account	Rivers Edge II CDD
Work Order	00735233	Contact	Jason Davidson
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
Created Date	12/24/2024		

Work Order Assets

Asset	Status	Product Work Type
Rivers Edge CDD II Pond 2	Inspected	
Rivers Edge CDD II Pond 1	Inspected	
Rivers Edge CDD II Pond UU	Inspected	
Rivers Edge CDD II Pond 3	Inspected	
Rivers Edge CDD II Pond 14	Inspected	
Rivers Edge CDD II Pond 6	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	Inspected	
Rivers Edge CDD II Pond SS	Treated	
Rivers Edge CDD II Pond NN	Inspected	
Rivers Edge CDD II Pond TT	Treated	
Rivers Edge CDD II Pond KK	Inspected	
Rivers Edge CDD II Pond 12	Inspected	
Rivers Edge CDD II Pond 8	Inspected	
Rivers Edge CDD II Pond 5	Inspected	
Rivers Edge CDD II Pond 7	Inspected	
Rivers Edge CDD II Pond 13	Inspected	
Rivers Edge CDD II Pond 11	Inspected	
Rivers Edge CDD II Pond 10	Inspected	
Rivers Edge CDD II Pond RC1	Treated	
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	00735233	Account	Rivers Edge II CDD
Work Order	00735233	Contact	Jason Davidson
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 12/24/2024

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 00735233
 Work Order 00735233
 Number

Account Rivers Edge II CDD
 Contact Jason Davidson
 Address 73 Shinnecock Drive
 Saint Johns, FL 32259
 United States

Created Date 12/24/2024

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	00735233	Account	Rivers Edge II CDD
Work Order	00735233	Contact	Jason Davidson
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 12/24/2024

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 00735233

Work Order 00735233

Number

Account

Rivers Edge II CDD

Contact

Jason Davidson

Address

73 Shinnecock Drive
Saint Johns, FL 32259
United States

Created Date 12/24/2024

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 RC1		
Rivers Edge CDD II Pond 10		
Rivers Edge CDD II Pond 11		
Rivers Edge CDD II Pond 13		
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 KK		
Rivers Edge CDD II Pond TT		
Rivers Edge CDD II Pond NN		
Rivers Edge CDD II Pond SS		
Rivers Edge CDD II Pond 15		
Rivers Edge CDD II Pond RC2		
Rivers Edge CDD II Pond JJ		
Rivers Edge CDD II Pond CR3		
Rivers Edge CDD II Pond 6		
Rivers Edge CDD II Pond 14		
Rivers Edge CDD II Pond 3		



Work Order 00735233

Work Order 00735233

Number

Created Date 12/24/2024

Account Rivers Edge II CDD

Contact Jason Davidson

Address 73 Shinnecock Drive
Saint Johns, FL 32259
United States

Rivers Edge CDD II Pond UU		
Rivers Edge CDD II Pond 1		
Rivers Edge CDD II Pond 2		

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, December 18, 2024 at 9:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Jason Thomas	Vice Chairman
Jarrett O’Leary	Supervisor
James Reid	Supervisor
Donna WeMett	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
Lisa McCormick	Vesta Property Services
Mary Grace Henley	Kilinski | Van Wyk

The following is a summary of the discussions and actions taken at the December 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

Organizational Matters

A. Consideration of Resolution 2025-04, Canvassing and Certifying the Results of the Landowner’s Election

Mr. deNagy stated that Jarrett O’Leary was elected to Seat 4 of the Board of Supervisors with 786 votes.

On MOTION by Mr. Thomas seconded by Mr. Reid with all in favor Resolution 2025-04, canvassing and certifying the results of the landowner’s election was approved.

B. Oath of Office for Newly Elected Supervisors

Mr. deNagy, being a notary public for the State of Florida, administered an oath of office to Mr. O’Leary. He noted Mr. Reid and Ms. WeMett were sworn in prior to the meeting.

C. Consideration of Resolution 2025-05, Designating Officers

Mr. deNagy asked if the Board had any desire to change the current slate of officers, which is Mr. Smith as Chair, Mr. Thomas as Vice Chair, Mr. O’Leary as Assistant Secretary, and from his office he noted Mr. Oliver would serve as Secretary and Treasurer, and Marilee Giles, Darrin Mossing, Daniel Laughlin and himself would serve as Assistant Secretaries and Assistant Treasurers. Mr. Reid and Ms. WeMett would serve as Assistant Secretaries if there is no desire to change the current slate.

There being no direction to change the current slate of officers, a motion to adopt Resolution 2025-05 followed.

On MOTION by Mr. Thomas seconded by Mr. O’Leary with all in favor Resolution 2025-05, designating officers as detailed above was approved.

FOURTH 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.

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel

Ms. Gentry reminded the board members the required four hours of ethics training is due to be completed by December 31st. She also informed the Board that her firm has been working with Vesta on their agreements with each District. Vesta’s counsel has requested removing the non-compete prohibition for their employees that work for the District and has instead requested a provision that would prohibit the District from soliciting the previous District employees should the contract with Vesta be terminated.

The Board directed District Counsel to try to negotiate a six-month time limit on the requested provision.

Next, Ms. Gentry provided an overview of the Sunshine, Ethics, and Public Records Laws for the new Board members.

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.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes

- 1. November 13, 2024 Regular Board Meeting**
- 2. November 22, 2024 Landowner’s Election Meeting**

B. Financial Statements as of October 31, 2024

C. Check Register

Copies of the minutes, the financial statements, and the check register totaling \$85,926.92 were included in the agenda package for the Board’s review.

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

SIXTH ORDER OF BUSINESS

Cost Share Items

A. Ratification of Emergency Grinder Pump Repair

Mr. Davidson stated that two pumps at the sump pump station at the RiverClub went out. The repair totaled \$32,750 with the expense to be split between the three districts. Mr. Davidson pointed out the invoice was dated 4/12/24 rather than 12/4/24, so he asked to table the item until the invoice can be corrected.

B. Consideration of RiverFront Park Buffer Trim

Mr. Losco presented a quote from Yellowstone to trim the buffer at the RiverFront Park for a total of \$4,900 with the total cost to be shared between the three districts.

On MOTION by Mr. Thomas seconded by Ms. WeMett with all in favor the cost share request for the RiverFront Park buffer trim was approved.

C. Consideration of RiverClub Buffer Trim

Mr. Losco presented a quote from Yellowstone to trim the buffer at the RiverClub for a total of \$4,200 with the total cost to be shared between the three districts.

On MOTION by Mr. Thomas seconded by Mr. Reid with all in favor the cost share request for the RiverClub buffer trim was approved.

SEVENTH ORDER OF BUSINESS Ratification of Funding Request No. 63

A copy of funding request number 63 totaling \$253,271.85 was included in the agenda package for the Board’s review.

On MOTION by Mr. Thomas seconded by Mr. O’Leary with all in favor Funding Request No. 63 was approved.

EIGHTH ORDER OF BUSINESS Supervisor Requests

Ms. WeMett asked to discuss the unauthorized use of CDD property for a resident-coordinated Halloween event each year, and the use of alcohol at this event.

Ms. Gentry stated that in the past, Vesta has reminded everyone of the rules for use of CDD property. This year, it appears the event has expanded significantly and the District was made aware of plans to bring in kegs and alcohol, a DJ and outside vendors for the event. The Rivers Edge board discussed staff coordinating with the residents in advance of the event this coming year to ensure they hold the event in a way that protects the District.

Mr. Thomas stated that while the event has been held on CDD property in the past, it has shifted to being held on residents’ properties.

Ms. Gentry stated that staff was provided a map of stops for the event that included several stops on CDD property. Vesta reached out to the residents, and the stops were moved off CDD property. She recommended getting ahead of communicating that if CDD property is used, the residents must follow the CDD rules.

Mr. Thomas stated that he just wants to ensure the CDD is not trying to suppress the event, as it brings the community together, however he agrees that CDD guidelines need to be followed.

There were no objections from the Board on staff reaching out to the residents responsible for the Hallow Crawl event to coordinate use in compliance with CDD rules.

NINTH ORDER OF BUSINESS

Audience Comments

An attendee commented on the request from Vesta to revise the non-compete provision and his concerns that it would prevent the District from working with another contractor that has hired a prior Vesta employee.

Ms. Gentry stated that she does not believe the request is broad enough to prevent the District from contracting with another company just because a prior Vesta employee works for them. It just prohibits the District from reaching out the Vesta employee directly.

TENTH ORDER OF BUSINESS

Next Scheduled Meetings – January 15, 2025 at 9:00 a.m. at the RiverHouse

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Rivers Edge II
Community Development District

Unaudited Financial Reporting
November 30, 2024



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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 330,548	\$ -	\$ 25,959	\$ -	\$ 356,507
Assessments Receivable	485,192	339,409	-	-	824,600
Due from Other	5,569	-	-	-	5,569
Due from Vesta - Café	137,747	-	-	-	137,747
Due from Capital Project Fund Series 2020	-	-	-	1,138	1,138
Investments:					
State Board of Administration (SBA)	5,433	-	31,944	-	37,377
Custody	161,896	-	-	-	161,896
Series 2020					
Reserve	-	234,368	-	-	234,368
Revenue	-	204,628	-	-	204,628
Construction	-	-	-	5,992	5,992
Series 2021					
Reserve	-	275,281	-	-	275,281
Revenue	-	171,110	-	-	171,110
Prepayment	-	873,878	-	-	873,878
Construction	-	-	-	1,967	1,967
Prepaid Expenses	5,000	-	-	-	5,000
Deposits	16,840	-	-	-	16,840
Total Assets	\$ 1,148,225	\$ 2,098,675	\$ 57,902	\$ 9,097	\$ 3,313,899
Liabilities:					
Accounts Payable	\$ 240,212	\$ -	\$ 47,000	\$ -	\$ 287,212
Accrued Expenses	26,128	-	-	-	26,128
Due to Vesta - Café	13,813	-	-	-	13,813
Due to Mattamy	360	-	-	-	360
Due to Capital Project Fund Series 2021	-	-	-	1,138	1,138
Total Liabilities	\$ 280,513	\$ -	\$ 47,000	\$ 1,138	\$ 328,651
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Deposits	16,840	-	-	-	16,840
Restricted for:					
Debt Service - Series	-	2,098,675	-	-	2,098,675
Capital Project - Series	-	-	-	7,959	7,959
Assigned for:					
Capital Reserve Fund	-	-	10,902	-	10,902
Unassigned	845,873	-	-	-	845,873
Total Fund Balances	\$ 867,713	\$ 2,098,675	\$ 10,902	\$ 7,959	\$ 2,985,249
Total Liabilities & Fund Balance	\$ 1,148,225	\$ 2,098,675	\$ 57,902	\$ 9,097	\$ 3,313,899

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

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,055,360	\$ 502,823	\$ 502,823	\$ -
Special Assessments - Direct Bill	185,789	185,789	185,789	-
Developer Contributions	1,286,220	253,272	253,272	-
Café Gross Sales	517,856	86,309	99,254	12,945
Miscellaneous Income	5,000	833	180	(653)
Interest	5,000	833	298	(535)
Total Revenues	\$ 3,055,225	\$ 1,029,861	\$ 1,041,617	\$ 11,757
Expenditures:				
<u>General & Administrative:</u>				
District Engineering	\$ 15,000	\$ 2,500	\$ 2,606	\$ (106)
District Counsel	30,000	5,000	5,265	(265)
District Management	39,326	6,554	6,554	(0)
Construction Accounting	3,710	618	-	618
Assessment Roll Administration	5,618	5,618	5,618	-
Dissemination Agent	5,618	936	1,136	(200)
Information Technology	2,022	337	337	0
Website Administration	1,348	225	225	0
Annual Audit	5,000	-	-	-
Trustee Fees	10,000	1,667	-	1,667
Arbitrage Rebate	1,200	-	-	-
Telephone	200	33	5	29
Postage & Delivery	500	83	280	(197)
Printing & Binding	250	42	31	11
Insurance General Liability	7,961	7,961	7,745	216
Legal Advertising	2,500	417	1,080	(664)
Other Current Charges	500	83	-	83
Office Supplies	150	25	1	24
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 131,079	\$ 32,275	\$ 31,059	\$ 1,215
<u>Operations & Maintenance</u>				
<u>Ground Maintenance:</u>				
Cost Share Landscaping - Rivers Edge	\$ 801,623	\$ 133,604	\$ 133,604	\$ (0)
Field Operations Management (Vesta)	39,438	6,573	6,573	-
Landscape Maintenance	424,716	70,786	70,179	607
Lake Maintenance	23,000	3,833	3,574	259
Landscape Contingency	80,000	13,333	5,220	8,113
Irrigation Repairs and Replacement	37,000	6,167	4,775	1,392
Irrigation Water Use	70,000	11,667	12,013	(347)
Streetlighting	28,000	4,667	3,845	821
Subtotal Ground Maintenance	\$ 1,503,777	\$ 250,630	\$ 239,783	\$ 10,846

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<u>Amenity Center - River Club:</u>				
Cost Share Amenity - Rivers Edge	\$ 88,478	\$ 14,746	\$ 14,746	\$ (0)
General Manager (Vesta)	46,793	7,799	7,917	(118)
Amenity Manager (Vesta)	29,632	4,939	4,939	0
Maintenance Service (Vesta)	103,123	17,187	17,187	0
Lifestyle Director (Vesta)	43,329	7,222	7,222	-
Facilities Attendant (Vesta)	113,852	18,975	18,975	(0)
Security Monitoring	5,000	833	-	833
Telephone	12,721	2,120	2,295	(175)
Insurance	78,540	78,540	73,323	5,217
Pool Chemicals (Poolsure)	10,000	1,667	2,206	(540)
Janitorial Services (Vesta)	32,875	5,479	5,479	0
Access Cards	3,500	583	-	583
Window Cleaning	3,500	583	-	583
Natural Gas	4,000	667	697	(31)
Electric	28,000	4,667	3,734	933
Water & Sewer	17,000	2,833	2,357	476
Repair and Replacements	75,000	12,500	4,179	8,321
Refuse	20,000	3,333	4,083	(750)
Pest Control	1,920	320	237	83
License & Permits	1,000	167	-	167
Other Current	500	83	-	83
Special Events	30,000	5,000	4,022	978
Holiday Decorations	23,000	3,833	2,830	1,003
Office Supplies & Postage	750	125	295	(170)
Contingency	5,000	833	-	833
Subtotal Amenity Center - River Club	\$ 777,513	\$ 195,035	\$ 176,725	\$ 18,310
<u>Café Operations:</u>				
Café-Cost of Goods Sold	\$ 239,259	\$ 39,877	\$ 40,818	\$ (941)
Café-Labor	241,176	40,196	58,242	(18,046)
Café-Bank Fees	22,631	3,772	4,010	(238)
Other Expenses related to Café Operations	2,550	425	-	425
Café Management	12,240	2,040	-	2,040
Subtotal Café Operations	\$ 517,856	\$ 86,309	\$ 103,070	\$ (16,760)
Total Operations & Maintenance	\$ 2,799,146	\$ 531,974	\$ 519,578	\$ 12,396
Total Expenditures	\$ 2,930,225	\$ 564,249	\$ 550,637	\$ 13,612
Excess (Deficiency) of Revenues over Expenditures	\$ 125,000	\$ 465,612	\$ 490,980	\$ (1,855)
<u>Other Financing Sources/(Uses):</u>				
Capital Reserve Funding	\$ 125,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 125,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 0	\$ 465,612	\$ 490,980	\$ (1,855)
Fund Balance - Beginning	\$ -		\$ 376,733	
Fund Balance - Ending	\$ 0		\$ 867,713	

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

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 462,928	\$ 218,814	\$ 218,814	\$ -
Interest Income	5,000	833	4,543	3,710
Total Revenues	\$ 467,928	\$ 219,648	\$ 223,358	\$ 3,710
Expenditures:				
Interest - 11/1	\$ 163,321	\$ 163,321	\$ 163,321	\$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	163,321	-	-	-
Principal - 5/1	130,000	-	-	-
Total Expenditures	\$ 456,643	\$ 163,321	\$ 168,321	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,285	\$ 56,326	\$ 55,036	\$ (1,290)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 11,285	\$ 56,326	\$ 55,036	\$ (1,290)
Fund Balance - Beginning	\$ 318,060		\$ 562,141	
Fund Balance - Ending	\$ 329,345		\$ 617,178	

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

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 305,842	\$ 145,003	\$ 145,003	\$ -
Special Assessments - Direct Bill	245,810	122,905	122,905	-
Prepayments	-	-	873,878	873,878
Interest Income	5,000	417	4,137	3,721
Total Revenues	\$ 556,652	\$ 268,325	\$ 1,145,924	\$ 877,599
Expenditures:				
Interest - 11/1	\$ 168,220	\$ 168,220	\$ 167,945	\$ 275
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	168,220	-	-	-
Principal - 5/1	215,000	-	-	-
Total Expenditures	\$ 551,440	\$ 168,220	\$ 172,945	\$ (4,725)
Excess (Deficiency) of Revenues over Expenditures	\$ 5,212	\$ 100,105	\$ 972,979	\$ 872,874
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,212	\$ 100,105	\$ 972,979	\$ 872,874
Fund Balance - Beginning	\$ 241,052		\$ 508,518	
Fund Balance - Ending	\$ 246,264		\$ 1,481,497	

Rivers Edge II

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues				
Capital Reserve Funding	\$ 125,000	\$ -	\$ -	\$ -
Interest	1,000	417	785	368
Total Revenues	\$ 126,000	\$ 417	\$ 785	\$ 368
Expenditures:				
Repair and Replacements	\$ 50,000	\$ 8,333	\$ 18,150	\$ (9,817)
Capital Outlay	-	-	134,666	(134,666)
Total Expenditures	\$ 50,000	\$ 8,333	\$ 152,816	\$ (144,483)
Excess (Deficiency) of Revenues over Expenditures	\$ 76,000	\$ (7,917)	\$ (152,031)	\$ 144,851
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 76,000		\$ (152,031)	
Fund Balance - Beginning	\$ 193,794		\$ 162,933	
Fund Balance - Ending	\$ 269,794		\$ 10,902	

Rivers Edge II
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending November 30, 2024

Description	SE 2020	SE 2021
Revenues		
Interest	\$ 49	\$ 16
Transfer In	-	-
Total Revenues	\$ 49	\$ 16
Expenditures		
Capital Outlay	\$ -	\$ -
Transfer Out	-	-
Total Expenditures	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 49	\$ 16
Beginning Fund Balance	\$ 4,806	\$ 3,089
Ending Fund Balance	\$ 4,854	\$ 3,105

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	\$ 234,368
Reserve Fund Balance	234,368
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)
Less: November 1, 2024 (Prepayment)	(5,000)
Current Bonds Outstanding	\$ 6,595,000

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	\$ 275,281
Reserve Fund Balance	275,281
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)
Less: November 1, 2024 (Prepayment)	(5,000)
Current Bonds Outstanding	\$ 9,255,000

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF FISCAL YEAR 2025 ASSESSMENTS**

ASSESSED TO	# UNITS	ASSESSED			
		SERIES 2020 DEBT INVOICED NET	SERIES 2021 DEBT INVOICED NET	O&M	TOTAL NVOICED NET
MATTAMY	552	-	159,510.14	68,619.00	228,129.14
TOLL	100	-	86,300.36	117,170.26	203,470.62
TOTAL DIRECT BILLS	652	-	245,810.50	185,789.26	431,599.76
NET REVENUE TAX ROLL	831	459,262.58	304,342.40	1,055,360.37	1,818,965.35
TOTAL REVENUE	1,483	459,262.58	550,152.90	1,241,149.63	2,250,565.11

RECEIVED				
SERIES 2020 DEBT PAID	SERIES 2021 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
-	79,755.07	68,618.99	148,374.06	79,755.08
-	43,150.18	117,170.26	160,320.44	43,150.18
-	122,905.25	185,789.25	308,694.50	122,905.26
218,814.36	145,003.08	502,823.48	866,640.93	952,324.42
218,814.36	267,908.33	688,612.73	1,175,335.43	1,075,229.68

DIRECT BILL PERCENT COLLECTED	0.00%	50.00%	100.00%	71.52%
TAX ROLL PERCENT COLLECTED	47.64%	47.64%	47.64%	47.64%
TOTAL PERCENT COLLECTED	47.64%	48.70%	55.48%	52.22%

(1) Bulk land owners are on a payment plan for undeveloped land. Debt service assessments – 50% due December 1, 2024, 25% due February 1, 2025 and 25% due May 1, 2025
Operations and maintenance assessments – 50% on October 31, 2024, 25% on November 30, 2024 and 25% on December 31, 2024

SUMMARY OF TAX ROLL RECEIPTS					
ST JOHNS COUNT DIST.	DATE	SERIES 2020 DEBT	SERIES 2021 DEBT	O&M	TOTAL AMOUNT
1	11/5/2024	1,914.81	1,268.90	4,400.13	7,583.84
2	11/15/2024	16,376.61	10,852.39	37,632.55	64,861.54
3	11/20/2024	22,341.24	14,805.01	51,338.96	88,485.22
4	12/6/2024	35,939.05	23,815.96	82,585.99	142,341.00
5	12/19/2024	142,242.65	94,260.82	326,865.86	563,369.33
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		218,814.36	145,003.08	502,823.48	866,640.93

C.

Rivers Edge II

Community Development District

Check Run Summary

November 30, 2024

Fund	Date	Check No.	Amount
General Fund			
<i>Accounts Payable</i>	11/1/24	1780-1797	\$ 181,784.51
		Sub-Total	\$ 181,784.51
Capital Reserve Fund			
<i>Accounts Payable</i>	11/13/24	10	\$ 3,655.00
	11/14/24	11-12	87,666.00
		Sub-Total	\$ 91,321.00
Total			\$ 273,105.51

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/24	00065	9/20/24	7505	202409	320	57200	60000		VIKING FLEX BOARD-GREEN APK AUSTIN, LLC	*	1,950.00	1,950.00	001780
11/01/24	00115	10/29/24	11152024	202410	320	57200	49400		11/15 3HR FOAM MACHINE BOUNCERS, SLIDES, AND MORE INC	*	600.00	600.00	001781
11/01/24	00146	9/30/24	6701130	202409	310	51300	48000		9/12 RULEMAKING #10545933 9/30/24 6701130 202409 310-51300-48000 9/3 FY24/25 #10516124 9/30/24 6701130 202409 310-51300-48000 9/11 RULE DEVEL #10544494 9/30/24 6701130 202409 310-51300-48000 9/27 OCT MTG #10593086 GANNETT MEDIA CORP DBA GANNETT FL	*	320.24		
										*	106.72		
										*	84.96		
										*	91.76		
												603.68	001782
11/01/24	00102	10/14/24	52345885	202410	320	57200	60000		FIRST AID SUPPLIES CINTAS	*	67.26	67.26	001783
11/01/24	00125	10/28/24	FINAL	202410	320	57200	60000		RPLC POOL PIPING IN VAULT 10/28/24 FINAL 202410 320-57200-60000 RPLC POOL PIPING IN VAULT CROWN POOLS INC	*	1,820.65		
										V	1,820.65-	.00	001784
11/01/24	00179	10/16/24	4	202410	310	51300	32400		AMORT 2020 SCHEDULE BONDS 10/16/24 4 202410 310-51300-32400 AMORT 2021 SCHEDULE BONDS DISCLOSURE SERVICES LLC	*	100.00		
										*	100.00		
												200.00	001785
11/01/24	00024	8/27/24	24842	202408	310	51300	45000		FY25 INSURANCE RENEWAL 8/27/24 24842 202408 320-57200-45000 FY25 INSURANCE RENEWAL EGIS INSURANCE ADVISORS, LLC	*	7,745.00		
										*	73,323.00		
												81,068.00	001786
11/01/24	00081	9/01/24	C-6156	202409	320	57200	60000		SEMI-ANNUAL REFRIGERATION HOWARD SERVICES INC	*	155.91	155.91	001787
11/01/24	00200	10/15/24	SANTA-12	202410	320	57200	49400		12/8 3HR MRS CLAUS VISIT ROBBIN K TUNGETT	*	450.00	450.00	001788

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 #
11/01/24	00120	10/16/24	10590	202409	310-51300-31500	SEP GENERAL COUNSEL	KILINSKI VAN WYK PLLC	*	2,194.13	2,194.13	001789
11/01/24	00199	10/23/24	20241023	202410	320-57200-49400	12/7 HOLIDAY EVENT	PHOTOBOOTH ST JOHNS LLC	*	349.00	349.00	001790
11/01/24	00008	10/21/24	53463	202409	310-51300-31100	SEP PROFESSIONAL SERVICES	PROSSER	*	390.41	390.41	001791
11/01/24	00012	9/05/24	CS-2024-	202409	320-57200-49100	CS LANDSCAPE SEP 2024	RIVERS EDGE CDD	*	57,368.67	57,368.67	001792
11/01/24	00157	10/14/24	1091	202410	320-57200-60000	INSTALL GFCI RECEPTACLE	TMT ELECTRIC LLC	*	675.00	675.00	001793
11/01/24	00011	10/07/24	61965920	202410	320-57200-43500	OCT PEST CONTROL	TURNER PEST CONTROL	*	118.67	118.67	001794
11/01/24	00010	10/01/24	422132	202410	320-57200-34000	OCT GEN MANAGEMENT SRVCS	VESTA PROPERTY SERVICES, INC	*	3,899.42	34,086.83	001795
		10/01/24	422132	202410	320-57200-34300	OCT FIELD OPS		*	3,286.50		
		10/01/24	422132	202410	320-57200-34010	OCT LIFESTYLE SRVCS		*	3,610.75		
		10/01/24	422132	202410	320-57200-34400	OCT AMENITY MNGMENT SRVCS		*	2,469.33		
		10/01/24	422132	202410	320-57200-34100	OCT FAC MAINT SRVCS		*	8,593.58		
		10/01/24	422132	202410	320-57200-51200	OCT JANITORIAL SRVCS		*	2,739.58		
		10/01/24	422132	202410	320-57200-34100	OCT FAC ATTENDANT		*	9,487.67		
11/01/24	00195	10/16/24	24985231	202410	320-57200-60000	JANITORIAL SUPPLIES		W.B. MASON CO., INC.	*			106.95	106.95	001796
11/01/24	00195	9/23/24	24931951	202409	320-57200-60000	JANITORIAL SUPPLIES	W.B. MASON CO., INC.	*	1,400.00	1,400.00	001797
TOTAL FOR BANK A									181,784.51		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER							181,784.51	

RED2 RIVERS EDGE II OKUZMUK

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 7505
DATE 09/20/2024
TERMS Net 30
DUE DATE 10/20/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Viking Flex Board (Green)	Flex Board (Green)	1	825.00	825.00T
	F1 Limit Cam	Cam for Viking swing operators	1	73.00	73.00T
	Viking F1 Limit Switches	Limit switches for F1 and T21 swing operators	2	47.00	94.00T
	Miscellaneous	Ant Poison, WD40	1	15.00	15.00T
	Miscellaneous	Hardware for gate mounts	1	75.00	75.00T
	Labor	Labor (2 Hour Minimum) Includes Travel for Parts and Services	7	124.00	868.00T

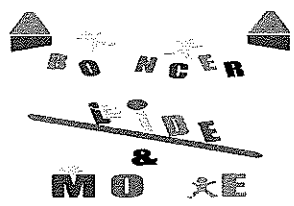
Includes four trips. Found that the limit cam plastic had completely fallen apart on the exit primary operator. On return trip replaced cam and switches. The control board had burned out on primary entrance gate and had to be replaced. Replaced control board on third trip and fourth changed out the mounting hardware from rivets to bolts.

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	1,950.00
TAX	0.00
TOTAL	1,950.00
BALANCE DUE	\$1,950.00

Approved RECDD 2
Submitted to AP 10.28.24
By Kevin McKendree
Kevin McKendree

RECEIVED
OCT 28 2024
BY: _____



Bouncers, Slides, and More Inc.
 1915 Bluebonnet Way
 Fleming Island, FL
 32003

Invoice

Date: November 15th, 2024
 Invoice Number: 11152024.08

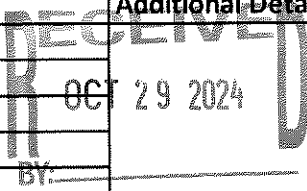
Name / Address

Attn: Kim Fatuch
 River's Edge CDD 2
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Additional Details

Approved CDD II
 Submitted to AP on 10.29.24
 by Kimberly Fatuch

Kimberly Fatuch



	Description	Quantity	Rate	Discount	SubTotal	Extended
1	3 hrs. Foam Machine	1	\$750.00		\$600.00	\$600.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$600.00
		Sales Tax (0.0%)				n/a
		Total				\$600.00



ACCOUNT NAME Rivers Edge II Cdd		ACCOUNT # 759957	PAGE # 1 of 1
INVOICE # 0006701130	BILLING PERIOD Sep 1- Sep 30, 2024	PAYMENT DUE DATE October 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$1,683.88	

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.

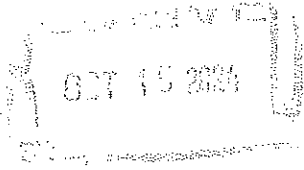
Date	Description	Amount
9/1/24	Balance Forward	\$1,080.20

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
9/12/24	SAG St Augustine Record	10545933	SAR - Rivers Edge Rulemaking		1	3,0000 x 6.5 in	\$320.24

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/3/24	10516124	SAG St Augustine Record	FY 2024/2025		\$106.72
9/11/24	10544494	SAG St Augustine Record	Rivers Edge II Rule Development		\$84.96
9/27/24	10593086	SAG St Augustine Record	October Meetings	October Meetings	\$91.76



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	\$1,683.88
Service Fee 3.99%	\$67.19
*Cash/Check/ACH Discount	-\$67.19
*Payment Amount by Cash/Check/ACH	\$1,683.88
Payment Amount by Credit Card	\$1,751.07

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Rivers Edge II Cdd		ACCOUNT NUMBER 759957		INVOICE NUMBER 0006701130		AMOUNT PAID \$603.68
CURRENT DUE \$603.68	30 DAYS PAST DUE \$1,080.20	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* \$1,683.88
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$1,751.07
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000759957000000000000067011300016838867172

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 Classified Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

09/12/2024

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 09/12/2024

Legal Clerk

Keegan Moran

Mariah Verhagen

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$320.24

Tax Amount: \$0.00

Payment Cost: \$320.24

Order No: 10545933

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 RULEMAKING BY THE
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors (the "Board") of the Rivers Edge II Community Development District (the "District") on **October 16, 2024, at 9:00 a.m., at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259**. Prior Notice of Rule Development was published in a newspaper of general circulation on September 11, 2024.

In accordance with Chapters 120 and 190, *Florida Statutes*, the District hereby gives notice of its intent to adopt revised *Policies Governing the River Club Facilities* (the "Amenity Policies") and establish revised rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenity Rates").

The purpose and effect of the Amenity Policies and Amenity Rates are to provide for efficient and effective District operations of the District's Amenities and other properties by setting rules, rates, and fees relevant to implementation of the provisions of Section 190.035, *Florida Statutes*. General legal authority for the District to adopt the proposed revised Amenity Policies and Amenity Rates include Chapters 120 and 190, *Florida Statutes*, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, *Florida Statutes*, as amended. The proposed Amenity Rates include:

	Current	Proposed
Rental fee for non-motorized watercraft vessels	\$5 (2-hour period per vessel)	\$10 (2-hour period per vessel)
River Club Café Rental	\$75	Repeal (no longer available to rent)
Deposit for Facility Rentals	\$500	\$250

A preliminary copy of the proposed revised Amenity Policies and Amenity Rates may be obtained, without cost, by contacting the District Manager's Office, c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092; Ph: (904) 940-5850.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Office at least three (3) business days before the hearing by contacting the District Manager at (904) 940-5850. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Manager's Office.

District Manager

Run Date: September 12, 2024

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:

09/03/2024

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 09/03/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$106.72	
Tax Amount:	\$0.00	
Payment Cost:	\$106.72	
Order No:	10516124	# 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

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

The Board of Supervisors of the Rivers Edge III Community Development District will hold their regular meetings for Fiscal Year 2024/2025 at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259 at 9:00 a.m., with the meetings of the Rivers Edge II Board of Supervisors immediately following on the third Wednesday of each month unless otherwise indicated as follows:

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

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for Community Development Districts. The meetings, individually, may be continued to a date, time, and place to be specified on the record at the individual meeting. A copy of the agenda for one or both of these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 or by visiting the District's website, www.RiversEdge2CDD.com or www.RiversEdge3CDD.com.

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

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
District Manager
#10516124; 9/3/2024

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:

09/11/2024

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 09/11/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$84.96	
Tax Amount:	\$0.00	
Payment Cost:	\$84.96	
Order No:	10544494	# 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 RULE DEVELOPMENT BY THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its ownership and/or operation of certain improvements, including recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenities"), the Rivers Edge II Community Development District (the "District") hereby gives notice of its intent to adopt revised Policies Governing the River Club Facilities (the "Amenity Policies") and establish revised rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenity Rates"). The purpose and effect of the Amenity Policies and Amenity Rates are to provide for efficient and effective District operations of the District's Amenities and other properties by setting rules, rates, and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed revised Amenity Policies and Amenity Rates include Chapters 120 and 190, Florida Statutes, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended.

A public hearing on the adoption of the proposed Amenity Policies and Amenity Rates will be conducted by the District on October 16, 2024, at 9:00 a.m., at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259. A preliminary copy of the proposed revised Amenity Policies and Amenity Rates may be obtained, without cost, by contacting the District Manager's Office, c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092; Ph: (904) 940-5850.

District Manager
Run Date: September 11, 2024
#10544494; 9/11/2024

LOCALiQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Rivers Edge Ii Cdd
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:

09/27/2024

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 09/27/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$91.76
Tax Amount: \$0.00
Payment Cost: \$91.76
Order No: 10593086 # of Copies:
Customer No: 759957 1
PO #: October Meetings

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT & RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETINGS

Notice is hereby given that the Board of Supervisors ("Board") of the Rivers Edge III Community Development District ("RE3") will hold a regular meeting on Wednesday, October 9, 2024, at 9:00 a.m., with the meeting of the Board of Supervisors of the Rivers Edge II Community Development District immediately following conclusion of RE3, each at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida, where the Boards may individually consider any business that may properly come before it ("Meetings"). Electronic copies of the agendas for one or both meetings may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 ("District Manager's Office") and will also be available on the District's websites, www.RiversEdge2CDD.com and www.RiversEdge3CDD.com.

The Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meetings may be continued to a date, time, and place to be specified on the record at such Meetings.

Any person requiring special accommodations at the Meetings because of a disability or physical impairment should contact the District Manager's Office at least three business days prior to the Meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jim Oliver
District Manager
#10593086 09/27/2024

MARIAH VERHAGEN
Notary Public
State of Wisconsin



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 # 5234588507
 Invoice Date 10/14/2024
 Credit Terms NET 30 DAYS
 Customer # 12663109
 Cintas Route LOC #0292 ROUTE 0009
 Order # 7050999949
 Payer # 10596960

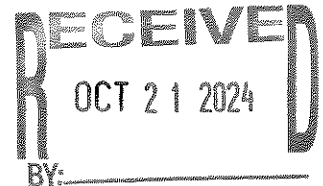
Bill To RIVERTOWN COMMUNITY ASSOCIAION
 RIVERS EDGE COMMUNITY
 DEVELOPMT DIS
 STE 114
 475 W TOWN PL
 ST AUGUSTINE, FL 32092-3649

Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit 000000000009585183	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	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
101239	FIRST AID CREAM SMALL	1 BAG	\$10.81	\$10.81	
1030700	EMERGENCY NOSEBLEED TREATMENT	1 EA	\$23.05	\$23.05	
	Unit Subtotal:			\$44.31	
Unit 000000000009605930	Unit Description: KITCHEN #7873				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
70115	AED NOT ACCESSIBLE	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			\$67.26	
	Tax			\$0.00	
	Invoice Total			\$67.26	

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

Approved RECDD 2
 Submitted to A/P 10-21-24
 By Richard Losco
Richard Losco

Note



Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
10/16/2024	4

Bill To
Rivers Edge II CDD C/O GMS, LLC

Terms	Due Date
	10/16/2024

Description	Amount
Amortization Schedule Series 2020 11-1-24 Prepay \$5,000	100.00
Amortization Schedule Series 2021 11-1-24 Prepay \$5,000	100.00

RECEIVED
OCT 22 2024
BY: _____

Total	\$200.00
Payments/Credits	\$0.00
Balance Due	\$200.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

INVOICE



Customer	Rivers Edge II Community Development District
Acct #	839
Date	08/27/2024
Customer Service	Kristina Rudez
Page	1 of 1

Rivers Edge II Community Development District
 c/o Governmental Management Services
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Payment Information	
Invoice Summary	\$ 81,068.00
Payment Amount	
Payment for:	Invoice#24842
100124730	

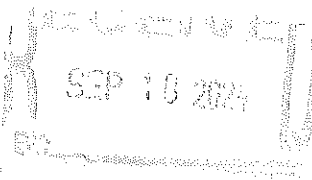
Thank You

Please detach and return with payment



Customer: Rivers Edge II Community Development District

Invoice	Effective	Transaction	Description	Amount
24842	10/01/2024	Renew policy	Policy #100124730 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Renew policy Due Date: 8/27/2024	81,068.00



Total

\$ 81,068.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors
 P.O. Box 748555
 Atlanta, GA 30374-8555

(321)233-9939

scimer@egisadvisors.com

Date

08/27/2024



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
160 Riverglade Run
St. Johns, FL 32259

001909-0002-006

9/1/2024

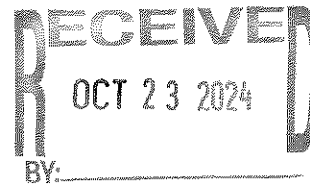
C-6156

Amount Paid:

Contract Number	PO Number	Invoice Date	Invoice Number	Due Date	Contractors License #
001909-0002-006		9/1/2024	C-6156	10/01/2024	CAC1822034

Semi-Annual Refrigeration mechanical maintenace as per the agreement.

Approved RECDD 2
Submitted to A/P 10-23-24
By Richard Losco
Richard Losco



For dates between: 09/01/24 - 03/01/25

Sub Total:	155.91
Tax:	0.00
Total:	155.91



Robbin Tungett
 9438 Beauclerc Ter
 Jacksonville, FL 32257-5705 United States

Invoice #Santa-120824

Issue date
 Oct 15, 2024

Invoice #Santa-120824

We look forward to working with you and the residents of Rivertown Community!

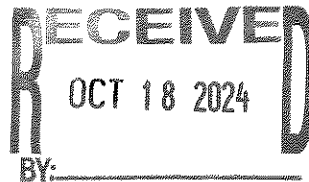
Customer	Invoice Details	Deposit	Balance
Kimberly Fatuch Rivers Edge CDD II kfatuch@vestapropertyservices.com 475 West Town PL Suite 114 St Augustine, FL 32092	PDF created October 18, 2024 \$450.00 Service date December 8, 2024	Due Oct 18, 2024 \$100.00	Due December 2, 2024 \$350.00

Items	Quantity	Price	Amount
Santa Visit <i>Dec 8th, 2024, 9am - 12pm</i> <i>160 RiverGlade Run St. Johns, FL 32259</i>	1	\$350.00	\$350.00
Mrs Claus Visit	1	\$100.00	\$100.00
Subtotal			\$450.00
Total Due			\$450.00

Deposit		\$100.00
Unpaid • Due on Oct 18, 2024		
Balance		\$350.00
Unpaid • Due on Dec 2, 2024		

Approved RECDD II
 Submitted to AP on 10.18.24
 by Kimberly Fatuch

Kim Fatuch



Pay online

To pay your invoice go to <https://squareup.com/u/R4kiTeRv>
 Or open the camera on your mobile device and place the QR code in the camera's view.



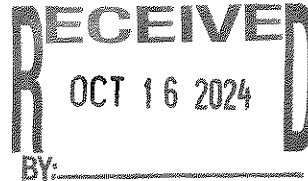
INVOICE

KILINSKI | VAN WYK

Invoice # 10590
Date: 10/16/2024
Due On: 11/15/2024

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	09/03/2024	Review and revise notice of rulemaking and rule development.	0.20	\$305.00	\$61.00
Service	MGH	09/03/2024	Further prepare, finalize, and distribute rulemaking and rule development notices for upcoming public hearing on revised Amenity Policies; review and analyze draft agenda for September 18, 2024 special joint meeting.	0.30	\$280.00	\$84.00
Service	MGH	09/04/2024	Review and analyze bond counsel guidance regarding amenity management and profit-sharing; review and analyze Vesta correspondence regarding management fee, employee incentive, and profit sharing provisions; review draft agenda for September 18, 2024 Board meeting and joint meeting and note legal follow-up items.	0.60	\$280.00	\$168.00
Service	LG	09/06/2024	Review draft agenda.	0.20	\$305.00	\$61.00
Service	LG	09/10/2024	Review and provide comments to August minutes.	0.30	\$305.00	\$91.50
Service	MGH	09/10/2024	Review and analyze Vesta's proposed revisions to form of amenity management agreement and exhibits.	0.20	\$280.00	\$56.00
Service	LG	09/16/2024	Review agenda and prepare for Board meeting; advise regarding new supervisor oath requirements.	0.50	\$305.00	\$152.50
Service	LG	09/18/2024	Travel to and attend board meeting and	2.50	\$305.00	\$762.50

joint meeting.						
Expense	RB	09/18/2024	Travel: Mileage LG	89.50	\$0.67	\$59.97
Expense	RB	09/18/2024	Travel: Hotel LG	1.00	\$39.38	\$39.38
Expense	RB	09/18/2024	Travel: Meals LG	1.00	\$7.28	\$7.28
Service	LG	09/20/2024	Review and provide comments to September minutes.	0.30	\$305.00	\$91.50
Service	LG	09/23/2024	Prepare resolution rescheduling hearing on amenity rules; revise joint meeting minutes.	0.40	\$305.00	\$122.00
Service	MGH	09/23/2024	Review and analyze additional Vesta comments to draft agreement for amenity management services.	0.20	\$280.00	\$56.00
Service	LG	09/25/2024	Review draft agenda and status of follow-up items.	0.20	\$305.00	\$61.00
Service	MGH	09/25/2024	Review draft agenda for October 9, 2024 Board meeting and note legal follow-up items.	0.20	\$280.00	\$56.00
Service	LG	09/26/2024	Review and revise addendum to Flock Security agreement.	0.20	\$305.00	\$61.00
Service	MGH	09/26/2024	Review, analyze, and provide comments to proposal and contract documents provided by Flock Security; prepare Addendum to Master Services Agreement with Flock Security.	0.40	\$280.00	\$112.00
Service	LG	09/30/2024	Review HOA parking restrictions legislative change; review updated Flock Safety agreement.	0.30	\$305.00	\$91.50
Non-billable entries						
Service	MGH	09/18/2024	Prepare for and attend Board meeting and joint Board meeting regarding security matters.	4.60	\$280.00	\$448.00
Expense	RB	09/18/2024	Travel: Mileage MGH	18.33	\$0.67	\$12.28
Service	MGH	09/20/2024	Review District Manager meeting notes from September 18, 2024 Board meeting; review draft meeting minutes.	0.30	\$280.00	\$84.00
					Total	\$2,194.13

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10590	11/15/2024	\$2,194.13	\$0.00	\$2,194.13
Outstanding Balance				\$2,194.13
Total Amount Outstanding				\$2,194.13

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

Please pay within 30 days.

INVOICE

Invoice From

PHOTO BOOTH

St. Johns

Photobooth St. Johns

photoboothstjohns@gmail.com

904-640-9139

Invoice For Rivers Edge CDD II
475 W Town Pl Suite 114
St. Augustine, FL 32092

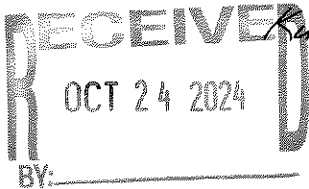
Invoice Number 20241023-01
Invoice Date October 23, 2024
Event Date December 7, 2024
Final Payment Due November 30, 2024

Description	Quantity	Unit Price	Amount
Drop-Off Saturday, December 7, 2024: Package Includes: What is included: <ul style="list-style-type: none">• Delivery & Set-Up, Breakdown and Pick-Up (up to 20 miles one-way)• Unlimited Digital Photos and GIFs• Instant Photo Sharing via Text, Email or QR Code• Photo Gallery (access to all photos taken at the event)	1	\$399	\$399
Discount code: RIVERTOWN	1	\$-50	\$-50 T

Approved CDD II
Submitted to AP on 10.24.24
by Kimberly Fatuch

Total Cost

\$349



Kimberly Fatuch

This invoice was generated on October 23, 2024 at 3:51 PM EDT



October 21, 2024
Project No: P0113094.70
Invoice No: 53463

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 September CDD meeting.
Professional Services from September 01, 2024 to September 30, 2024

Expense Billing

Reimbursable Expenses			
Travel - Reimbursable - Mileage		8.90	
Travel - Reimbursable- Mileage Client OV		4.50	
Total Reimbursables	1.15 times	13.40	15.41
	Total this Task		\$15.41

Task 1: O & M

Professional Personnel			
	Hours	Rate	Amount
Vice President	1.50	250.00	375.00
Totals	1.50		375.00
Total Labor			375.00
	Total this Task		\$375.00
	Total this Invoice		\$390.41

RECEIVED
OCT 22 2024
BY: _____

Rivers Edge CDD

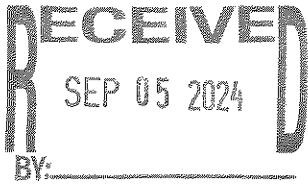
475 West Town Place, Suite 114
St. Augustine FL 32092
Phone (904) 940-5850 Fax (904) 940-5899

INVOICE

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

Bill To:

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

DESCRIPTION	AMOUNT
Cost Share-Landscaping for September 2024 1.320.57200.49100 <div style="text-align: center;">  </div>	\$ 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!

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

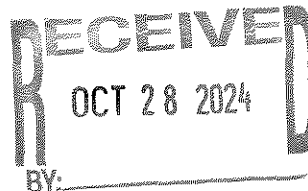
INVOICE 1091
DATE 10/14/2024
DUE DATE 11/14/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Provided and installed new GFCI receptacle in Riverplace kitchen for new dishwasher. Installed new wire and terminated on existing spare circuit breaker.	1	675.00	675.00

SUBTOTAL	675.00
TAX	0.00
TOTAL	675.00
BALANCE DUE	\$675.00

Approved RECDD 2
Submitted to AP 10.28.24
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: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 619659203
 DATE: 10/07/2024
 ORDER: 619659203

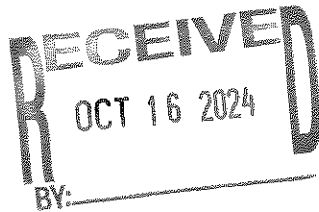
Bill To: [275347]
 Rivers Edge CDD
 Richard Losco
 475 West Town Place
 Suite 114
 Saint Augustine, FL 32092-3648

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
10/07/2024	10:22 AM	ANTS, FIRE ANT, MICE,		10:22 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/07/2024		11:47 AM



Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$118.67
		SUBTOTAL \$118.67
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$118.67
Approved CDD 2 Submitted to A/P 10-16-24 By Richard Losco <i>Richard Losco</i>		AMOUNT DUE \$118.67
		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.

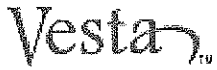
I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

© 2016 Turner Pest Control LLC. All Rights Reserved.

VENDOR: 904-355-6300

3025



Invoice

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

Invoice # 422132
Date 10/01/2024
Terms Net 30
Due Date 10/31/2024
Memo Rivers Edge CDDI

Bill To

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

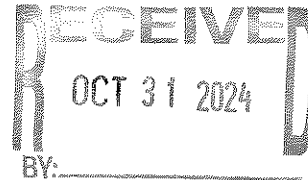
Description	Quantity	Rate	Amount
General management services	1	3,899.42	3,899.42
Field Ops	1	3,286.50	3,286.50
Lifestyle services	1	3,610.75	3,610.75
Amenity management services	1	2,469.33	2,469.33
Facility maintenance services	1	8,593.58	8,593.58
Janitorial services	1	2,739.58	2,739.58
Facility Attendant	1	9,487.67	9,487.67

Thank you for your business.

Total 34,086.83

Corbin deNagy

10/31/2024





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

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

Invoice Number	249852310
Customer Number	C3178877
Invoice Date	10/16/2024
Due Date	11/15/2024
Order Date	10/15/2024
Order Number	S147621515
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
CPC96987	MULTI-USE CLEANER, LEMON SCENT, 169 OZ BOTTLE, 3/CARTON	4	EA	12.99	51.96
CLO32263	BLEACH, CLOROMAX, 81OZ, 6/CT	1	CT	54.99	54.99

SUBTOTAL: 106.95
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 106.95
Total Due: 106.95

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 10-21-24
By Richard Losco

Richard Losco

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

RECEIVED
OCT 21 2024
BY: _____

Remittance Section	
Customer Number	C3178877
Invoice Number	249852310
Invoice Date	10/16/2024
Terms	Net 30
Total Due	106.95

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



W.B.MASON CO., INC.
59 Centre St - Brockton, MA 02301-4014
800-242-5892
Address Service Requested

for correspondence only
888-WB-MASON www.wbmason.com

STATEMENT OF ACCOUNT

Customer Number	C3202072
Statement Number	STMT67040735
Statement Date	10/02/2024

PLEASE PAY ON OUR WEBSITE OR SEND PAYMENT TO:

**W.B. MASON CO., INC.
P.O. BOX 981101
Boston, MA 02298-1101**

39069 1 AB 0,693 E0027X 10027 D13453455428 S2 P10504524 0001:0001



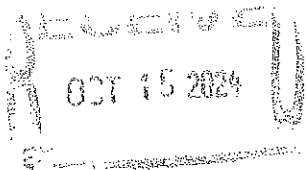
RIVERS EDGE CDD2-RIVER CLUB RESTAURANT
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Account Statement

The following items are open as of the statement date.
This statement may be used for payment.

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE
1,400.00	0.00	0.00	0.00	0.00

TRANS DATE	TRANSACTION NUMBER	SALES ORDER	CUSTOMER REFERENCE	TRANS TYPE	ORIGINAL AMOUNT	PAID OR ADJUSTED	OPEN AMOUNT
09/23/2024	249319518	S146782128		Invoice	1,400.00	0.00	1,400.00
BALANCE DUE:							\$1,400.00



W.B. MASON CO., INC.
P.O. BOX 981101
Boston, MA 02298-1101

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

RIVERS EDGE CDD2-RIVER CLUB RESTAURANT
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Remittance Section

Customer Number	C3202072
Statement Number	STMT67040735
Statement Date	10/02/2024
Total Due	1,400.00

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

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

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/13/24	00007	10/30/24 87185	202410 600-53800-60100	RPLC CHAIRS RIVERCLUB FLORIDA BACKYARD BY EBEL INC	*	3,655.00	3,655.00 000010
11/14/24	00002	10/30/24 10302024	202410 600-20700-10100	APP 1 CT LIGHTING RIVERS EDGE CDD CAPITAL RESERVE	*	61,772.80	61,772.80 000011
11/14/24	00002	11/08/24 11082024	202411 600-20700-10100	APP 2 CT LIGHTING RIVERS EDGE CDD CAPITAL RESERVE	*	25,893.20	25,893.20 000012
TOTAL FOR BANK A						91,321.00	
TOTAL FOR REGISTER						91,321.00	

RED2 RIVERS EDGE II OKUZMUK

Florida Backyard by Ebel Inc.

8270 Arlington Expressway
 Jacksonville, FL 32211
 904.722.1885
 info@flbackyard.com

FLORIDA BACKYARD

ALLIANCE FOR RESTORATION AND CONSERVATION

Invoice

Date	S.O. No.
10/30/2024	87185

Bill To:
 Rivers Edge CDD 2
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

 904-607-1038

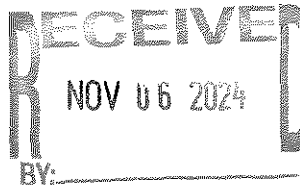
Info:
Pick Ups:
 Please provide 24 hour notice prior to picking up.
 Warehouse Hours: Monday-Friday 10am-4pm

Deliveries:
 We will always contact you to confirm delivery dates.

Item	Description	P.O. No.	Rep	Est Completion
		87185	BP	11/30/2024
		Ordered	Rate	Amount
SC-301-03 Delivery	Coastline Harbor View Adirondack, Natural Delivery - Delivering Scheduled for TBD (Wednesday) Delivering too: 160 River Glade Run St Johns, FL 32259	10	349.00 165.00	3,490.00T 165.00
		Subtotal		\$3,655.00
Signature _____ Date _____		Sales Tax (0.0%)		\$0.00
		Total		\$3,655.00

Thank you - we appreciate your business!

Approved RECDD 2
 Submitted to AP 11.6.2024
 By Kevin McKendree
Kevin McKendree



Rivers Edge II
COMMUNITY DEVELOPMENT DISTRICT

Capital Reserve Fund

Check Request

RECEIVED
OCT 30 2024
BY: _____

Date	Amount	Authorized By
October 30, 2024	\$61,772.80	Corbin deNagy

Payable to:

Rivers Edge CDD Capital Reserve Fund #2

Date Check Needed:

Budget Category:

ASAP	002.600.20700.10100
------	---------------------

Intended Use of Funds Requested:

Cost Share 1/3 related to the following:
Pickeball Courts & Basketball Lighting pay app 1 from Bragdon Builders, LLC
<i>(Attach supporting documentation for request.)</i>

OWNER'S CERTIFICATE OF PARTIAL PAYMENT

Contractor (Name and Address):
 Brogdon Builders, LLC
 6919 Distribution Ave S Unit 4
 Jacksonville, FL 32256
 Contractor Federal I.D. No: 47-4634262

Request No: 1
 For Period Starting: 9/9/24 Ending: 9/30/24

Project Number: _____

Project Name: Rivers Edge CDD Pickleball Courts

NTP September 9, 2024

Base Contract Calendar Days:	120
Adjusted Days by Change Order:	0
Revised Contract Days:	
Elapsed Days to Date:	21
Net Days Remaining:	99
Estimated Days Ahead (+) or Behind (-):	

Original Contract Sum.....	\$ 342,048.00
Change Orders (Net).....	\$
Contract Sum To Date.....	\$ 342,048.00
Completed To Date.....	\$ 195,072.00
Materials Stored.....	\$ 0.00
Total Completed & Stored.....	\$ 195,072.00
Less Retainage 5%.....	\$ 9,753.60
TOTAL.....	\$ 185,318.40
Less Previous Certificates.....	
Balance To Finish.....	\$ 146,976.00

Approved Change Orders (Attach additional pages if required)			
CO#	\$ AMOUNT	CO#	\$ AMOUNT
001	\$0.00	011	\$0.00
002	\$0.00	012	\$0.00
003	\$0.00	013	\$0.00
004	\$0.00	014	\$0.00
005	\$0.00	015	\$0.00
006	\$0.00	016	\$0.00
007	\$0.00	017	\$0.00
008	\$0.00	018	\$0.00
009	\$0.00	019	\$0.00
010	\$0.00	020	\$0.00
Subtotal	\$0.00	Subtotal	\$0.00
Total Net Change Orders \$		0.00	

THIS CERTIFICATE PAY THIS AMOUNT	\$ 185,318.40
TOTAL PAID THIS CERTIFICATE TO MBE:	\$0.00

CERTIFICATION BY THE CONTRACTOR: According to the best of my knowledge and belief, I certify that all items and amounts shown on the face of this Application are correct, that all work has been performed and material supplied in full accordance with the terms and conditions of the Contract, and that all materialmen, laborers and subcontractors, as defined in Chapter 713.01, Florida Statutes, have been paid the amounts due them out of any previous payments made to the contractor by the Owner. Further, I agree to promptly pay each materialmen, laborer and subcontractor, as defined in Chapter 713.01, Florida Statutes, upon receipt of payment from the Owner, out of the amount paid to me on, account of such materialman's laborer's or subcontractor's work, the amount to which said materialman, laborer and subcontractor is entitled, reflecting the percentage actually retained, if any, from payments to myself on account of such materialman's, laborer's and subcontractor's work.

CONTRACTOR [Signature] By: Clayton Brogdon
 (Contractor must sign in the presence of a Notary) (Type Name)

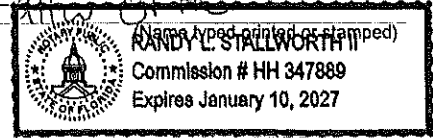
STATE OF FL
 COUNTY OF St Johns The foregoing instrument was acknowledged before me this 9-25-24
 (date)

by Clayton Brogdon of Brogdon Builders
 (name of officer or agent, title of officer or agent) (name of corporation acknowledging)

a FL corporation, on behalf of the corporation. He/she is personally known to me or has produced
 (state or place of incorporation)
FLDL as identification.
 (type of identification)

Randy Stallworth
 (Signature of Notary)
Randy Stallworth

Owner Signature and Date: _____



CONTRACTOR: Brogdon Builders, LLC

PAGE: 1 OF 1

PROJECT #: Rivers Edge CDD Pickleball Courts

DATE: 9/30/2024

PROJECT NAME: Rivers Edge CDD Pickleball Courts

PROJECT MGR: Clayton Brogdon/Marc Hoffmann

LOCATION: 120 Landing

SCHEDULED SUB. COMPLETION: 12/16/2024

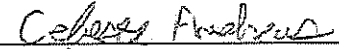
WORK COMPLETED THIS PERIOD AS OF DATE: 9/30/2024

FUND TYPE: _____

A Item Number	B Description of Work	C Scheduled Value	G Work Completed				H Balance to Finish (C-G)	J Retainage (5%)			L Amount Payable This Period (G-I)
			D Previous Application	E This Period	Total Completed (D+E)	Percentage Completed (G/C)		I Previous Retainage	Less This Period Retainage	K Total Retainage Withheld (I+J)	
1	General Conditions	48,160.00		35,560.00	35,560.00	73.94%	12,600.00	0.00	1,778.00	1,778.00	33,782.00
2	Courts/Fencing	160,049.00		116,256.00	116,256.00	72.64%	43,792.00	0.00	5,812.60	5,812.60	110,443.20
3	Concrete Sidewalks	28,000.00		0.00	0.00	0.00%	28,000.00	0.00	0.00	0.00	
4	Landscaping/Tree Removal	25,200.00		11,000.00	11,000.00	43.65%	14,200.00	0.00	550.00	550.00	10,450.00
5	Alternate #1 Pickleball Court Lighting	43,120.00		17,248.00	17,248.00	40.00%	25,872.00	0.00	862.40	862.40	16,385.60
6	Alternate #2 Basketball Court Lighting	37,520.00		15,008.00	15,008.00	40.00%	22,512.00	0.00	750.40	750.40	14,257.60
PAGE TOTAL:		342,049.00	0.00	195,072.00	195,072.00	57.03%	146,976.00	0.00	9,753.60	9,753.60	185,318.40



 Brogdon Builders, LLC



 Chelsea Andrews
 Architect
 Engineer

 Owner

**UNCONDITIONAL WAIVER AND RELEASE
UPON PROGRESS PAYMENT**

STATE OF FLORIDA }
COUNTY OF St Johns }

The undersigned, in consideration of the sum of \$185,318.40 hereby waives and releases any and all claims, liens, claims of lien, lien rights, demands, unsigned or disputed change orders, and causes of action of all kind and character in any way related to the below referenced project for labor, services, or materials furnish 9-30-24 to Brogdon Builders, LLC on the job of Rivers Edge CDD to the following property: _____

Rivers Edge Pickleball Courts and
Basketball Lighting
120 Landing St
St Johns, FL 32259

This waiver and release does not cover any earned but unpaid retainage nor any amounts due for labor, services, or materials furnished after the date specified.

Dated this 25 day of Sept, 2024.

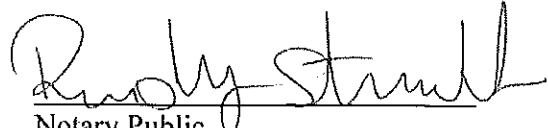
LIENOR'S NAME HERE

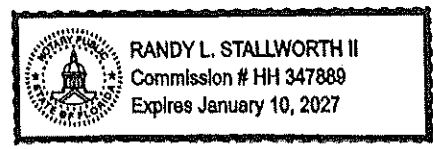


By: Clayton Brogdon

Its: Manager

Sworn to and subscribed before me this 25 day of Sept 2024, by Clayton Brogdon, the Manager of Brogdon Builders, () who is personally known to me or has produced FLDL as identification and says he/she is authorized to execute the forgoing waiver and release of lien on behalf of said lienor and that the statements contained herein are true and correct.


Notary Public
State of Florida at Large
My Commission expires: January 10, 2027



Rivers Edge II
COMMUNITY DEVELOPMENT DISTRICT

RECEIVED
NOV 08 2024
BY: _____

Capital Reserve Fund

Check Request

Date	Amount	Authorized By
November 8, 2024	\$25,893.20	Corbin deNagy

Payable to:

Rivers Edge CDD Capital Reserve Fund #2

Date Check Needed:

Budget Category:

ASAP	002.600.20700.10100
------	---------------------

Intended Use of Funds Requested:

Cost Share 1/3 related to the following:
Pickeball Courts & Basketball Lighting pay app 2 from Bragdon Builders, LLC
(Attach supporting documentation for request.)

OWNER'S CERTIFICATE OF PARTIAL PAYMENT

Contractor (Name and Address):
Brogdon Builders, LLC
 6919 Distribution Ave S Unit 4
 Jacksonville, FL 32256
 Contractor Federal I.D. No:

47-4634262

Request No: 2
 For Period Starting: 9/30/24 Ending: 10/30/24

Project Number: _____

Project Name: Rivers Edge CDD Pickleball Courts

NTP September 9, 2024

Base Contract Calendar Days:	120
Adjusted Days by Change Order:	0
Revised Contract Days:	
Elapsed Days to Date:	51
Net Days Remaining:	69
Estimated Days Ahead (+) or Behind (-):	

Original Contract Sum.....	\$	342,048.00
Change Orders (Net).....	\$	
Contract Sum To Date.....	\$	342,048.00
Completed To Date.....	\$	276,840.00
Materials Stored.....	\$	0.00
Total Completed & Stored.....	\$	276,840.00
Less Retainage 5.00 %.....	\$	13,842.00
TOTAL.....	\$	262,998.00
Less Previous Certificates.....		185,318.40
Balance To Finish.....	\$	65,208.00
THIS CERTIFICATE PAY THIS AMOUNT	\$	77,679.60
TOTAL PAID THIS CERTIFICATE TO MBE:		\$0.00

Approved Change Orders (Attach additional pages if required)			
CO#	\$ AMOUNT	CO#	\$ AMOUNT
001	\$0.00	011	\$0.00
002	\$0.00	012	\$0.00
003	\$0.00	013	\$0.00
004	\$0.00	014	\$0.00
005	\$0.00	015	\$0.00
006	\$0.00	016	\$0.00
007	\$0.00	017	\$0.00
008	\$0.00	018	\$0.00
009	\$0.00	019	\$0.00
010	\$0.00	020	\$0.00
Subtotal	\$0.00	Subtotal	\$0.00
Total Net Change Orders \$		0.00	

CERTIFICATION BY THE CONTRACTOR: According to the best of my knowledge and belief, I certify that all items and amounts shown on the face of this Application are correct, that all work has been performed and material supplied in full accordance with the terms and conditions of the Contract, and that all materialmen, laborers and subcontractors, as defined in Chapter 713.01, Florida Statutes, have been paid the amounts due them out of any previous payments made to the contractor by the Owner. Further, I agree to promptly pay each materialman, laborer and subcontractor, as defined in Chapter 713.01, Florida Statutes, upon receipt of payment from the Owner, out of the amount paid to me on, account of such materialman's laborer's or subcontractor's work, the amount to which said materialman, laborer and subcontractor is entitled, reflecting the percentage actually retained, if any, from payments to myself on account of such materialman's, laborer's and subcontractor's work

CONTRACTOR [Signature] By Clayton Brogdon
(Contractor must sign in the presence of a Notary) (Type Name)


STATE OF FL
 COUNTY OF St Johns The foregoing instrument was acknowledged before me this 10-28-24
(date)

by Clayton Brogdon of Brogdon Builders
(name of officer or agent, title of officer or agent) (name of corporation acknowledging)

a FL corporation, on behalf of the corporation He/she is personally known to me or has produced
(state or place of incorporation)

DRIVERS LICENSE as identification [Signature]
(type of identification) (Signature of Notary)

Owner Signature and Date:



MICHAEL GAGEL (Name typed printed or stamped)
 Commission # HH 585478
 Expires August 21, 2028

CONTRACTOR: Brogdon Builders, LLC

PAGE: 1 OF 1

PROJECT #: Rivers Edge CDD Pickleball Courts

DATE: 10/30/2024

PROJECT NAME: Rivers Edge CDD Pickleball Courts

PROJECT MGR: Clayton Brogdon/Marc Hoffmann


LOCATION: 120 Landing

SCHEDULED SUB. COMPLETION: 12/16/2024

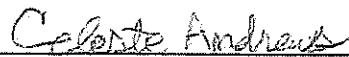
WORK COMPLETED THIS PERIOD AS OF DATE: 10/30/2024

FUND TYPE: _____

A Item Number	B Description of Work	C Scheduled Value	D Previous Application	E This Period	G Work Completed			I Retainage (5%)			L Amount Payable This Period (G-I)
					F Total Completed (D+E)	H Percentage Completed (G/C)	J Balance to Finish (C-G)	K Previous Retainage	L Less This Period Retainage	M Total Retainage Withheld (I+J)	
1	General Conditions	48,160.00	35,580.00	10,000.00	45,580.00	94.60%	2,600.00	1,778.00	500.00	2,278.00	9,500.00
2	Courts/Fencing	160,048.00	116,256.00	13,440.00	129,696.00	81.04%	30,352.00	5,812.80	672.00	6,484.80	12,768.00
3	Concrete Sidewalks	28,000.00	0.00	28,000.00	28,000.00	100.00%	0.00	0.00	1,400.00	1,400.00	28,600.00
4	Landscaping/Tree Removal	25,200.00	11,000.00	14,200.00	25,200.00	100.00%	0.00	550.00	710.00	1,260.00	13,480.00
5	Alternate #1 Pickleball Court Lighting	43,120.00	17,248.00	6,624.00	25,872.00	60.00%	17,248.00	862.40	431.20	1,293.60	8,192.80
6	Alternate #2 Basketball Court Lighting	37,520.00	15,008.00	7,504.00	22,512.00	60.00%	15,008.00	750.40	375.20	1,125.60	7,128.80
PAGE TOTAL:		342,048.00	195,072.00	81,768.00	276,840.00	80.94%	65,208.00	9,753.60	4,088.40	13,842.00	77,678.60



 Brogdon Builders, LLC



 Architect
 Engineer

 Owner

**UNCONDITIONAL WAIVER AND RELEASE
UPON PROGRESS PAYMENT**

STATE OF FLORIDA }
COUNTY OF St Johns }

The undersigned, in consideration of the sum of \$77,679.60 hereby waives and releases any and all claims, liens, claims of lien, lien rights, demands, unsigned or disputed change orders, and causes of action of all kind and character in any way related to the below referenced project for labor, services, or materials furnish 10-30-24 to Brogdon Builders, LLC on the job of Rivers Edge CDD to the following property:

Rivers Edge Pickleball Courts and
Basketball Lighting
120 Landing St
St Johns, FL 32259

This waiver and release does not cover any earned but unpaid retainage nor any amounts due for labor, services, or materials furnished after the date specified.

Dated this 28 day of Oct, 2024.

LIENOR'S NAME HERE

[Signature]

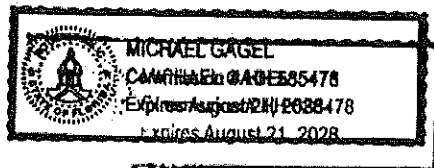
By: Clayton Brogdon

Its: Manager

Sworn to and subscribed before me this 28 day of Oct, 2024, by Clayton Brogdon, the manager of Brogdon Builders, () who is personally known to me or (X) has produced Drivers License as identification and says he/she is authorized to execute the forgoing waiver and release of lien on behalf of said lienor and that the statements contained herein are true and correct.

[Signature]

Notary Public
State of Florida at Large
My Commission expires: 8/21/2028



FIFTH ORDER OF BUSINESS

A.

COST-SHARE STATUS COVER SHEET

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

Proposal: _____

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

Yes (Please proceed to question 2)

No, the entire cost will be paid by: _____
(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: _____

- 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:

Total Proposed
Compensation: \$ _____

Cost Share
Calculation: _____ Rivers Edge
 _____ Rivers Edge II
 _____ 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: _____



Prince Pump and Dump

2837 Seville Court
Jacksonville , FL 32207

Invoice No.: 00000041

Date: 12/4/2024

Ship Via:

Bill To:

Rivers Edge CDD2
475 WEST TOWN PL, SUITE 114
ST. AUGUSTINE, FL 32092

Ship To:

Rivers Edge CDD2
475 WEST TOWN PL, SUITE 114
ST. AUGUSTINE, FL 32092

DESCRIPTION	EX AMOUNT
2) 5hp grinder pumps (myers) 2 year warranty 3 hours labor- remove , replace, test , reset pumps notes : both pumps needs to be replaced , highly recommend maintenance program	\$32,750.00

TAX: \$0.00
Total : \$32,750.00

Terms: Net 14

Comment:

check valve is leaking, needs to be adress in the future

Balance Due: \$32,750.00

Approved RECDD 2
Submitted to AP 12.4.24
By Kevin McKendree

Kevin McKendree

B.

RIVERTOWN

Request for Funds

Date of request : **01/15/24**

Submitted by: **Kevin McKendree**

Project: Painting of the RiverClub's Exterior

The RiverClub's exterior and interior 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. The interior painting includes the café (v ceiling), shiplap in the bathrooms and game room. All quotes are based off using Sherwin Williams Emerald Reserve Rain Refresh paint on the exterior surfaces and Sherwin Emerald Reserve paint on the interior surfaces. This is a cost share item budgeted for FY25 as a Capital Expendature. Please consider the options below.

	Total Estimate	FY25 Budgeted Amount	Variance
Vendor	\$40,390	\$ 40,000.00	\$ (390.00)
Investment Painting	<u>RE 1 Contribution</u>	<u>RE 2 Contribution</u>	<u>RE 3 Contribution</u>
	\$12,811.71	\$13,413.52	\$14,164.77

Scope

Power wash Amphitheater :: Clubhouse :: Kayak Shed :: Dormers :: Eves :: Concrete walkway in front of Club.

Caulk Gaps around windows, trim, lap siding seems and where needed to seal drafts.

Spot Prime Rusty nails with rust reformer primer.

Cover windows with tape and plastic.

Paint Amphitheater :: Clubhouse :: Kayak Shed :: Pump Room Fence :: Dormers :: Trim :: Soffits :: Corbels.

Material

Caulk Sherwin Williams 950 (55)

Exterior Paint Sherwin Williams Emerald Rain Refresh (2 coats)

Exterior Doors Sherwin Williams Emerald Urethane Enamel Paint (2 coats)

Interior Walls Sherwin Williams Emerald Reserve

Interior Trim and Doors Sherwin Williams Scuff Tuff

Warranty

Limited Lifetime manufacturers warranty against peeling, chipping, flaking paint. All labor under normal wear and tear for body and trim for 2 yrs

Notables

	Total Estimate	FY25 Budgeted Amount	Variance
Vendor	\$54,370	\$ 40,000.00	\$ (14,370.00)
Performance Painting	<u>RE 1 Contribution</u>	<u>RE 2 Contribution</u>	<u>RE 3 Contribution</u>
	\$17,246.16	\$18,056.28	\$19,067.56

Scope

Power wash Amphitheater :: Clubhouse :: Kayak Shed :: Dormers :: Eves

Caulk Open gaps and cracks in windows, doors, wall penetrations, siding joints, and transitions.

Spot Prime Rusty nails with rust reformer primer.

Cover windows with tape and plastic.

Paint Amphitheater Ceiling :: Clubhouse :: Kayak Shed :: Pump Room Fence :: Dormers :: Trim :: Soffits :: Corbels.

Material

Caulk Sherwin Williams 950 (55)

Exterior Paint Sherwin Williams Emerald Rain Refresh (2 Coats)

Exterior Doors Sherwin Williams Emerald Urethane Enamel Paint (2 Coats)

Interior Paint Sherwin Williams Emerald Reserve

Interior Doors and Trim Benjamin Moore Scuff X

Warranty

Limited Lifetime manufacturers warranty against peeling, chipping, flaking paint. All labor under normal wear and tear for body and trim for 2 yrs

Notables

1/3 of cost due at start date. Balance paid in full on last day of job.

	Total Estimate	FY25 Budgeted Amount	Variance
Vendor	\$54,890	\$ 40,000.00	\$ (14,890.00)
Five Star Painting	<u>RE 1 Contribution</u>	<u>RE 2 Contribution</u>	<u>RE 3 Contribution</u>
	\$17,411.11	\$18,228.97	\$19,249.92

Scope

Power wash Amphitheater :: Clubhouse :: Kayak Shed :: Dormers :: Eves

Caulk Gaps around windows, trim, where needed to seal drafts.

Spot Prime Bare wood and metal to seal and protect from moisture

Cover windows with tape and plastic.

Paint Amphitheater Ceiling :: Clubhouse :: Kayak Shed :: Pool Pump Fence :: Soffits :: Rafter tails :: Facia boards :: Beams

Corbels :: Siding :: Paneling :: Wood Trim :: Exterior Ceilings :: Posts :: Doors and Jams

Material

Caulk Sherwin Williams 950 (55)

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 II 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, Amphitheater Roof Frame, and Pump Fence.

Total Proposed Compensation: \$ _____

Cost Share Calculation: _____ Rivers Edge
 _____ Rivers Edge II
 _____ 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: _____



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 Marris
Performance Painting Contractors, Inc.
mmarris@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 <input type="checkbox"/> DED <input type="checkbox"/> 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:		

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"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED 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) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	EIG537585301	10/3/2024	10/3/2025	X PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> 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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C.

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: Community Garden Renovation

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: Community Garden renovation which includes replacement of beds and soil, and installation of paver flooring.

Total Proposed Compensation: \$ 11,742.87

Cost Share Calculation:	<u>\$3,724.84</u>	Rivers Edge
	<u>\$3,899.81</u>	Rivers Edge II
	<u>\$4,118.22</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: _____

Community Garden Club Project

Product	Quantity	Price	Total
GARDEN BED PRODUCT SIZE <small>Large space for plants to grow</small>			
			
Suitable For All Plants 			
Galv. Powder-coated Steel	9	\$90.00	\$810.00
Soil Change Out			
Product			
Soil Change Out	9	\$381.43	\$3,432.87
Walkway Ground Cover Material			
Product		Price	
Pavers	700 square feet	\$7,500	\$7,500
Total Project Cost			\$11,742.87