Rívers Edge II Community Development Districts

February 19, 2025



Rivers Edge II Community Development District

475 West Town Place, Suite 114 St. Augustine, Florida 32092 www.RiversEdge2CDD.com

February 12, 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, February 19, 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 January 15, 2025 Meeting
 - B. Financial Statements as of December 31, 2024
 - C. Check Register
 - V. Consideration of Cost Share Requests
 - A. Annual Mulch Application for Rivers Edge CDD
 - B. Aquatic Maintenance of Pond 91
 - C. Aquatic Maintenance of Ponds 92-95

- D. Slide Tower and Skirt Repair
- E. Waterfall Grates
- F. Landscape Maintenance of Claiborne Phase
- VI. Consideration of Proposals for a Capital Reserve Study
 - A. Community Advisors
 - B. Custom Reserves
 - C. Dreux Isaac
 - D. Reserve Advisors
- VII. Supervisor Requests
- VIII. Audience Comments
 - IX. Next Scheduled Meeting March 19, 2025 at 9:00 a.m. at the RiverHouse
 - X. Adjournment

PUBLIC CONDUCT: Members of the public are provided the opportunity for public comment during the meeting. Each member of the public is limited to three (3) minutes, at the discretion of the Presiding Officer, which may be shortened depending on the number of speakers. Speakers shall refrain from disorderly conduct, including launching personal attacks; the Presiding Officer shall have the discretion to remove any speaker that disregards the District's public decorum policies. Public comments are not a Q&A session; Board Supervisors are not expected to respond to questions during the public comment period.



A.



Rivers Edge CDD - I, II, and III

Landscape Update for February 2025

General Maintenance

- We have set the clock to run twice a week with the turf going dormant and cold temperatures
- We have Detailed and Cleaned up the Riverhouse and Riverclub.
- o Team is spraying for weeds throughout the community and trimming shrubs.
- o Teams are working on grass cutbacks and removing moss from trees
- We will ensure that all tree suckers are removed from the base of the trees
- o Teams will dead wood oaks throughout as we go through each section this winter season
- o Team has been spraying all mulch beds for clean appearance.
- We are removing as much Moss from trees as we get to each section
- Teams have removed numerous trees and limbs that have fallen at no charge. Larger trees will be proposed for removal by the arbor team.
- 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 will be installed in March along with fresh and rich soil. We raised the beds for a better show. We are installing Vic Blue Salvia, Antiqua Yellow Marigolds, and Pink Begonias. This is my favorite rotation for spring!
 - 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.
- o All clocks are being set to run two times a week due to amount of rain we have had
- o Lead tech is working with IQ system to help system run more efficiently.
- We are setting five day rain delays when we have rain
- Other options are being looked at to make the system more efficient and save on the annual water cost.
 - Items being looked at:
 - Eliminating bubblers on established trees that do not need them anymore
 - Making sure all rain sensors are operational
 - Adding rain sensors to battery operated valves
 - Each area will be different depending on layout and justification of cost.
 - Some will be looked at to be added to a clock with wiring.
 - Others will be looked at for rain sensor installation and hidden by plant material if required.

• Fert/Chem

- o Our techs will be treating for turf weeds throughout the community.
- The turf is starting to go completely dormant. The color will change due to this but will pop and push back come spring time.
- o Lead tech is Treating roses with bone meal and liquid fertilizer.

Arbor

 We will continue to lift low hanging trees throughout community each week for line of site issues, safety issues, aesthetics, and improved tree health with balanced weight distribution from the branches.





Date of report: 02/19/2025 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 had the damaged asphalt removed, cut away the tree roots and asphalted over the affected area. The repair part of this job is completed. The top seal coat gets performed around April due to weather conditions.

Waterslide:

We performed a rejuvenation of the interior of the waterslide. This was a buff and wax detail to remove streaking, along with caulking of the seams. During this process we had the slide inspected as well to identify any other underlying issues and have them addressed. We will look to possibly have the gel coat reapplied next offseason as there are some small slits that we need to keep eyes on but the slide is safe for riders.

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 and the beams will need to be painted to protect them going forward on a recommended annual basis. We will present in February meeting.

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 316 stainless steel versions for longevity. We will present in February meeting.

Filter Equipment for RiverHouse Pools:

The sand filters for both pools need repair. The sand needs to be changed out. When performing a change out there will need to be internal parts changed as they will be broken due to their age. Unfortunately, the manufacturer of these filters went out of business years ago and the parts are not

available. This will make the filters have to be replaced. The slab cracking issues are band aided as well, and the slabs need to be removed and built properly up to current codes.

RiverHouse Pool:

RFP for both pools resurfacing will be presented in February. This RFP will include a new marcite, tile, lights, coping and complete paver deck.

RiverHouse Pool Furniture:

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

Waterfall Grates:

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

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. Duval Asphalt addressed this pothole properly for the time being until other work is decided on.

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.

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 project included pavers for the walkway paths, new galvanized metal beds and fresh soil. We were able to use our in-house team labor for the complete demolition of the old beds, assembly of

the new beds and to make adjustments to the irrigation system. While we were there, we painted the shed on site as well so that the entire garden is rejuvenated. This is now complete.

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 and Northlake are complete.

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 shipped this week 1/14 and we will have them installed as soon as they arrive. This is now complete and functional.

Midges Pond K:

Supervisor White requested we investigate applying the midge fly program that we executed on pond Z this year for pond K. It was voted on to add Gambusia fish to this pond. We have contacted Florida Waterways and will work on scheduling, which is likely due in March due to the weather.

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.

Lap Pool Motor Coffin:

The lap pool motor's coffin took on some water from a recent rainstorm. The breaker to the sump pump tripped during this making it inoperable. We do check and log all sump pumps in Rivertown weekly to ensure correct operation. Luckily the motor did not get wet, but it did fry some wiring. We had a electrician come out to replace some damaged wiring and breakers. This is now complete.

Water Fountain:

We are exploring the addition of a water fountain in the gym that is permanent and filtered like the ones in our newer facilities. In time this would save money due to no longer needing to provide cups or water jugs.

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. We received a new module and are about 2 weeks out on schedule for installation.

Bar Stools:

We are purchasing new bar stools for the club as the old ones are worn out.

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. It was voted on to have Investment Painting perform this job. We are working on scheduling now. Looking like early March.

RECDD 3

Riverlodge Walkways:

We are looking at costs on expanding paver walkways at the Lodge, mostly around the lazy river. Although the current set up meets code and passes inspection, this will allow for safer traffic flow.

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.

Christmas Lights:

We are gathering quotes to add permanent Christmas lights to all three amenity centers. This will be an extensive upfront cost but will save money long term and these lights have a lifetime warranty. They can also be color controlled to decorate for other holidays. We will likely present this in March's meetings.

(Continued)



Date of report: 02/19/2025 Submitted by: Kim Fatuch

Ongoing Projects

- The garden project has been completed.
- Getting things ramped up for the 2025 events. Lots of exciting things are coming this year
- We are exploring the idea of certain events being sponsored by local businesses

January Events

- 1.9.25 Music Bingo
 - Quite a full crowd with over 60 in attendance.
- 1.10.25 Candle and Bath Bomb Workshop
 - o 50 spots were available and sold out within 2 weeks of opening registration
 - o Everyone raved about this event and requested more workshops throughout the year



- 0
- 1.15.25 Comedy Night
 - o First Coast Comedy will be providing an Improv show.
 - o 140 tickets have been reserved for this event, 74 people showed up
 - The comedians did not disappoint. The crowd was in tears from laughing so hard with rave reviews at the end. Some residents were even invited up to join in the comedic fun.



- 1.22.25 A Walk with History
 - o Resident Steve Cassidy will be speaking on his collection of Holocaust memorabilia
 - Over 100 residents showed up to hear the amazing yet horrifying history and see the provided memorabilia.

- 1.23.25 Trivia with Ross
- 1.24.25 Davis Cook at the Café
 - o Residents favorite local musician is back to play at the café
 - o Always a big turnout for this young man
 - o The Café had sales of over \$3200 Net!
- 1.24.25 Ice Rink at RiverLodge
 - o Residents are welcome to enjoy something not done often in Florida... Ice Skating.
 - o All ages welcome. Skates provided but helmets recommended
 - Over 100 people turned out in the cold to enjoy skating at the RiverLodge



- 1.25.25 Polar Plunge at RiverHouse
 - o Residents are invited to take the plunge and jump into the icy water to start off the 2025 year
 - o The first 100 people down the slide will receive a cozy gift
 - o Cinnabon Truck did well
 - Over 100 people jumped in the pool for the polar plunge and 100 quickly went down the slide to receive their free towel



February Events

- 2.7.25 Davis Cook in the Cafe
- 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 and filled up within 2 days. We have a total of 30 couples attending this event.
- 2.13.25 Music Bingo
- 2.21.25 Boots n Bling Daddy Daughter Hoe-Down
 - o Residents can enjoy an evening of fun Hoe-down style
 - o This is a ticketed event. We had to close registration at 300 attendees
- 2.27.25 Trivia with Ross
- 2.28.25 Boots n Bling Mother Son Hoe-Down
 - o Residents can enjoy an evening of fun Hoe-down style
 - This is a ticketed event, registrations will be available January 27th

March Events

- 3.7.25 Vann Hardin at the Cafe
- 3.8.25 Blood Drive Truck at RiverHouse
- 3.13.25 Music Bingo
- 3.15.25 Scavenger Hunt at RiverLodge
- 3.15.25 DJ at RiverHouse for Spring Break Kickoff
- 3.20.25 Star Wars Trivia Night
- 3.22.25 Bubble Bash at RiverLodge
- 3.22.25 DJ at RiverHouse closing out Spring Break
- 3.27.25 Trivia



Date of report: 02/19/2025

Submitted by: Richard Losco & Lisa McCormick

RIVERCLUB CAFÉ - 2024 SALES

TOTAL NET SALES

\$692,211.03

TOTAL TRANSACTIONS

24,585

BEST DAY OF THE WEEK

Friday

COVERS

0

SALES BY MONTH



YOUR BEST MONTH

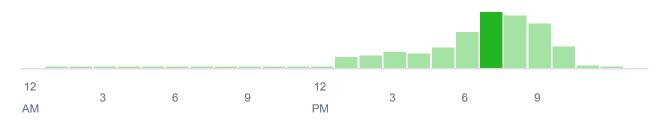


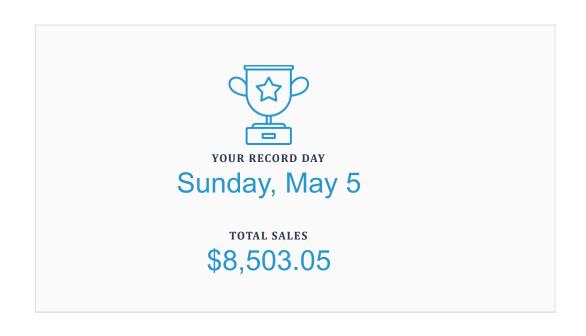
A day at your business.

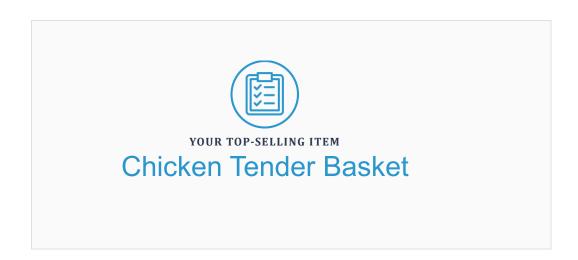
\$3,017.76

avg. daily transactions 95

AVG. SALES BY HOUR







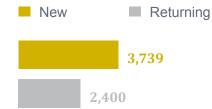
Your customers

CUSTOMERS SERVED

6,139

AVERAGE VISITS

3.52



Square POS Net Sales were up 17.1% for the month of December @ \$36,859 compared to \$31,461 prior year. It was a busy month for events at the RiverClub Facility which included MnN Duo Music, Rhythm of the Holidays @ the Amphitheatre, Annual Holiday Golf Cart Parade, Tree Lighting & Festivities, Breakfast with Santa, and Trivia. For the 12-month period ending 12-31-2024, POS Net Sales totaled \$692,211 compared to \$586,346 prior year, an 18.1% increase.

Cost of Goods Sold (Food and Beverage) was 47.4% in the month of December, compared to 37.6% prior year. This increase for the month was contributed by timing issues with purchases that occurred on December 31st but will offset in the January calculation. We will remain focused on inventory management and being cognitive of "timing of purchases" in relation to month-end and our ending inventories per week. He is our breakdown for our targeted goals for FY 2025:

Food & Beverage as % of Revenue:

Target 12-Month % Rate – 40%
Optimal 12-Month % Rate – 35%
Actual December % Rate – 47%

Gross Wages as % of net sales was 41.7% in the month of December, compared to 37.6% prior year. Labor expense is being reviewed daily with emphasis on proper scheduling and managing the staff for clock-in/clock-out times based on sales volume per day. January and December are the slowest revenue generating months. March is right around the corner for the start of the busy season for FY 2025. He is our breakdown for our targeted goals for FY 2025:

Gross Wages as % of Revenue: December 2024

Target 12-Month % Rate – 35%
Optimal 12-Month % Rate – 30%
Actual December % Rate – 42%

Our best month of the year for revenue was in May - \$96,823. The average daily sales - \$3,017.76. We served 6,139 customers in the Café. (Credit Card data), and our "Top Customer" visited 153 times, spending \$7,036.39 with credit card purchases!!!!

Revenue projections are extremely positive for calendar year 2025 with oversight of efficiencies, inventory management, and costs associated with providing a quality product and service to the residents of RiverTown. This will help with future budgeting and capital expenditure outlays. Our management team provides the skills and qualifications necessary to achieve customer service and quality of food that is expected by our residents.

Furniture options are being reviewed currently to give a new fresh and vibrant look to the Café.



Date of report: 02/19/2025 Submitted by: Richard Losco & Ken Council

RiverLodge Lazy River Hours: 10am - 5:30pm (Dusk) - (Thurs - Tues) *Closed Wednesdays*

RiverLodge Lifeguard/WAP Hours: *Closed for Season*

RiverLodge GS Hours: 10am - 9pm (Sun – Tues, & Thurs), 10am – 10pm (Fri/Sat)

RiverHouse GS Hours: 11am - 5pm (Tues - Sun) *Closed Mondays*

RiverHouse LG/Slide Hours: *Closed for Season*

RiverClub GS Hours: 10am - 9pm (Sun, Mon, Wed, & Thurs), 10am - 10pm (Fri/Sat)

- -RiverHouse: Contacted Fast Signs to see if they can edit our pickleball rules sign. They can patch over existing wording or add white lettering as needed. IAS has come out several times to work on the RiverHouse Camera System to resolve connectivity issues and see if any of the cameras need replacement. The cameras on the slide tower have a connection issue due to the existing wire runs being too long and not being able to transfer power to the cameras at that distance. We had our electrician install a 120v outlet at the bottom of the slide tower so IAS can more cost-effectively resolve this issue. Tennis cameras are back online. Still need to replace the bullet camera for the RiverHouse drive camera.
- RiverHouse Gym: Commercial Fitness rep about 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. Rep is going to replace the treadmill handlebars. Pushing thorough gym cleaning to associates.
- RiverClub: Control 4 System is online for music and TVs. 5 Smooth Stones came out on 2/4/2025 and resolved connectivity issues with TVs. 5 smooth stones will come back out to replace our ceiling speaker covers and resolve issues with our Video Camera system NVR on Friday 2/7/2025. We are still awaiting a modulator to repair the upper fire pit.
- RiverLodge: Both fire stacks in the Fireplace area are now functional. Comcast was out on 1/29/2025 to run fiber lines to gym closet.
- RiverLodge Gym: All equipment is functional. Submitted service ticket with Technogym to service one of the treadmills on 1/23/2025. Currently pricing a more permanent/aesthetic floor matting for area in front of dumbbell rack.
- Hiring/Staffing: Started seasonal hiring for lifeguards. Should not have issues filling all LG openings. Requisitions are now active at vestapropertyservices.com/careers.

Service Report



Work Order

00750364

Work Order

Created Date

00750364

Number

1/30/2025

Account

Rivers Edge II CDD

Contact Address Jason Davidson
73 Shinnecock Drive

Saint Johns, FL 32259

United States

Work Details

Specialist
Comments to
Customer

Report reflects work done on 1/29/25.

All ponds were inspected and accessible trash

was removed.

Dye was added to some ponds to reduce light penetration and suppress growth. Probiotics were applied in select ponds to aide in nutrient control.

Aquatic herbicides were applied in ponds NN,9, & UU to treat submersed vegetation. Algaecide was used on ponds 3,6,JJ & UU to manage algae. A biocatalyst was added to these treatments to improve the efficacy.

There was a christmas tree thrown into pond NN. I will try and reach this next visit to remove it. Please remind residents that they should not be putting ANYTHING into the stormwater retention ponds or stormwater drains off of the roads! This contributes more nutrients to the waterbody. Again, I want to recommend stocking grass carp as a biological control for the submersed vegetation prevelant throughout the community. Overall, things are looking good.

Thank you for being a Solitude customer!

Prepared By

KYLE FOLLANSBEE



Work Order Work Order

00750364

Number

00750364

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

United States

Created Date 1/30/2025

1/00/2020						
Work Order Assets	Work Order Assets					
Asset	Status Product Work Type					
Rivers Edge CDD II Pond 9	Treated					
Rivers Edge CDD II Pond 1	Treated					
Rivers Edge CDD II Pond SS	Treated					
Rivers Edge CDD II Pond UU	Treated					
Rivers Edge CDD II Pond 14	Inspected					
Rivers Edge CDD II Pond 3	Treated					
Rivers Edge CDD II Pond 2	Treated					
Rivers Edge CDD II Pond 6	Treated					
Rivers Edge CDD II Pond RC2	Treated					
Rivers Edge CDD II Pond JJ	Treated					
Rivers Edge CDD II Pond 13	Treated					
Rivers Edge CDD II Pond 15	Inspected					
Rivers Edge CDD II Pond TT	Inspected					
Rivers Edge CDD II Pond NN	Treated					
Rivers Edge CDD II Pond CR3	Inspected					
Rivers Edge CDD II Pond KK	Treated					
Rivers Edge CDD II Pond 5	Inspected					
Rivers Edge CDD II Pond 8	Inspected					
Rivers Edge CDD II Pond 4	Inspected					
Rivers Edge CDD II Pond 7	Inspected					
Rivers Edge CDD II Pond 10	Treated					
Rivers Edge CDD II Pond 11	Inspected					
Rivers Edge CDD II Pond 12	Inspected					
Rivers Edge CDD II Pond RC1	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)	



00750364

Work Order

00750364

Number

Contact

Address 73 Shinnecock Drive Saint Johns, FL 32259

Account

United States

Rivers Edge II CDD

Jason Davidson

Created Date 1/30/2025

Rivers Edge CDD II Pond CR3 Rivers Edge CDD II Pond AJ Rivers Edge CDD II Pond RC2 TRASH / DEBRIS COLLECTION (IN HOUSE) 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 RC1 TRASH / DEBRIS COLLECTION (IN HOUSE) Rivers Edge CDD II Pond 8 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 9 TRASH / DEBRIS COLLECTION (IN HOUSE) Rivers Edge CDD II Pond 9 TRASH / DEBRIS COLLECTION (IN HOUSE) Rivers Edge CDD II Pond 9 TRASH / DEBRIS COLLECTION (IN HOUSE) Rivers Edge CDD II Pond 9 TRASH / DEBRIS COLLECTION (IN HOUSE) Rivers Edge CDD II Pond 14 TRASH / DEBRIS COLLECTION (IN HOUSE) Rivers Edge CDD II Pond 14 TRASH / DEBRIS COLLECTION (IN HOUSE) Rivers Edge CDD II Pond 14 TRASH / DEBRIS COLLECTION (IN HOUSE) Rivers Edge CDD II Pond 15 TRASH / DEBRIS COLLECTION (IN HOUSE) Rivers Edge CDD II Pond 10 TRASH / DEBRIS COLLECTION (IN HOUSE) Rivers Edge CDD II Pond 10 TRASH / DEBRIS COLLECTION (IN HOUSE) Rivers Edge CDD II Pond 10 ALGAE CONTROL Rivers Edge CDD II Pond UU ALGAE CONTROL Rivers Edge CDD II Pond SS ALGAE CONTROL Rivers Edge CDD II Pond SS ALGAE CONTROL Rivers Edge CDD II Pond SS ALGAE CONTROL Rivers Edge CDD II Pond NN SHORELINE WEED CONTROL Rivers Edge CDD II Pond NN SHORELINE WEED CONTROL Rivers Edge CDD II Pond NN SHORELINE WEED CONTROL Rivers Edge CDD II Pond NN SHORELINE WEED CONTROL	Created Date 1/30/2025	
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Rivers Edge CDD II Pond 11 Rivers Edge CDD II Pond 10 Rivers Edge CDD II Pond 10 Rivers Edge CDD II Pond RC1 Rivers Edge CDD II Pond 12 Rivers Edge CDD II Pond 8 Rivers Edge CDD II Pond 8 Rivers Edge CDD II Pond 5 Rivers Edge CDD II Pond 7 Rivers Edge CDD II Pond 7 Rivers Edge CDD II Pond 7 Rivers Edge CDD II Pond 9 Rivers Edge CDD II Pond 9 Rivers Edge CDD II Pond 3 Rivers Edge CDD II Pond 3 Rivers Edge CDD II Pond 3 Rivers Edge CDD II Pond 14 Rivers Edge CDD II Pond 14 Rivers Edge CDD II Pond 6 Rivers Edge CDD II Pond 6 Rivers Edge CDD II Pond 14 Rivers Edge CDD II Pond 6 Rivers Edge CDD II Pond 1 Rivers Edge CDD II Pond UU Rivers Edge CDD II Pond SS SHORELINE WEED CONTROL Rivers Edge CDD II Pond SS Rivers Edge CDD II Pond NN	Rivers Edge CDD II Pond 15	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 10 Rivers Edge CDD II Pond RC1 Rivers Edge CDD II Pond RC1 Rivers Edge CDD II Pond 12 Rivers Edge CDD II Pond 8 Rivers Edge CDD II Pond 8 Rivers Edge CDD II Pond 5 Rivers Edge CDD II Pond 5 Rivers Edge CDD II Pond 7 Rivers Edge CDD II Pond 7 Rivers Edge CDD II Pond 7 Rivers Edge CDD II Pond 9 Rivers Edge CDD II Pond 9 Rivers Edge CDD II Pond 3 Rivers Edge CDD II Pond 14 Rivers Edge CDD II Pond 16 Rivers Edge CDD II Pond 17 Rivers Edge CDD II Pond 17 Rivers Edge CDD II Pond 18 Rivers Edge CDD II Pond 19 Rivers Edge CDD II Pond 10 Rivers Edge CDD II Pond 10 Rivers Edge CDD II Pond 11 Rivers Edge CDD II Pond UU Rivers Edge CDD II Pond UU Rivers Edge CDD II Pond UU ALKE WEED CONTROL Rivers Edge CDD II Pond SS SHORELINE WEED CONTROL Rivers Edge CDD II Pond SS Rivers Edge CDD II Pond NN	Rivers Edge CDD II Pond 13	TRASH / DEBRIS COLLECTION (IN HOUSE)
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Rivers Edge CDD II Pond 12 Rivers Edge CDD II Pond 8 Rivers Edge CDD II Pond 5 Rivers Edge CDD II Pond 5 Rivers Edge CDD II Pond 7 Rivers Edge CDD II Pond 7 Rivers Edge CDD II Pond 4 Rivers Edge CDD II Pond 4 Rivers Edge CDD II Pond 9 Rivers Edge CDD II Pond 3 Rivers Edge CDD II Pond 3 Rivers Edge CDD II Pond 14 Rivers Edge CDD II Pond 3 Rivers Edge CDD II Pond 6 Rivers Edge CDD II Pond 6 Rivers Edge CDD II Pond 6 Rivers Edge CDD II Pond 14 Rivers Edge CDD II Pond 6 Rivers Edge CDD II Pond 17 Rivers Edge CDD II Pond 18 Rivers Edge CDD II Pond 19 Rivers Edge CDD II Pond 10 Rivers Edge CDD II Pond 10 Rivers Edge CDD II Pond 11 Rivers Edge CDD II Pond UU Rivers Edge CDD II Pond SS SHORELINE WEED CONTROL Rivers Edge CDD II Pond SS SHORELINE WEED CONTROL Rivers Edge CDD II Pond SS Rivers Edge CDD II Pond SS ALGAE CONTROL Rivers Edge CDD II Pond NN SHORELINE WEED CONTROL Rivers Edge CDD II Pond NN SHORELINE WEED CONTROL Rivers Edge CDD II Pond NN SHORELINE WEED CONTROL Rivers Edge CDD II Pond NN SHORELINE WEED CONTROL Rivers Edge CDD II Pond NN SHORELINE WEED CONTROL Rivers Edge CDD II Pond NN MONITORING	Rivers Edge CDD II Pond 10	TRASH / DEBRIS COLLECTION (IN HOUSE)
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Rivers Edge CDD II Pond NN MONITORING	Rivers Edge CDD II Pond SS	ALGAE CONTROL
	Rivers Edge CDD II Pond NN	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond NN LAKE 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 NN	ALGAE CONTROL
Rivers Edge CDD II Pond TT SHORELINE WEED CONTROL	Rivers Edge CDD II Pond TT	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond TT MONITORING	Rivers Edge CDD II Pond TT	MONITORING
Rivers Edge CDD II Pond TT LAKE WEED CONTROL	Rivers Edge CDD II Pond TT	LAKE WEED CONTROL



00750364

Work Order

Number

00750364

Account Rivers Edge II CDD Contact Jason Davidson Address 73 Shinnecock Drive

Saint Johns, FL 32259

United States

Created Date 1/30/2025

Created Date 1/30)/2025		
Rivers Edge CDD II Por	nd TT	ALGAE CONTROL	
Rivers Edge CDD II Por	nd KK	SHORELINE WEED CONTROL	
Rivers Edge CDD II Por	nd KK	MONITORING	
Rivers Edge CDD II Por	nd KK	LAKE WEED CONTROL	
Rivers Edge CDD II Por	nd KK	ALGAE CONTROL	
Rivers Edge CDD II Por	nd CR3	SHORELINE WEED CONTROL	
Rivers Edge CDD II Por	nd CR3	MONITORING	
Rivers Edge CDD II Por	nd CR3	LAKE WEED CONTROL	
Rivers Edge CDD II Por	nd CR3	ALGAE CONTROL	
Rivers Edge CDD II Por	nd JJ	SHORELINE WEED CONTROL	
Rivers Edge CDD II Por	nd JJ	MONITORING	
Rivers Edge CDD II Por	nd JJ	LAKE WEED CONTROL	
Rivers Edge CDD II Por	nd JJ	ALGAE CONTROL	
Rivers Edge CDD II Por	nd RC2	SHORELINE WEED CONTROL	
Rivers Edge CDD II Por	nd RC2	MONITORING	
Rivers Edge CDD II Por	nd RC2	LAKE WEED CONTROL	
Rivers Edge CDD II Por	nd RC2	ALGAE CONTROL	
Rivers Edge CDD II Por	nd 15	SHORELINE WEED CONTROL	
Rivers Edge CDD II Por	nd 15	MONITORING	
Rivers Edge CDD II Por	nd 15	LAKE WEED CONTROL	
Rivers Edge CDD II Por	nd 15	ALGAE CONTROL	
Rivers Edge CDD II Por	nd 13	SHORELINE WEED CONTROL	
Rivers Edge CDD II Por	nd 13	MONITORING	
Rivers Edge CDD II Por	nd 13	LAKE WEED CONTROL	
Rivers Edge CDD II Por	nd 13	ALGAE CONTROL	
Rivers Edge CDD II Por	nd 11	SHORELINE WEED CONTROL	
Rivers Edge CDD II Por	nd 11	MONITORING	
Rivers Edge CDD II Por	nd 11	LAKE WEED CONTROL	
Rivers Edge CDD II Por	nd 11	ALGAE CONTROL	
Rivers Edge CDD II Por	nd 10	SHORELINE WEED CONTROL	
Rivers Edge CDD II Por	nd 10	MONITORING	
Rivers Edge CDD II Por	nd 10	LAKE WEED CONTROL	
Rivers Edge CDD II Por	nd 10	ALGAE CONTROL	
Rivers Edge CDD II Por	nd RC1	SHORELINE WEED CONTROL	



00750364

Work Order

00750364

Number

Contact

Rivers Edge II CDD Jason Davidson

Address

Account

73 Shinnecock Drive

Saint Johns, FL 32259

United States

Created Date 1/30/2025

0100100 Dato 1700/2020	
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



00750364

Work Order

00750364

Number

Contact

Account

Rivers Edge II CDD Jason Davidson

Address

73 Shinnecock Drive

Saint Johns, FL 32259

United States

Created Date 1/30/2025

Created Date	730/2023		
Rivers Edge CDD II I	Pond 14	ALGAE CONTROL	
Rivers Edge CDD II I	Pond 6	SHORELINE WEED CONTROL	
Rivers Edge CDD II I	Pond 6	MONITORING	
Rivers Edge CDD II I	Pond 6	LAKE WEED CONTROL	
Rivers Edge CDD II I	Pond 6	ALGAE CONTROL	
Rivers Edge CDD II I	Pond 2	SHORELINE WEED CONTROL	
Rivers Edge CDD II I	Pond 2	MONITORING	
Rivers Edge CDD II I	Pond 2	LAKE WEED CONTROL	
Rivers Edge CDD II I	Pond 2	ALGAE CONTROL	
Rivers Edge CDD II I	Pond 1	SHORELINE WEED CONTROL	
Rivers Edge CDD II I	Pond 1	MONITORING	
Rivers Edge CDD II I	Pond 1	LAKE WEED CONTROL	
Rivers Edge CDD II I	Pond 1	ALGAE CONTROL	
Rivers Edge CDD II I	Pond RC1		
Rivers Edge CDD II I	Pond 12		
Rivers Edge CDD II I	Pond 11		
Rivers Edge CDD II I	Pond 10		
Rivers Edge CDD II I	Pond 7		
Rivers Edge CDD II I	Pond 4		
Rivers Edge CDD II I	Pond 8		
Rivers Edge CDD II I	Pond 5		
Rivers Edge CDD II I	Pond KK		
Rivers Edge CDD II I	Pond CR3		
Rivers Edge CDD II I	Pond NN		
Rivers Edge CDD II I	Pond TT		
Rivers Edge CDD II I	Pond 15		
Rivers Edge CDD II I	Pond 13		
Rivers Edge CDD II I	Pond JJ		
Rivers Edge CDD II I	Pond RC2		
Rivers Edge CDD II I	Pond 6		
Rivers Edge CDD II I	Pond 2		
Rivers Edge CDD II I	Pond 3		
Rivers Edge CDD II I	Pond 14		
Rivers Edge CDD II I	Pond UU		
	1		•

Service Report



Work Order

Work Order

00750364

Number

00750364

Address

Account

Contact

Rivers Edge II CDD

Jason Davidson 73 Shinnecock Drive

Saint Johns, FL 32259

United States

Created Date 1/30/2025

Rivers Edge CDD II Pond SS	
Rivers Edge CDD II Pond 1	
Rivers Edge CDD II Pond 9	



ST JOHNS COUNTY SHERIFF'S OFFICE Stat Sheet

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

NAME / ID:				
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS
Friday, January 24, 2025	SJSO25CAD015602			6
ACTIVITY / COMMENTS:				
Total Contacts:5 Citations: 1(Criminal)	Warnings:5 Top speed m	eausred by ra	adar was; , * [*]	*41MPH onKeystone

	Warnings:5 Top speed meausred by radar was; , **41MPH onKeystone
Corners**	



ST JOHNS COUNTY SHERIFF'S OFFICE Stat Sheet

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

NAME / ID:				
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS
Sunday, February 2, 2025	SJSO25CAD023256			6

ACTIVITY / COMMENTS:
Total Contacts:7 Citations: 1 Warnings:3 Top speed meausred by radar was; , **37MPH onKeystone Corners**
** Responded to a call for service in the neighborhood regarding a domestic disturbance, arrest was made for multiple felony charges. Also responded to 313 Meadow Creek Drive regarding multiple complaints of this residence being a narcotics house, information was not verified. **



ST JOHNS COUNTY SHERIFF'S OFFICE Statistic Sheet

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

NAME / ID:					
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS	
Friday, February 7, 2025	SJSO25CAD027176			3	
ACTIVITY / COMMENTS:					
Total Contacts:4 Citations:1 Warnings:4 Top speed meausred by Radar was;, **45 MPH on RiverTown Main Street.					
Conducted patrols of Silkgrass Place.					
Multiple rounds of patrols conducted throughout the entire neighborhood.					
RollKall Invoice#: 4531622					



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, January 15, 2025 at 9:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

D.J. Smith Chairman
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
Richard Losco General Manager

Jason DavidsonRegional General ManagerKevin McKendreeField Operations ManagerMike ScuncioYellowstone LandscapeMalcolm SantosYellowstone LandscapeKim FatuchAssistant General Manager

Ken Council Amenity Manager
Lisa McCormick Vesta/Amenity Services
Jay King Vice President Vesta

Several Residents

The following is a summary of the discussions and actions taken at the January 15, 2025 meeting.

FIRST ORDER OF BUSINESS Roll Call

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

SECOND ORDER OF BUSINESS Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS Staff Reports

A. Landscape Maintenance – Monthly Report

January 15, 2025 Rivers Edge II CDD

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 reported that the Vesta agreement is being finalized for execution by the Chair. She also informed the Board that the Department of Justice has finished rulemaking on ADA standards as it relates to websites and mobile applications. The District's website is already in compliance with those standards.

D. District Manager

There being nothing to report, the next item followed.

E. General Manager - Monthly Operations and Pond Reports

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

FOURTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Minutes of the December 18, 2024 Regular Board Meeting
- B. Financial Statements as of November 30, 2024
- C. Check Register

Copies of the minutes, the financial statements, and the check register totaling \$273,105.51 were included in the agenda package for the Board's review.

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

FIFTH ORDER OF BUSINESS Cost Share Items

A. Ratification of Emergency Grinder Pump Repair at RiverClub Facility

Mr. Losco stated that two grinder pumps for the sewer lift at the RiverClub were replaced. The repair totaled \$32,750 with the expense to be split between the three districts with Rivers Edge II's portion coming to \$10,876.28.

January 15, 2025 Rivers Edge II CDD

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for the emergency grinder pump repair was ratified.

B. Consideration of Exterior Painting

Mr. Losco presented quotes for painting of the RiverClub, the amphitheater roof frame, the kayak shed, the pump room fence, and the interior of the café ceiling, shiplap in the bathrooms and the game room. He noted the quote from Five Star Painting does not include the interior painting.

Mr. Smith stated that he walked the facility with Vesta and helped them develop the scope for this project.

Mr. Reid asked if priming of any bare spots on metal can be added to the scope of work.

Mr. Losco responded that he would discuss that with Investment Painting.

Ms. WeMett stated that Investment Painting's quote does not mention assisting with moving any furniture. She also stated that Performance Painting's quote mentions that they will wait until everything is dry following pressure washing before painting. Lastly, Investment Painting did not provide a certificate of insurance.

Mr. Losco stated that he will verify those items.

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the cost share request for painting services with Investment Painting was approved with staff to confirm that Investment Painting will prime any bare spots before painting and assist with moving furniture.

C. Consideration of Community Garden Project Costs

Mr. Losco stated that the community garden renovation project includes replacement of the beds and soil, and the installation of paver flooring. The total cost of the project would be shared between all three districts and is \$11,742.87. Rivers Edge II's portion of that comes to \$3,899.81.

Mr. Smith asked if the garden is well used and if the garden is a big ask of many people.

January 15, 2025 Rivers Edge II CDD

Mr. Losco responded that the demand for the garden has increased.

Ms. Fatuch added that there are six residents that have ongoing beds, and seven residents have applied to reserve beds for after the renovation is complete.

On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor the cost share request for the community garden renovation was approved.

Next, Ms. Gentry updated the Board on the pool repair RFP stating that the scope has been finalized and the advertisement to bid the project has been sent. It's anticipated Rivers Edge CDD's board will be reviewing proposals at the February meeting. If the board members for CDD 2 are interested in being involved, a workshop can be scheduled prior to that meeting.

SIXTH ORDER OF BUSINESS Supervisor Requests

Ms. WeMett stated that the people on the golf cart path drive right through the entrance and exit of Watersong without stopping, which is a safety issue given that there are four lanes of traffic. She recommended installing stop signs for the golf carts on each side.

Mr. Davidson stated that staff would work with the District engineer to get permission from the county to install the stop signs.

SEVENTH ORDER OF BUSINESS Audience Comments

An attendee asked what residents can do to help make the café's kitchen operations more efficient and satisfactory to some of the customers.

Ms. McCormick responded that residents have requested an expansion to the menu, but an expanded bar area with more seating is also needed.

Mr. Losco added that the café has limited kitchen space as it was built in 2017 when there were far less residents.

An attendee asked who would be paying for the stop signs requested on the Watersong golf cart path if it's approved by the county.

Mr. Smith responded that all three CDDs would share the cost of the stop signs.

An attendee stated that he would like to see the bar at the RiverClub expanded. He also thanked the Board for installing pickleball courts and asked if benches could be added near the side gate.

January 15, 2025 Rivers Edge II CDD

Ms. Fatuch stated that she and Mr. Losco are discussing bench options.

An attendee commented on the need for interior improvements to the café.

EIGHTH ORDER OF BUSINESS Next Scheduled Meetings – February 19,

2025 at 9:00 a.m. at the RiverHouse

NINTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary Chairman/Vice Chairman



Community Development District

Unaudited Financial Reporting December 31, 2024



Rivers Edge II Community Development District Combined Balance Sheet

December 31, 2024

Series 2020 Reserve		Capital Project		Totals		
Cache		Fund	Ga	overnmental Funds		
Operating Account \$ 78,772 \$ - \$ 10,85 Assessments Receivable 348,849 252,410 Due from Other 5,569 - Due from Vesta- Café 139,550 - Due from Poweloper - - Due from Developer - - Investments: - - State Board of Administration (SBA) 5,455 - 6 Custody 571,741 - - 6 Series 2020 Reserve - 232,210 - - 6 Series 2020 - 275,281 - - 6 - Series 2021 - 275,281 -						
Assessments Receivable 348,849 252,410 Due from Other 5,569 - Due from Other 5,569 - Due from Capital Project Fund Series 2020 - Due from Developer 139,550 - Due from Developer 144,01 Due from Developer 15,569 - Due from Developer 144,01 Due from Developer 15,569 - Due from Developer 144,01 Due from Developer 15,569 - Due from Developer 144,01 Due from Developer 15,569 - Due from Capital Project Fund Series 2021 - Due from Capital Project Series - Capital Project Series - Capital Project Series - Capital Reserve Fund - Developer from Capital Project Series - Capital Reserve Fund - Developer from Capital Project Series - Capital Reserve Fund - Developer from Capital Project Series - Capital Reserve Fund - Developer from Capital Project Series - Capital Reserve Fund - Developer from Capital Project Series - Capital Reserve Fund - Developer from Capital Project Series - Ca						
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Due from Vesta - Café 139,550 - Due from Capital Project Fund Series 2020 - - Due from Developer - - Investments: - 114,01 State Board of Administration (SBA) 5,455 - 6 Custody 571,741 - 6 Series 2020 - - 232,210 - Revenue - 386,527 - - - Construction -	-	-		601,259		
Due from Capital Project Fund Series 2020 - - 114,01 Due from Developer - - 114,01 Investments: State Board of Administration (SBA) 5,455 - 6 Custody 571,741 - - 6 Series 2020 Reserve - 232,210 Revenue - <td>-</td> <td>-</td> <td></td> <td>5,569</td>	-	-		5,569		
Due from Developer - - 114,01 Investments: State Board of Administration (SBA) 5,455 - 6 Custody 571,741 - 6 Series 2020 Reserve - 232,210 Reserve Revenue - 386,527 Construction - - Construction - 275,281 Reserve Revenue - 335,805 -	-	-		139,550		
Series 2020	-	1,138		1,138		
State Board of Administration (SBA) 5,455 - 6 Custody 571,741 - 6 Series 2020 - - 232,210 - Revenue - 386,527 - - Construction - 275,281 - - Revenue - 335,805 - - Prepayment - 873,878 - - Construction - 873,878 - - - Construction - 16,840 - - - - - - - - - - - - - - <	.6	-		114,016		
Custody 571,741 - Series 2020 Reserve 232,210 Revenue 386,527 Construction - - Series 2021 - 275,281 Revenue - 335,805 Prepayment - 873,878 Construction - - Prepaid Expenses 6,148 - Deposits 16,840 - Total Assets \$ 1,172,925 \$ 2,356,111 \$ 124,93 Liabilities: Accounts Payable \$ 130,802 \$ - \$ - Accrued Expenses 16,464 - - Due to Vesta - Café 13,813 - - Due to Rivers Edge CDD - - 26,00 Due to Rivers Edge CDD - - 26,00 Due to Capital Project Fund Series 2021 - - \$ - Total Liabilities \$ 16,1439 \$ - \$ - Fund Balance: Nonspendable: Prepaid Items \$ 6,148 \$ - \$ - Prepaid Items \$ 6,148 \$ - \$ - Deposits 16,840 - \$ - Restricted for: Debt Service - Series <td></td> <td></td> <td></td> <td></td>						
Series 2020	0	-		5,515		
Reserve . 232,210 Revenue . 386,527 Construction . . Series 2021 . 275,281 Revenue . 335,805 Prepayment . 873,878 Construction . . Prepaid Expenses 6,148 . Deposits 16,840 . Total Assets \$ 1,172,925 \$ 2,356,111 \$ 124,93 Liabilities: Accounts Payable \$ 130,802 \$. \$. Accounts Payable \$ 130,802 \$. \$. Accounts Payable \$ 13,813 . . Due to Vesta - Café 13,813 . . Due to Rivers Edge CDD . . 26,00 Due to Rivers Edge CDD . . . 26,00 Total Liabilities \$ 161,439 \$. \$ 26,00 Fund Balance: Nonspendable: Prepaid Items \$ 6,148	-	-		571,741		
Revenue - 386,527 Construction - - Series 2021 - 275,281 Reserve - 335,805 Prepayment - 873,878 Construction - - Prepaid Expenses 6,148 - Deposits 16,840 - Total Assets \$ 1,172,925 \$ 2,356,111 \$ 124,93 Liabilities: Accounts Payable \$ 130,802 \$ - \$ - Accrued Expenses 16,464 - - Due to Vesta - Café 13,813 - - Due to Mattamy 360 - - Due to Rivers Edge CDD - - 26,00 Due to Capital Project Fund Series 2021 - - 26,00 Total Liabilities \$ 161,439 \$ - \$ 26,00 Fund Balance: Nonspendable: Prepaid I tems \$ 6,148 \$ - \$ - Prepaid I tems \$ 6,148 \$ - \$ -						
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Reserve	-	-		386,527		
Reserve - 275,281 Revenue - 335,805 Prepayment - 873,878 Construction - - Prepaid Expenses 6,148 - Deposits 16,840 - Total Assets \$ 1,172,925 \$ 2,356,111 \$ 124,93 Liabilities: Accounts Payable \$ 130,802 \$ - \$ - Accude Expenses 16,464 - - Due to Vesta - Café 13,813 - - Due to Mattamy 360 - - Due to Rivers Edge CDD - - 26,00 Due to Rivers Edge CDD - - 26,00 Total Liabilities \$ 161,439 \$ - \$ 2,600 Fund Balance: Nonspendable: Prepaid Items \$ 6,148 \$ - \$ - Deposits 16,840 - - \$ - Debt Service - Series - 2,356,111 Capital Project - Series - <td>-</td> <td>6,015</td> <td></td> <td>6,015</td>	-	6,015		6,015		
Revenue - 335,805 Prepayment - 873,878 Construction - - Prepaid Expenses 6,148 - Deposits 16,840 - Total Assets \$ 1,172,925 \$ 2,356,111 \$ 124,93 Liabilities: Accounts Payable \$ 130,802 \$ - \$ - Accrued Expenses 16,464 - - Due to Vesta - Café 13,813 - - Due to Mattamy 360 - - 26,00 Due to Rivers Edge CDD - - 26,00 Due to Capital Project Fund Series 2021 - - \$ 26,00 Fund Balance: Nonspendable: Prepaid Items \$ 6,148 \$ - \$ - Deposits 16,840 - \$ - Restricted for: - 2,356,111 Capital Project - Series - 2,356,111 Capital Project - Series - 2,356,111 Capital Project - Series - - - Capital						
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Prepaid Expenses	-	-		335,805		
Prepaid Expenses 6,148 - Deposits 16,840 - Total Assets 1,172,925 2,356,111 124,93 Liabilities: 2 2 \$ - Accounts Payable \$ 130,802 \$ - \$ - Accrued Expenses 16,464 -	-	-		873,878		
Deposits 16,840 -	-	1,974		1,974		
Total Assets	-	-		6,148		
Liabilities: Accounts Payable \$ 130,802 \$ - \$ - Accrued Expenses 16,464 - - Due to Vesta - Café 13,813 - Due to Mattamy 360 - Due to Rivers Edge CDD - - 26,00 Due to Capital Project Fund Series 2021 - - 26,00 Fund Balance: Nonspendable: - \$ 6,148 \$ - \$ - Prepaid Items \$ 6,148 \$ - \$ - Deposits 16,840 - - Restricted for: Debt Service - Series - 2,356,111 Capital Project - Series - - 48,92 Assigned for: Capital Reserve Fund - - 98,92 Unassigned 988,498 - - - 98,92	-	-		16,840		
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Accounts Payable \$ 130,802 \$ - \$ - \$ - Accrued Expenses 16,464 - 10 - 10 - 10 - 10 - 10 - 10 - 10 - 1						
Accrued Expenses 16,464 - Due to Vesta - Café 13,813 - Due to Mattamy 360 - Due to Rivers Edge CDD 26,000 Due to Capital Project Fund Series 2021 ** 26,000 Total Liabilities \$ 161,439 \$ - \$ 26,000 Fund Balance: Nonspendable: Prepaid Items \$ 6,148 \$ - \$ - Deposits 16,840 - ** Restricted for: Debt Service - Series - 2,356,111 Capital Project - Series ** Assigned for: Capital Reserve Fund 98,922 Unassigned 988,498 -	\$	-	\$	130,802		
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Debt Service - Series - 2,356,111 Capital Project - Series - - Assigned for: - - 98,92 Capital Reserve Fund 988,498 - - 98,92 Unassigned 988,498 -	-	-		16,840		
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Assigned for: Capital Reserve Fund 98,92 Unassigned 988,498	-	-		2,356,111		
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	.9	-		98,929		
T. I.	-	-		988,498		
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Total Liabilities & Fund Balance \$ 1,172,925 \$ 2,356,111 \$ 124,93	35 \$	9,127	\$	3,663,098		

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

			Adopted	Pro	rated Budget		Actual		
Sepecial Assessments - Tax Roll						Thi		V	ariance
Special Assessments - Tax Roll \$ 1,055,360 \$ 851,673 \$ 816,73 \$ - Special Assessments - Direct Bill 185,789 185,789 185,789 - Developer Contributions 1,286,220 253,272 253,272 - Cafe Gross Sales 517,856 129,464 148,433 18,969 Miscellaneous Income 5,000 1,250 575 (675) Interest 5,000 1,250 5713 (537) Total Revenues Expenditures:							,,		
Page	Revenues:								
Developer Contributions	Special Assessments - Tax Roll	\$	1,055,360	\$	851,673	\$	851,673	\$	-
Cacie Gross Sales 517,856 129,464 148,433 18,080 Miscellaneous Income 5,000 1,250 575 (675) Interest 5,000 1,250 713 (537) Total Revenues \$ 3,055,225 \$ 1,422,698 \$ 1,444,351 \$ 21,652 Expenditures: Expenditures: Userial Engineering \$ 15,000 \$ 3,750 \$ 2,606 \$ 1,144 District Coursel 3 0,000 7,500 \$ 7,574 (74) District Management 3 9,326 9,832 9,032 (0) Construction Accounting 3 7,10 928 9,032 (0) Construction Accounting 3 7,10 928 5 (200) Statistic Management 5,618 5,188 5,188 6<	Special Assessments - Direct Bill		185,789		185,789		185,789		-
Miscellaneous income interest 5,000 1,250 575 (675) interest Total Revenues \$,0500 1,250 713 (537) Total Revenues \$,055,225 \$,1422,698 \$,1444,351 \$,21653 Expenditures: Femal & Administrative: District Coursel 30,000 7,500 7,574 (74) District Management 3,618 5,618 5,618 5,618 5,618 5,618 5,618 5,618 6,60 50 60 Dissemination Agent 5,618 1,405 5,618 5,618 5,618 5,618 5,618 5,618 5,618 5,618 5,618 5,618 5,00 6 5,00 6	Developer Contributions		1,286,220		253,272		253,272		-
Interest S,000 1,250 713 7537 7541 75	Café Gross Sales		517,856		129,464		148,433		18,969
Part	Miscellaneous Income		5,000		1,250		575		(675)
Expenditures:	Interest		5,000		1,250		713		(537)
District Engineering \$ 15,000 \$ 3,750 \$ 2,606 \$ 1,144 District Counsel 30,000 7,500 7,574 (74) District Counsel 39,326 9,832 9,832 (0) Construction Accounting 3,710 928 - 928 Assessment Roll Administration 5,618 5,618 5,618 5,618 Dissemination Agent 5,618 1,405 1,605 (200) Information Technology 2,022 506 505 (200) Information Technology 2,022 2,020 (200) 2,020 (200) (200) Information Technology 2,022 2,020 (200) 2,020 (200) (Total Revenues	\$	3,055,225	\$	1,422,698	\$	1,444,351	\$	21,653
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Printing & Binding 250 63 111 (49) Insurance General Liability 7,961 7,961 7,745 216 Legal Advertising 2,500 625 2,031 (1,406) Other Current Charges 500 125 10 115 Office Supplies 150 38 2 36 Dues, Licenses & Subscriptions 175 175 175 - Total General & Administrative \$ 131,079 \$ 41,535 \$ 38,495 \$ 3,040 Operations & Maintenance Ground Maintenance: Cost Share Landscaping - Rivers Edge \$ 801,623 \$ 200,406 \$ 200,406 \$ (0) Field Operations Management (Vesta) 39,438 9,860 9,860 - Landscape Maintenance 424,716 106,179 105,268 911 Lake Maintenance 23,000 5,750 5,847 (97) Landscape Contingency 80,000 20,000 16,735 3,265 Irrigation Repairs and R									
Insurance General Liability 7,961 7,961 7,745 216 Legal Advertising 2,500 625 2,031 (1,406) Other Current Charges 500 125 10 115 Office Supplies 150 38 2 36 Dues, Licenses & Subscriptions 175 175 175 - Total General & Administrative \$ 131,079 \$ 41,535 \$ 38,495 \$ 3,040 Operations & Maintenance Ground Maintenance: Cost Share Landscaping - Rivers Edge \$ 801,623 \$ 200,406 \$ (0) Field Operations Management (Vesta) 39,438 9,860 9,860 - Landscape Maintenance 424,716 106,179 105,268 911 Lake Maintenance 23,000 5,750 5,847 (97) Landscape Contingency 80,000 20,000 16,735 3,265 Largiation Repairs and Replacement 37,000 9,250 8,423 827 Irrigation Water Use 70									
Legal Advertising 2,500 625 2,031 (1,406) Other Current Charges 500 125 10 115 Office Supplies 150 38 2 36 Dues, Licenses & Subscriptions 175 175 175 - Total General & Administrative \$ 131,079 \$ 41,535 \$ 38,495 \$ 3,040 Operations & Maintenance Ground Maintenance Cost Share Landscaping - Rivers Edge \$ 801,623 \$ 200,406 \$ 200,406 \$ (0) Field Operations Management (Vesta) 39,438 9,860 9,860 - Landscape Maintenance 424,716 106,179 105,268 911 Lake Maintenance 23,000 5,750 5,847 (97) Landscape Contingency 80,000 20,000 16,735 3,265 Irrigation Repairs and Replacement 37,000 9,250 8,423 827 Irrigation Water Use 70,000 17,500 18,259 (759) Streetlighting </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									
Other Current Charges 500 125 10 115 Office Supplies 150 38 2 36 Dues, Licenses & Subscriptions 175 175 175 - Total General & Administrative \$ 131,079 \$ 41,535 \$ 38,495 \$ 3,040 Operations & Maintenance Ground Maintenance: Cost Share Landscaping - Rivers Edge \$ 801,623 \$ 200,406 \$ 200,406 \$ (0) Field Operations Management (Vesta) 39,438 9,860 9,860 - Landscape Maintenance 424,716 106,179 105,268 911 Lake Maintenance 23,000 5,750 5,847 (97) Landscape Contingency 80,000 20,000 16,735 3,265 Irrigation Repairs and Replacement 37,000 9,250 8,423 827 Irrigation Water Use 70,000 17,500 18,259 (759) Streetlighting 28,000 7,000 6,080 920					•				
Office Supplies 150 38 2 36 Dues, Licenses & Subscriptions 175 175 175 - Total General & Administrative \$ 131,079 \$ 41,535 \$ 38,495 \$ 3,040 Operations & Maintenance Ground Maintenance: Second Maintenance Second Maintenance <td>_ =</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	_ =								
Dues, Licenses & Subscriptions 175 175 175 - Total General & Administrative \$ 131,079 \$ 41,535 \$ 38,495 \$ 3,040 Operations & Maintenance Ground Maintenance: Second Maintenance Second Ma	_								
Total General & Administrative \$ 131,079 \$ 41,535 \$ 38,495 \$ 3,040 Operations & Maintenance Ground Maintenance: Cost Share Landscaping - Rivers Edge \$ 801,623 \$ 200,406 \$ 200,406 \$ (0) Field Operations Management (Vesta) 39,438 9,860 9,860 - Landscape Maintenance 424,716 106,179 105,268 911 Lake Maintenance 23,000 5,750 5,847 (97) Landscape Contingency 80,000 20,000 16,735 3,265 Irrigation Repairs and Replacement 37,000 9,250 8,423 827 Irrigation Water Use 70,000 17,500 18,259 (759) Streetlighting 28,000 7,000 6,080 920									-
Operations & Maintenance Ground Maintenance: Cost Share Landscaping - Rivers Edge \$ 801,623 \$ 200,406 \$ 200,406 \$ (0) Field Operations Management (Vesta) 39,438 9,860 9,860 - Landscape Maintenance 424,716 106,179 105,268 911 Lake Maintenance 23,000 5,750 5,847 (97) Landscape Contingency 80,000 20,000 16,735 3,265 Irrigation Repairs and Replacement 37,000 9,250 8,423 827 Irrigation Water Use 70,000 17,500 18,259 (759) Streetlighting 28,000 7,000 6,080 920	-	\$	131,079	\$	41,535	\$	38,495	\$	3,040
Cost Share Landscaping - Rivers Edge \$ 801,623 \$ 200,406 \$ 200,406 \$ (0) Field Operations Management (Vesta) 39,438 9,860 9,860 - Landscape Maintenance 424,716 106,179 105,268 911 Lake Maintenance 23,000 5,750 5,847 (97) Landscape Contingency 80,000 20,000 16,735 3,265 Irrigation Repairs and Replacement 37,000 9,250 8,423 827 Irrigation Water Use 70,000 17,500 18,259 (759) Streetlighting 28,000 7,000 6,080 920			·	•	,		,	•	
Cost Share Landscaping - Rivers Edge \$ 801,623 \$ 200,406 \$ 200,406 \$ (0) Field Operations Management (Vesta) 39,438 9,860 9,860 - Landscape Maintenance 424,716 106,179 105,268 911 Lake Maintenance 23,000 5,750 5,847 (97) Landscape Contingency 80,000 20,000 16,735 3,265 Irrigation Repairs and Replacement 37,000 9,250 8,423 827 Irrigation Water Use 70,000 17,500 18,259 (759) Streetlighting 28,000 7,000 6,080 920	Ground Maintenance:								
Field Operations Management (Vesta) 39,438 9,860 9,860 - Landscape Maintenance 424,716 106,179 105,268 911 Lake Maintenance 23,000 5,750 5,847 (97) Landscape Contingency 80,000 20,000 16,735 3,265 Irrigation Repairs and Replacement 37,000 9,250 8,423 827 Irrigation Water Use 70,000 17,500 18,259 (759) Streetlighting 28,000 7,000 6,080 920		\$	801.623	\$	200.406	\$	200.406	\$	(0)
Landscape Maintenance 424,716 106,179 105,268 911 Lake Maintenance 23,000 5,750 5,847 (97) Landscape Contingency 80,000 20,000 16,735 3,265 Irrigation Repairs and Replacement 37,000 9,250 8,423 827 Irrigation Water Use 70,000 17,500 18,259 (759) Streetlighting 28,000 7,000 6,080 920	• • • • • • • • • • • • • • • • • • • •	4		-		•		*	-
Lake Maintenance 23,000 5,750 5,847 (97) Landscape Contingency 80,000 20,000 16,735 3,265 Irrigation Repairs and Replacement 37,000 9,250 8,423 827 Irrigation Water Use 70,000 17,500 18,259 (759) Streetlighting 28,000 7,000 6,080 920									911
Landscape Contingency 80,000 20,000 16,735 3,265 Irrigation Repairs and Replacement 37,000 9,250 8,423 827 Irrigation Water Use 70,000 17,500 18,259 (759) Streetlighting 28,000 7,000 6,080 920									
Irrigation Repairs and Replacement 37,000 9,250 8,423 827 Irrigation Water Use 70,000 17,500 18,259 (759) Streetlighting 28,000 7,000 6,080 920									
Irrigation Water Use 70,000 17,500 18,259 (759) Streetlighting 28,000 7,000 6,080 920									
Streetlighting 28,000 7,000 6,080 920									
	=								
Subtotal Ground Maintenance \$ 1,503,777 \$ 375,944 \$ 370,878 \$ 5,066	Subtotal Ground Maintenance	\$	1,503,777	\$	375,944	\$	370,878	\$	5,066

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual			
		Budget	Thr	u 12/31/24	Th	ru 12/31/24	,	Variance	
<u> Amenity Center - River Club:</u>									
Cost Share Amenity - Rivers Edge	\$	88,478	\$	22,120	\$	22,120	\$	(0)	
General Manager (Vesta)		46,793		11,698		12,047		(349)	
Amenity Manager (Vesta)		29,632		7,408		7,408		0	
Maintenance Service (Vesta)		103,123		25,781		25,781		0	
Lifestyle Director (Vesta)		43,329		10,832		10,832		-	
Facilities Attendant (Vesta)		113,852		28,463		28,463		(0)	
Security Monitoring		5,000		1,250		105		1,145	
Telephone		12,721		3,180		3,443		(263)	
Insurance		78,540		78,540		73,323		5,217	
Pool Chemicals (Poolsure)		10,000		2,500		3,309		(809)	
Janitorial Services (Vesta)		32,875		8,219		8,219		0	
Access Cards		3,500		875		-		875	
Window Cleaning		3,500		875		-		875	
Natural Gas		4,000		1,000		1,119		(119)	
Electric		28,000		7,000		5,681		1,319	
Water & Sewer		17,000		4,250		3,715		535	
Repair and Replacements		75,000		18,750		29,996		(11,246)	
Refuse		20,000		5,000		6,111		(1,111)	
Pest Control		1,920		480		737		(257)	
License & Permits		1,000		250		-		250	
Other Current		500		125		4 2 4 7		125	
Special Events		30,000		7,500 5.750		4,247		3,253 2,920	
Holiday Decorations		23,000 750		5,750		2,830 295			
Office Supplies & Postage		5,000		188 1,250		295		(108) 1,250	
Contingency		3,000		1,230				1,230	
Subtotal Amenity Center - River Club	\$	777,513	\$	253,283	\$	249,780	\$	3,503	
Café Operations:									
Café-Cost of Goods Sold	\$	239,259	\$	59,815	\$	58,445	\$	1,370	
Café-Labor	Ψ	241,176	Ψ	60,294	Ψ	85,068	Ψ	(24,774)	
Café-Bank Fees		22,631		5,658		6,932		(1,274)	
Other Expenses related to Café Operations		2,550		638		-		638	
Café Management		12,240		3,060		_		3,060	
care management		12,210		3,000				3,000	
Subtotal Café Operations	\$	517,856	\$	129,464	\$	150,445	\$	(20,981)	
Total Operations & Maintenance	\$	2,799,146	\$	758,691	\$	771,103	\$	(12,411)	
m. 17	.	2.020.225	¢.	000 225	.	000 500	ė.	(0.054)	
Total Expenditures	\$	2,930,225	\$	800,227	\$	809,598	\$	(9,371)	
Excess (Deficiency) of Revenues over Expenditures	\$	125,000	\$	622,471	\$	634,752	\$	31,024	
Other Financing Sources/(Uses):									
Capital Reserve Funding	\$	125,000	\$	-	\$	-	\$	-	
Total Other Financing Sources/(Uses)	\$	125,000	\$	-	\$	-	\$	-	
Net Change in Fund Balance	\$	0	\$	622,471	\$	634,752	\$	31,024	
Fund Ralance - Reginning	\$				\$	376 722			
Fund Balance - Beginning	\$	-			\$	376,733			
Fund Balance - Ending	\$	0			\$	1,011,485			

Community Development District Month to Month

		0ct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:														
Special Assessments - Tax Roll	\$	- \$	502,823 \$	348,849 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	851,67
Special Assessments - Direct Bill		34,310	151,480	=	-	-	-	-	-	-	-	-	-	185,78
Developer Contributions		-	253,272	=	-	-	-	-	-	-	-	-	-	253,27
Café Gross Sales		52,537	46,717	49,179	-	-	-	-	-	-	-	-	-	148,43
Miscellaneous Income		155	25	395	-	-	-	_	-	-	-	-	-	57
Insurance Proceeds		-	-	=	-	-	-	_	-	-	-	-	-	
Interest		191	107	414	-	-	-	_	-	-	-	-	-	71
Cost Share Amenity - Rivers Edge III		3,896	-	-	-	-	-	-	-	-	-	-	-	3,89
Total Revenues	\$	91,089 \$	954,424 \$	398,837 \$	- \$	- \$	- \$	- \$	- s	- \$	- s	- s	- \$	1,444,35
Expenditures:		12,121 4	111,111 1	212,221	<u> </u>		<u> </u>	-	<u> </u>					
-														
General & Administrative:														
District Engineering	\$	2,481 \$	125 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,60
District Counsel		2,002	3,263	2,309	-	-	-	-	-	-	-	-	-	7,57
District Management		3,277	3,277	3,277	-	-	-	-	-	-	-	-	-	9,83
Construction Accounting		-	-	-	-	-	-	-	-	-	-	-	-	
Assessment Roll Administration		5,618	-	-	-	-	-	-	-	-	-	-	-	5,61
Dissemination Agent		668	468	468	-	-	-	-	-	-	-	-	-	1,60
Information Technology		169	169	168	-	-	-	-	-	-	-	-	-	50
Website Administration		112	112	112	-	-	-	-	-	-	-	-	-	33
Annual Audit		-	-	=	-	-	-	-	-	-	-	-	-	
Trustee Fees		-	-	=	-	-	-	-	-	-	-	-	-	
Arbitrage Rebate		-	-	-	-	-	-	_	-	-	-	-	-	
Telephone		1	4	_	_	-	_	_	_	_	_	_	-	
Postage & Deleivery		64	216	60	_	_	_	_	_	_	_	_	-	34
Printing & Binding		24	7	80	_	_	_	_	_	_	_	_	_	11
Insurance General Liability		7,745	,	-			_						_	7,74
Legal Advertising		1,080	_	951			_							2,03
Other Current Charges		1,000	_	10									_	2,03
Office Supplies		1	0	0	-	-	-	-	-	-	-	-	-	
Dues, Licenses & Subscriptions		175	-	-	-	-	-	-	-	-	-	-	-	17
Total General & Administrative	\$	23,418 \$	7,641 \$	7,436 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	38,49
Operations & Maintenance	•		,	,		•	•	·	•	·	•		•	
-														
Ground Maintenance:					_									
Cost Share Landscaping - Rivers Edge	\$	66,802 \$	66,802 \$	66,802 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	200,40
Field Operations Management (Vesta)		3,287	3,287	3,287	-	-	-	-	-	-	-	-	-	9,86
Landscape Maintenance		35,089	35,089	35,089	-	-	-	-	-	-	-	-	-	105,26
Lake Maintenance		1,787	1,787	2,273	-	-	-	-	-	-	-	-	-	5,84
Landscape Contingency		3,440	1,780	11,515	-	-	-	-	-	-	-	-	-	16,73
Irrigation Repairs and Replacement		4,775	-	3,648	-	-	-	-	-	-	-	-	-	8,42
Irrigation Water Use		4,563	7,451	6,245	-	-	-	-	-	-	-	-	-	18,25
Streetlighting		1,928	1,917	2,235	-	-	-	-	-	-	-	-	-	6,08

Community Development District Month to Month

		Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center - River Club:														
Cost Share Amenity - Rivers Edge	\$	7,373 \$	7,373 \$	7,373 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- s	22,120
General Manager (Vesta)	-	4,018	3,899	4,130	-		-	-	-	-	-			12,047
Amenity Manager (Vesta)		2,469	2,469	2,469	_	_	_	_	_	_	_	_	_	7,408
Maintenance Service (Vesta)		8,594	8,594	8,594	_	_	_	_	_	_	_	_	_	25,781
Lifestyle Director (Vesta)		3,611	3,611	3,611	_								_	10,832
Facilities Attendant (Vesta)		18,081	894	9,488										28,463
Security Monitoring		10,001	074	105	-	-	-	-	-	-	-	-		105
Telephone		1,147	1,148	1,148	-	-	-	-	-	-	-	-	-	3,443
-			1,140	1,140	-	-	-	-	-	-	-	-	-	
Insurance		73,323	-	-	-	-	-	-	-	-	-	-	-	73,323
Pool Maintenance (Vesta)		1 102	1 102	1 102	-	-	-	-	-	-	-	-	-	2 200
Pool Chemicals (Poolsure)		1,103	1,103	1,103	-	-	-	-	-	-	-	-	-	3,309
Janitorial Services (Vesta)		2,740	2,740	2,740	-	-	-	-	-	-	-	-	-	8,219
Access Cards		-	-	-	-	-	-	-	-	-	-	-	-	-
Window Cleaning		-	-	-	-	-	=	-	-	=	-	-	-	
Natural Gas		333	364	421	-	-	-	-	-	-	-	-	-	1,119
Electric		1,908	1,825	1,947	-	-	-	-	-	-	-	-	-	5,681
Water & Sewer		778	1,580	1,357	-	-	-	-	-	-	-	-	-	3,715
Repair and Replacements		1,373	2,806	25,816	-	-	-	-	-	-	-	-	-	29,996
Refuse		2,042	2,042	2,028	-	-	=	-	-	-	-	-	-	6,111
Pest Control		119	119	500	-	-	=	-	-	-	-	-	-	737
License & Permits		-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current		-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events		4,022	-	225	-	-	-	-	-	-	-	-	-	4,247
Holiday Decorations		2,830	-	-	-	-	-	-	-	-	-	-	-	2,830
Office Supplies & Postage		295	-	=	-	-	-	-	-	-	-	-	-	295
Contingency		-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center - River Club	\$	136,158 \$	40,567 \$	73,055 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	249,780
Café Operations:														
Café-Cost of Goods Sold	\$	23,605 \$	17,213 \$	17,627 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	58,445
Café-Labor		30,306	27,936	26,825	-	-	-	-	-	-	-	-	-	85,068
Café-Bank Fees		2,233	1,777	2,922	-	-	-	-	-	-	-	-	-	6,932
Other Expenses related to Café Operations		-	-	-	-	-	-	-	-	-	-	-	-	-
Café Management		-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Café Operations	\$	56,144 \$	46,926 \$	47,375 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	150,445
Total Quantiana & Maintenance	\$	313,973 \$	205,605 \$	251,525 \$	- \$	- \$	- \$	- S	- \$	- \$	- \$	- \$	- \$	771,103
Total Operations & Maintenance	•	313,9/3 \$	205,605 \$	251,525 \$	- 3	- 3	- 3	. 3	- 3	- 3	- 3	- 3	- 3	//1,103
Total Expenditures	\$	337,391 \$	213,247 \$	258,961 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	809,598
Excess (Deficiency) of Revenues over Expenditures	\$	(246,302) \$	741,178 \$	139,877 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	634,752
Other Financing Sources/Uses:														
Capital Reserve Funding	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Other Financing Sources/Uses	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Victoria de la		(0.15.000)	=11.1=0 ·	100.000										404 E F
Net Change in Fund Balance	\$	(246,302) \$	741,178 \$	139,877 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	634,752

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 12/31/24	Thr	ru 12/31/24	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 462,928	\$	370,624	\$	370,624	\$	-
Interest Income	5,000		5,000		6,102		1,102
Total Revenues	\$ 467,928	\$	375,624	\$	376,726	\$	1,102
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	\$	212,302	\$	208,405	\$	(3,898)
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 11,285	\$	212,302	\$	208,405	\$	(3,898)
Fund Balance - Beginning	\$ 318,060			\$	562,141		
Fund Balance - Ending	\$ 329,345			\$	770,546		

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 12/31/24	Th	ru 12/31/24	,	Variance
Revenues:							
Special Assessments - Tax Roll	\$ 305,842	\$	245,603	\$	245,603	\$	-
Special Assessments - Direct Bill	245,810		122,905		122,905		-
Prepayments	-		-		873,878		873,878
Interest Income	5,000		5,000		7,605		2,605
Total Revenues	\$ 556,652	\$	373,509	\$	1,249,992	\$	876,484
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	\$	205,289	\$	1,077,047	\$	871,759
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 5,212	\$	205,289	\$	1,077,047	\$	871,759
Fund Balance - Beginning	\$ 241,052			\$	508,518		
Fund Balance - Ending	\$ 246,264			\$	1,585,565		

Rivers Edge II Community Development District Statement of Revenues and Expenditures

Capital Projects Funds

Description	Ç	SE 2020	SE 2021
Revenues			
Interest	\$	71	\$ 23
Transfer In		-	-
Total Revenues	\$	71	\$ 23
Expenditures			
Capital Outlay	\$	-	\$ -
Transfer Out		-	-
Total Expenditures	\$	-	\$ -
Excess Revenues (Expenditures)	\$	71	\$ 23
Beginning Fund Balance	\$	4,806	\$ 3,089
Ending Fund Balance	\$	4,877	\$ 3,112

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Pror	ated Budget		Actual	
		Budget	Thru	12/31/24	Thr	u 12/31/24	Variance
Revenues							
Capital Reserve Funding	\$	125,000	\$	-	\$	-	\$ -
Developer Contributions		-		-		114,016	114,016
Interest		1,000		417		801	385
Total Revenues	\$	126,000	\$	417	\$	114,817	\$ 114,401
Expenditures:							
Repair and Replacements	\$	50,000	\$	12,500	\$	18,150	\$ (5,650)
Capital Outlay		-		-		134,666	(134,666)
Total Expenditures	\$	50,000	\$	12,500	\$	152,816	\$ (140,316)
Excess (Deficiency) of Revenues over Expenditures	\$	76,000	\$	(12,083)	\$	(37,999)	\$ 254,717
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$	-	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$ -
Net Change in Fund Balance	\$	76,000			\$	(37,999)	
Fund Balance - Beginning	\$	193,794			\$	136,927	
Fund Balance - Ending	\$	269,794			\$	98,929	

Community Development District

Long Term Debt Report

Series 2020, Gapitai	Improvement Revenue Bonds		
Interest Rate:	4.	5% - 5.3%	
Maturity Date:	5,	/1/2026	
Reserve Fund Definition	50% of Maximum	Annual Debtat	Issuance
Reserve Fund Requirement	\$	232,210	
Reserve Fund Balance		232,210	
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, Capita	l Improvement Revenue Bonds			
Interest Rate:	2.4	7% - 3.75%		
Maturity Date:	5	/1/2051		
Reserve Fund Definition	50% of Maximum	n Annual Debt	at Is	suance
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

			ASSES	SSED	
		SERIES 2020	SERIES 2021		
		DEBT INVOICED	DEBT INVOICED		TOTAL NVOICED
ASSESSED TO	# UNITS	NET	NET	O&M	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		
				BALANCE DUE /
SERIES 2020	SERIES 2021			(DISCOUNTS
DEBT PAID	DEBT PAID	O&M PAID	TOTAL PAID	NOT TAKEN)
-	79,755.07	108,496.53	188,251.60	39,877.54
-	43,150.18	117,170.26	160,320.44	43,150.18
-	122,905.25	225,666.79	348,572.04	83,027.72
370,623.62	245,603.47	851,672.87	1,467,899.96	351,065.39
370.623.62	368,508.72	1.077.339.66	1.816.472.00	434.093.11

DIRECT BILL PERCENT COLLECTED	0.00%	50.00%	121.46%	80.76%
TAX ROLL PERCENT COLLECTED	80.70%	80.70%	80.70%	80.70%
TOTAL PERCENT COLLECTED	80.70%	66.98%	86.80%	80.71%

(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						
		SERIES 2020	SERIES 2021			
ST JOHNS COUNT DIST.	DATE	DEBT	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	
6	1/9/2025	150,817.74	99,943.34	346,570.95	597,332.03	
INTEREST	1/13/2025	991.51	657.05	2,278.44	3,927.00	
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
TOTAL TAX ROLL RECEIPTS		370,623.62	245,603.47	851,672.87	1,467,899.96	

C.

Community Development District

Check Run Summary

December 31, 2024

Fund	Date	Check No.	Amount
General Fund Accounts Payable	12/5/24	1798-1821	\$ 313,485.04
		Sub-Total	\$ 313,485.04
Capital Reserve Fund Accounts Payable	12/5/24	13-14	\$ 47,000.00
		Sub-Total	\$ 47,000.00
Total			\$ 360,485.04

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/11/25 PAGE 1
*** CHECK DATES 12/01/2024 - 12/31/2024 *** RIVERS EDGE II - GENERAL FUND

^^^ CHECK DATES	12/01/2024 - 12/31/2024 ^^^	BANK A RIVERS EDGE II CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO. DATE INVOICE YRMO DPT ACCT	VENDOR NAME T# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
12/05/24 00146	9/01/24 6701130A 202410 310-5130 9/1 BALANCE FOWARD	00-48000	*	1,080.20	
	9/1 BALANCE FOWARD	GANNETT MEDIA CORP			1,080.20 001798
12/05/24 00102	10/28/24 42096077 202410 320-5720 ACTIVE SCRAPER/MAT ONYX	00-60000	*	180.76	
		CINTAS			180.76 001799
12/05/24 00102	11/07/24 52386308 202411 320-5720 FIRST AID SUPPLIES	00-60000	*	41.44	
	FIRST AID SUFFILES	CINTAS			41.44 001800
12/05/24 00202		00-49500	*	2,830.00	
	25% DEP PRIOR INSTALL	GET LIT JAX LLC			2,830.00 001801
12/05/24 00002	11/01/24 85 202411 310-5130 NOV MANAGEMENT FEES	00-34000	*	3,277.17	
	11/01/24 85 202411 310-5130 NOV WEBSITE ADMIN	00-35100	*	112.33	
	11/01/24 85 202411 310-5130 NOV INFO TECH		*	168.50	
	11/01/24 85 202411 310-5130 NOV DISSEM AGENT SRVCS	00-32400	*	468.17	
	11/01/24 85 202411 310-5130 OFFICE SUPPLIES	00-51000	*	.39	
	11/01/24 85 202411 310-5130 POSTAGE	00-42000	*	50.38	
	11/01/24 85 202411 310-5130 COPIES	00-42500	*	6.60	
	11/01/24 85 202411 310-5130 TELEPHONE	00-41000	*	3.67	
	IFTERMONE	GOVERNMENTAL MANAGEMENT SERVI	CES		4,087.21 001802
12/05/24 00006	11/01/24 13129562 202411 320-5720 NOV POOL CHEMICALS		*	1,103.15	
	NOV POOL CHEMICALS	POOLSURE			1,103.15 001803
	10/12/24 CS-2025- 202410 320-5720	00-49100	*	66,801.92	
	CS LANDSCAPE OCTOBER 20 10/12/24 CS-2025- 202410 320-5720	00-49200	*	7,373.17	
	CS AMENITY OCTOBER 2024	RIVERS EDGE CDD			74,175.09 001804
12/05/24 00012	11/10/24 CS-2025- 202411 320-5720 CS LANDSCAPE NOV 2024	00-49100	*	66,801.92	

RED2 RIVERS EDGE II OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/11/25 PAGE 2
*** CHECK DATES 12/01/2024 - 12/31/2024 *** RIVERS EDGE II - GENERAL FUND

""" CHECK DATES 12/		NK A RIVERS EDGE II CDD			
	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SU	VENDOR NAME JB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
11,	/10/24 CS-2025- 202411 320-57200-49 CS AMENITY NOV 2024	9200	*	7,373.17	
		RIVERS EDGE CDD			74,175.09 001805
12/05/24 00012 12/	/02/24 CS-2025- 202412 320-57200-49 CS LANDSCAPE DEC 2024	9100	*	66,801.92	
12/	/02/24 CS-2025- 202412 320-57200-49		*	7,373.17	
		RIVERS EDGE CDD			74,175.09 001806
12/05/24 00129 11/	/02/24 PSI12409 202411 320-57200-46 NOV LAKE MAINTENANCE		*	1,787.00	
	NOV LAKE MAINTENANCE	SOLITUDE LAKE MANAGEMENT			1,787.00 001807
12/05/24 00109 11/	/01/24 11012202 202411 310-51300-42		*	165.75	
	2024 POSTAGE TAX COLLECT	ST. JOHNS COUNTY TAX COLLECTOR			165.75 001808
12/05/24 00181 10/	/08/24 1140123 202411 320-57200-60 FNL PMT VIS CHAISE SLING	0000	*	1,862.50	
	FNL PMI VIS CHAISE SLING	WINSTON FURNITURE COMPANY OF			1,862.50 001809
	/04/24 61977681 202411 320-57200-43		*	118.67	
	NOV PEST CONTROL	TURNER PEST CONTROL			118.67 001810
	/31/24 421967CD 202410 320-57200-53		*	295.32	
8 /	NETWORK RECEIPT PRINTER /31/24 421967CD 202410 320-57200-49	9400	*	47.82	
	BACKBOARD MOVIE SCREEN	VESTA PROPERTY SERVICES INC			343.14 001811
12/05/24 00010 10/	/31/24 423210 202410 320-57200-34	1000	*	118.10	
	SEPT BILLABLE MILEAGE 1/3	VESTA PROPERTY SERVICES INC			118.10 001812
12/05/24 00010 11/	/01/24 422631 202411 320-57200-34	4000	*	3,899.42	
	NOV GEN MANAGEMENT SRVCS /01/24 422631 202411 320-57200-34		*	3,286.50	
	NOV FIELD OPS /01/24 422631 202411 320-57200-34		*	3,610.75	
11,	NOV LIFESTYLE SRVCS /01/24 422631 202411 320-57200-34	1400	*	2,469.33	
11,	NOV AMENITY MNGMENT SRVCS /01/24 422631 202411 320-57200-34 NOV FAC MAINT SRVCS	4100	*	8,593.58	

RED2 RIVERS EDGE II OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK *** CHECK DATES 12/01/2024 - 12/31/2024 *** RIVERS EDGE II - GENERAL FUND BANK A RIVERS EDGE II CDD			PAGE 3
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME ST DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	TATUS .	AMOUNT	CHECK AMOUNT #
	*	2,739.58	
11/01/24 422031 202411 320 3/200 34100	*	9,487.67	
NOV FAC ATTENDANT VESTA PROPERTY SERVICES INC			34,086.83 001813
12/05/24 00195 10/30/24 25014795 202410 320-57200-60000 JANITORIAL SUPPLIES	*	234.95	
W.B. MASON CO., INC.			234.95 001814
12/05/24 00131 10/30/24 791485 202410 320-57200-46101 INSTALL SOD AT HIGH POINT	*	3,440.00	
YELLOWSTONE LANDSCAPE			3,440.00 001815
12/05/24 00131 10/30/24 791486 202410 320-57200-46102 MAINLINE REPAIR	*	738.00	
YELLOWSTONE LANDSCAPE			738.00 001816
12/05/24 00131 10/30/24 791487 202410 320-57200-46102 TROUBLESHOOT/2-WIRE RPR	*	1,677.60	
YELLOWSTONE LANDSCAPE			1,677.60 001817
12/05/24 00131 10/30/24 791488 202410 320-57200-46102 HEAD RPLC KEYSTONE CORNER		195.00	
YELLOWSTONE LANDSCAPE			195.00 001818
12/05/24 00131 11/01/24 792015 202411 320-57200-46100 NOV LANDSCAPE POND BANKS	*	2,914.00	
NOV HANDSCAPE FOND BANKS YELLOWSTONE LANDSCAPE			2,914.00 001819
12/05/24 00131 11/01/24 792017 202411 320-57200-46100 NOV LANDSCAPE MAINTENANCE		32,175.47	
NOV LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE			32,175.47 001820
12/05/24 00131 11/12/24 804013 202411 320-57200-46101 POND BANK HEDGEGROW ST	*	1,780.00	
VELT ONGEONE TANDOGADE			1,780.00 001821
TOTAL FOR BANK A		313,485.04	
TOTAL FOR REGISTER		313,485.04	

RED2 RIVERS EDGE II OKUZMUK



ACCOUN	TNAME	ACCOUNT#	PAGE#
Rivers Ed	lge II Cdd	759957	1 of 1
INVOICE#	BILLING PERIOD	PAYMENT DU	EDATE
0006701130	Sep 1- Sep 30, 2024	October 20,	2024
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH A	MT DUE*
\$0.00	\$0.00	\$1,683.6	18

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 involced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfelted.

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannelt.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 Ad	ivertising:						
	le range Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
·····	9/12/24 SAG St Augustine	10545933	SAR - Rivers Edge	<u></u>	1	3,0000 x 6.5	\$320.24
	Record		Rulemaking	,		ln ln	

	ge A		

Start-End Date Order Number		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 Developme	ent	\$84.96
9/27/24 10593086	SAG St Augustine Record	October Meetings	October Meetings	\$91.76

Processed 11/01/24 CK #1782:

9/12 9/3

9/11

9/27

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 Savel

in a marketisting to the party and pro-

Total Cash Amount Due	\$1,683.88
Service Fee 3,99%	\$67.19
*Cash/Check/ACH Discount	-\$67.19
*Payment Amount by Cash/Gheck/ACH	\$1,683.88
Payment Amount by Credit Card	\$1,751.07

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ACCOUNT NAME Rivers Edge li Cdd		Sili kepakeny Kharakanaskana lates	T:NUMBER INVOICE NUMBER 9957 0006701130		Maintenant malacetra endere con a tim	\$1,080.20
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	PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$1,683.88
REMITTANCE ADD	RESS (Include Account	/& invoice# on check)	TO PAY WI	H CREDIT CARD PL 1-877-736-7612	EASE CALL:	TOTAL CREDIT CARD AMT DUE \$1,751.07
Gannett Fłorida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244			To sign up fo		s and online payme l@gannett.com	nts please contact

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 Main 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:

08/01/2024, 08/08/2024

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 08/8/2024

Legal Clerk

Notary, State of WI, County of Brown

8.12. (p

My commission expires

Publication Cost:

\$1080,20

Tax Amount:

\$0.00 \$1080.20

Payment Cost: Order No:

10425808

of Copies:

Customer No:

759957

n

PO#:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin

REVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUILDEF, NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF NA ASSESSABLY ROLL, AND THE LEVY, COLLECTION, AND EXPORCEMENT OF THE SAME AND NOTICE OF REQULAR BOARD OF SUPERATSORS MEETING.

<u>Upcoming Public Hearings, and Regular Meeting</u>

The Board of Supervisors ("Board") for the Rivers Edge II Community Development District ("District") will hold the following two public hearings and a regular meeting on:

Angust 41, 2024 HOUR: LOCATION:

gittl a.m. RiverTown Amenity Center 156 Landing Street St. Johns, Florida 92259

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fixed year beginning () clober 1, 2024, and ending September 30, 2025 ('Fixed Year 2021/2025'). The second public hearing is being held pursuant to Chapters 190, 197, and/ar 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("OEM Assessments") upon the lands located within the District, in final the Proposed Budget for Fixed View 2024/2023; to consider the adoption of an assessment roll; and, to pravide for the leve, collection, and enforcement of assessments. At the cancludem of the learnings, the Board will, by resolution, adopt a hudget and key OEM. Assessment as fundly approved by the toard. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance badget. Pursuant to Section 170,07, Florida Statutes, a description of the secrices to be funded by the O&M Assessments, and the properties to be inturcaved and hencitived from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table helow shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

UnicTypu	Tutal # of Units/Acres		Proposed Gross O&M Assessment (including collection costs/ early payment discounts)
Townloanes	214	0.62	\$977.05
30-39' Lat	102	0.62	\$1,073.31
40-49' Lot	264	0.74	\$1,260.72
50-59' Lot	236	0.87	\$1,482.19
70-79' Lot	65	1.2	\$2,044.40
80+'Lot	50	1.33	\$2,265.87

The proposed O&M Assessments as stared include collection custs and/or early payment discounts, which Nt. Johns County "County" may impass on assessments that are collected on the County tax bill. Moreover, pursuant to Sectlon 1973/03/2(1), *Partial Situation,* the iter amount shall serve as the "conclumn rate" authorized by law for O&M Assessments, such that no assessment floring shall be held or notice provided in foture years unless the assessments are proposed to be increased or another criterion within Section 1973/03/2(4), *Partial Statutes,* is met. Nate that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024/2025.

For Fiscal War 2024/2025, the District Intends to have the County tay collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during. November 2024. It is important to pay your assessment because future to pay will cause a tay certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a functionare action, which also may result in a loss of title. The Districts decision to collect assessments on the tay roll or by direct billing does not preclude the District from later electing to collect thise or other assessments in a different manner at a future time.

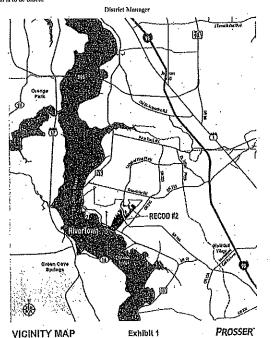
<u>Additional Provisions</u>

CHRIMANIA LITERSONIS

The public hearings and sweeting are open to the public and will be conducted in secondance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, forested at Governmental Management Services, LLC, 1478. West Town Place, Suite 144, St. Augustine, Flarida 121992, Ph.; 1914-1941-1950. (This Intelligence), during mornal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the bearings or meeting. There may be occasions when staff or board wembers may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a fixability or physical impairment about of contact the District Manager's Office at least forty-eight (448) hours prior to the meeting. If you are hearing or speech impaired, phose contact the Findia Relay Service by diding 74-1, or 1-800-935-9771 (*Pa'Y) / 1-800-935-9770 (*Office), for aid in contacting the District Manager's Office.

Flease note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person with decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is adviced that person will need a record of proceedings and that accordingly, the person may ared to ensure that a verbation event of the proceedings is made, including the testimony and evidence quan which such appeal is to be based.





REMIT PAYMENT TO:

CINTAS P.O. BOX 631025 CINCINNATI, OH 45263-1025 VIEW & PAY YOUR BILLS ONLINE: CUSTOMER SVC/BILLING 833-290-0514

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CINTAS FAX #

904-741-6116

INVOICE

SHIP TO:

RIVERS EDGE II CDD

160 RIVERGLADE RUN

SAINT JOHNS, FL 32259-6953

INVOICE #

INVOICE DATE

4209607700

SERVICE TICKET #

10/28/2024 4209607700

SOLD TO #

PAYER#

20958738 10596960

PAYMENT TERMS

NET 10 EOM

SORT#

02800002682

CINTAS ROUTE

22 / DAY 1 / STOP 007

BILL TO:

C/O RIVERTOWN COMMUNITY ASSOCIAION

RIVERS EDGE COMMUNITY DEVELOPMT DIS

475 W TOWN PL

ST AUGUSTINE, FL 32092-3649

EMP#/LOCK#	MATERIAL	DESCRIPTION		FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
<u> </u>	X10184	3X5 ACTIVE SCRAPER		04	F	2	12.423	24.85	N
	X10186	4X6 ACTIVE SCRAPER		04	F	3	13.804	41.41	Ν
	X10189	3X5 XTRAC MAT ONYX		04	F	4	20.706	82.82	Ν
	X10192	4X6 XTRAC MAT ONYX		04	F	1	23.466	23.47	N
			SUBTOTAL					172.55	
		SERVICE CHARGE						8.21	N
		SUBTOTAL						180.76	
		TAX						0.00	
		TOTAL USD	Approve	e RECE	DD 2			180.76	

Submitted to A/P 10-29-24 By Richard Losco

Richard Losco

Signature:

Cust. Name: RIVERS EDGE II CDD

Johnathan Perry SoldTo# 0020958738 10:30 AM 10/28/24 50# 4209607700 Payment on Account

Invoice Total

\$180.76



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

Service / Billing # Fax #

(904)562-7000 (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 # 5238630808 Invoice Date 11/07/2024 Credit Terms NET 30 DAYS Customer # 12663109

Cintas Route LOC #0292 ROUTE 0009

Order # 7051564576 Payer # 10596960

Bill To

RIVERTOWN COMMUNITY ASSOCIAION

RIVERS EDGE COMMUNITY

DEVELOPMT DIS

STE 114

475 W TOWN PL

ST AUGUSTINE, FL 32092-3649

Material #		Description		Qu	antity	Unit Price	Ext Price Tax
Unit	000000000009585183	Unit Description:	FRONT OFFICE	FΑ			
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00
120		CABINET ORGANIZED		1	EA	\$0.00	\$0.00
130		EXPIRATION DATES CHECKED		1	EΑ	\$0.00	\$0.00
132		BBP KIT CHECKED		1	EA	\$0.00	\$0.00
50430		ALCOHOL SWABS SMALL		1	BAG	\$8.04	\$8.04
55555		HARD SURFACE DISINFEC SVC		1	EA	\$10.45	\$10.45
						Unit Subtotal:	\$18.49
Unit	000000000009605930	Unit Description:	KITCHEN #7873				
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00
160		AED CHECKED (NO CHARGE)		1	EA	\$0.00	\$0.00
564462		AED BATTERY CHECKED		1	EΑ	\$0.00	\$0.00
564463		AED PADS CHECKED		1	EΑ	\$0.00	\$0.00
						Unit Subtotal:	\$0.00
Unit	000000000999900999	Unit Description:	Other				
400		SERVICE CHARGE		1	EΑ	\$22.95	\$22.95
						Unit Subtotal:	\$22.95
						Invoice Sub-total	\$41.44
						Tax	\$0.00
						Invoice Total	\$41.44

Remit To C

CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

Approved RECDD 2

Submitted to A/P 11-11-24

By Richard Losco

Note

Richard Losco

Section Section 1

the bill

GetLitJax

CDD 2 INVOICE

INVOICE # 1039 DATE: 10/07/2024

LIGHTING & HOLIDAY DECOR

712 Chathal Dr Orange Park, FL 32073 Sales@getlitjax.com

TO: Rivers Edge CDD 2 475 West Town Pl St. Augustine, FL 32092 SHIP TO: Kim Fatuch 140 Landing St St. Johns, FL 32259

ACTIVITY	DESCRIPTION	QTY	TOTAL
Service	RiverClub	1	\$8,390
	28-9ft Garland WW 8mm Led 4-36" Wreaths w/RB 360" Roofline WW LED C9 3-48" Wreaths w/RB 2-Palms WW 8mm Led Minis		
Service	Watersong	1	\$2,93
	300" WW LED C9 Roofline + Wall + Statue 2-48" Wreaths w/RB 8-Hollies WW 8mm		
	NOTE: Would not light Arborvites or ligustrumsGETLITJAX WILL PROVIDE ALL MATERAILS Ext.Cord ,Timers, installation, Equipment ,takedown and Storage and BinsCOMPLETE TURN KEY		
	25% deposit prior to installation \$2,830		
	NOV 11 2024	SUBTOTAL SALES TAX SHIPPING & HANDLING	\$11,32
		TOTAL DUE	\$11,32

Make all checks payable to GetLitJax If you have any questions concerning this invoice, contact Matthew Fitzhugh at sales@getlitjax.com

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

\$4,087.21

Balance Due

Invoice #: 85

Invoice Date: 11/1/24

Due Date: 11/1/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty Rat	e Amount
Management Fees -November 2024 Website Administration - November 2024 Information Technology - November 2024 Dissemination Agent Services - November 2024 Office Supplies Postage Copies Telephone	3,	277.17 3,277.17 112.33 168.50 168.50 468.17 0.39 0.39 50.38 6.60 3.67 3.67
RECEIVED By Todd Polvere at 1:43 pm, Nov 07, 2024		
	Total	\$4,087.21
	Charles of	· · · · · · · · · · · · · · · · · · ·



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

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

Bill To

Invoice

Date Invoice# 11/1/2024 131295625468

Terms		Net	- 20
		§ IVC	. 20
popular processor de la como	necessaries en de transcentant		
Due Date	1	911/2	21/2024
Duc Duce			
- A	of Edynamic Committee of the Printer Street		
PO #		- 5	
	Company of the second		

Ship To	
River Club	
160 Riverglade Run	
St. Johns FL 32259	
36. JOHN 3 1 E 32233	

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

Subtotal \$1,103.15

Tax \$0.00

\$0.00

Total \$1,103.15

Amount Paid/Credit Applied

Balance Due \$1,103.15





Poolsure Standard Terms & Conditions

- 1. These Standard Terms & Conditions govern the relationship between Poolsure and the other party (the "Customer") to the Estimate, Work Order, or similar document ("Work Authorization") to which these Standard Terms & Conditions are attached. As herein, (i) the term "Equipment" means any and all controllers, tanks, or other equipment sold, leased, or otherwise provided to Customer by Poolsure in the term "Chemicals" means any and all chemicals provided by Poolsure to the Customer to maintain the chlorine, ph, alkalinity levels, calcium and cyanuric acid levels, and other water chemistry of Customer's swimming pools and other bodies of water (collectively, "Pools"), if any, and (iii) the term "Services" means any and all services furnished by Poolsure to Customer, including but not limited to maintenance and repair services, if any. The specific Equipment, Chemicals, and Services, and the terms upon which Poolsure agrees to provide the same to Customer are included on the Work Authorization. The provision of Equipment, Chemicals, and/or Services by Poolsure to Customer is referred to herein as the "Work". Poolsure agrees to perform the Work as described in the Work Authorization, and Customer agrees to provide Poolsure reasonable access to the area(s) where Work is to be performed.
- 2. Leased Equipment. All leased Equipment (and any replacement thereof), shall remain the sole property of Poolsure, and shall be returned to Poolsure at the end of the lease term in good working condition, reasonable wear and tear excepted. If the leased Equipment is not returned within 60 days of the expiration of the lease term, then Customer agrees to pay Poolsure an amount equal to the then current purchase price of each piece of the leased Equipment that has yet to be returned. In addition, Customer will still be responsible for returning the leased Equipment to Poolsure. All leased Equipment shall remain personal property (even though said Equipment may hereafter become attached or affixed to reaffixed t
- them or allow any of the leased Equipment to be removed without Poolsure's prior, written consent, unless otherwise noted on the Work Authorization.

 3. Water Chemistry and Maintenance of Equipment. Maintaining proper water chemistry in the Pools is the sole responsibility of Customer, despite Poolsure having agreed to provide the Chemicals and/or Equipment as a tool to assist Customer in connection therewith, as applicable. Customer agrees that it shall independently test the water chemistry of each Pool no less than daily (or more often if required by law), and shall keep an accurate and up-to-date written log of such tests as required by any applicable law. In the event that such tests reveal that any piece of Equipment is not maintaining proper water chemistry. Customer shall promptly notify Poolsure of the same, and Customer will add Chemicals to the Pools by hand or otherwise as necessary to maintain proper water chemistry therein, until such Equipment is repaired or replaced. Poolsure's sole responsibility for maintainance of the Chemicals to the Pools by hand or otherwise as necessary to maintain proper water chemistry therein, until such Equipment is repaired or replaced. Poolsure's sole responsibility for maintainance of the Chemicals in the Pools shall accrute to and be the responsibility of the Customer. Customer acknowledges that it is Customer's responsibility to obtain and pay for all necessary permits and licenses needed to operate the Pools, and/or utilize the Equipment or Chemicals as required by applicable law. Any leased Equipment and feed system may only be used to feed approved chemicals provided by Poolsure. Customer shall not, under any circumstance, place or allow others to place products or chemicals obtained from any third-party in any piece of leased Equipment. Customer shall be solely responsible for any and all leaks in any piece of Equipment, and any circumstance arising or resulting from any leaks. Customer acknowledges that corrosion may result from Chemicals and Poolsure is not
- 4. Payment to Poolsure. In consideration of the Work to be performed by Poolsure, Customer agrees to pay Poolsure, without reduction or set-off, the fees set forth in the Work Authorization. If payment in full is not received timely, then interest shall accrue on such unpaid amounts from the applicable due date until paid in full at the lesser of one and one-half percent (1.50%) per month and the maximum monthly interest rate permitted to be charged by law. Any pricing provided in the Work Authorization may be adjusted by Poolsure upon thirty (30) days prior written notice to Customer.
- 5. Warranties by Poolsure. All Services performed by Poolsure will be provided in a good and workmanlike manner; provided that Poolsure makes no warranty with respect to any 3rd party lab testing utilized by Poolsure. Customer's sole remedy with respect to the warranty provided on Services is the reperformance of the Services by Poolsure. Poolsure makes no warranty with respect to the Chemicals or the Equipment, but Poolsure will assign or "pass-through" any manufacturer or 3rd party laboratory warranties to the extent the same may be assigned to Customer. POOLSURE SUPPLIES THE CHEMICALS AND EQUIPMENT UNDER THE WORK AUTHORIZATION IN THEIR "AS IS" CONDITION, EXCEPT AS SET FORTH IN THIS SECTION, POOLSURE NOT WARRANTY OR REPRESENTATION AS TO THE MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR USE, DESIGN, CONDITION, DURABILITY, CAPACITY, MATERIAL OR WORKMANSHIP OF THE CHEMICALS OR EQUIPMENT, POOLSURE SHALL NOT BE LIABLE FOR ANY DIRECT, INDIRECT OR CONSEQUENTIAL LOSSES OR DAMAGES SUFFERED BY CUSTOMER ON BY ANY OTHER PERSON FOR, AND CUSTOMER EXPRESSLY WAIVES ANY RIGHT TO HOLD POOLSURE LIABLE HEREUNDER FOR, ANY CLAIMS, DEMANDS AND LIABILITIES ARISING OUT OF OR IN CONNECTION WITH THE PERFORMANCE OF SERVICES OR THE DESIGN OR MANUFACTURE, POSSESSION OR OPERATION, CONDITION, SUITABILITY OR USE OF THE CHEMICALS OR EQUIPMENT, INCLUDING, WITHOUT CHEMICALS OR EQUIPMENT, INCLUDING, WITHOUT OPERSONS OR PROPERTY RESULTING FROM THE FAILURE OF, DEFECTIVE OR FAULTY DESIGN, OPERATION, CONDITION, SUITABILITY OR USE OF THE CHEMICALS OR EQUIPMENT. POOLSURE IS NOT THE MERCHANTAGE OF SERVICES OR THE DESIGN OR MANUFACTURE, POSSESSION OR OPERATION, OPERATION, CONDITION, SUITABILITY OR USE OF THE CHEMICALS OR EQUIPMENT. POOLSURE IS NOT THE MERCHANTAGE OF THE CHEMICALS OR EQUIPMENT OF THE CHEMICALS OR EQUIPMENT. POOLSURE HERE PROPERTY RESULTING FROM THE FAILURE OF, DEFECTIVE OR FAULTY DESIGN, OPERATION, CONDITION, SUITABILITY OR USE OF THE CHEMICALS OR EQUIPMENT. POOLSURE BLADE OF THE CHEMICALS OR EQUIPMENT. POOLSURE BLADE OF THE CHEMI
- 6. Indemnity and Limitation of Damages. CUSTOMER HEREBY AGREES TO INDEMNIFY, DEFEND AND HOLD POOLSURE HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, ACTIONS, JUDGMENTS, SUTS, LOSSES, FINES, PENALTIES, DEMANDS, COSTS AND EXPENSES AND LIABILITY WHATSOEVER (AND ANY ATTORNEY'S FEES, WITNESS FEES, AND/OR COSTS INCURRED IN CONNECTION THEREWITH) (COLLECTIVELY THE "LOSSES") CAUSED BY OR ARISING FROM (A) CUSTOMER'S FAILURE TO FULLY PERFORM, OBSERVE OR SATISFY ITS COVENANTS, DUTIES, WARRANTIES OR OBLIGATIONS CONTAINED IN THE WORK AUTHORIZATION OR THESE STANDARD TERMS & CONDITIONS; (B) THE NEGLIGENT OR WRONGFUL ISSEA AND OPERATION OF THE CHEMICALS OR EQUIPMENT DURING THE TERM BY CUSTOMER, ITS AGENTS, OFFICERS, EMPLOYEES, CONTRACTORS, OR INVITEES; (C) CUSTOMER'S FAILURE TO MAINTAIN PROPER WATER CHEMISTRY IN EACH AND EVERY POOL; (D) THE ACTS OR OMISSIONS OF CUSTOMER, ITS AGENTS, OFFICERS, EMPLOYEES, CONTRACTORS, OR INVITEES, INCLIDING BUT NOT LIMITED TO CUSTOMER'S FAILURE TO MAINTAIN AND UTILIZE THE EQUIPMENT AND THE CHEMICALS IN ACCORDANCE WITH APPLICABLE LAW; AND (E) THE STORAGE OF THE CHEMICALS ON CUSTOMER'S PREMISES, IF SUCH LOSSES WERE ALSO CAUSED IN PART BY THE ACTS OR OMISSIONS OF POOLSURE, THEN CUSTOMER SHALL ONLY BE LIABLE TO THE EXTENT AND FOR SUCH PORTION THAT SUCH LOSSES WERE CAUSED BY, ARISE FROM OR RELATE, TO THE ACTS OR OMISSIONS OF CUSTOMER, ITS OFFICERS, AGENTS, PREMISES, PROPLOYIES, AND/OR INVITEES, IN NO EVENT SHALL POOLSURE BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL (INCLUDING LOST PROPITIS), SPECIAL, PUNITIVE OR EXEMPLARY DAMAGES IN CONNECTION WITH THE WORK AUTHORIZATION, THE CHEMICALS OR EQUIPMENT, EVEN IF NOTICE WAS GIVEN OF THE POSSIBILITY OF SUCH DAMAGES AND EVEN IF SUCH DAMAGES WERE REASONABLY FORESEABLE.

AND EVEN IF SUCH DAMAGES WERE REASONABLY FORESEABLE.

NO WITHSTANDING THE FOREGOING, THE CUSTOMER HEREBY ASSUMES ANY AND ALL RISK OF LOSS, DAMAGE OR COSTS, OR PROPERTY DAMAGE TO CUSTOMER'S WALKWAYS, CONCRETE, PARKING LOTS, OR OTHER FLOORING ("CUSTOMER'S FLOORING") THAT MAY BE INCURRED IN CONNECTION WITH THE CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS OF POOLSURE IN DELIVERING CHEMICALS TO CUSTOMER'S PROPERTY DESIGNATED BY CUSTOMER AS AN ACCESS FOR PRODUCT DELIVERY, HOWEVER, THE ABOVE DOES NOT WAIVE OR REJEASE ANY CLAIMS AGAINST POOLSURE FOR GROSS NEGLIGENCE OR WILLFUL MISCONDUCT ON THE PART OF POOLSURE, ITS AGENTS, EMPLOYEES, CONTRACTORS, OR REPRESENTATIVES. CUSTOMARY AND REASONABLE ACTIVITY OF DELIVERING CORROSIVE CHEMICALS OVER CUSTOMER'S FLOORING ARISING FROM AND DUS TO POOLSURE'S CUSTOMARY AND REASONABLE ACTIVITY OF DELIVERING CORROSIVE CHEMICALS OVER CUSTOMER'S FLOORING AND HEREBY RELEASE POOLSURE FOR CLAIMS OR DAMAGES TO CUSTOMER'S FLOORING RESULTING FROM POOLSURE'S CUSTOMARY AND REASONABLE ACTS IN CONNECTION WITH THE DELIVERY OF CHEMICALS TO CUSTOMER'S PLOORING HAT MAY BE INCURRED BY CUSTOMER ARISING OUT OF OR IN CONNECTION WITH POOLSURE'S CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS IN DELIVERING CHEMICALS OVER SINCHMER TO BE INCURRED BY CUSTOMER ARISING OUT OF OR IN CONNECTION WITH POOLSURE'S CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS IN DELIVERING CHEMICALS OVER STAINED BY CUSTOMER ARISING OUT OF OR IN CONNECTION WITH POOLSURE'S CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS IN DELIVERING CHEMICALS OVER STAINED, PAINTED, DECORATIVE OR NON-DECORATIVE WALKWAYS, PARKING LOTS OR ANY OTHER FLOORING HEREBY WAIVES ITS RIGHTS FREELY AND VOLUNTARILY WITHOUT ANY INDUCEMENT, ASSURANCE, OR GUARANTEE BEING MADE TO CUSTOMER TO THE FULLEST EXTENT ALLOWED BY LAW.

To the extent there is any conflict between the terms of this Section and the terms of any other agreement entered into between Poolsure and Customer, the terms of this Section shall control.

- 7. Customer Event of Default. The occurrence of any of the following shall constitute an event of default by Customer (a "Customer Event of Default"): (a) Customer fails to timely pay any payment when due to Poolsure; (b) Customer attempts to remove, sell, transfer, encumber, assign, sublet or part with possession of any leased Equipment or any items thereof, except as expressly permitted herein; (c) Customer fails to observe or perform any of its material covenants, duties or obligations arising hereunder and such failure continues for a period of lifteen (15) days after written notice thereof by Poolsure; (d) Customer cases doing business as a going concern, makes an assignment for the benefit of creditors, admits in writing its inability to pay its debts as they become due, files a voluntary petition in bankruptcy, is adjudicated as bankrupt or insolvent, files a petition seeking for itself any reorganization, arrangement, composition, readjustment, ilquidation, dissolution or similar arrangement under any present or future statute, law or regulation or files an answer admitting the material allegations of a petition filed against it in any such proceeding, consents to or acquiesces in the appointment of a trustee, receiver, or liquidator of it or of all or any substantial part of its assets or properties, or it or its shareholders or other equity owners shall take any action looking to its dissolution or liquidation.
- 8. Remedies Upon Customer Event of Default. Upon the occurrence of any Customer Event of Default, Poolsure may at its option do any or all of the following; (a) By written notice to Customer, immediately terminate the Work Authorization and the related provision of Services, Equipment, or Chemicals. As a result of the termination, Poolsure may enter upon Customer's property and remove any leased Equipment without liability of any kind or nature for so doing, or Poolsure may demand that Customer remove and return the leased Equipment, all at Customer's sole cost and expense; or (b) Exercise any other right or remove which may be available to Poolsure under any applicable law or proceed by appropriate court action, without affecting Poolsure's title or right to possession of the leased Equipment, to enforce the terms hereof or to recover damages from the Customer Event of Default or to terminate the Work Authorization and the related provision of Services, Equipment, or Chemicals.
- 9. Insurance. Customer shall, at its cost and expense, purchase and maintain in effect general and professional liability insurance covering all Losses and the use, operation, and replacement of the leased Equipment and/or Chemicals. Upon written request by Poolsure, Poolsure shall be named as an additional insured party on the insurance policies to be maintained hereunder by Customer, and Customer shall deliver a certificate of insurance or other reasonable documentation to Poolsure within ten (10) days of such request.
- 10. Miscellaneous. The Work Authorization and these Standard Terms & Conditions and all claims or causes of action arising hereunder shall be governed by and construed in accordance with the laws of the State of Texas, excluding its conflicts of laws provisions, and in the event of a dispute arising under or in connection with the Work Authorization or these Standard Terms & Conditions, the parties hereby submit to exclusive jurisdiction in the federal or state courts located in Harris County, Texas, and agree that venue is proper and convenient in such forum. Poolsure shall not be liable for default in the performance or discharge of any duty or obligation under the Work Authorization or these Standard Terms & Conditions, to the extent caused by acts of God, civil or military authority, public enemy, fire, floods, winds, strongs, pandemic, epidemic, public health emergency or quarantine, labor disorders, strikes, work stoppages or other labor trouble, accidents, riots, civil commotion, closing the public highways, terrorist acts or threats, governmental interference or regulations and other contingencies, similar to the foregoing, beyond Poolsure's reasonable control. The Work Authorization may be signed in multiple counterparts (including electronically), each of which will be considered an original and all of which together will constitute a whole. The failure of either party to enforce any of the right siven to it under the Work Authorization or these Standard Terms & Conditions shall not be construed as a waiver of the right of such party to exercise any such right as to any subsequent violations of the Work Authorization and these Standard Terms & Conditions. Shall not be construed as a waiver of the right of such party to exercise any such right as to any subsequent violations of the Work Authorization and these Standard Terms & Conditions shall be binding upon and shall inure to the benefit of the parties hereto, and their respective successors and permitted assigns. The Work Authorization and these Sta

Rivers Edge CDD

INVOICE

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

DATE: INVOICE # 10/12/24 CS-2025-OCT

Bill To:

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

DESCRI	PTION		AMOUNT
Cost Share - Landscaping for October 2024	1.320.57200.49100		\$ 66,801.92
Cost Share - Amenity for October 2024	1.320.57200.49200		\$ 7,373.17
	DECEIVED OCT 13 2024		
		TOTAL	\$ 74,175.08

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

Rivers Edge CDD

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



DATE:

11/10/24

INVOICE #

CS-2025-NOV

Bill To:

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

DESCRIPTION				AMOUNT
Cost Share - Landscaping for November 2024	1.320.57200.49100		\$	66,801.92
Cost Share - Amenity for November 2024	1.320.57200.49200	***	\$	7,373.17
NOV 10 2024				
		TOTAL	\$	74,175.08

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

Rivers Edge CDD

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

DATE:

12/2/24

INVOICE #

CS-2025-DEC

Bill To:

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

DESCRI	PTION		 TNUOMA
Cost Share - Landscaping for December 2024	1.320.57200.49100		\$ 66,801.92
Cost Share - Amenity for December 2024	1.320.57200.49200	AAAA	\$ 7,373.17
	NOV 3 0 2024		
		TOTAL	\$ 74,175.08

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



Please Remit Payment to:

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

INVOICE

Page: 1

Invoice Number: Invoice Date: PSI124097 11/2/2024

Bill

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

11/2/2024

12/2/2024

Net 30

Ship

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

Customer ID

14024

P.O. Number

P.O. Date

11/2/2024

Total Price

November Billing

Ship Via

Ship Date

Due Date

Terms

11/1/2024 - 11/30/2024

Rivers Edge CDD II Pond 3

Rivers Edge CDD II Pond 9

Rivers Edge CDD II Pond 4

Rivers Edge CDD II Pond 7

Rivers Edge CDD II Pond RC1

Rivers Edge CDD II Pond 10

Rivers Edge CDD II Pond 11

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 KK

Rivers Edge CDD II Pond TT

Rivers Edge CDD II Pond NN

Rivers Edge CDD II Pond UU

Our Order No.

Quantity **Unit Price** Unit **Order Qty** Item/Description 1,787.00 1 1 1,787.00

Annual Maintenance

Rivers Edge CDD II Pond 1

Rivers Edge CDD II Pond 2

Rivers Edge CDD II Pond 6

Rivers Edge CDD II Pond 14

Rivers Edge CDD II Pond 5

Rivers Edge CDD II Pond 8

Rivers Edge CDD II Pond 12

Rivers Edge CDD II Pond 13

Rivers Edge CDD II Pond SS

by Jason Davidson Jason Davidson

Submitted to AP on 11.4.2024

Approved RECDD II

Amount Subject to Sales Tax 0.00 Amount Exempt from Sales Tax 1,787.00

Subtotal: Invoice Discount: 1,787.00 0.00

Total Sales Tax Payment Amount:

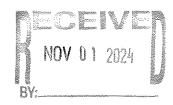
0.00 0.00

Total:

1,787.00

November 1, 2024

River's Edge II



INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2024 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due:

\$

165.75

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Dennis W. Hollingsworth, C.F.C. St. Johns County Tax Collector

TEXACRAFT

Remit To:

5514 Paysphere Circle Chicago, IL. 60674

Invoice No:

1140123

Invoice Date:

10/8/2024

Due Date:

11/7/2024

Order Date:

7/22/2024

Please forward remittance advice for Texacraft to: credit@texacraft.com

Bill To:

Riversedge CDD Vesta Property Services Accounts Payable 475 West Town Place St Augustine, FL 32092 **USA**

Ship To:

Riverclub 160 Riverglade Run St Johns FL 32259

Receiving/Vesta properties

Customer #:

66018

Sales Rep:

MANDY BATEMAN

Ship Date: 10/08/2024

Origin

Customer PO #:

TEXQ11095

Customer Phone:

904-679-5523

Carrier:

OLD Dominion Freight Line

Acknowledgment: Packing Slip #:

823215 137593 Customer Email: Terms:

kmckendree@vestapropertyservices.com 50% Deposit Net 30

FOB:

Tracking #: 15211569312

Comments:

	200			
24				
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	LJ	T.	-	
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				٠.,
		4.00		

Backorder Ship Qty 0 EA

Qty

Unit Price

Ext Price

1 M835

Line

M835027

- Vision Chaise Set Sling Sling 1: Clay Sky (027)

Part Number/ Description

Sales Order/Line/Release: 823215/1/1

Tag Line:

Ord	ier
Q	tv
40	EΑ

40 EA

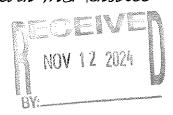
85.00

3,400.00

Miscellaneous Charges Breakdown \$325.00 Contract Freight Charge \$325.00 Total

3,400.00 SubTotal: Total Misc Charges: 325.00 3,725.00 **Total Charges** -1.862.50Less Deposit: Total Due: 1,862.50

Approved RECDD 2 Submitted to AP 11.12.24 By Kevin McKendree Kevin McKendree



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

Visit our website to review the warranty informationhttp://texacraft.com/warranty-information



[275347]

Suite 114

Rivers Edge CDD

475 West Town Place

Richard Losco

Bill To:

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

Saint Augustine, FL 32092-3648

Service Slip/Invoice

INVOICE:

619776815

DATE:

11/04/2024

ORDER:

619776815

Work Locations

[275347]

904-679-5733

RiverClub(RECDD 2) Richard Losco

160 Riverglade Run

Turner Pest Control LLC

Atlanta, GA 31192-2503

P.O. Box 952503

904-355-5300

Saint Johns, FL 32259-8795

W(s) {(Batto 11/04/2024	10:00 AM	Targjat Pest ANTS, FIRE ANT, MICE,	Technicien			Time in 10:00 AM Time Out
: Hurelia I	scOnder	NET 30	asi Selavirge 11/04/2024	Majo Gorde		10:41 AM
			Θ(=:3) બ			Price
CPCM	nivilotë	Commercial Pest Control - M]::1 :11		\$118.67
OI OIN					SUBTOTAL TAX AMT. PAID TOTAL	\$118.67 \$0.00 \$0.00 \$118.67
		Approved RECDD 2 Submitted to A/P 1 By Richard Losco Richard Losco	1-10-24		AMOUNT DUE	\$118.67
		NOV 10 2	1024		TECHNICIAN SIGN	ATURE
					CUSTOMER SIGN	ATURE

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.

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



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

Invoice

Invoice # Date 421967CDD2 08/31/2024

Terms

Net 30

Due Date

09/30/2024

Memo

Bill To

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

Pesanjakisa Billable Expenses	EPOETONIA	#FMY(c	#Andraniat
Kevin McKendree - 2024-07-31 - AMZN Mktp US*RV6U30B51 - CDD 2			295.32
Kimberly Fatuch - 2024-08-10 - LOWES #01897* - Backboard for movie screen CDD 2		The contract of the contract o	47.82
		our administration — a to project of the	expensive designation of the second s
	The state of the s	The specific of the specific o	t e e e e e e e e e e e e e e e e e e e

Total

343.14

Originally received 9/10/2024 with multiple districts on one invoice (421967). Check for payment was voided. This revised invoice includes the charges for this district only.

Corbin devagy

11/21/2024

NOV 2 1 2021

Details for Order #111-2956273-8095465 Print this page for your records.

Order Placed: July 30, 2024

Amazon.com order number: 111-2956273-8095465

Order Total: \$295.32

Preparing for Shipment

Items Ordered Price

1 of: Star Micronics Sp700 Sp712 Network Receipt Printer - 4.7 Lps Mono - 203 Dpi - Ethernet

\$295.32

Sold by: UNIQUEPOS LLC (seller profile)

Supplied by: Other

Condition: New

Shipping Address:

Rivers Edge 3 Community Development District 3 140 LANDING ST SAINT JOHNS, FL 32259-8763 United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Item(s) Subtotal: \$295.32

Visa ending in 9671 Shipping & Handling:

\$0.00

Billing address

Total before tax:

Grand Total:

ix: \$295.32

Rivers Edge CDD

Estimated tax to be collected:

\$0.00

140 LANDING ST

\$295.32

SAINT JOHNS, FL 32259-8763

United States

To view the status of your order, return to Order Summary.

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Back to top

English

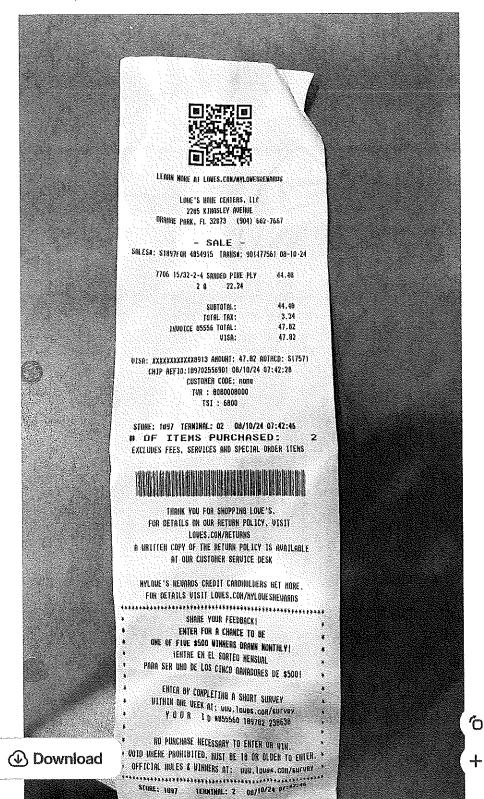
United States

Help

Conditions of Use Privacy Notice Consumer Health Data Privacy Disclosure Your Ads Privacy Choices

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1/1



<u>Vesta Mileage Report</u>

Name:	Kevin McKendree	Month	Oct-24				
Date	Pupose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
10/1	Daily mileage	Rivertown	Rivertown	27.9	Riversedge CDD		27.9
10/2	Daily mileage	Rivertown	Rivertown	33.8	iversedge CD	D	33.8
10/3	Daily mileage	Rivertown	Rivertown	18.6	iversedge CD	D	18.6
10/4	Daily mileage	Rivertown	Rivertown	31	Riversedge CDD		31
10/7	Daily mileage	Rivertown	Rivertown	59.3	iversedge CD	D	59.3
10/8	Daily mileage	Rivertown	Rivertown	49.9	iversedge CD	D	49.9
10/9	Daily mileage	Rivertown	Rivertown	0	iversedge CD	D	0
10/10	Daily mileage	Rivertown	Rivertown	42.7	iversedge CD	D	42.7
10/11	Daily mileage	Rivertown	Rivertown	33.2	iversedge CD	D	33.2
10/14	Daily mileage	Rivertown	Rivertown	53.2	iversedge CD	D	53.2
10/15	Daily mileage	Rivertown	Rivertown	26.1	iversedge CD	D	26.1
10/16	Daily mileage	Rivertown	Rivertown	19.6	iversedge CD	D	19.6
10/17	Daily mileage	Rivertown	Rivertown	24.4	iversedge CD		24.4
10/18	Daily mileage	Rivertown	Rivertown	11.3	iversedge CD		11.3
10/28	Daily mileage	Rivertown	Rivertown	56.9	iversedge CD		56.9
10/29	Daily mileage	Rivertown	Rivertown	22.8	iversedge CD		22.8
10/30	Daily mileage	Rivertown	Rivertown	30	iversedge CD		30
10/31	Daily mileage	Rivertown	Rivertown	12.9	iversedge CD	D	12.9
				<u> </u>		Total Mileage	554
						Reimbursement Rate	\$0.640

\$118.10

\$354.30

11/6/24

Total

Reimbursement

Date Submitted in Paycom



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

Invoice

Invoice # Date 423210 10/31/2024

Terms

Net 30

Due Date

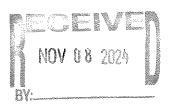
11/30/2024

Memo

Billable Mileage split

Bill To

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



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Billable Mileage Sept split in 3	1	118.10	118.10

Total

118.10

Vesta Mileage Report

Name:	Kevin McKendree	Month	Oct-24				
Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
10/1	Daily mileage	Rivertown	Rivertown	27.9	Riversedge CDD		27.9
10/2	Daily mileage	Rivertown	Rivertown	33.8	iversedge CDI	D	33.8
10/3	Daily mileage	Rivertown	Rivertown	18.6	iversedge CDI	D	18.6
10/4	Daily mileage	Rivertown	Rivertown	31	Riversedge CDD		31
10/7	Daily mileage	Rivertown	Rivertown	59.3	iversedge CD	D	59.3
10/8	Daily mileage	Rivertown	Rîvertown	49.9	iversedge CD	D	49.9
10/9	Daily mileage	Rivertown	Rivertown	0	iversedge CD	D	0
10/10	Daily mileage	Rivertown	Rivertown	42.7	iversedge CD	D	42.7
10/11	Daily mileage	Rivertown	Rivertown	33.2	iversedge CD	D	33.2
10/14	Daily mileage	Rivertown	Rivertown	53.2	iversedge CD	D	53.2
10/15	Daily mileage	Rivertown	Rivertown	26.1	iversedge CD	D	26.1
10/16	Daily mileage	Rivertown	Rivertown	19.6	iversedge CD	D	19.6
10/17	Daily mileage	Rivertown	Rivertown	24.4	iversedge CD	D	24.4
10/18	Daily mileage	Rivertown	Rivertown	11.3	iversedge CD	D	11.3
10/28	Daily mileage	Rivertown	Rivertown	56.9	iversedge CD	D	56.9
10/29	Daily mileage	Rivertown	Rivertown	22.8	iversedge CD	D	22.8
10/30	Daily mileage	Rivertown	Rivertown	30	iversedge CD	D	30
10/31	Daily mileage	Rivertown	Rivertown	12.9	iversedge CD	D	12.9
				<u> </u>	3.1.AV	Total Mileage	554
						Reimbursement Rate	\$0.640

Reimbursement Rate \$0.640

Total \$354:30

Reimbursement

Date Submitted in

Paycom 11/6/24

\$118.10



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

Invoice

Invoice # Date 422631 11/01/2024

Terms

Net 30

Due Date

11/30/2024

Memo

Rivers Edge CDDII

Bill To

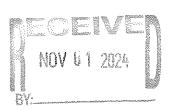
Rivers Edge CDD II c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine FL 32092

Bia-caligina	rencolly -		Marking the Comment
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
, wanty , marriage, and		·	

Thank you for your business.

Total

34,086.83



Corbin de Nagy 11/01/2024



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

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

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

Invoice Number	250147956	
Customer Number	C3178877	
Invoice Date	10/30/2024	
Due Date	11/29/2024	
Order Date	10/28/2024	
Order Number	\$147956561	
Order Method	WEB	

Delivery Address

River Club Attn.: Lynn

160 Riverglade Run Saint Johns FL 32259

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be <u>reported</u> within 14 days. Visit <u>www.wbmason.com</u> 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
	TORK UNIVERSAL TOILET TISSUE, ROLL	1	CT	59.99	59.99
	SOAP,ENMOTION,FOAM,TOUCHLESS,1200ML,2/CT	3	CT	45.99	137.97
	TOWEL,MULTIFLD,4000/CT,BN(2040738)	1	CT	36.99	36.99

 SUBTOTAL:
 234.95

 TAX & BOTTLE DEPOSITS TOTAL:
 0.00

 ORDER TOTAL:
 234.95

 Total Due:
 234.95

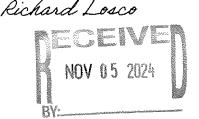
To ensure proper credit, please detach and return below portion with your payment



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

Approved RECDD 2 Submitted to A/P 11-05-24 By Richard Losco

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



Remittance Section	
Customer Number	C3178877
Invoice Number	250147956
Invoice Date	10/30/2024
Terms	Net 30
Total Due	234.95

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



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

Property Name: Rivers Edge CDD II

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
791485	10/30/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: November 29, 2024

Invoice Amount: \$3,440.00

Description Install Sod at I		Current Amount
Landscar	pe Enhancement CORE	\$3,440.00

Invoice Total

\$3,440.00



Approved RECDD II Submitted to AP on 10.30.2024 by Jason Davidson

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

Jason Davidson



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

Property Name: Rivers Edge CDD II

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE #	INVOICE DATE
791486	10/30/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: November 29, 2024

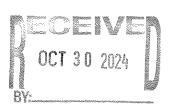
Invoice Amount: \$738.00

Mainline repair Irrigation Repairs	\$738.00
Description	Current Amount

Invoice Total

\$738.00





Approved RECDD II Submitted to AP on 10.30.2024 by Jason Davidson

Jason Davidson



completed

W. O, # NAME ADDRESS DATE

River Town				
High point	CDD2			
10/20/2024	PG	OF		

#				EACH	EX	TNSN
1	PVC parts and fitting and pipe 3"			\$180.00	\$	180,00
						,
					\$	*
		· · · · · · · · · · · · · · · · · · ·			\$	
					\$	-
					\$_	-
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					\$	
		1.4. COMMON TO THE REAL PROPERTY OF THE REAL PROPERTY OF THE P			\$	-
					\$	-
					\$	
	<u> </u>		PAR	TS TOTAL	1	180,00
	Please stamp here	DESCRIPTION	HOURS	RATE	E	TOTAL
		Tech	6	# \$93.00	\$	558.00
					\$	
					\$	٠
			<u> </u>		\$	•
		ι	ABOR & REN	TAL TOTAL	\$	558.00
	Approved	<u></u>				
	Not Approved					
Comm	ients:	Aspino # 37895	63 pr	POSED WORK		
main i	ine at high point entrance near sign		M	ATERIALS	\$	180.00
*		- Communication of the Communi	LABOR	& RENTAL	\$	558.00
(<u> </u>				
				TOTAL	\$	738,00
······	•	4				
		CLIE	VT			



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

Property Name: Rivers Edge CDD II

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

Net 30	
TERMS	PO NUMBER
791487	10/30/2024
INVOICE #	INVOICE DATE

Remit To:

Yellowstone Landscape PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: November 29, 2024

Invoice Amount: \$1,677.60

escription ocate, troubleshoot and repair 2-wire failure	Current Amount
Irrigation Repairs	\$1,677.60

Invoice Total

\$1,677.60

IN TONKARWOLAT LANDSTAPING



Approved RECDD II Submitted to AP on 10.30.2024 by Jason Davidson

Jason Davidson



completed

W.O.# NAME ADDRESS DATE

River T	own		
Long leaf	CDD2		
10/22/2024	PG	OF	

#			······		EACH	EXTNSN
2	Decoder at Island				\$520,00	\$ 1,040.00
8	splice klis				\$9.95	\$79.60
		····			<u> </u>	
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					-	
						\$ \$1,119.60
	ot Santaga fara		APPENDING A	HOURS	RATE	71,113.00 TOTAL
	Please stamp here]	DESCRIPTION Tech	1	# \$93.00	\$558.00
			7001		755.00	\$ -
						\$ -
						\$ -
			i	ABOR & REN	TAL TOTAL	\$ 558,00
	Approved					
	Not Approved		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
	ησε Αμφιονεά	Λ	# 95h 0	1/11		
Commi	ents;	HOME	, # 3B9	>64 PR	OPOSED WORK	
replace	ed Decodes on Island near clock	77		N	IATERIALS	\$ 1,119.60
				LABOR	& RENTAL	\$ 558.00
					TOTAL	\$1/077.60
	▶ .					
	Earl	•	CLIE	ΝΤ		



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

Property Name: Rivers Edge CDD II

Irrigation Repairs

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE #	INVOICE DATE
791488	10/30/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape

PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: November 29, 2024

Invoice Amount: \$195.00

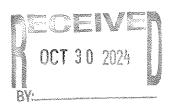
Description Current Am	ount
Head Replacement at Keystone Corner	

Invoice Total

\$195.00

\$195.00

THE COMPARED RELATIONSHIPS NOT



Approved RECDD II Submitted to AP on 10.30.2024 by Jason Davidson

Jason Davidson



DATE COMPLETE 10/21/24

COMPLETED WORK

W. O. #	cdd2	
NAME	RIVER TOWN	
ADDRESS	keystone corner	
DATE	10/21/2024	

#	work oder		EX.	TENTION
6	broken 6" spray head + nozzles	\$ 17.00	\$	102.00
			\$	_
			\$	-
			\$	-
			\$	-
			\$	
	i l		\$	-
			\$	**
			\$	-
***			\$	-
			\$	*
			\$	-
			\$	-
			\$	•
			\$	<u> </u>
			\$	-
		PARTS TOTAL	\$	102.00

	DATE	DESCRIPTION	HOURS	RATE	l	OTAL
	10/21/2024	téch	1	\$ 93,00	\$	93.00
					\$	
	<u> </u>				\$	-
					\$	-
	1 1	-A C			\$	93.00
COMMENTS :work oder	Aspine # 3	10 1201				
COMMENTS :work oder	TISPINBAF 3	10 12 01	<u> </u>			
COMMENTS :work oder	TISPINBAR -	10 1201	— — — — — MATE	ERIALS	T \$	102.00
COMMENTS :work oder	TISPINBAF -	10 12 01		ERIALS & RENTAL	\$ \$	102,00 93,00
COMMENTS :work oder	TISPINBAF -	10 12 01			4	

TECHNICIAN davon albert

CLIENT



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

Property Name: Rivers Edge II - Pond Banks

Address: 475 West Town Place Suite 114

Saint Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
792015	11/1/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: December 1, 2024

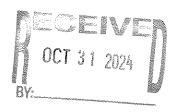
Invoice Amount: \$2,914.00

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

Invoice Total

\$2,914.00

IN COMMERCIAL LANDSCAPING



Approved RECDD II Submitted to AP on 10.31.2024 by Jason Davidson

ason Davidson



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

Property Name: Rivers Edge CDD II

Address:

475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
792017	11/1/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape

PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: December 1, 2024

Invoice Amount:

\$32,175.47

1000		200	Silver	20	2
1000	1744	200	385	1200	
- 1911	esc	a≱a/I	la i	d Y e	100
		25.0		, a,	40.00

Monthly Landscape Maintenance November 2024

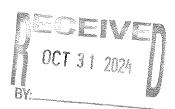
Current Amount

\$32,175.47

Invoice Total

\$32,175.47

IN COMMERCIAL LANDSCAPING



Approved RECDD II Submitted to AP on 10.31.2024 by Jason Davidson

ason Davidson



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

Property Name: Rivers Edge CDD II

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
804013	11/12/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: December 12, 2024

Invoice Amount: \$1,780.00

Description Repair Pond Bank on Hedgerow Street	Current Amount
Landscape Enhancement CORE	\$1,780.00

Invoice Total

\$1,780.00

Approved RECDD II Submitted to AP on 11.12.2024

by Jason Davidson

NOV 12 2024

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPU *** CHECK DATES 12/01/2024 - 12/31/2024 *** RE II - CAPITAL RESERVE FUND BANK A CAPITAL RESERVE FUND	JTER CHECK REGISTER	RUN 2/11/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
12/05/24 00008 11/01/24 INV-5130 202411 600-53800-60000 SPARROW BUNDLE	*	14,250.00	
FLOCK GROUP INC DBA FLOCK SA	AFETY		14,250.00 000013
12/05/24 00009 4/12/24 41 202410 600-53800-60000 SEWER LIFT STATION RPLC	*	32,750.00	
SEWER LIFT STATION RPLC TYLER PRINCE			32,750.00 000014
TOTAL FOR	R BANK A	47,000.00	
TOTAL FOR	R REGISTER	47,000.00	

RED2 RIVERS EDGE II OKUZMUK

fľock safety

Flock Group Inc dba Flock Safety

www.flocksafety.com

INVOICE

Invoice Number

INV-51305

Invoice Date:

11/1/2024

Due Date:

11/16/2024

Payment Terms:

Net 15

PO#:

Bill

FL - Rivers Edge II CDD

To:

Notes:

Saint Johns, Florida, 32259

Billing Contact Name:

Billing Company Name: FL - Rivers Edge II CDD

Billing Email Address:

Richard Losco rlosco@vestapropertyservices.com

FL - Rivers Edge II CDD: Year 1 of 24 Month Term

Ship To:

FL - Rivers Edge II CDD

160 Riverglade Run

Saint Johns, Florida 32259

Payment Terms:

Net 15

Contracted Billing Structure: Annual - First Year at Signing

ITEMS	QTY	UNIT PRICE	SALES TAX	TOTAL
Flock Safety Sparrow ® Bundle	6	\$2,375.00		\$14,250.00

Unless otherwise noted on the Order Form, the Term shall commence upon first installation and validation of Flock Hardware. Link to Location of Services: https://planner.flocksafety.com/public/6e8e7905-fa4a-4822-a669-8649bc2dc200

Subtotal:

\$14,250.00

Sales Tax:

\$0.00

Credit:

\$0.00

Payments:

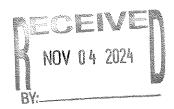
\$0.00

Balance Due:

\$14,250.00

Approved RECDD 2 Submitted to A/P 11-04-24 By Richard Losco

Richard Losco



f ock safety

INVOICE

Flock Group Inc dba Flock Safety www.flocksafety.com

Invoice Number

INV-51305

Invoice Date: Due Date:

11/1/2024 11/16/2024

Payment Terms: Net 15

PO#:

Payment Remittance Information

Pay by Check:

Pay by ACH:

Payable to: Memo: Mail to:

Flock Group Inc INV-51305 PO Box 121923

Dallas, TX 75312-1923

Account Legal Name: Flock Group Inc. Account Number: 3302113966 Account Type: Checking

Routing / SWIFT Code: 121140399 / SVBKUS6S

If paying by check, please include the remittance slip below.

If paying by ACH, please include your invoice number in the memo

section of the ACH transfer request.

Please be aware that failure to pay the invoice by the due date may result in an interest penalty or disconnection of service, as specified in your contract.

Detach and Return with Payment

Make Checks Payable to: Flock Group Inc

If sending via USPS:

Flock Group Inc PO Box 121923 Account:

FL - Rivers Edge II CDD

Dallas, TX 75312-1923

Invoice #

INV-51305

Or

Flock Group Inc

Amount Due:

\$14,250.00

If sending via UPS, FedEx or

USPS:

891923

1501 North Plano Rd, ste 100

Richardson, TX 75081

Amount Enclosed:



Prince Pump and Dump

2837 Seville Court Jacksonville , FL 32207

Invoice No.: 00000041

Date: 4/12/2024

Ship Via:

Bill To:	Ship To:
Rivers Edge CDD2	Rivers Edge CDD2
475 WEST TOWN PL, SUITE 114	475 WEST TOWN PL, SUITE 114
ST. AUGUSTINE, FI 32092	ST. AUGUSTINE, FL 32092

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

TAX:

\$0.00

Terms: Net 14

Total: \$32,750.00

Comment:

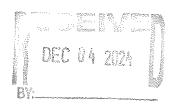
check valve is leaking, needs to be adress in the future

Balance Due:

\$32,750.00

Approved RECDD 2 Submitted to AP 12.4.24 By Kevin McKendree

Kevin McKendree





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: Rivers Edge CDD I - Annual Mulching

1.	Is the cost for this work intended to be shared?
	25 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 <i>Interlocal Agreement</i> , 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 l	Party: Riv	ers Edge CDI			
Request:		applemental maintenance services for existing Improvements (i.e. enhancement of existing Improvement areas). (Methodology Consultant must sign. Please attach party signature p			
	□ Add	dition of new im	provements (Methodology Consultant and Engineer must sign)		
Attach servi	ce maps th		tal services or describe the additional improvements requested to be added. fy new or enhanced maintenance areas. Attach additional sheets if necessary opment District		
(Yellowstone	Landscape)			
Total Propos Compensation		\$ <u>168,018.24</u>			
Cost Share Calculation:		\$53,295.38 \$55,798.86	Rivers Edge Rivers Edge II		
Methodolog		\$58,924.00	Rivers Edge III		
Consultant A	Approval:	(Signature)			
		(Date)			
If requesting	addition of	of new improven	nents:		
Engineer Approval:					
		(Signature)			
		(Date)			

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 Supervisor
Date:
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
By: ☑ Chair ☐ Vice-Chair, Board of Supervisor
Date:
RIVERS EDGE III CDD
By: □ Chair □ Vice-Chair, Board of Superviso
Date:



Landscape Enhancement Proposal for Rivers Edge CDD I

Jason Davidson
Vesta Property Services
475 West Town PI Suite 114
Saint Augustine, FL 32092
jdavidson@vestapropertyservices.com

Proposal #: 514340 Date: 2/3/2025

From: Michael Scuncio

LOCATION OF PROPERTY

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

Rivers Edge CDD I Mulch Install 2025

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Brown Mulch	1,100	\$53.43	\$58,768.71
Pine Straw	14,500	\$7.53	\$109,249.53

Yellowstone will install brown mulch and pine straw in CDD I.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

	AUTHORIZATION TO PERFORM WORK:			
Ву				
	Print Name/Title			
Date				
	Rivers Edge CDD I			

Subtotal	\$168,018.24
Sales Tax	\$0.00
Proposal Total	\$168,018.24

THIS IS NOT AN INVOICE



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: Pond Maint. Addendum - Amenity Pond 91-RECDD III

77	
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 <i>Interlocal Agreement</i> , 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 F	arty: Rivers Edge	HII CDD	
Request:	st: Supplemental maintenance services for existing Improvements (i.e. enhancement of exist improvement areas). (Methodology Consultant must sign. Please attach party signature provements)		
	☐ Addition of n	ew improvements (Methodology Consultant and Engineer must sign)	
		lemental services or describe the additional improvements requested to be adde identify new or enhanced maintenance areas. Attach additional sheets if necessar	
Adding addition	al pond services for Am	enity Pond - #91	
(Solitude Lake)			
Total Propos Compensation	A STATE OF THE STA	00	
Cost Share	¢1 4E0 27		
Calculation:	\$1,469.27 \$1,538.29		
	\$1,624.44		
Methodology Consultant A			
	(Signatu	re)	
	(Date)		
If requesting	addition of new imp	provements:	
Engineer Approval:			
	(Signatu	re)	
	(Date)		

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 Superviso
Date:
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
By: Vice-Chair, Board of Supervisor
Date:
RIVERS EDGE III CDD
By: ☐ Chair ☐ Vice-Chair, Board of Superviso
Date:



AMENDMENT TO ANNUAL SERVICES AGREEMENT

PROPERTY NAME: Rivers Edge III CDD CUSTOMER NAME: Rivers Edge III CDD

SERVICE DESCRIPTION: Monthly Maintenance of One (1) Additional Pond (91 a.k.a. Amenity Center Pond) at Rivers

Edge III CDD in St. Johns, FL 32259.

EFFECTIVE DATE: The 1st of the month following acceptance by the Customer

SUBMITTED TO: Kevin McKendree, Field Operations Manager - kmckendree@vestapropertyservices.com

SUBMITTED BY: David Cottrell, North Florida Business Development Consultant

This Amendment to the Annual Services Agreement (the "Amendment") is dated as of this <u>27</u> day of <u>January</u>, <u>2025</u>, by and between the Customer identified above ("Customer"), and SOLitude Lake Management, LLC ("SOLitude" or "Company"). By executing this Amendment, Customer and SOLitude agree to make certain amendments to the Annual Services Agreement executed between the parties on the 1st Day of November, 2023 (the "Services Agreement") as further described herein.

- 1. <u>SERVICES</u>. The Services to remain the same.
- 2. <u>PAYMENT TERMS</u>. The Amendment Price is **\$4,632.00**. SOLitude shall invoice Customer **\$386.00 per month** for the Services to be provided under this Amendment. The price indicated in this Amendment shall be billed in addition to the regular monthly contract invoice amount.

3. MISCELLANEOUS.

- a. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Services Agreement.
- b. The remainder of the Services Agreement shall be and remain in full force and effect and unmodified, except as the same is specifically modified or amended hereby. All covenants, terms, obligations and conditions of the Agreement which are not modified or amended herein are hereby ratified and confirmed.
- c. This Amendment may be executed in multiple counterparts by the parties, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.
- d. The parties acknowledge and agree that this Amendment may be executed or accepted using electronic or facsimile signatures, and that such a signature shall be legally binding to the same extent as a written cursive signature by a party's authorized representative.

By signing below, the Parties agree to be bound by the terms and conditions of this Amendment and any accompanying exhibits as of the Amendment Effective Date.



ACCEPTED AND APPROVE	AC	CEP.	TED	AND	APP	RO\	VED:
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Please Mail All Notices and Agreements to:

SOLitude Lake Management, LLC 1253 Jensen Drive, Suite 103 Virginia Beach, VA 23451

SOLITUDE LAKE MANAGEMENT, LLC.	Rivers Edge III CDD
Signature:	Signature:
Name:	Name:
Title:	Title:
Date:	Date:
Please Remit All Payments to:	Customer's Address for Notice Purposes:
SOLitude Lake Management, LLC 1320 Brookwood Drive Suite H Little Rock AR 72202	



SCHEDULE A - SERVICES ANNUAL POND MANAGEMENT SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the Pond two time per month.

Monitoring: Pond 91 (Amenity Center Pond)

- A SŌLitude Biologist will visit the site and inspect the pond at a minimum of two (2) times per month basis, with additional monthly visits as needed to control weeds and algae at the discretion of the Biologist and company.
- Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below. 7

Aquatic Weed Control: Pond 91 (Amenity Center Pond)

- Pond will be inspected at a minimum of two (2) times per month basis, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.
- aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation inspection shall be treated and controlled through the application of aquatic herbicides and Any growth of undesirable aquatic weeds and vegetation found in the pond with each found in the pond at the time of application. \ddot{c}
 - designed to allow for selective control of unwanted species while allowing for desirable species herbicides at the rate appropriate for control of the target species. Application rates will be Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic of submersed and emergent wetland plants to prosper. ω.

Shoreline Weed Control: Pond 91 (Amenity Center Pond)

- Shoreline areas will be inspected at a minimum of two (2) times per month basis, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.
- pond areas shall be treated and controlled through the application of aquatic herbicides and Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the aquatic surfactants as required for control of the plants present at time of application. \ddot{c}
- bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present Any growth of unwanted plants or weeds growing in areas where stone has been installed for at the time of application. ж.

Pond Algae Control: Pond 91 (Amenity Center Pond)

- Pond will be inspected at a *minimum of two (2) times per month basis*, with additional monthly visits as needed to control algae at the discretion of the Biologist and company.
- application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of Any algae found in the pond with each inspection shall be treated and controlled through the the algae present at the time of service. $\ddot{\circ}$



<u>Irash Removal</u>: Pond 91 (Amenity Center Pond)

- and debris removal services are for the pond areas only, and do not include any trash or debris Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash Trash and light debris will be removed from the pond with each service and disposed off site. removal from the surrounding terrestrial (dry land) areas.
- Trash is defined as man-made litter and must be larger than four inches. Styrofoam packaging materials are excluded. The cleanup is intended to provide an acceptable level of trash emoval; removal of 100% of lake trash during each cleanup is not guaranteed. \ddot{c}

Service Reporting:

Customer will be provided with a service report detailing all of the work performed as part of this contract after each visit.

General Qualifications:

- Company is a licensed pesticide applicator in the state in which service is to be provided.
- Right of Way, and Turf/Ornamental as required in the state in which service is to be provided. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, \ddot{c}
- applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual herbicides, algaecides, adjuvants, and water quality enhancement products necessary to encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic properly treat our Customers' lakes and ponds as part of an overall integrated pest management program. е,
- appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a Company guarantees that all products used for treatment are EPA registered and labeled as manner consistent with their labeling. 4.
- algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES treatments are made. All staff will be fully trained to perform all applications in compliance with All pesticide applications made directly to the water or along the shoreline for the control of of the Company's legal regulatory requirements as set forth by the EPA and related state compliance standards as applicable in and determined by the specific state in which all federal, state, and local law. 5
- required to provide the foregoing at its expense. The application method and equipment (boat, Company will furnish the personnel, vehicles, boats, equipment, materials, and other items ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results. ý.





Rivers Edge III CDD - Pond 91

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: Proposal: No, the entire cost will be paid by: [Choose One] (Please leave remainder of form blank) 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.

[End of Cover Sheet]

immediate funding. (Please attach the Cost-Share Request Form).

■ 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

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 F	Party: Riv	ers Edge III (CDD	
Request:		pplemental maintenance services for existing Improvements (i.e. enhancement of existing provement areas). (Methodology Consultant must sign. Please attach party signature page.)		
☐ Addition of new improvements (Methodology Consultant and Engineer must sign				
			ntal services or describe the additional improvements requested to be added. ify new or enhanced maintenance areas. Attach additional sheets if necessary	
Adding addition	nal pond ser	vices for Ponds 92	-95	
(Solitude Lake)				
Total Propos Compensatio		\$ <u>3,624.00</u>		
Cost Share		\$1,149.53	Di El-	
Calculation:		\$1,203.53	Rivers Edge Rivers Edge II	
		\$1,270.94	Rivers Edge III	
Methodology Consultant A				
		(Signature)		
		(Date)		
If requesting	addition of	of new improve	ments:	
Engineer Approval:				
		(Signature)		
		(Date)		

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 Supervisor
Date:



AMENDMENT TO ANNUAL SERVICES AGREEMENT

PROPERTY NAME: Rivers Edge III CDD CUSTOMER NAME: Rivers Edge III CDD

SERVICE DESCRIPTION: Monthly Maintenance of Four (4) Additional Ponds (92-95) at Rivers

Edge III CDD in St. Johns, FL 32259.

EFFECTIVE DATE: The 1st of the month following acceptance by the Customer

SUBMITTED TO: Kevin McKendree, Field Operations Manager - kmckendree@vestapropertyservices.com

SUBMITTED BY: David Cottrell, North Florida Business Development Consultant

This Amendment to the Annual Services Agreement (the "Amendment") is dated as of this <u>27</u> day of <u>January</u>, <u>2025</u>, by and between the Customer identified above ("Customer"), and SOLitude Lake Management, LLC ("SOLitude" or "Company"). By executing this Amendment, Customer and SOLitude agree to make certain amendments to the Annual Services Agreement executed between the parties on the 1st Day of November, 2023 (the "Services Agreement") as further described herein.

- 1. <u>SERVICES</u>. The Services to remain the same.
- 2. <u>PAYMENT TERMS</u>. The Amendment Price is **\$3,624.00**. SOLitude shall invoice Customer **\$302.00 per month** for the Services to be provided under this Amendment. The price indicated in this Amendment shall be billed in addition to the regular monthly contract invoice amount.

3. MISCELLANEOUS.

- a. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Services Agreement.
- b. The remainder of the Services Agreement shall be and remain in full force and effect and unmodified, except as the same is specifically modified or amended hereby. All covenants, terms, obligations and conditions of the Agreement which are not modified or amended herein are hereby ratified and confirmed.
- c. This Amendment may be executed in multiple counterparts by the parties, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.
- d. The parties acknowledge and agree that this Amendment may be executed or accepted using electronic or facsimile signatures, and that such a signature shall be legally binding to the same extent as a written cursive signature by a party's authorized representative.

By signing below, the Parties agree to be bound by the terms and conditions of this Amendment and any accompanying exhibits as of the Amendment Effective Date.



ACCEPTED AND APPROVE	AC	CEP1	ΓED	AND	APP	RO\	VED:
----------------------	----	------	-----	-----	------------	-----	------

Please Mail All Notices and Agreements to:

SOLitude Lake Management, LLC 1253 Jensen Drive, Suite 103 Virginia Beach, VA 23451

SOLITUDE LAKE MANAGEMENT, LLC.	Rivers Edge III CDD
Signature:	Signature:
Name:	Name:
Title:	Title:
Date:	Date:
Please Remit All Payments to:	Customer's Address for Notice Purposes:
SOLitude Lake Management, LLC	
1320 Brookwood Drive Suite H	
Little Rock AR 72202	



SCHEDULE A - SERVICES ANNUAL POND MANAGEMENT SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the Ponds two time per month.

Monitoring: Ponds 92-95

- A SŌLitude Biologist will visit the site and inspect the ponds at a minimum of two (2) times per month basis, with additional monthly visits as needed to control weeds and algae at the discretion of the Biologist and company.
 - Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below. $\ddot{\circ}$

Aquatic Weed Control: Ponds 92-95

- Ponds will be inspected at a minimum of two (2) times per month basis, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.
- aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation inspection shall be treated and controlled through the application of aquatic herbicides and Any growth of undesirable aquatic weeds and vegetation found in the ponds with each found in the ponds at the time of application. $\ddot{\circ}$
- designed to allow for selective control of unwanted species while allowing for desirable species herbicides at the rate appropriate for control of the target species. Application rates will be Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic of submersed and emergent wetland plants to prosper. е,

Shoreline Weed Control: Ponds 92-95

- Shoreline areas will be inspected at a *minimum of two (2) times per month basis*, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company,
- pond areas shall be treated and controlled through the application of aquatic herbicides and Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the aquatic surfactants as required for control of the plants present at time of application. \ddot{c}
- bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present Any growth of unwanted plants or weeds growing in areas where stone has been installed for at the time of application. ж.

Pond Algae Control: Ponds 92-95

- Ponds will be inspected at a *minimum of two (2) times per month basis*, with additional monthly visits as needed to control algae at the discretion of the Biologist and company.
- application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of Any algae found in the ponds with each inspection shall be treated and controlled through the the algae present at the time of service. $\ddot{\circ}$



<u> Trash Removal</u>: Ponds 92-95

- and debris removal services are for the pond areas only, and do not include any trash or debris Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash Trash and light debris will be removed from the ponds with each service and disposed off site. removal from the surrounding terrestrial (dry land) areas.
- Trash is defined as man-made litter and must be larger than four inches. Styrofoam packaging materials are excluded. The cleanup is intended to provide an acceptable level of trash emoval; removal of 100% of lake trash during each cleanup is not guaranteed. $\ddot{\circ}$

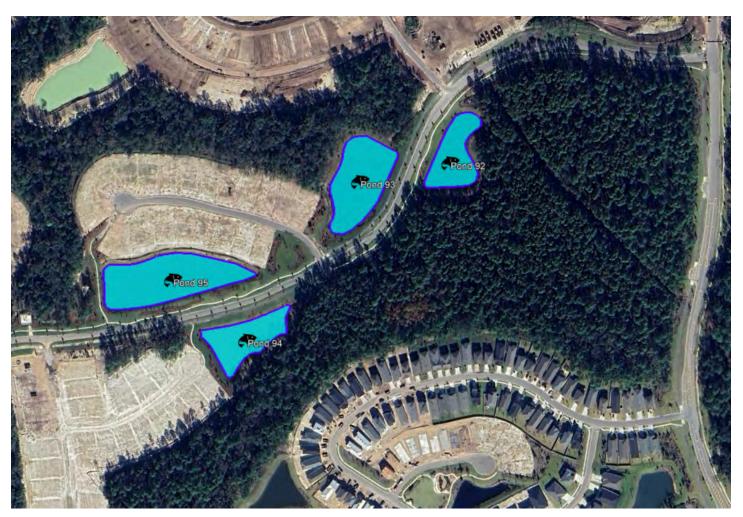
Service Reporting:

Customer will be provided with a service report detailing all of the work performed as part of this contract after each visit.

General Qualifications:

- Company is a licensed pesticide applicator in the state in which service is to be provided.
- Right of Way, and Turf/Ornamental as required in the state in which service is to be provided. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, \ddot{c}
- applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual herbicides, algaecides, adjuvants, and water quality enhancement products necessary to encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic properly treat our Customers' lakes and ponds as part of an overall integrated pest management program. е,
- appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a Company guarantees that all products used for treatment are EPA registered and labeled as manner consistent with their labeling. 4.
- algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES treatments are made. All staff will be fully trained to perform all applications in compliance with All pesticide applications made directly to the water or along the shoreline for the control of of the Company's legal regulatory requirements as set forth by the EPA and related state compliance standards as applicable in and determined by the specific state in which all federal, state, and local law. 5
- required to provide the foregoing at its expense. The application method and equipment (boat, Company will furnish the personnel, vehicles, boats, equipment, materials, and other items ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results. ý.





Rivers Edge II CDD - Ponds 92-95



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: Slide Tower & Skirt Repair - RECDD I

3.	VPOSHI
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 <i>Interlocal Agreement</i> , 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 I	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)
	fy the scope of supplemental services or describe the additional improvements requested to be added. The maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary
Repair/replace s	teel member and redesign of the framing and upper decking with watershed Pan for slide tower.Replace rusted bolts
on slat wall (sk	rt) with new stainless steel bolts.
Total Propos Compensation	
Cost Share Calculation:	Rivers Edge Rivers Edge II Rivers Edge III
Methodology Consultant A	
	(Date)
If requesting	addition of new improvements:
Engineer Approval:	
	(Signature)
	(Date)

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-Cl	nair, Board of Supervisors
Date:	
RIVERS EDGE II DEVELOPMENT	
By: _ □ Chair □ Vice-Ch	nair, Board of Supervisors
Date:	
RIVERS EDGE I	II CDD
By: ☐ Chair ☐ Vice-C	hair, Board of Supervisors
Date:	



Date of request: **02/19/24**Submitted by: **Kevin McKendree**

Repair of Slide Tower and Skirt:

Repair/replace steel member and redesign of the framing and upper decking with watershed pan for slide tower. Replace rusted bolts on slat wall (skirt) with new stainless steel bolts.

Vendor	Job Scope	Warranty	Cost
Sterling Specialties, Inc.	Replace all rusted/deteriorated steel member & redesign the landing with open breathable framing & open decking with watershed pan. Replace rusted bolts on tower slat walls with new stainless-steel bolts.	None	\$20,885.00
Skyline Construction	Repair/reinforce framing with new angles or plates on existing conditions. Replace rusted bolts on tower slat walls with new stainless-steel bolts.	None	\$30,199.00

Should you have any comments or questions feel free to contact me directly.



7000 US Highway 1 North, Ste 601 St. Augustine, FL 32095

Phone: 904-829-5006 Fax: 904-829-5008

Customer

Rivers Edge CDD-1

Proposal

Date	Proposal #
12/12/2024	2412074

St Augustine, FL 32092	Kendall Crossing Dr. St. John's, Fl. 32259			
Desc	cription			
Proposal to Replace Rusted Bolts w/ New Stainless Steel Bolts	for the Exterior 2x12 Slat Wall			
Bolt Replacement at Tower Slat Walls: \$7,325.00				
Remove Existing & Install New Carriage bolts to the 2x12 Slat wall Exterior at the Slide Tower				
Includes:				
-Furnish All Required Stainless steel Carriage Bolts w/ Hex Nut & Flat Washer 2 Bolts per Connection, 5 Connections per 2x12 Slat to all 4 sides of the tower (Approx 600 Bolts) -Labor to Mechanically Remove all Existing Bolts (Use of Abrasive cut off disc at Seized / heavily rusted existing bolts) -Grind off any rusted metal at all old bolted connection holes -Touch Paint all Abraded area w/ Cold Galvanizing Spray & Satin Black finish paint -Install New Bolts as work progresses				
Excludes: -Any Exterior Color paint to Visible Carriage bolt heads -Any Wood Replacement				

Project Location

River House (CDD-1)

This proposal may be withdrawn by us if not accepted within 10 days. Any deviations from these specifications will be executed only upon written order, and may become an extra charge over and above the below total. All agreements are contingent upon strikes, accidents or delays beyond our control. Customer agrees that the prices, specifications and conditions listed herein are satisfactory and are hereby accepted. Sterling Specialties, Inc. is authorized to start and complete project as specified; 50% deposit due and balance upon completion. PLEASE NOTE THAT WE DO NOT ACCEPT AMERICAN EXPRESS CARDS. HOA REVIEW FEES WILL BE ADDITIONAL. All past due balances are subject to service charges of 1.5% per month (18% annually), or the maximum permitted by law. Should we have to refer your account to an attorney for collection, the prevailing party shall be entitled to recover all out of pocket expenses, court costs and reasonable attorney's fees.

Additionally, it is the responsibility of the property owner to locate all private utilities including but not limited to gas lines, irrigation, and satellite cables and assumes responsibility for repair to any unmarked private utilities. All materials remain property of Sterling Specialties Inc. until contract amount is paid in full.

Signature:	Date:	Total	\$7,325.00
	But	1 Otai	77,323

7000 US Highway 1 North, Ste 601 St. Augustine, FL 32095

Phone: 904-829-5006 Fax: 904-829-5008

Signature:

Proposal

Date	Proposal #
12/12/2024	2412075

Customer	Project Location	
Rivers Edge CDD-1 475 West Town Place Suite 114 St Augustine, FL 32092	River House (CDD-1) Kendall Crossing Dr. St. John's, Fl. 32259	
Des	scription	
Proposal to Rehab/ Repair the Top Landing Level at the Water		
Deck Rehab: \$13,560.00		
Furnish all labor & Materials to make repairs to the top landing	at the Water Slide tower at the River House	
Intent- to replace all rusted/ deteriorated steel member & redesign the landing to have open breathable framing & open Decking w/ Watershed Pan Under the Landing area at the entry to the Slide itself (No Drip Pan)		
Includes: -Design & Shop Drawings for New Finished Decking to be 5/4 -Demolition of Existing Concrete Decking -Removal of Existing Steel Decking -Removal & Replacement of Badly Deteriorated Steel Members -Grinding & Cleaning of All Mildly rusted areas -Cold Galvanize & Paint Black all Steel Members at the Deck Finish Paint to be 2-Part Urethane in Satin Black -Install New 14 Gauge Formed Stainless Steel Sheet Metal Papedestrians below -Install New Aluminum Tube Framing for support of new Decking -Modify Railing Posts to Mount to Top of New Decking in Same-Re-Install Railings after Others Completion of New Decking	s for Structural Deck support Framing In Under the Slide Entry area to prevent "Dripping" Onto waiting	
Other Work Required: -Supply & Installation of approximately 100 square feet of 5/4 -Supply Dumpster w/ Debris Chute for removal of demolished in		
Excludes:		
	e utilities including but not limited to gas lines, irrigation, and satellite cables and als remain property of Sterling Specialties Inc. until contract amount is paid in full.	

Total

7000 US Highway 1 North, Ste 601 St. Augustine, FL 32095

Phone: 904-829-5006 Fax: 904-829-5008

Proposal

Date	Proposal #
12/12/2024	2412075

Customer	Project Location
Rivers Edge CDD-1 475 West Town Place Suite 114 St Augustine, FL 32092	River House (CDD-1) Kendall Crossing Dr. St. John's, Fl. 32259
Des	scription
-Dumpster or Refuse Container -Finished Decking -Any Permitting or Engineering	
may become an extra charge over and above the below total. All agreements Customer agrees that the prices, specifications and conditions listed herein ar start and complete project as specified; 50% deposit due and balance upon c CARDS. HOA REVIEW FEES WILL BE ADDITIONAL. All past due bala	re satisfactory and are hereby accepted. Sterling Specialties, Inc. is authorized to completion. PLEASE NOTE THAT WE DO NOT ACCEPT AMERICAN EXPRESS
	te utilities including but not limited to gas lines, irrigation, and satellite cables and rials remain property of Sterling Specialties Inc. until contract amount is paid in full.
Signature:	Date: Total \$13 560 00



Skyline Construction

1535 Whitlock Ave. Jacksonville, Florida 32211 (904) 744-0350 Skylinesteel15@gmail.com

openionally in on obtain one

Date: October 7, 2024

To.: To: Vesta Property Services

160 Riverglade Run St Johns, FL 32259

Attn: Kevin McKendree

Field Operation Manager

Re: RiverTown

140 Landing St. St Johns, FL 32259

www.steelbyskyline.com

PROPOSAL

Pursuant our field meetings at the above address. Skyline Construction is pleased to offer pricing for providing the necessary repair work for the waterslide tower in accordance with your instructions. listed work to be performed and prices:

1-Grind, clean rusted and pitted steel framings under the existing deck. Reinforced with the framing with new steel angles or plates as deem necessary up-on exposing the existing conditions. All repaired areas will receive one coat of standard primer only after completion, no finish coat Included.

Pricing:

1. Lump Sum =

*\$ 14,160.00*Sales Tax Included

- 2. Remove and replace all existing carriage steel bolts. Replacement bolts to be partially treaded Hex Head Cap Screws Coarse 316 Stainless Steel.
 - 1- Flat Washer-18-8 Stainless steel on the outside face of the existing Planks.
 - 1-Split Lock 18-8 Stainless steel washer and 1-F594 Hex Head Nut-316 stainless steel

Pricing:

1. Lump Sum =

\$ 16,039.00 Sales Tax Included

Above prices include proper Standard Insurance. Inspection cost and approval by Engineer not included

Term of Payment:	
Payment to be made not later than	15 days after completion if work and receipt of invoice
Please issue your written acceptar work.	nce as soon as possible if you wish us to proceed with this
Do not hesitate to contact us shou you	ald you have any questions or need additional information. hank
Sincerely,	
	Frank Steffe
	Project Manager/Estimator
	Sam Ramkissoon
	Owner
	Skyline Construction
Accepted By:	Date:
Authorized Company Officer	



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: WaterFall Grates - Replacement (Main Ent.)

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 <i>Interlocal Agreement</i> , 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 P	arty: 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)
	by the scope of supplemental services or describe the additional improvements requested to be added a maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary
Replacement of	Waterfall Grates @ Main Entrance @ Welcome Center. Remove and replace eighteen (18) aluminum
grates and hook	s. Labor, materials, and fabrication included.
Total Propose	d
Compensation	s
Cost Share	
Calculation:	Rivers Edge
	Rivers Edge III
Methodology	
Consultant A	(Signature)
	(Date)
If requesting	addition of new improvements:
Engineer Approval:	
	(Signature)
	(Date)

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 CO DEVELOPMENT DIS	
By: □ Chair □ Vice-Chair,	Board of Supervisors
Date:	
RIVERS EDGE III C	TDD
By: ☐ Chair ☐ Vice-Chair	, Board of Supervisors
Date:	



Date of request: 02/19/2025 Submitted by: **Kevin McKendree**

Replacement of Waterfall Grates:

Replacement of Waterfall Grates @ Main Entrance @ Welcome Center. Remove and replace eighteen (18) aluminum grates and hooks. Labor, materials, and fabrication included.

Vendor	Job Scope	Warranty	Cost
Sterling Specialties	Replace existing Grating to Waterfall Feature. Remove the existing and install new aluminum grating. Labor, materials, and fabrication included. Eighteen grates and aluminum hooks.	None	\$12,350.00
Wilson Machine & Welding	Labor and material to fabricate eighteen aluminum grates and hook racks. Labor to install eighteen hook racks.	None	\$25,277.00

Should you have any comments or questions feel free to contact me directly.



7000 US Highway 1 North, Ste 601 St. Augustine, FL 32095

Phone: 904-829-5006 Fax: 904-829-5008

Proposal

Date	Proposal #
1/9/2025	2501046

8- II	iet/	200	

Rivers Edge CDD-1 475 West Town Place Suite 114 St Augustine, FL 32092

Project Location

Entry Waterfalls Longleaf Oine & Rivertown Main st. St. Johns, Fl. 32259

Description

Proposal to Replace Existing Grating to Waterfall Feature at Main St. Entry to Rivertown

Remove Existing & Install New Aluminum Gratings to Waterfall feature: \$12,350.00

Furnish all labor & Materials to Remove Existing, Fabricate & Install New Aluminum Gratings to the entry waterfall feature

Intent- to replace all rusted/ deteriorated steel Gratings w/ new removable aluminum gratings

Includes

- Fabricate New Gratings to Match Existing Gratings from 1/4"th. x 3/4"w. Solid Aluminum Flat Bar Welded solid to match pattern & size of existing gratings
- New Grating to be installed on 1/4"th. Bent Aluminum bar J-Hook for ease of removal for maintenance & cleaning
- J-Hooks Mounted to Conc Structure w/ (2)1/4" x 2" Stainless steel conc. Screws per hook using 4 hooks per grating panel
- Shop Drawings for Approval

Alternate in Stainless steel Bar Gratings: \$28,160.00

- New Gratings & J-Hooks to be Fabricated from 1/4" x 3/4" Grade 304 Stainless steel Flat Bar
- -All other inclusion & specification to match aluminum option.

Excludes:

-any permitting or engineering

This proposal may be withdrawn by us if not accepted within 10 days. Any deviations from these specifications will be executed only upon written order, and may become an extra charge over and above the below total. All agreements are contingent upon strikes, accidents or delays beyond our control. Customer agrees that the prices, specifications and conditions listed herein are satisfactory and are hereby accepted. Sterling Specialties, Inc. is authorized to start and complete project as specified; 50% deposit due and balance upon completion. PLEASE NOTE THAT WE DO NOT ACCEPT AMERICAN EXPRESS CARDS. HOA REVIEW FEES WILL BE ADDITIONAL. All past due balances are subject to service charges of 1.5% per month (18% annually), or the maximum permitted by law. Should we have to refer your account to an attorney for collection, the prevailing party shall be entitled to recover all out of pocket expenses, court costs and reasonable attorney's fees.

Additionally, it is the responsibility of the property owner to locate all private utilities including but not limited to gas lines, irrigation, and satellite cables and assumes responsibility for repair to any unmarked private utilities. All materials remain property of Sterling Specialties Inc. until contract amount is paid in full.

Signature:	Date:	Total	\$12,350.00
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Wilson Machine & Welding Works, Inc.

5760 US 1 North Saint Augustine, Florida 32095 Ph:904- 829-3737 E-Mail: wilsonsmachine@hotmail.com **Estimate**

Date	Estimate #
2/10/2025	2557

Rivers Edge II Community Developement Dis 475 West Town Pl. Suite 114 St. Augustine, Fl. 32092

P.O. No.

Item	Description		Qt	y	Cost	Total
LABOR AND M	LABOR AND MATERIAL TO FABRICATE EIGHTEEN ALUMINUM GRATES EIGHTEEN ALUMINUM HOOK RACKS.				17,717.00	17,717.00
LABOR	LABOR TO INSTALL EI	GHTEEN HOOK RACKS.			7,560.00	7,560.00
				Subt	total	\$25,277.00
Phone #	Fax#	E-mail		Sale	s Tax (6.5%)	\$0.00
904-829-3737		wilsonsmachine@hotmail	.com	Tot	al	\$25,277.00



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: Claibourne Addendum - RECDD III 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) 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).

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 Par	rty: Rivers Edge III CDD					
Request:	Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page					
☐ Addition of new improvements (Methodology Consultant and Engineer must sign						
and the second of the second o	the scope of supplemental services or describe the additional improvements requested to be add maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necess					
Additional landsca	ape and maintenance services for Claibourne - RECDD III					
(Yellowstone Lan	dscape)					
Total Proposed Compensation:						
Cost Share Calculation:	\$28,540.39 Rivers Edge					
	\$29,881.03 Rivers Edge II \$31,554.58 Rivers Edge III					
Methodology Consultant App	proval:					
	(Signature)					
	(Date)					
If requesting ac	ddition of new improvements:					
Engineer Approval:						
	(Signature)					
	(Date)					

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 Supervisor
Date:
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
By: □ Chair □ Vice-Chair, Board of Supervisor
Date:
RIVERS EDGE III CDD
By: ☐ Chair ☐ Vice-Chair, Board of Superviso
Date:



Landscape Maintenance Services Proposal prepared for

Rivers Edge III-Claibourne Addendum

January 16, 2025



EXHIBIT "A" LANDSCAPE MANAGEMENT SERVICES PRICING SHEET

RIVERS EDGE III- CLAIBOURNE ADDENDUM

Core Maintenance Services	
Maintenance Includes Mowing, Edging, String Trimming, Shrub Pruning, Tree Pruning, Weeding & Cleanup	\$71,692
IPM Includes Fertilization & Pest Control Applications	\$9,300
Irrigation Inspections Monthly	\$5,184
Palm Pruning Prune 85 Palms 1 Time Per Year	\$3,800
Total	\$89,976

Grand Total Annual:	\$89,976.00
Grand Total Monthly:	\$7,498.00

EXHIBIT "B" PERFORMANCE STANDARDS

RIVERS EDGE III- CLAIBOURNE ADDENDUM

Managing the needs of your unique landscape requires careful planning and attention to detail.

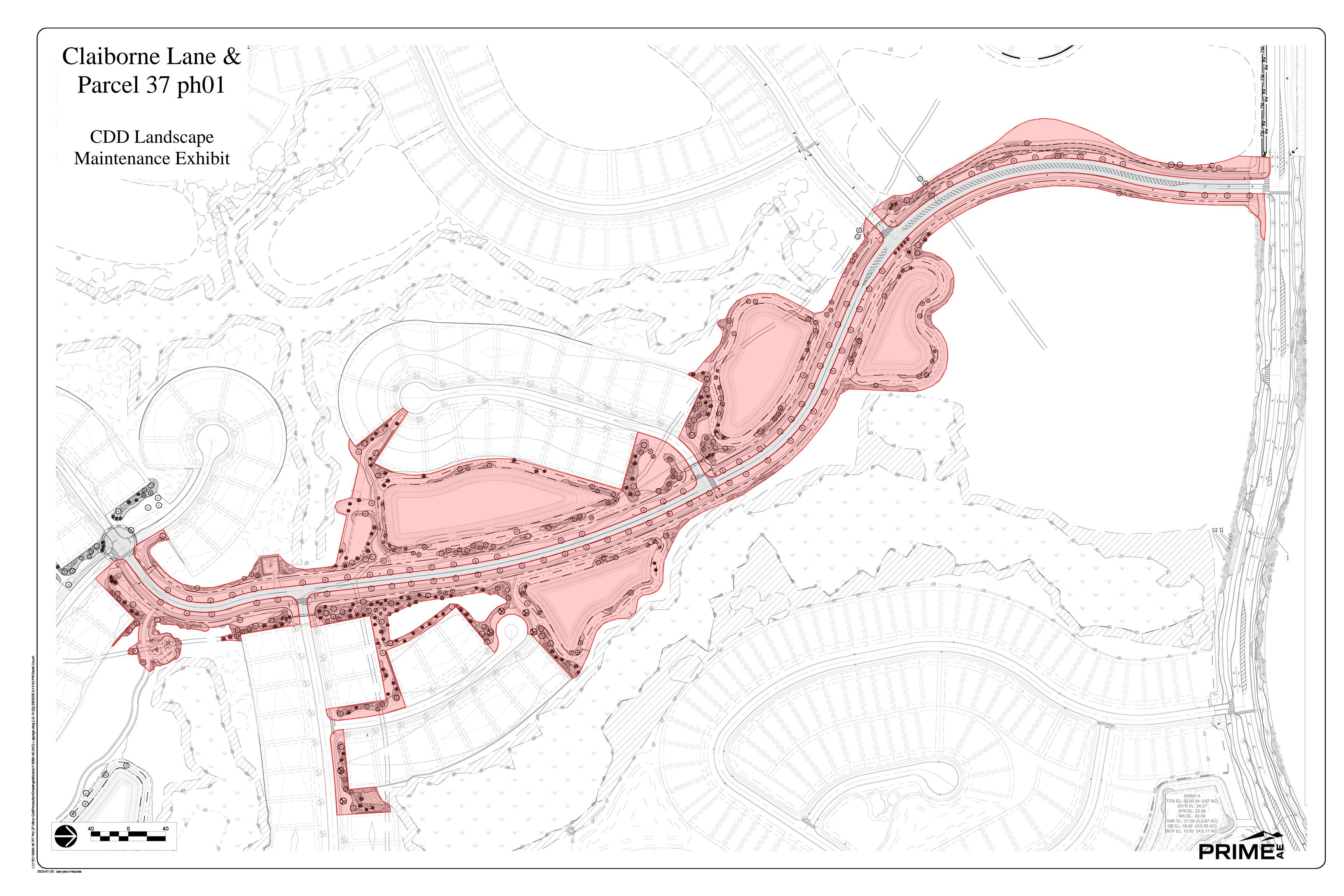
Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment.

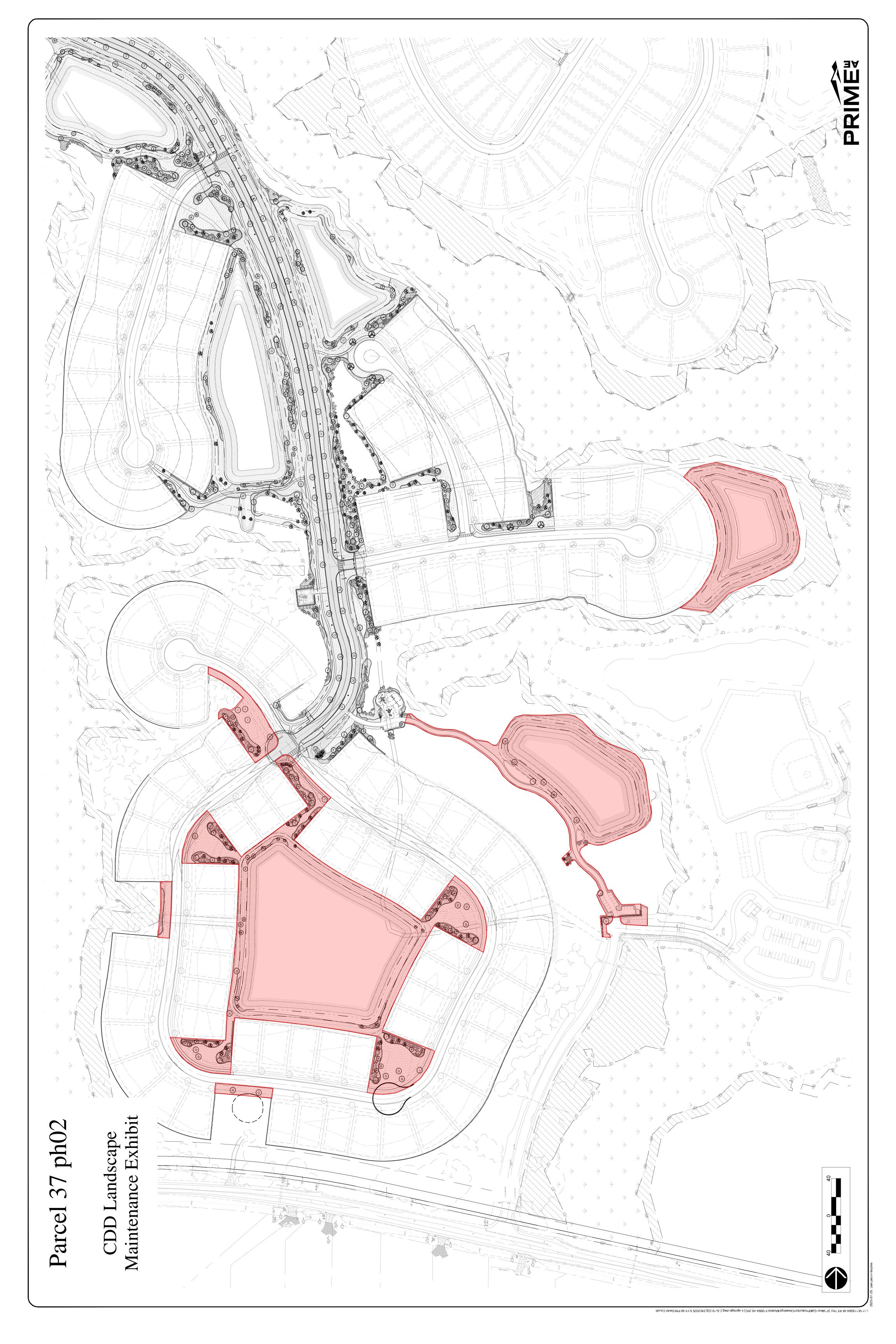
Should you ever have additional needs, questions or concerns, please ask us.

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

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









A.







(R)

February 1, 2025

Mr. Corbin deNagy District Manager Governmental Management Services 475 West Town Place, Suite 114 St. Augustine, FL 32092

Re: Level I Reserve Study for Rivers Edge II CDD

Dear Mr. deNagy:

Thank you for the opportunity to submit a New Reserve Study with a Site Visit proposal for this District. We have worked with many Districts providing accurate funding plans for future component replacement. Principle Charles Sheppard served as a District Supervisor therefore has valuable experience with both finance and operating procedures that are specific to Community Development Districts.

All work is completed or supervised by Reserve Analyst who have been awarded professional certifications of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS) signifying broad experience with successful results. Your reserve study is completed following guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI).

Best Regards,

Charles R. Sheppard *RS PRA CCI* President & Reserve Analyst

CRShamand







Scope of Work for District

Streets, Entry Features, Pools, Clubhouse/Cafe, Wood Boardwalk, Kayak Storage, Amphitheater, Fire Pits, Lift Station, Mail Pavilions, with components evaluated that include:

- Roof and exterior walls
- Interior finishes
- Mechanical, Electrical, Plumbing
- Lift station pumps/controls
- Fencing/gates/access control
- Pavement/curbs/walks

- Site lighting
- Play equipment, misc. items.
- Landscaping and irrigation systems
- Pool filtration/furniture
- Other components identified at site visit.

Terms of Service

Physical Analysis

- The site visit includes meeting with your representative to discuss any maintenance or operational concerns. We observe major components to determine quantity, age, condition and remaining useful life. Quantities are determined by field measurement and internet measurement tools or aerial measurement services.
- ❖ Building walls, trims and other features are observed from ground level. Flat roofs are observed only if safe fixed stair access is available. Pitched roofs are observed from ground level. Building Systems are not operated.
- Upon completion of the site visit, an inventory of major components is established which includes quantity, replacement cost and remaining useful life. We recommend you review this information and provide historical costs and previous replacement time for any components.

Financial Analysis

❖ A review of your current funding plan is completed to determine fund status and performance. We provide a funding plan using the Cash Flow Method (pooled cash) with a funding goal of adequate funding which keeps reserves above a percent funded or balance threshold level. If component funding (line item) is used, then full funding is the funding goal with the understanding we include inflation of replacement cost and interest earned on reserve funds.

Your Reserve Study Includes

- ❖ Executive summary with current funding status, fund balances and assumptions.
- ❖ Cash Flow or Component Funding Plan and 30-Year cash flow projection.
- ❖ Inventory of major components with replacement cost, useful and remaining life projections.
- ❖ Various charts and photographs of major components.
- Completed Report is sent via email in a PDF file. Printed & bound copies available at additional cost.

Payment Agreement & Terms

To maintain excellent customer service and the requested delivery schedules we ask that your acceptance of this proposal is made within 30 days. Signed proposals received after 30 days are subject to revision of delivery time and cost. If indicated a deposit fee may be required with signed agreement to place your project in our production schedule and begin your study. A progress payment may be requested upon completion of the site visit depending on the size of the project. The remaining fee is due upon receipt of the preliminary report. Payments not received 30 days after the invoice date are assessed as a 1.5% late fee per month. After 90 days past, due payments will be subject to addition charges for collection including attorney fees and other reasonable costs incurred by Community Advisors, LLC. We are available to meet with you and discuss your Reserve Study subject to availability and travel expenses. We are always available by phone at no cost. We will modify your Reserve Study at no additional cost if requested within 90 days of issue and all fees have been paid. Modification requested after the report is issued may require additional cost.

Delivery of Draft Rep	ort is typically 4-6 weeks after completion of site visit.	•
Authorized Signature:	Title:	
Printed Name:	Date:	

Community Development Districts

Tolomato, (Nocatee)

Amelia Concourse

Tisons Landing

Dunes Utility

Double Branch

Pine Ridge Plantation

Amelia Walk
South Village
Turnbull Creek
Sampson Creek
Middle Village
Magnolia West

Ridgewood Trails
Glen St. Johns
Southaven
Bartram Springs
Madeira
Rivers Edge
Aberdeen
Armstrong
Durbin Crossing
Bainbridge

St. Johns Forrest

Communities

Hammock Dunes Communities

Queens Harbour - Jacksonville, FL

The Georgia Club - Statham, GA

Corolla Light POA - Corolla, NC

The Landings - Skidaway Island, GA

Beresford Hall Assembly - North Charleston, SC

Cumberland Harbour - St. Mary's, GA

Villas of Nocatee - Jacksonville, Fl

Vizcaya HOA - Jacksonville, FL

Cimarrone POA - St. Johns, FL

Deercreek Country Club Owners Association - Jacksonville, FL

Deerwood Country Club - Jacksonville, FL

Coastal Oaks - Ponte Vedra, FL

Preserve at Summer Beach - Fernandina Beach, FL

Amelia Park Neighborhood - Fernandina Beach, FL

Amelia Oaks - Fernandina Beach, FL

Coastal Oaks Amelia - Fernandina Beach, FL

Oyster Bay POA - Fernandina, FL

Oyster Bay Yacht Club - Fernandina, FL

Ocean Breeze HOA - Fernandina Beach, FL

The Enclave at Summer Beach - Fernandina Beach, FL

RiverPlace at Summer Beach - Fernandina Beach, FL

Amelia National - Fernandina, FL

Active Adult Communities

Del Webb Ponte Vedra - Ponte Vedra, FL

Stone Creek by Del Webb - Ocala, FL

Villages of Seloy - St. Augustine, FL

Cascades at World Golf Village - St. Augustine, FL

The Haven at New Riverside – Bluffton, SC

Artisan Lakes – Jacksonville, FL

Condominiums

Carlton Dunes - Amelia Island, FL

Spyglass Villas - Amelia Island, FL

Ocean Club Villas - Amelia Island, FL

Sand Dollar Condominium - Amelia Island, FL

Captain's Court - Amelia Island, FL

Dunes Club Villas - Amelia Island, FL

Villas at Summer Beach - Amelia Island, Fl

Beachwood Villas - Amelia Island, FL

Coastal Cottages - Amelia Island, FL

Harrison Cove - Amelia Island, FL

Marina San Pablo - Jacksonville, FL

Laterra at World Golf - St. Augustine, FL

Cumberland On Church - Nashville, TN

Surf Club III - Palm Coast, FL

The Peninsula - Jacksonville, FL

The Plaza at Berkman Plaza - Jacksonville, FL

1661 Riverside - Jacksonville, FL

Seascape - Jacksonville Beach, FL

Southshore Condominium - Jacksonville Beach, FL

Ocean Villas at Serenata Beach - St. Augustine, FL

Watermark - Jacksonville Beach, FL

Oceanic Condominium - Jacksonville Beach, FL

Ocean 14 Condominium - Jacksonville Beach, FL

Serena Point Condominium - Jacksonville Beach, FL

Oceania Condominium - Jacksonville Beach, FL

Religious/Schools

St. Mark's Episcopal Church - Brunswick, GA

Memorial Presbyterian - St. Augustine, FL

Grace Mem. Presbyterian - St. Augustine, FL

Trinity Episcopal Church - St. Augustine, FL

St. Mark's Towers - Brunswick, GA

Isle of Faith Methodist - Jacksonville, FL

Deermeadows Baptist - Jacksonville, FL

Frederica Academy - St. Simons Island, GA

Fishburne Military School - Waynesboro, VA

The Greenwood School - Jacksonville, FL

Reserve Analyst & Inspector's Credentials

Charles R. Sheppard RS PRA CCI

Charlie Sheppard is the owner and President of Community Advisors which provides capital reserve analysis, consulting services, commercial inspections and project management for community associations, private clubs, churches, schools and other entities.

He has over 30 years of experience in real estate development, property operation, commercial property inspections and construction management. He has participated on the development team for large planned unit developments and mid-rise office building parks. He has also worked for many years as commercial construction manager for a wide range of structures including medical facilities, office buildings, churches, restaurants, clubhouses, infrastructure installation and remodeling and repositioning of properties to match market conditions.

Areas of expertise include mechanical and electrical systems, energy management systems, life safety systems, plumbing systems, building envelope and roof components. Horizontal improvement experience include marine structures, street and site concrete construction, utilities, site work and landscaping improvements.

Inspection projects include: High rise office and residential buildings, restaurants, industrial properties, churches, private schools, private clubs, marinas, medical facilities, warehouse and industrial properties, water treatment facilities and residential properties.

Charlie is a regular speaker at CAI events, teaches continuing education classes and enjoys attending Board of Director meetings to share the benefits of Reserve Planning. He has also published articles on Capital Reserve Analysis and Construction Management.

Education - Virginia Polytechnic Institute & State University - BS

License - Certified General Contractor, Certified Home Inspector - Florida

Professional Designations & Memberships

Certified Construction Inspector, (CCI) Association of Construction Inspectors

Professional Reserve Analyst, (PRA) Association of Professional Reserve Analyst APRA

Reserve Specialist, (RS) Community Associations Institute CAI





CustomReserves

PREPARED FOR:

Rivers Edge II Community

Development District



Reserve Study Proposal

PREPARED BY:

Paul Grifoni, PRA, RS

Engineer Reserve Specialist, RS Professional Reserve Analyst, PRA Licensed Home Inspector



5470 E Busch Blvd., Unit 171 Tampa, Fl 33617 Office: (888) 927-7865

Fax: (813) 200-8448

www.CustomReserves.com





Corbin Denagy

District Manager

Rivers Edge 2 Community Development District Reference #1520

160 Riverglade Run Jacksonville, FL 32259



Dear Board of Supervisors:

Thank you for the opportunity to be of service to your community. Custom Reserve's takes great pride in our work and in helping all our clients navigate through the Reserve Study process.

A Reserve Study is a key financial planning tool that helps Management and the Board in maintaining the common property components and planning for the future.

Included in Your Reserve Study:

- Excellent communication with our team. Custom Reserve's listen to its clients' concerns. From the timing of the inspection and report delivery to the financial or physical aspects of the community, Custom Reserve's always listen and hear your concerns.
- **Industry-leading experience** in all varieties of associations, community development districts, cooperatives commercial properties, and more! With over 25 years of experience in the industry, Custom Reserve's take the guess work out of budget season.
- **Timely contract completion** is a must. Custom Reserve's understands how important your receivables can be for budget and community meetings. Custom Reserve's takes great care in saying what it means and meaning what is said when it comes to delivery.
- Accuracy in results. The results depicted in a reserve study are only as good as the
 estimates of useful life, replacement cost and age of the individual components. More
 experience leads to greater accuracy in our product.
- Relationship-building is paramount. A reserve study should be updated periodically to keep up to date with changes in construction costs, inflation and interest rate, and new technology. Custom Reserve's puts our client relationships at the forefront of our core values.

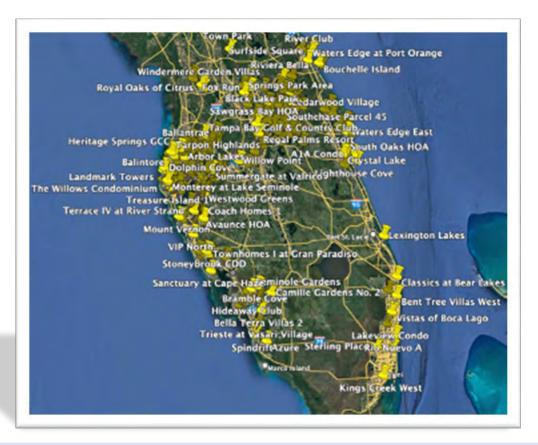
Benefits of a Custom Reserves Report

- Proper and accurate reserve planning for the future
- Increased awareness of upcoming major property repairs and replacements
- Maximized property and re-sale values when adequately funded
- Increased likelihood of loans being granted by lenders when adequately funded
- Decreased stress in knowing that a special assessment is not looming around the corner!





Florida Clients Served



Report Content and Data Visualization



Objectives

Conduct an on-site inspection of the common property, document condition and forecast a customized funding plan required to replace or repair these elements as they wear out over the course of their useful lives.

Scope of Services

- 1. An on-site meeting with Management and/or the Board.
- 2. Physical Analysis that includes an on-site inspection of the common property documented by photographs.
- 3. 30-year replacement/repair schedule that includes custom useful lives.
- 4. Financial Analysis with a 30-year Cash Flow and/or Component method of funding.
- 5. Electronic copy in PDF format of the Reserve Study that includes a detailed narrative including tables, graphs and charts depicting the findings.
- 6. Expenditures and Funding Plan in Excel upon request.
- 7. One hard copy of the Full Reserve Study upon request.
- 8. Free unlimited phone and online support.
- 9. One revision of the study up to the end of the current fiscal year.

Affiliations

Our services are provided by an Engineer with reserve study credentials from the Association of Professional Reserve Analysts (APRA) and Community Associations Institute (CAI). Additional qualifications include a Licensed Home Inspector with the Florida Association of Building Inspectors, construction management experience including estimating and scheduling.

Custom Reserves experience includes inspection and condition analysis of hundreds of communities. A partial list of relevant experience is included on the last page.







When the Reserve Study is complete, your community will have access to live support and edit capability until the budget is approved. These revisions include adjustments to variables such as costs, times of replacement, inflation, and interest rates.

Cost estimates are based on localized information gathered from resources that include, but are not limited to, local vendors and industry databases, combined with experience in home building, site development and actual data gathered from conducting thousands of reserve studies, collectively. Useful lives are generated from several factors such as environment, construction materials and historical information.

Client Responsibilities

This project requires involvement by your accounting personnel. To help achieve a smooth and successful implementation, it will be your responsibility to perform the following:

- 1. Include a copy of the financial statements i.e. (balance sheet, income statement and/or copy of the annual budget along with other financial reports.)
- 2. Supply the governing documents if applicable.
- 3. Provide access to all common areas.
- 4. Disclose known historical information.

Report Use

You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference Custom Reserves or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property by Custom Reserves, LLC specified to this engagement.

Client agrees to indemnify and hold harmless Custom Reserves against any and all loses, claims, actions, damages, expenses or liabilities, including attorney's fees, to which Custom Reserves may become subject in connection with this engagement, because of any false, misleading or incomplete information supplied by client or third parties under client's control or direction.

The inspection and analysis of the subject property is limited to visual observations and is noninvasive. Custom Reserves does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee or a warranty of the common components.

Client Name

Custom Reserves maintains the confidentiality of all conversations, documents provided and the contents of the report, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.





Components Anticipated to be Included in Your Custom Reserve Study

Component Category	Component Name
Clubhouse	Exterior Renovations HVAC Equipment Interior Renovations Roof Windows and Doors
Pool	Deck Fence Finishes (Plaster and Tile) Furniture Mechanical Equipment
Property Site	Asphalt Parking Area Amphitheater Boardwalk Concrete Flatwork Dumpster Enclosure Fences Fire Pits Irrigation System Lighting Lift Station Mail Kiosk Pavers Perimeter Walls Site Furniture Playground Equipment Storm Water System Signage

Confirmation of Services

Fee estimates are based on the components is		n the previous table. The fee for thi	
Custom Reserves appreciates the opportuni return this page along with a fifty percent and inspection upon receipt of this paymen	(50%) retainer	payment. We will contact you to	schedule a site visit
This letter sets forth the understanding of t Reserves.	he District and	serves as confirmation of services	provided by Custom
Owner reserves the right to reject any necessary. Owner is not subject to pay any Proposals.			
Sincerely,			
Raw L	ifeni	CustomReserves	
Paul Grifoni, F Engineer Reserve Specialist Professional Reserve A Licensed Insurance Adj Licensed Home Inspect	nalyst juster	5470 E Busch Blvd., Unit 171 Tampa, Fl 33617 Office: (888) 927-7865 Fax: (813) 200-8448 contact@customreserves.com www.CustomReserves.com	
Accepted By	Title		Date
OPTIONAL future services are available upon request as depicted below. If your Association is interested in any of the following services, please check the appropriate box and we can provide pricing upon completion of the current reserve study. Please note that a non-site update can only be conducted one time between site visits.			
Annual Review of the 30-y	year expenditur	res and funding plan(s) only	
Non-site update			
Update with site visit			

Experience

Experience includes condominiums, homeowners associations, planned unit developments, property

owner associations, co-operatives and community development districts with construction styles that

range from townhouses to hi-rises. Other experience includes specialty establishments such as golf clubs,

international properties, vacation ownership resorts (timeshares) as well as worship, retreat and camp

facilities.

A partial list of recent reserve study experience follows below:

The Gallery Homes of Tapestry Park Is a commercial condominium located in Jacksonville FL built in 2008

and responsible for the common elements shared by 21 homes and 12 retail units within 3 three-story

buildings.

Somerset Community Development District Is a local unit of special purpose government located within

Walton County, Florida established by the county in 2005. The District has constructed and/or acquired

certain public infrastructure within the Alys Beach Community developed by EBSCO Gulf Coast

Development, Inc. The development also contains other property site components such as a beach dune,

irrigation system and street pavers.

Sullivan Ranch is a planned unit development located in Mount Dora, Florida and is responsible for the

common components shared by 692 homes established in 2006. The Association is also responsible for

the replacement of the roofs and painting of a Service Area that comprises 34 Villas and 32 Garden units.

The development contains clubhouse, pool and property site components.

Harbor Bay Community Development District owns and operates the community areas of Mira Bay in

Apollo Beach FL including common areas, recreational facilities, public roadways, storm

water management systems, street lighting, landscaping, clubhouse with café, lap pool, waterslide, clay

tennis courts 35,000 linear feet of sea wall, boatlifts.

Oak Creek Community Development District is a local unit of special purpose government located within

Pasco County, FI established in 2004 and responsible for the common elements shared by 550 homes.

The development contains a pool, playground, security system and ponds.

Ballantrae Community Development District is a local unit of special purpose government located within

Pasco County, FI established by the county in 2004 and is responsible for the common elements shared

by 936 homes. The development contains building, pool and property site components.

C.

1st Time Reserve Study Proposal



Rivers Edge II CDD 160 Riverglade Run Jacksonville, FL 32259

January 28, 2025

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Introduction

January 28, 2025

Board of Directors Rivers Edge II CDD 160 Riverglade Run Jacksonville, FL 32259

Dear Boardmembers:

For over twenty-five years, Dreux Isaac & Associates has been serving community associations, businesses, private clubs and non-profit organizations throughout Florida and the Southeast United States by performing reserve studies, insurance appraisals and turnover reports. We started with one client and have grown to thousands by providing our customers with a quality product and excellent customer support, all at a fair price. With each report you will receive:

Experience - We have inspected and prepared thousands of reserve studies and insurance appraisals for all sizes and types of communities, located in large cities, small towns, resort areas and remote islands.

Training - All technical work is performed by professionals with degrees in engineering or architecture.

Accuracy - All our reports are based on local data and conditions which we continuously monitor.

Understandability - We're numbers people, but many who read and use our reports are not. So we summarize the data and present it to you in a way that is clear and logical.

Compliance - The reports we prepare will comply with all governing regulations for your association.

Safety - We carry errors and omissions, liability and workers compensation insurance.

Service – Email us or call us during business hours and talk to a real person! If by chance we miss your call, we'll return it by the next business day.

Sincerely

Dreux Isaac President

Proposal

DATE: January 28, 2025 (To be done in **2025**)

CLIENT: Rivers Edge II CDD

160 Riverglade Run, Jacksonville, FL 32259

PROPERTY: Rivers Edge II CDD

160 Riverglade Run, Jacksonville, FL 32259

INTRODUCTION:

Dreux Isaac & Associates, Inc. ("DIA") will perform a 1st time reserve study of the property named in this agreement. The reserve study we prepare for each property will contain two methods for calculating reserve contributions. The first method, a straight-line component plan, includes a detailed categorized reserve component schedule which lists every reserve component, its' current cost, life expectancies, accumulated cash balance, the unfunded balance and recommended contribution amount. The second method, a thirty-year cash flow plan, includes the same reserve component list, but calculates the reserve contribution based on combined reserve expenditures over a thirty-year period, factoring in interest and inflation.

Each 1st time reserve study will contain a summary of findings and recommendations, the two methods of calculating reserve contributions previously described, supporting charts and graphs as well as property photographs and general reserve information.

SCOPE OF WORK:

On-Site Survey – DIA will perform an on-site field survey of the property listed in this proposal. While on-site, we will meet with available personnel (manager, maintenance engineer, board/committee members, etc.) to discuss specific reserve concerns. We will then identify the reserve components and collect specific information on each including age, history, quantity, and condition. Photographs and measurements will be taken as needed.

Physical Analysis – DIA will research relevant background information on the property, review past reserve related work and, if necessary, contact those involved. We will also investigate any reserve requirements. A takeoff of information will be performed from available construction drawings. Current repair and/or replacement costs for each reserve component will be estimated. Useful and remaining life expectancies for each reserve component will then be projected.

Financial Analysis – DIA will collect and review certain financial data, including reserve budget contributions and year end balances will be calculated. Reserve funding projections will be made. A final review and analysis will conclude with completion of the report findings and recommendations.

Report Preparation – The reserve study DIA will prepare for you will include a summary of recommendations and findings, a reserve component schedule, a straight-line funding plan, a 30-year cash flow funding plan, supporting charts, and property photographs. Once a final review is completed, an electronic PDF copy of the report will be sent to you. Unless requested no hard copies will be provided.

Florida Condo Reserve Requirements – This agreement is for preparing a reserve study and will comply with all regulatory requirements currently in effect. It will not comply with Florida's new condominium structural integrity reserve study and reserve requirementssigned into law on May 26, 2022. These requirements are only for condominiums/co-ops (Chapters 718 & 719) 3-stories and higher.

Proposal

UPDATE OPTION:

Once DIA has completed your 1st time reserve study report you will have the open-ended option of requesting future reserve study updates. In each update, any reserve related changes made to property since the time the last study was prepared will be reviewed. All reserve component costs, and life expectancies will be updated using the latest available data. Current financial information will be added, and a new analysis will be performed. These updates can be prepared with or without a site visit, depending on the amount of time that has passed since the last site visit.

FEES:

1st time reserve study: \$8,400.00 Year 1 update, no site visit: \$2,100.00

*ANY ALTERNATE SCHEDULES OR SCENARIOS IS AN ADDITIONAL COST BASED ON SCOPE OF WORK.

The year 1 update is an open option for the client, and shown for information purposes only. Acceptance of this agreement does not include acceptance of the year 1 update.

PAYMENT:

The 1st time reserve study fee is due as follows: The 1st 50% is due upon completion of the on-site visual observation inspection portion of the work. The remaining 50% balance is due upon the client's receipt of the draft pdf. Payment not made within the 30 days will be considered past due and a 1.50% interest fee per month will automatically be applied.

REVISIONS:

TIME FRAME:

You have 30 days to make any corrections/revisions. You are allowed 1 revision. Any other revisions will incur an additional cost per revision. No revisions will be made after 90 days of the 1st draft.

*NO REPORTS WILL BE PRINTED (ONLY A PDF COPY WILL BE SENT) UNLESS REQUESTED.

ACCEPTED: Dreux Isaac & Associates, Inc.

10151 University Blvd., Suite 323, Orlando, FL 32817

3rd Quarter of 2025. (Estimated as of this proposal date)

-the have	January 28, 2025
Dreux Isaac, President	Date
Rivers Edge II CDD	
Authorized Signature	Date
Name (Please Print)	Position/Title

Company Facts & References

Established: 1989

Experience: Over 30 years of performing reserve studies, insurance appraisals and

turnover reports

Over 1,800 clients throughout the United States

Over 6,000 reports prepared

Qualifications: Certified Construction Inspectors (CCI)

Certified Construction Consultants (CCC)
Certified Marshall & Swift Appraisers

Protection: Workers comp, Liability and E&O insurance coverage

Affiliations: Community Association Institute Business Member (CAI)

Space Coast Communities Association (SCCA)

Website: www.dia-corp.com

Address: 10151 University Boulevard, Suite 323

Orlando, FL 32817

Phone: (800) 866-9876 (407) 695-5226 (407) 695-3865 Fax

References

Fleming Island Plantation CDD	2300 Town Center Boulevard	Fleming Island	FL
St. Johns Forest CDD	St. Johns Forest Boulevard	Jacksonville	FL
Arlington Ridge CDD	4463 Arlington Ridge Boulevard	Leesburg	FL
Miromar Lakes CDD	Miromar Lakes Parkway	Miromar Lakes	FL
Wentworth Estates CDD	Treviso Bay Boulevard	Naples	FL
Grand Haven CDD	2 North Village Parkway	Palm Coast	FL
Tradition Community CDD	10807 Southwest Tradition Square	Port St. Lucie	FL
Turnbull Creek CDD	101 East Positano Avenue	St. Augustine	FL
Durbin Crossing CDD	145 South Durbin Parkway	St. Johns	FL
Julington Creek Plantation CDD	950 Davis Pond	St. Johns	FL

Key Personnel Backgrounds



Dreux Isaac President

Dreux Isaac is the president, founder, and owner of Dreux Isaac & Associates, Inc., a company that specializes in capital reserve planning and insurance value appraising. Dreux has over 28 years of experience in the construction industry as an architect, insurance appraiser and capital reserve analyst.

In addition to performing thousands of reserve studies and insurance appraisals, over the past 25 years Dreux has been a speaker at numerous seminars, continuing education courses, and various organization meetings involved in the resort and community association industry, as well as a guest on local TV shows in Sarasota and Ft. Myers, Florida. He is current President of Talman Homeowners Association and was past president at Eagles Point Homeowners Association where he previously lived.

Dreux has a Bachelor of Architecture degree from Louisiana State University (LSU) and is a member of the Community Association Institute (CAI), Association of Construction Inspectors and is a Certified Construction Inspector (CCI), a Certified Construction Consultant (CCC). Dreux has also been a member of the American Association of Cost Engineers (AACE), the American Society of Appraisers (ASA), Jaycees International, the Foundation for Architectural Education at Louisiana State University.

Dreux was born and raised in New Orleans, Louisiana, but moved to Florida in 1986. He currently lives in Winter Park, FL with his wife Donna and their three boys; Dylan, Derek, and Dalas.



DJ Muehlstedt Staff Engineer

DJ Muehlstedt was hired in 2005 and since then has performed hundreds of reserve studies and insurance appraisals for condominium, timeshares, homeowners associations, golf and country clubs, commercial and religious properties throughout Florida, the Eastern United States and the Bahamas.

Originally from Iowa, DJ holds a Bachelor of Science degree in Civil Engineering from the University of Iowa. Before joining Dreux Isaac & Associates, DJ worked as a civil engineer performing commercial and residential property inspections for firms in Denver, Colorado and Lakeland, Florida.

DJ is a member of the Association of Construction Inspectors and is a Certified Construction Inspector (CCI), a Certified Construction Consultant (CCC), and a Certified Marshall & Swift Appraiser.

DJ currently resides in Orlando with his wife Marie and their daughter Olivia.

Featured Large Scale Clients (1000 or more units)

The Country Club at Mirasol Community

11300 Mirasol Boulevard Palm Beach Gardens, FL 33418 http://www.mirasolcc.com/

Alison Peters, Property Manager (561) 626-8283 mirasol@langmanagement.com

Homeowner association, 1170 units, gated community, private roads, dock

Services provided: reserve studies



Gleneagles Country Club, Inc.

7667 Victory Lane Delray Beach, FL 33446 www.gleneagles.cc

Michael Eustace, Property Manager (561) 637-1214 meustace@gleneagles.cc

Private country club community, 1082 homes, gated, 2-18 hole golf courses, 65,000 sq ft clubhouse, 8 pools, 21 har-tru courts

Services provided: reserve studies



Wycliffe Golf and Country Club, Inc.

4650 Wycliffe Country Club Boulevard Wellington, FL 33449 www.wycliffecc.com

Alex Jewell, Director of Finance (561) 964-9200 x107 a.jewell@wycliffecc.com

Private club and community, 1045 homes, 2-18 hole golf courses, 71,000 sq ft clubhouse, 16 hard-tru tennis courts, pool facility

Services provided: reserve studies



Large Scale Clients (1000 or more units)

No	Name	Address
1	Bonita Bay Community	3531 Bonita Bay Blvd, Bonita Springs, FL 34134
2	Delray Villas Recreation Association	13773 Circular Drive, Delray Beach, FL 33484
3	Durbin Crossing CDD	145 South Durbin Parkway, St. Johns, FL 32259
4	Forest Ridge Master HOA	Pine Isles Road, Davie, FL 33328
5	Glen Eagle Golf & Country Club	1403 Glen Eagle Blvd., Naples, FL 34104
6	Gleneagles Country Club	7667 Victory Lane, Delray Beach, FL 33446
7	Highlands HOA	2200 Shepard Road, Winter Springs, FL 32708
8	Lexington Community Association	16257 Willowcrest Way, Ft. Myers, FL 33908
9	Mirasol Master Maintenance Association	11600 Mirasol Way, Palm Beach Gardens, FL 33418
10	Moors Master Maintenance Association	17321 NW 66th Court, Miami, FL 33015
11	Ocean Hammock POA	Hammock Dunes Parkway, Palm Coast, FL 32137
12	Pelican Bay Homeowners	101 Sea Hawk Drive, Daytona Beach, FL 32119
13	Saint Johns Northwest Residential POA	Royal Pines Parkway, St. Augustine, FL 32092
14	Saint Johns Six Mile Creek North POA	Registry Blvd., St. Augustine, FL 32092
15	Spruce Creek POA	212-1 Cessna Blvd., Port Orange, FL 32128
16	Sunset Lakes Master	18600 Sunrise Avenue, Miramar, FL 33029
17	Sutton Lakes Owners Association	Sutton Lakes Blvd., Jacksonville, FL 32246
18	The Country Club at Mirasol Community	11300 Mirasol Blvd., Palm Beach Gardens, FL 33418
19	The Great Outdoors	100 Plantation Drive, Titusville, FL 32780
20	The Landings Yacht, Golf & Tennis Club	4420 Flagship Drive, Ft. Myers, FL 33919
21	The Ridges Maintenance Association	South Post & Bonaventure, Weston, FL 33326
22	University Park Community	7671 Park Blvd., University Park, FL 34201
23	Ventura Country Club Community HOA	3333 Woodgate Blvd., Orlando, FL 32822
24	Victoria Gardens HOA	1431 Orange Camp Road, DeLand, FL 32724
25	Village Walk of Sarasota HOA	8109 Camminare Drive, Sarasota, FL 34238
26	Vista Lakes Community	8841 Lee Vista Blvd., Orlando, FL 32829
27	Waters Edge at Port Orange HOA	Waters Edge Blvd., Port Orange, FL 32128
28	Wycliffe Golf and Country Club	4650 Wycliffe Country Club Blvd, Wellington, FL 33449

Southeast Florida

1000 Island Boulevard, Aventura

1680 Michigan, Miami Beach

18101 Collins Avenue, Sunny Isles Beach

2080 Ocean Drive, Hallandale

2800 Island Boulevard, Williams Island

4000 Island, Aventura

5000 Bayview, Fisher Island

5100 Bayview, Fisher Island 5600, Miami Beach

70 Park Drive at Bal Harbour, Bal Harbour

7400 Oceanside, Fisher Island 7600 Oceanside, Fisher Island

Acqualina, Sunny Isles

Admiral Towers, Miami Beach

Admirals Cove Master POA, Jupiter

Alexandra Village, Boynton Beach

Andalusia, Coral Gables Apogee, Miami Beach

Atlantic Coral Harbor, Islamorada

Atlantic II at the Point, Aventura

Atlantic III at the Point, Aventura

Avant Garde, Hallandale

Bayside Village East, Fisher Island

Bayside Village, Fisher Island

Bayview No One, Fisher Island

Bayview No Three, Fisher Island

Bayview No Two, Fisher Island

Beach Club Three, Hallandale

Beach Beach Club Villas II, North Miami Beach

Bel-Aire On The Ocean, Miami Beach

Bellavista Village, Boynton Beach

Biltmore II, Coral Gables

Blue & Green Diamond Master, Miami Beach

Blue Diamond, Miami Beach

Boynton Lakes North, Boynton Beach

Brickell Bay Club, Miami

Brickell East, Miami

Brickell Mar. Miami

Brickell Place Phase II, Miami

Brickell Town House, Miami

Canada House Beach Club, Pompano Beach

Carbonell, Miami

Carrington at Coconut Creek, Coconut Creek City Place Tower, West Palm Beach

Coastal Towers, Sunny Isles Beach

Coconut Bay Resort, Ft Lauderdale

Coconut Mallory Marina and Resort, Key West

Continuum on South Beach Master, Miami Beach Continuum on South Beach South Tower, Miami Beach

Coral Ridge Towers South, Ft Lauderdale

Coronado , Aventura

Country Walk Estate Homes, Miami

Country Walk Master, Miami

Country Walk Patio Homes, Miami

Courts Brickell Key, Miami Courvoisier Courts, Miami

Cypress Bend VII, Pompano Beach

Cypress Head Club, Parkland

Cypress Lake of Martin County, Palm City

Cypress Lakes Master, West Palm Beach

Diamante Village, Boynton Beach

Emerald Pointe Community, Delray Beach

Ensenada, Aventura

Excellente Village, Boynton Beach

Fairways at Mariner Sands, Stuart

Finnish-American Rest Home, Lake Worth

First Sunrise LC, West Palm Beach

Forest Ridge Master, Davie

Gables Point I, Miami

Gables Point II. Miami

Gables Point III, Miami

Gables Point Reclands Master, Miami

Galeria, Miami Beach

Giardino Village, Boynton Beach

Golden Lakes Village A, West Palm Beach

Green Diamond, Miami Beach Grove Isle, Coconut Grove

Grovenor House, Coconut Grove

Gulfstream, Boynton Beach

Hammocks Community, Miami Hamptons South, Aventura

Harbor Club South Bldg No 1, Marathon

Harborview, Fisher Island

ICON, Miami Beach

Illustre Village, Boynton Beach

Imagination Farms Community, Davie

Imperial at Brickell, Miami

Jackson Tower Las Olas, Ft Lauderdale

Jade Residences at Brickell Bay, Miami

Jefferson Corners at Heritage Ridge, Stuart

Kings Creek South, Miami

Kings Point Imperial, Sunny Isles Beach

La Tour, Miami Beach

Lago Del Rey 2, Delray Beach

Lago Del Rey Central Maint, Delray Beach

Lago Del Reyminiuim 10, Delray Beach

Lake Emerald, Oakland Park

Lake Tower, Key Biscayne

Lake Villa Three, Key Biscayne Lake Villa Two, Key Biscayne

Lake Villa, Key Biscayne Lakeridge Townhomes, Miami

Lakes of the Meadow Master, Miami

Lakes of the Meadow Neighborhoods, Miami

Las Salinas, Key West Le Club International, Ft Lauderdale

LExcellence, Miami Beach

LHermitage II, Ft Lauderdale

Lucente Village, Boynton Beach Maison Grande, Miami Beach

Majestic Isles, Boynton Beach

Marbella of Miami, Miami

Marina Village No Three, Fisher Island

Marina Village No Two, Fisher Island Marina Village, Fisher Island

MarinaBlue, Miami

Mariner Village Gardens, Aventura

Michael-Ann Russell Jewish Community Ctr, N Miami Bch

Millennium, Sunny Isles Beach Mizner Court, Boca Raton

Mizner Place at Weston Town Center, Weston

Mizner Tower, Boca Raton

Mizner Village Maintenance, Boca Raton

Moorings at Lantana No Three, Lake Worth

Moors Pointe, Miami

Murano Grande at Portofino Master, Miami Beach Murano Grande at Portofino, Miami Beach

Mystic Pointe Tower 300, Aventura

Mystic Pointe Tower 500, Aventura

Mystic Pointe Tower 600, Aventura Mystic Pointe Townhouses, North Miami Beach

Neo Lofts, Miami

Nola Lofts I, Ft Lauderdale

North Tower at the Point, Aventura

Northtree Community, Lake Worth Nuriver Landing, Ft Lauderdale

Oasis Singer Island, Singer Island Ocean Club Community, Key Biscayne

Ocean Club Jupiter, Jupiter

Ocean Three, Sunny Isles Beach

Ocean Trail No II, Jupiter

Ocean Two, Sunny Isles Beach

Oceania V, Sunny Isles Oceanside No Five, Fisher Island

Oceanside No Four, Fisher Island Oceanside No Three, Fisher Island Oceanside No Two, Fisher Island

Oceanside, Fisher Island

Old Port Cove Lake Point Tower, N Palm Beach

Old Port Cove Towers, North Palm Beach

One Royal Palm Way, Palm Beach
Palm Beach Shores Resort, Palm Beach Shores

Palm-Aire Country Club No 6, Pompano Beach

Palmetto Place at Mizner Park, Boca Raton Park Place, Pembroke Pines

Pembroke Cove Apts, Pembroke Pines

Pembroke Falls, Pembroke Pines Phoenix Towers, Singer Island

Pipers Landing Garden Apts Area Nine, Palm City

Pipers Landing Garden Apts Area Three, Palm City Pipers Landing POA, Palm City

Pipers Landing, Palm City

Plantation Beach Club, Stuart Platina Community Master, Boynton Beach

Playa Del Sol, Ft Lauderdale

Plaza Del Prado, North Miami Beach

Plaza of Bal Harbour, Bal Harbour Poinciana Island Yacht and Racquet Club, Sunny Isles

Porta Bella Yacht & Tennis Club, Boca Raton

Porto Vita POA, Miami

Portofino Tower, Miami Beach Portofino/South Pointe Master, Miami Beach

Portsview at The Waterways Harbor Towers, Aventura Portsview at The Waterways Harborside, Aventura

Portsview at The Waterways Master, Aventura

Portsview at The Waterways Tower 1, Aventura

Portsview at The Waterways Townhomes, Aventura Presidential Place, Boca Raton

Puerta De Palmas, Coral Gables

Quadomain, Hollywood

Regent Park, Hollywood Resort Villa One, Key Biscayne

Resort Villa, Key Biscayne

Runaway Bay Apts, Ft Lauderdale Sandy Lane Master, Miami Beach

Sea Air Towers, Hollywood SeaSide Residences, Key West

Seaside Villas, Fisher Island Seaside, Fisher Island

Sherwood Lakes, Lake Worth

Shoma Homes Keys Gate, Homestead

Silver Seas Beach Club, Ft Lauderdale

Skyline on Brickell, Miami

Snapper Creek Townhouse, Miami Snug Harbor Yacht Club, Stuart

South Bay Club, Miami Beach

South Pointe Towers I, Miami Beach

Stratford Arms, Boca Raton

Summerspell, Miramar Beach

Summit Tower, Hollywood Beach Sunset Harbour North, Miami Beach

Sunset Trace, Palm City Symphony Master, Ft Lauderdale

The 2100, Palm Beach

The 3560. Palm Beach

The Admirals Walk, Boca Raton The Amethyst, Miami Beach

The Beresford, Boca Raton The Carriage Club North, Miami Beach

The Coconut Grove Bayshore, Coconut Grove

The Courtyards at The Point, Aventura

The Courtyards in Cityplace, West Palm Beach The Crossings, Miami

The Emeraldbay at Key Colony, Key Biscayne The Floridian of Miami Beach, Miami Beach

The Gables and Club, Coral Gables The Golf Village at Admirals Cove Master, Jupiter

The Jockey Club Apt. Miami

The Lands of The President Two, W Palm Beach

The Loxahatchee Club, Jupiter The Marina at the Bluffs, Jupiter

The Metropolitan, Miami

The Moors Master Maintenance, Miami The of Harbour Isles, North Palm Beach

The Palm Yacht Beach Club, Lauderdale By The Sea

The Palms 2100 Master, Ft Lauderdale The Palms 2100 Tower One, Ft Lauderdale The Palms 2100 Tower Two, Ft Lauderdale The Palms 2100 Townhouses, Ft Lauderdale The Palms of Islamorada, Islamorada

The Parc, Aventura

The Point of Aventura Maintenance, Aventura

The Prado, West Palm Beach The Ridges Maintenance, Weston

The Tides, Hollywood The Village of Stuart, Stuart

The Waterfront on the Ocean, Juno Beach The Yacht Club at Portofino, Miami Beach

The Yacht Club, Aventura Three Tequesta Point, Miami Tiffany Lakes, Mangonia Park Tivoli Trace, Deerfield Beach

Toscano, Miami

Town Park Village No 1, Miami

Turnberry Ocean Colony S Twr, Sunny Isles Beach

Turnberry on the Green, Aventura

Tuscany No 6, Miramar

Vacation Village at Bonaventure Master, Weston

Vacation Village at Bonaventure, Weston Vacation Village at Weston, Weston Vacation Village Registration, Weston

Venetia, Miami Venetian Palms, Miami Villa Regina, Miami

Village Homes Maintenance, Miami

Waterview, Aventura Willoughby Community, Stuart Willoughby Golf Club, Stuart Windchime Lakes, Boynton Beach Yorktown POA, Hobe Sound

Southwest Florida

Acadia II, Sun City Center Acadia, Sun City Center Admirals Bay, Ft Myers Beach Admiralty Point, Naples Aloha Kai, Sarasota Alta Mar, Ft Myers

Amberwood Lake, Ft Myers

Andover A of Kings Pointe, Sun City Center Andover B of Kings Point, Sun City Center

Andover C, Sun City Center

Andover D of Kings Point, Sun City Center Andover E of Kings Point, Sun City Center Andover F of Kings Point, Sun City Center

Andover G, Sun City Center

Andover H of Kings Point, Sun City Center Andover I of Kings Point, Sun City Center

Anna Maria, Cape Coral Ariel, Ft Myers Avalon Bay, Ft Myers Bahia Del Sol, Ruskin Ballantrae, Sarasota Barefoot Pelican, Naples Bay Colony Community, Naples Bay Colony Golf Club, Naples

Bay Colony Shores POA, Naples

Bay Forest, Naples

Bay Harbor Community, Bonita Springs

Bay Harbor, Ft Myers Bay Hollow, Bradenton Bay Isles, Longboat Key Bay Plaza, Sarasota

Bay Pointe at Bonita Bay, Bonita Springs

Bay Village Club, Ft Myers Beach

Bays Bluff, Sarasota Bayshore Regency, Tampa Bayshore, Cape Coral

Bayshores of Vanderbilt Beach, Naples

Bayview Homes I, Sarasota

Baywood Colony Southwood Apts I, Sarasota

Beach Terrace, Sarasota

Beach View at Boca Bay, Boca Grande

Beach Villas III, Captiva Beachway, Sarasota Bedford A, Sun City Center Bedford B, Sun City Center Bedford C, Sun City Center Bedford D, Sun City Center Bedford E, Sun City Center Bedford F, Sun City Center Bedford G, Sun City Center Bedford H, Sun City Center Bedford J, Sun City Center Beechwood Cove, Sarasota

Bellavista at Gulf Harbour Yacht & Country Club, Ft Myers

Bermuda Club, Ft Myers Bermuda Pointe, Bonita Springs Bird Bay Community, Venice Bird Bay Village Phase 1, Venice Bird Bay Village Phase 2, Venice Bird Bay Village Phase 4, Venice Bird Bay Village Phase 5, Venice Blackburn Harbor, Osprey Blind Pass, Sanibel

Boathouse on Longboat, Longboat Key Boca Bay Master, Boca Grande Boca Bay Pass Club, Boca Grande

Boca Grande Health Clinic Foundation, Boca Grande

Boca Grande Health Clinic, Boca Grande

Boca Grove, Bradenton

Boca Vista at Burnt Store Lakes, Punta Gorda

Bonita Beach Club, Bonita Springs

Brandywine, Ft Myers Brenson Mar, Cape Coral Brookfield, Sun City Center Brookshire Village I, Ft Myers Brookshire Village II, Ft Myers Brookshire Village IV, Ft Myers Calais at Pelican Bay, Naples Caloosa Isles II, Ft Myers Cambridge A, Sun City Center Cambridge B, Sun City Center Cambridge C, Sun City Center Cambridge E, Sun City Center Cambridge F, Sun City Center Cambridge H, Sun City Center Cambridge I, Sun City Center Cambridge J, Sun City Center Cambridge K, Sun City Center Cambridge L, Sun City Center Cambridge M, Sun City Center Cane Palm Beach, Ft Myers Beach Canton Court D, Sun City Center Captains Bay North One, Ft Myers Beach Captains Bay North Two, Ft Myers Beach

Captains Bay South, Ft Myers Beach Captains Harbour, Cape Coral Cardinal Cove, Ft Myers Carrington Place, Sarasota Casa Del Sol, Sarasota

Casa Ybel Beach and Racquet Club Phase IJK, Sanibel Casa Ybel Resort Limited Partnership, Sanibel

Casarina, Sarasota Castel Del Mare, Sarasota

Cedar Hammock Golf & Country Club, Naples

Chandlers Forde, Sarasota Chiltington Court, Naples Cinnamon Cove Terrace I, Ft Myers Cinnamon Cove Terrace III, Ft Myers

Clipper Bay, Cape Coral Clipper Cove Village, Ft Myers Clipper Cove Village, Punta Gorda Club Brittany at Park Shore, Naples Club Harbour, Cape Coral

Club Regency, Marco Island Cobblestone Court I, Naples Colonial Wests, Ft Myers Colony Bay One, Tampa Condo of Sand Cay, Longboat Key Coral Del Rio, Cape Coral Coreys Landing, Longboat Key Corinth, Sun City Center Corkscrew Woodlands, Estero

Coronado, Ft Myers

Country Pines of North Fort Myers, N Ft Myers

Countryside Master, Naples Courtside Landings, Punta Gorda Courtyard Landings III, Punta Gorda Courtyard Landings, Punta Gorda Crescent Arms, Sarasota Crescent Beach, Marco Island Crescent Royale, Sarasota

Crossings II at Bonita Bay, Bonita Springs Cypress Lake Country Club, Ft Myers Cypress Lake Estates, Ft Myers Cypress Lake Gardens, Ft Myers Deer Creek Community, Sarasota Devonshire, Sun City Center Dolphin Towers, Sarasota Dolphin Watch, Ft Myers Beach

Dorchester A of Kings Point, Sun City Center Dorchester B of Kings Point, Sun City Center Dorchester C of Kings Point, Sun City Center Dorchester D of Kings Point, Sun City Center Eagle Creek Golf & Country Club, Naples Eagles Nest at Bonita Bay, Bonita Springs

Eagles Nest, Marco Island

Eagles Point at the Landings III, Sarasota

Eden House, Ft Myers Beach Edinburgh, Sun City Center

Egret Landing at Tampa Bay, San Antonio

Egrets Landing at Bonita Bay, Bonita Springs Emerald Cove at Cape Coral Community, Cape Coral Emerald Pointe, Punta Gorda en Provence, Longboat Key Enclave at Palmira I, Bonita Springs

Enclave Neighborhood, Bonita Springs

Enclave of Naples, Naples Englewood Beach, Englewood Estero Bayside, Ft Myers Beach Estero Sands, Ft Myers Beach Fairbourne, Sun City Center Fairfield A, Sun City Center Fairfield B, Sun City Center Fairfield C, Sun City Center

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Fairfield D, Sun City Center Fairfield E, Sun City Center Fairfield F, Sun City Center Fairfield G, Sun City Center Fairfield H, Sun City Center

Fairway Bay Common Shared Facility, Longboat Key

Fairway Bay I, Longboat Key Fairway Bay II, Longboat Key Fairway Bay III, Longboat Key Fairway Trace at Peridia II, Bradenton Fairway Villas Property, North Port Fairway Woods, Sarasota

Falling Waters Master Rec Facilities, Naples

Falling Waters Master, Naples

First Lido, Sarasota

First Presbyterian Church of Naples, Naples First United Methodist Church, Ft Myers Forest Glen Golf & Country Club Master, Naples

Four Winds Marina North, Bokeelia Four Winds Marina, Bokeelia Foxfire Community, Naples Foxmoor, North Ft Myers

Gateway Golf & Country Club, Ft Myers Glades Golf & Country Club, Naples Glades Golf and Country Club, Naples Gladiolus Gardens Rec and Maint, Ft Myers Gladiolus Gardens Section V, Ft Myers Gladiolus Gardens Section X, Ft Myers Gladiolus Gardens Section XI, Ft Myers Glen Eagle Golf & Country Club, Naples Glen Oaks Manor Home, Sarasota

Gleneagles IV, Naples Gloucester A, Sun City Center Gloucester B, Sun City Center Gloucester C. Sun City Cetner Gloucester D, Sun City Center Gloucester E, Sun City Center Gloucester F, Sun City Center Gloucester G, Sun City Center Gloucester H, Sun City Center

Gloucester K, Sun City Center Gloucester L, Sun City Center Gloucester M, Sun City Center Gloucester N, Sun City Center

Gloucester J, Sun City Center

Gloucester P, Sun City Center

Gramercy, Naples

Grand Bay/LBK Community, Longboat Key Grand Bay/LBK I, Longboat Key Grand Bay/LBK II, Longboat Key Grand Bay/LBK III, Longboat Key Grand Bay/LBK IV, Longboat Key Grand Bay/LBK V, Longboat Key Grand Bay/LBK VI, Longboat Key Grand Vista at Riverwood, Port Charlotte

Grande Bay at Boca Bay, Boca Grande Grantham, Sun City Center

Greenbriar VI at Bonita Bay, Bonita Springs

Greengate Community, Ft Myers Greengate IV, Ft Myers Gulf Reflections, Ft Myers

Gulf Sandss of Mansota Key, Englewood Hacienda de Ybor Apt Community, Tampa

Hacienda Villas, Tampa Hamilton Club, Sarasota

Hammock Isle at Bonita Bay, Bonita Springs

Harbor Isles, Venice

Harbor Place at Peppertree, Ft Myers Harborshore at Boca Bay, Boca Grande Harborside at Boca Bay, Boca Grande

Harbortown, Ft Myers Harbour Court, Longboat Key Harbour Landings Estates, Cortez Harbour Landings, Ft Myers Harbour Links, Ft Myers Harbour Pointe, Ft Myers Beach Harbourtowne, Cape Coral

Heather Ridge II of Brookshire, Ft Myers Heritage Oaks Golf & Country Club, Sarasota Heritage Palms Golf & Country Club, Ft Myers

Hibiscus Pointe, Ft Myers Beach Hickory Shores, Bonita Beach Hidden Harbour One, Ft Myers

High Point Country Club Group Eleven, Naples High Point Country Club Group Fourteen, Naples High Point Country Club Group One, Naples High Point Country Club Group Ten, Naples High Point Country Club Group Two, Naples

High Point Country Club, Naples Highgate A, Sun City Center Highgate B, Sun City Center Highgate C, Sun City Center Highgate D, Sun City Center Highgate E, Sun City Center Highgate F, Sun City Center Highgate II, Sun City Center Highgate III, Sun City Center Highgate IV, Sun City Center

Highland Woods Golf & Country Club, Bonita Springs

Hudson Harbour, Sarasota

Huntington at Sun City Center, Sun City Center

Huron Cove, Marco Island Hurricane House, Sanibel Idlewood, Sun City Center Inn On The Beach, Longboat Key Insurance Service of Sarasota, Osprey Inverness at Sun City Center, Sun City Center

Ironwood Business Park, Sarasota Island Beach, Ft Myers Beach Island Pines Recreation, Ft Myers Beach

Island Reef, Ft Myers Beach

Island Winds Bath and Racquet Club, Ft Myers Beach

Jameson, Sun City Center Japanese Gardens, Venice Jetty Villas, Venice Kahlua, Ft Myers Beach

Kelly Greens Community IV, Ft Myers Kelly Greens Single Family I, Ft Myers Kelly Greens Terrace V, Ft Myers Kelly Greens Verandas I, Ft Myers Kelly Greens Verandas II, Ft Myers Kelly Greens Verandas III, Ft Myers Kelly Greens Verandas IV, Ft Myers Kelly Greens Verandas V, Ft Myers Kelly Greens Verandas VI, Ft Myers Kelly Greens Verandas VII, Ft Myers

Kensington, Sun City Center Key Harbour, Ft Myers Key Royal, Naples Kings Point, Sun City Center Kingsmere, Sarasota Kingston Arms, Sarasota Krain Residence, Longboat Key La Bellasara, Sarasota La Firenza, Longboat Key Lake Louise, Cape Coral Lake Pointe Apts Ltd, Tampa Lakebridge, Bradenton

Lakemont Cove, Bonita Springs Lakeshore Village, Sarasota Lakeside Vista, Ft Myers

LAmbiance at Longboat Key Club, Longboat Key

Lancaster I, Sun City Center Lancaster II, Sun City Center Lancaster III, Sun City Center Lancaster IV, Sun City Center Laurel Villas, Venice Le Ciel Park Tower, Naples LElegance on Lido Beach, Sarasota

Lido Beach Club, Sarasota Lido Towers, Sarasota Limetree Beach Resort, Sarasota Linkside Village I, Port Richey Little Hickory Bay, Bonita Springs Longboat Beachcomber, Longboat Key Longboat Terrace, Longboat Key Longboat Village, Ft Myers

Longshore Lake Foundation, Naples Lovers Key Beach Club, Ft Myers Beach

Lyndhurst, Sun City Center Manchester I, Sun City Center Manchester II, Sun City Center Manchester III, Sun City Center Manchester IV, Sun City Center Manhattan Palms, Tampa

Mansion La Palma at Bay Colony, Naples

Marina Bay, Longboat Key Marina Del Sol, Sarasota Marina North Shore, Punta Gorda Marina Terrace, Ft Myers

Marina Village at Snug Harbor, Ft Myers Beach

Marinatown Village A, Ft Myers Mariner Pointe, Sanibel

Mariners Boathouse and Beach Resort, Ft Myers Beach

Mariners Cove, Naples McGregor Woods, Ft Myers Meadowlake, Sarasota

Merano at the Colony, Bonita Springs

Meridian at the Oaks Preserve Commons, Osprey Meridian I at The Oaks Preserve, Osprey Meridian II at The Oaks Preserve, Osprey Meridian III at The Oaks Preserve, Osprey Meridian IV at The Oaks Preserve, Osprey Meridian V at The Oaks Preserve, Osprey Meridian VI at The Oaks Preserve, Osprey

Midnight Cove II, Sarasota Midnight Cove, Sarasota Miromar Lakes Master, Estero Mission Lakes of Venice, Venice Mission Monterey, Ft Myers Mont Claire at Pelican Marsh, Naples

Myerlee Manor, Ft Myers Nantucket I, Sun City Center Nantucket II, Sun City Center Nantucket III, Sun City Center Nantucket IV, Sun City Center Nantucket V, Sun City Center Naples Four Winds, Naples

Naples Heritage Golf & Country Club, Naples Naples Lakes Country Club, Naples

New Approach, Ft Myers North Bay, Boca Grande North Shore Place, North Ft Myers North Village, Boca Grande

Office Buildings, LeHigh

Old Bridge Village Co-op, North Ft Myers Orchid Beach Club Residences, Sarasota

Oxford I, Sun City Center Oxford II, Sun City Center Paddle Creek, Ft Myers

Palm Avenue Baptist Tower, Tampa

Palm Harbor Club at Bay Beach, Ft Myers Beach Palmetto Ridge at the Brooks, Bonita Springs

Park Plaza, Naples Park Shore Resort, Naples Park View III, Cape Coral

Pavese Garner Attorney at Law, Ft Myers

Pavilion Club, Naples

Pelican Bay Foundation, Naples Pelican Cove, Sarasota Pelican Marsh Golf Club, Naples Pelican Watch, Ft Myers Beach Peppertree Bay, Siesta Key

Pine Grove, Ft Myers

Pinebrook-Ironwood Recreation, Bradenton

Pipers Grove, Naples

Plantation Beach Club II, Captiva Plantation Beach Club III, Captiva Plantation Beach Club, Captiva Plantation Beach Club, Port Charlotte

Plantation House, Captiva

Plantation Village of Sanibel, Sanibel Pointe Estero, Ft Myers Beach

Porta Vecchio at Mediterra Neighborhood, Naples

Portobello, Longboat Key Ports of Iona, Ft Myers Portsmith, Sun City Center Princess Del Mar, Marco Island Princeton, Sun City Center Promenade, Longboat Key

Prosperity Point Master, Punta Gorda

Provincetown, Ft Myers

Quail Creek Village Foundation, Naples

Radison I, Sun City Center Radison II, Sun City Center

Raintree Village No 4, Temple Terrace Raintree Village POA, Temple Terrace Reflection Lakes Master, Ft Myers Reflection Lakes Two, Ft Myers Regatta Pointe, Palmetto Regency House, Sarasota RHC Master, Valrico

River View Villas, Cape Coral Rivers Edge 2, Ft Myers Rivers Edge 3, Ft Myers

Riverside Yacht Club Estates, Ft Myers

Riverwalk Cove, Ft Myers Riviera Club Village, Sarasota Riviera Club, Ft Myers Beach Rosewood at the Gardens, Sarasota Royal Beach Club, Ft Myers Beach

Royal Vista, Cape Coral Royal Wood Master, Naples Ruby at Sunstone, Naples San Carlos Springs, Ft Myers San Marino Bays, Tampa

Sanctuary I at Longboat Key Club, Longboat Key Sanctuary II at Longboat Key Club, Longboat Key Sanctuary III at Longboat Key Club, Longboat Key Sanctuary IV at Longboat Key Club, Longboat Key

Sandalfoot, Sanibel Sandpiper Apts, Venice Sanibel Beach Club, Sanibel

Sanibel Harbour Tower South, Ft Myers

Sanibel Siesta Apt, Sanibel Sarabande, Sarasota

Sarasota Harbor East Apts, Sarasota

Saturnia Lakes, Naples

Savannah at Turtle Rock, Sarasota

Savannah Trace, Tampa

Sea Isles of Bonita Beach, Bonita Springs Seagrove at Siesta Key, Siesta Key

Seascape of Little Hickory Island, Bonita Springs

Seawatch, Ft Myers Beach Senior Friendship Centers, Naples Senior Friendship Centers, Sarasota Senior Friendship Centers, Venice Serenade on Palmer Ranch, Sarasota Seven Lakes, Ft Myers

Shorewood of Sanibel, Sanibel Siesta Towers, Sarasota Silver King, Boca Grande

Silverleaf at Seven Oaks, Wesley Chapel Smugglers Cove, Ft Myers Beach

Snug Harbor, Sanibel Solamar, Naples Somerset Cay, Sarasota

South Bay at Boca Bay, Boca Grande

South Gate Village Green Section Four, Sarasota

South Pointe Villas Master, Ft Myers South Pointe Villas Phase II, Ft Myers South Pointe Villas Phase III, Ft Myers South Pointe Villas Phase IV, Ft Myers

South Seas Club, Captiva Southampton I, Sun City Center Southampton II, Sun City Center Spanish Main Yacht Club, Longboat Key Spring Lake Community, Ft Myers

Spring Lake II, Ft Myers Spring Lake, Ft Myers SRQ Park, Sarasota

St Croix, Sanibel Island Steamboat Bend East, Ft Myers

Stonebridge Country Club Community, Naples Stoneybrook Clubside South, Sarasota Stoneybrook Fairway Verandas I, Sarasota Stoneybrook Golf & Country Club, Sarasota Stoneybrook Greens Commons, Sarasota Stoneybrook Veranda Greens North I, Sarasota Stoneybrook Veranda Greens North II, Sarasota

Stoneybrook Verandas I, Sarasota Strawberry Ridge, Valrico Summerlin Village, Ft Myers Sundial East, Sanibel Sundial of Sanibel, Sanibel

Sunrise Bay Resort and Club, Marco Island Sunset Beach, Longboat Key Surfrider Beach Club, Sanibel Surfsong, Ft Myers Beach Surfwalk, Marco Island

Tamarind Gulf and Bay, Englewood Tangerine Bay Club, Longboat Key TBM Properties & Smoot Properties, Ft Myers Terrace I at Lakeside Greens, Ft Myers Terrace II at Lakeside Greens, Ft Myers Terrace III at Lakeside Greens, Ft Myers

Terraverde 1, Ft Myers Terraverde 2, Ft Myers Terraverde 3, Ft Myers

Terraverde 4, Ft Myers Tessera, Sarasota The Alagon on Bayshore, Tampa

The Bayou, Ana Maria The Beaches, Longboat Key

The Boardwalk Caper III, Ft Myers Beach The Boardwalk Caper IV, Ft Myers Beach The Caper Beach Club, Ft Myers Beach

The Castillian, Longboat Key The Club at Crystal Lake II, Ft Myers

The Club at Crystal Lake III, Ft Myers The Club at Crystal Lake, Ft Myers The Club at Crystal Lake, Ft Myers The Club Pelican Bay, Naples

The Cottages at South Seas Plantation, Captiva

The Country Club of Naples, Naples The Embassy House, Sarasota

The Enclave at Fiddlesticks Neighborhood, Ft Myers

The Encore, Sarasota

The Estates at Bay Colony Golf Club, Naples The Foundation of Pelican Marsh, Naples The Glasser-Schoenbaum Human Srvcs Ctr, Sarasota

The Grande Riviera, Sarasota The Habitat, Marco Island

The Hamptons at Bonita Bay, Bonita Springs

The Harbour Club at Lighthouse Bay, Bonita Springs

The Heron at the Sanctuary III, Sanibel The Isles of Caloosa, Ft Myers The Isles Recreation, Ft Myers

The Knolls of Kings Point II, Sun City Center The Knolls of Kings Point III, Sun City Center The Knolls of Kings Point, Sun City Center The Landings Carriagehouse, Sarasota The Landings Racquet Club, Sarasota

The Landings Yacht Golf and Tennis Club, Ft Myers

The Landings, Sarasota The Miles Building, Ft Myers The Monaco Beach Club, Naples The Moorings at Edgewater, Bradenton The Moorings Country Club, Naples The Oaks Preserve Management, Osprey The Olde Hickory Golf & Country Club, Ft Myers The Olde Hickory Verandas Common, Ft Myers

The Olde Hickory Verandas I, Ft Myers The Olde Hickory Verandas II, Ft Myers The Olde Hickory Verandas III, Ft Myers The Olde Hickory Villas, Ft Myers The Players Club, Longboat Key The Regency, Ft Myers

The Sanctuary at Longboat Key Club, Longboat Key The Sand Caper, Ft Myers Beach

The Sanibel Cottages, Sanibel The Shore, Longboat Key

The Shores at Gulf Harbour III, Ft Myers

The Somerset, Marco Island The Strand at Bay Colony, Naples The Sun Caper, Ft Myers Beach The Surf Club of Marco, Marco Island

The Venice Golf & Country Club Master, Venice

The Villas at Deer Creek, Sarasota The Villas at Pinebrook, Bradenton The Water Club, Longboat Key

The Waterfront at Main Street, Bradenton

The Waterfront, Bradenton The Waterway, Bradenton

The Woods at Pinebrook, Bradenton Tortuga Beach Club, Sanibel Town & River Phase One, Ft Myers Tremont I, Sun City Center Tremont II, Sun City Center Tuckaweye, Bonita Springs Turtle Rock Community, Sarasota

Tuscana, Sarasota Tuscany Bay POA, Gibsonton

University Park Community, University Park Vanderbilt Beach & Harbour Club, Naples

Vanderbilt Gulfside, Naples

Vasari Country Club Master, Bonita Springs

Veinte, Longboat Key

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Venice Golf & Country Club, Venice

Viking, Cape Coral

Villa Capri, Ft Myers

Villa Del Mar, Ft Myers Beach

Villa Di Lancia, Longboat Key

Villa La Palma, Naples

Villa Palmeras at Prestancia, Sarasota

Villa Serena, Riverview

Village on Golden Pond at Breckenridge, Estero

Village Walk, Sarasota

Villas on Golden Beach, Venice

Villeroy, Sun City Center

Vistas on Beneva, Sarasota

Vizcaya at Bay Colony, Naples Water Crest of Falling Waters, Naples

Watercrest, Bradenton

Wedgewood, Sanibel

Whiskey Creek Village Green Section Eight, Ft Myers

Whiskey Creek Village Green Section Fourteen, Ft Myers Whiskey Creek Village Green Section Ten, Ft Myers

Whiskey Creek Village Green Section Two, Ft Myers

Whispering Sands, Sarasota White Sands Club, Naples

Wilderness Country Club, Naples

Wilderness, Naples

Wildewood Springs, Bradenton

Winding Oaks, Longboat Key

Windsong, Bonita Beach

Woodside Village West, Sarasota

Worthington, Sun City Center

Wyldewood Lakes, Ft Myers

Central Florida

2100 Towers, Cocoa Beach

89 Oceanfront, Ormond Beach Alhambra at Poinciana, Kissimmee

Alhambra Villas, Kissimmee

Anthem Park, St Cloud

Artesia Townhomes, Cape Canaveral

Artesia, Cape Canaveral

Artisan Club, Celebration

Ashbury Park, Orlando

Aspenwood at Grenelefe, Grenelefe

Baldwin Park Commercial, Orlando

Baldwin Park Commercial-NBD, Orlando

Baldwin Park Commercial-Village Center, Orlando

Baldwin Park Joint Committee, Orlando

Baldwin Park Residential, Orlando

Baldwin Park Residential-Cambridge, Orlando

Baldwin Park Residential-Common, Orlando

Baldwin Park Residential-ISSA 22, Orlando

Baldwin Park Residential-ISSA 28, Orlando

Baldwin Park Residential-Live/Work, Orlando

Baldwin Park Residential-Recreation, Orlando

Baldwin Park Residential-Rey City Homes 2, Orlando

Baldwin Park Residential-Rey City Homes, Orlando

Bali, Winter Garden

Banana Bay, Cocoa Beach

Beachwalker At Harbourside, South Pasadena

Bear Creek Manufactured, Ormond Beach

Bella Playa, Indian Shores

Belleview Biltmore Villas Bayshore, Belleair

Belleview Biltmore Villas Oak, Belleair

Belleview Biltmore Villas South Garden, Belleair

Bermuda Bay Beach, St Petersburg Bermuda Bay Club, Bradenton Beach

Boca Ciega Residents, Largo

Bouchelle Island I, New Smyrna Beach

Breakaway Trails, Ormond Beach

Bridgewater Neighborhood, Heathrow

Briercliff Commons, Orlando

Brookside Bluff, Zolfo Springs

Bryans Spanish Cove, Orlando

Cabana Club, Clearwater Cape Caribe, Cape Canaveral

Carefree Country Club, Winter Haven

Caya Costa Community, St Petersburg

Centre Court Ridge, Reunion

Chapman Lakes, Oviedo

Chateaus at Magnolia Pointe,

Clermont Ciega Cove, South Pasadena

Clearwater Key, Clearwater

Coconut Palms Beach Resort II, New Smyrna Beach

Coconut Palms Beach Resort, New Symrna Beach

Colony Surf, Clearwater

Commodore Beach Club, Maderia Beach

Coral Pointe at Harbourside, St Petersburg

Corbett Development, Clearwater

Cranes Roost, Altamonte Springs

Crescent Beach Club Two 8-A LLC, Clearwater

Cristal, Indian Harbour Beach

Cross Creek of Ocoee, Ocoee

Crystal Lake, Palm Harbor

Curlew Landings South, Indian Rocks Beach

Cypress Creek Village Unit Two, Orlando

Cypress Creek Village, Orlando

Cypress Lakes Assoc & Big Cypress Golf, Lakeland

Daytona Beach Riverhouse, Daytona Beach

Devon Green Neighborhood, Heathrow

Dunedin Pines, Dunedin

Edgewater Harbor, Indian Shores

Eloise Pointe Estates, Winter Haven

Emerald Seas, Cocoa Beach Fairway Village Residents, Largo

Florencia, St Petersburg Forest Lakes of Cocoa, Cocoa

Forest Lakes, Oldsmar

Fountain Beach, Daytona Beach

Fountain Parke at Lake Mary, Lake Mary

Foxhaven Neighborhood, Orlando

Georgetown East, Safety Harbor

Georgian Inn Beach Club, Ormond Beach

Golfside Villas, Winter Park

Grand Lake Resort, Kissimmee

Greenbriar at Tuscawilla, Winter Springs

Greystone Town Homes, Sanford Gulf Gate, St Petersburg

Hampton Hills Estates, Debary

Harbor Pointe, Titusville

Hawks Landing at Pelican Bay, Daytona Beach

Heathrow Lakes Maintenance, Heathrow

Heathrow Master, Heathrow Heathrow Woods, Heathrow

Heritage Crossing, Reunion

Heron Cove, Lake Mary

Hidden Springs, Altamonte Springs

Highlands of Innisbrook, Palm Harbor

Home of Palm Hill, Largo

Hunters Creek Community, Orlando

Hunters Creek Town Center POA, Orlando

Hunters Creek Tract 181, Orlando Hyde Park, Winter Garden

Images, Kissimmee

Indian River Club, Rockledge

Island Oaks of Merritt Island, Merritt Island

Island Pointe of Merritt Island, Merritt Island

Islander Beach Club, New Smyrna Beach Jameson Place, Rockledge

Jefferson Green at Anthem Park, St Cloud

Joyce Ann Apts, Pinellas Park

Kingstown Reef, Orlando

Knights Landing Apts, Orlando Lake Griffin Harbor, Leesburg

Lake Ridge Villas S at Fleming Island, Orange Park

Lake Underhill Ltd, Orlando

Lasereno, Largo

Lauren Manor West, Saint Petersburg

Lemon Tree, Orlando

Lighthouse Shores Townhomes, Ponce Inlet

LOVO, Kissimmee

Madeira Place, Madeira Beach

Madeira Villa North, Ormond Beach

Mai Kai, Orlando

Majestic Park Homes, Seminole

Mandalay Beach Club, Clearwater

Mariners Pass, St Petersburg

Mayerick, Ormond Beach

Middlebrook Pines, Orlando

Moontide, New Smyrna Beach

Mt Olive Shores Lot of Polk County, Polk City Muirfield Village Neighborhood, Heathrow

Normandy, Clearwater

Oak Lake Park I & II, Clearwater

Oaks Landing Ltd, Bartow Oakwater, Kissimmee

Ocean Beach Club, New Symrna Beach Ocean Inlet Yacht Club, New Smyrna Beach

Ocean Sands Beach Club, New Symrna Beach

OceanQuest, Ponce Inlet Oceans Two, Daytona Beach Shores

Oceanside Golf and Country Club, Ormond Beach

Oleander Pointe, Cocoa

One Kapok Terrace, Clearwater

ORBIT. Kissimmee Osprey Pointe at Dolphin Cay, St Petersburg

Palmas de Majorca, Cocoa Beach

Park Lake Villas, Maitland

Park Maitland Villas, Maitland

Park West of Winter Park, Winter Park

Parkshore Plaza, St Petersburg

Parkway International, Kissimmee

Pasadena Cove, South Pasadena

Patriot Square, St Petersburg Pelican Bay Yacht Club Bldg A, Gulfport

Pine Ridge at Lake Tarpon Village II, Tarpon Springs

Plantation Bay Community, Ormond Beach Plantation Village I, Orlando

Poinciana Golf Villas II, Kissimmee

Pointe Alexis Recreation, Tarpon Springs Pointe West, New Port Richey

Ponce de Leon Towers, New Smyrna Beach

Princess, Madeira Beach Prospect Towers, Clearwater

Punta Gorda Isles Section 22, Punta Gorda

Ranger (Sailboat Key-Group III), South Pasadena

Redington Towers No 1, Redington Shores

Regency Green Neighborhood, Heathrow Reunion Grande, Reunion Riverside of DeBary, DeBary

Riverside, Daytona Beach Riverwood Plantation, Port Orange

Riverwoods, Titusville Royal Floridian Resort, Ormond Beach Royal Harbor POA, Tavares

Ruby Lake, Winter Haven Salem Square, Palm Harbor

Sand Dunes Oceanfront, Cape Canaveral Santa Maria, South Pasadena

Savannah Condominium, South Pasadena

SC. Ponce Inlet

Scottish Highlands, Leesburg

Sea Havens, Daytona Beach Shores Sea Villas IV, New Symrna Beach

Sea Villas, New Symrna Beach Seaport Master, Cape Canaveral

Seaside at Belleair II, Belle Air

Seminole Garden Apts, Sanford

Seminole Hill Villas, Seminole

Seminole Woods Community, Geneva

Seven Eagles, Reunion

Seville 7, Clearwater

Sheoah Highlands, Winter Springs

Shipwatch Seven, Largo

Shorehom By The Sea, New Smyrna Beach

Silver Lake Resort, Kissimmee Solana Lake, Cape Canaveral

Solana On The River, Cape Canaveral

Solana Shores, Cape Canaveral

South Bay, Orlando

Southpoint of Daytona, Ponce Inlet

Springwood Village, Longwood

Spruce Creek POA, Port Orange

St Andrews, Oldsmar St Tropez IV, Clearwater

Starlight Tower, St Petersburg Beach

Stonebridge Commons Community, Orlando

Stonebridge Maintenance, Heathrow

Strathmore Gate East at Lake St George, Palm Harbor

Sunisands Beach Club, New Symrna Beach Sunshine on Indian Shores, Indian Shores

Sunshine Towers Apt Residences, Clearwater

Terra, Kissimmee

The Anchorage, Cocoa Beach

The Ashley, Daytona Beach Shores

The Bluffs, Sebring

The Bordeaux, Ocoee

The Cedar Island Club, New Smyrna Beach

The Constellation, St Petersburg Beach

The Courageous, St Petersburg Beach

The Crescent Beach Club at Sand Key, Clearwater

The Crescent Beach Club at Sand Key, Clearwater The Cypress Pointe Resort at Lake Buena Vista, Orlando

The Cypress Pointe Resort II, Orlando

The Enclave at Orlando, Orlando

The Grand Coquina, Daytona Beach Shores

The Grande Verandahs on the Bay, St Petersburg

The Grande, Orlando

The Great Outdoors, Titusville

The Hamptons, Heathrow

The Intrepid, St Petersburg Beach

The Lakes Villas I, Clearwater

The Mediterranean, Daytona Beach

The Meridian, Cocoa Beach The Ocean Ritz of Daytona, Daytona Beach

The Oceans Cloverleaf North, Daytona Beach Shores

The of Eden Isle, St Petersburg

The Peninsula, Daytona Beach Shores

The Residences of Winter Park, Winter Park

The Resort on Cocoa Beach, Cocoa Beach

The Sherwin, Daytona Beach Shores

The Springs Community, Longwood

The Townhomes of Lake Seminole No 4, Seminole

The Village at Melbourne, Melbourne

The Villages of Seaport, Cape Canaveral

The Villas at East Park, Orlando

The Weatherly, St Petersburg Beach

Thornton Park Central, Orlando

Tidesfall, Ormond Beach

Tortoise Island, Satellite Beach

Traders Inn Beach Club, Ormond Beach

Trails West, Deland

Tropic Shores, Daytona Beach Shores

Tropic Sun Towers, Ormond Beach

Twenty One Riverside, Cocoa

Ultimar Three, Clearwater

Ultimar, Clearwater

Vacation Village at Parkway, Kissimmee

Vacation Villas at Fantasyworld Two, Kissimmee

Vacation Villas at Fantasyworld, Kissimmee

Venetian Bay Villages, Kissimmee Ventura Country Club Community, Orlando

Ventura Village, Orlando

Victoria Gardens, DeLand Victoria Park Community Council, DeLand

Villa Villar, DeLand

Village on the Green I, Clearwater

Villas at Fortune Place, Kissimmee

Vista Lakes Community, Orlando

Vittoria, Treasure Island Waterford Lakes Community, Orlando

Waterstreet at Celebration, Celebration

Wekiva Village, Apopka

Wesmere, Ocoee

Westshore Place, Indian Shores

Whitley Bay West, Cocoa

Whitley Bay, Cocoa

Wildwood Homes, Winter Springs

Willowbrook Neighborhood, Heathrow

Wimbledon Park No 1, Orlando

Winding Wood IX, Clearwater Windrush Bay, Tarpon Springs

Wintermere Harbor, Winter Garden

Woodside Village, Clearwater

Yacht & Tennis Club, St Pete Beach

Yale Townhouse Apts, Orlando Yorkfield Square, DeLand

Northeast Florida

Aliki Gold Coast No One, Flagler Beach

Amberwood at Fleming Island, Jacksonville

Atlantic East, St Augustine

Belleza at Ponte Vedra, Ponte Vedra Beach

Brighton Park, Jacksonville

Brightwater, Jacksonville Camachee Island 1, St Augustine

Canopy Walk, Palm Coast

Carrington Place at Fleming Island, St Augustine

Cinnamon Beach at Ocean Hammock, Palm Coast

Clearview Townhouses, Jacksonville

Clifton Village, Jacksonville Colony Reef Club, St Augustine

Crescent Beach Ocean House, St Augustine

Cypress Bridge, Ponte Vedra Beach

Cypress Trace Master, Jacksonville

Deercreek Country Club, Jacksonville

Deermeadows Baptist Church, Jacksonville Drayton Park, Jacksonville

East Hampton, Jacksonville

Fleming Island Plantation CDD, Orange Park

Florida Club, St Augustine

Golfview, Jacksonville

Greenfield, Jacksonville

Hammock Grove, Jacksonville

Harbour Island at Marsh Landing, Ponte Vedra Beach

Hawthorn, Jacksonville

Horizons at Stonebridge Village I, Jacksonville Horizons at Stonebridge Village II, Jacksonville

Horizons at Stonebridge Village III, Jacksonville Jacksonville Golf & Country Club, Jacksonville

Jacksonville Golf & Country Club, Jacksonville Julington Creek Plantation POA, Jacksonville

Kingston Dunes, St Augustine Beach Las Palmas on the Intracoastal, St Augustine

Little Bay Harbor, Ponte Vedra Beach

Magnolia Point Community, Green Cove Springs

Mariners Watch, St Augustine

Marsh Landing at Sawgrass I, Ponte Vedra Beach Marsh Landing at Sawgrass II, Ponte Vedra Beach Marsh Landing at Sawgrass III, Ponte Vedra Beach Marsh Landing at Sawgrass IV, Ponte Vedra Beach Marsh Landing at Sawgrass Master, Ponte Vedra Beach Marsh Landing at Sawgrass V, Ponte Vedra Beach Marsh Landing at Sawgrass VI, Ponte Vedra Beach

Marsh Landing at Sawgrass VII, Ponte Vedra Beach

Marsh Landing at Sawgrass VIII, Ponte Vedra Beach Merrill Pines, Jacksonville

Miravista at Harbortown, Jacksonville Moultrie Trails, St Augustine

Ocean Breeze (Ocean Beach Club II), Flagler Beach

Ocean Gate Phase 1, St Augustine Ocean Hammock POA, Palm Coast

Ocean Palms, St Augustine

Ocean Village Club, St Augustine Ocean Villas, St Augustine Beach

Old Ponte Vedra Beach, Ponte Vedra Beach

Osprey Branch, Jacksonville Oxford Chase, Jacksonville

Palm Coast Resort, Palm Coast Pelican Reef, St Augustine

Pier Point South, St Augustine Beach

Pottsburg Crossing, Jacksonville

Quail Point I, Ponte Vedra Beach Queens Harbour Yacht & Country Club, Jacksonville

Regency Wood, Jacksonville

Royal Pines, St Augustine Saint Johns NW Commercial POA, St Augustine

Saint Johns NW Master, St Augustine

Saint Johns NW Residential POA, St Augustine

Saint Johns SE Master, St Augustine

Saint Johns-Six Mile Creek North POA, St Augustine

Salt Creek, Ponte Vedra Beach Sawgrass Island, Ponta Vedra

Sawgrass, Ponta Vedra Beach

Sawmill Lakes Maintenance, Ponte Vedra Beach

Sea Place I, St Augustine

Sea Place III, St Augustine Sea Place Master, St Augustine

Sea Winds, St Augustine

Seagate North, St Augustine

Seagate, St Augustine Seaguest, Jacksonville Beach

Seascape, Jacksonville Beach Seaside at Anastasia, St Augustine Beach

Sebastian Harbor Villas, St Augustine Six Thousand, Jacksonville Southern Grove, Jacksonville

Southwood, St Augustine St Andrews Place, St Augustine

St Augustine Beach and Tennis Club, St Augustine St Augustine Ocean & Racquet Club, St Augustine

St Augustine Ocean Resort Co-op, St Augustine St Augustine Shores Service Corp, St Augustine

Stonebridge Village Master, Jacksonville Summer Grove, Jacksonville

Dreux Isaac & Associates, Inc. Page 15

Summer Island, St Augustine

Sweetwater by Del Webb Carriage Homes, Jacksonville

Sweetwater by Del Webb Master, Jacksonville

The Alexandria, Jacksonville

The Amenities for the Residences, St Augustine

The Barefoot Trace, St Augustine Beach

The Conquistador Apts, St Augustine

The Crossings at Cypress Trace, Jacksonville

The Greens, St Augustine

The Hampton Glen at Deerwood, Jacksonville

The Landmark, Jacksonville Beach

The Oakbridge, Ponte Vedra Beach

The Ocean Villas at Serenata Bch, Ponte Vedra Beach

The One Bedrooms at Hammock Beach, Palm Coast

The Overlook at Baymeadows, Jacksonville

The Palms at Marsh Landing, Jacksonville

The Plantation, Ponte Vedra Beach

The Preserve on Anastasia Island, St Augustine

The Ravines Community, Middleburg

The Reserve at Pointe Meadows, Jacksonville

The Residences at World Golf Village, St Augustine

The Residences II at World Golf Village, St Augustine

The Sanctuary at Palm Coast, Palm Coast

The Sawgrass Players Club, Ponte Vedra Beach

The Seasons at Kensington, Jacksonville

The Seasons at Mill Cove, Jacksonville

The Woods Community, Jacksonville

Timber Run, Jacksonville

Turnberry, St Augustine

Villa San Marco, St Augustine

Villas at Marsh Landing, Jacksonville Beach

Villas of Timberlin Parc, Jacksonville

Vista Cove, St Augustine

Vistas at Stonebridge Village I, Jacksonville

Windjammer, St Augustine

Wolf Creek, Jacksonville

World Golf Village POA, St Augustine

Florida Panhandle

Association of Southbay by the Gulf, Destin

Bayview Waters, Ft Walton Beach

Beach Colony Resort, Navarre Beachcrest, Santa

Rosa Beach

Breakers East, Destin

Capistrano, Panama City Beach

Cassine Garden Townhomes, Seagrove Beach

Compass Point at Watersound, WaterSound

Compass Pointe II, WaterSound

Crescent Keel, WaterSound Crystal Dunes, Destin

Dolphin Point, Destin

Eden III, Pensacola Eden, Pensacola

Emerald Dunes, Destin

Golf Villas at Regatta Bay, Destin

Islander Beach Resort &, Ft Walton Beach

Lands End of Perdido Key, Pensacola

Largo Mar, Panama City Beach

Marina Bay Resort, Ft Walton Beach

Navarre Towers, Navarre

Oceania, Destin

Perdido Sun, Pensacola

Sandpiper Cove, Destin

Seascape Resorts, Destin

Seminole Legends, Tallahassee

Shipwatch, Pensacola

Siesta Key Chapel, Sarasota

Sugar Dunes, Navarre Beach

The Crossings at Watersound, WaterSound

The Palms at Seagrove, Seagrove Beach

The Pearl, Navarre Beach

The Summit, Panama City Beach

Tivoli by the Sea II, Miramar Beach

Tivoli by the Sea III, Miramar Beach

Tivoli by the Sea, Miramar Beach WaterColor Community, Santa Rosa Beach

WaterColor Gulfside Villas, Santa Rosa Beach

WaterColor Private Residence Club, Santa Rosa Beach

WaterColor Towncenter Community, Santa Rosa Beach

WaterSound Beach Community, WaterSound

WaterSound Beach Gatehouse, WaterSound

Waterview Towers, Destin

Out of State

Commodore Horizontal Property Regime, Hilton Head, SC

Cullasaja Club, Highlands, NC

Cullasaja, Highlands, NC

Laurel Point, Gatlinburg, TN

Ocean Cove Resort at Palmetto Dunes, Hilton Head, SC

Ocean Palms, Hilton Head Island, SC

Southwind at Shipyard, Hilton Head, SC

Southwind II at Shipyard, Hilton Head, SC

Spinnaker at Shipyard, Hilton Head, SC

Sunrise Ridge, Pigeon Forge, TN The Beach Club, St Simons, GA

The Council Village at Palmetto Dunes, Hilton Head, SC

The Ford Plantation, Richmond Hill, VA

The Plaza in Clayton, Clayton. MO

Vacation Village in the Berkshires, Hancock, MA

Williamsburg Plantation, Williamsburg, VA

Dreux Isaac & Associates, Inc.

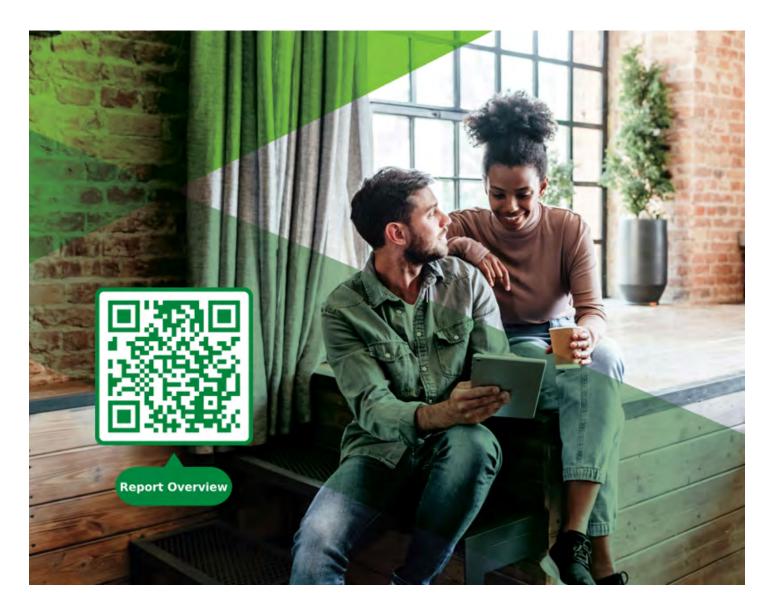




Property Wellness Reserve Study Program Proposal Level I Reserve Study

201 E. Kennedy Boulevard, Suite 1150 Tampa, Florida (800) 980-9881 reserveadvisors.com

Rivers Edge II Community Development DistrictJacksonville, FL



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today, and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.







Helping Communities Thrive for Over 30 Years

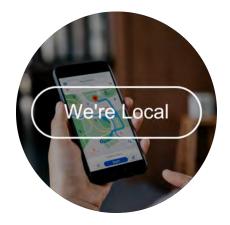
Reserve Advisors has prepared over 29,000 reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry.

Through the leadership of our founders, John Poehlmann and Theodore Salgado, we helped pioneer the standards that all reserve study providers are measured by today. This success comes from our independence, extensive knowledge and experience. We pride ourselves on delivering unbiased recommendations that give community associations the plans they need to ensure the future well-being of their property.

60+

29,000
RESERVE STUDIES CONDUCTED

300+
YEARS OF RESERVE STUDY EXPERIENCE



Local Conditions

Drawing upon our broad national experience, we recognize the profound impact local conditions have on the wear and tear of common property and subsequent replacement needs.

Local Costs

Our exclusive database of client project costs grants you real-time access to localized pricing, ensuring that your reserve study projections are not reliant on standardized costs.

Level I Full Reserve Study

RESERVE™	LEVELI	LEVEL II	LEVELIII
ADVISORS	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
Long-term thinking. Everyday commitment.		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	8	€	
PRE-INSPECTION MEETING	Ø	Ø	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated Reflects prio	
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
1		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	Ø	⊗	8
PRIORITIZED LIST OF CAPITAL EXPENDITURES	Ø	Ø	
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	Ø	Ø	
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	Ø	⊗	
INCLUSION OF LONG-LIVED ASSETS	8	Ø	Ø
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report Executive with component detail over	
EXCEL SPREADSHEETS	8	Ø	0
SUPPORT WITH IMPLEMENTATION OF REPORT	Ø	Ø	
COMPLIMENTARY REPORT REVISION	Ø	⊗	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	Ø	Ø	Ø
	RECOMMENDED SERVICE LEVEL		

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

Property Wellness Reserve Study Program - Level I

Reserve Advisors will perform a Level I Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

We've identified and will include the following reserve components:

Fences, Irrigation System, Monuments, Landscaping, Mailboxes, Signage, Post or Pole Lights, Sidewalks, Walking Paths, Sport Court(s), Playground(s), Clubhouse(s), Pool(s) including Fence, Deck, Mechanicals, etc., RiverClub Also included on this site The RiverClub (5,837 sq.ft.) includes offices, a kitchen, dining and lounge area, social area (billiard table, ping pong, couches, TV), Kayak Launch and storage building, Ampitheater, Amenity Access and Security System and Equipment, Boardwalk, Biking Trails, Pet Parks, Nature Preserves, Hiking Trails, Play Park, and other property specifically identified that you'd like us to include.

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Level I Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30-years on one easy-to read spreadsheet.

View Example



Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

View Example



Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

View Example



Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

View Example



Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

For Confidence in All Decisions



Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive reserve study solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.



Your property is your biggest investment. Here's why our solution is the best for your community:



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

The Time to Protect Your Property's Long-Term Health is Now

This proposal, dated 2/5/2025, for a Level I Property Wellness Reserve Study, is valid for 90 days.

To Start Your Property Wellness Level I Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study (Level I)	\$8,400.00
This service includes a pre-project meeting to discuss your unique needs and priorities	
with our engineer. You'll receive: 1) a PDF report with 30-year expenditure and funding	
plan tables, 2) Excel spreadsheet with formulas, and 3) Complimentary support with	
implementation of your study and ongoing guidance.	

		Total \$	8,400.00			
2. E-sign below						
Signature:		Title:				
Name:		Date:				
For: Rivers Edge II Comm District	nunity Development	Ref: <u>250634</u>				
3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.	Mailing Address Reserve Advisors, LLC PO Box 88955 Milwaukee, WI 53288-8926	ACH Send Remittances to 'accounting@reservead at time of payment Checking Account Number: 151391168 Routing Number: 075905787	dvisors.com'			

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 2/5/2025, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Financial Institution: First Business Bank

17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

Professional Service Conditions

Our Services - Reserve Advisors ("RA" or "us" or "we") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RABE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim

decline refunds in our sole discretion.	Refunds vary based on the applicable facts and circumstances.

brought by or on behalf of the parties hereto with respect to any matter related to this agreement. We reserve the right to limit or



Rivers Edge II Community Development District FY 2025 Funding Request #46 (Pickleball Court Project) 7-Feb-25

	\$	114,016.00
Total Amount Due	\$	114,016.00
Signature:	_	
Chairman/Vice Chairman		
Signature: Secretary/Asst. Secretary		

Rivers Edge - Pickleball Court Cost Share Brogdon Builders

Application	Date	Amount	RE1 Share	RE2 Share	RE3 Share
1	September	\$ 185,318.40	\$ 61,772.80	\$ 61,772.80	\$ 61,772.80
2	October	\$ 77,679.60	\$ 25,893.20	\$ 25,893.20	\$ 25,893.20
3	November	\$ 61,947.60	\$ 20,649.20	\$ 20,649.20	\$ 20,649.20
4-retainage		\$ 17,102.40	\$ 5,700.80	\$ 5,700.80	\$ 5,700.80
		\$342,048.00	\$114,016.00	\$ 114,016.00	\$ 114,016.00