

*Rivers Edge II*  
*Community Development Districts*

*March 19, 2025*

# *AGENDA*

**Rivers Edge II**  
**Community Development District**  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
[www.RiversEdge2CDD.com](http://www.RiversEdge2CDD.com)

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March 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, March 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
    1. February 19, 2025 Meeting
    2. February 19, 2025 Joint Workshop
  - B. Financial Statements as of January 31, 2025
  - C. Check Register
- V. Ratification of Funding Request No. 64
- VI. Supervisor Requests

VII. Audience Comments

VIII. Next Scheduled Meeting – April 16, 2025 at 9:00 a.m. at the RiverHouse

IX. 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.

*THIRD ORDER OF BUSINESS*

*A.*



## Rivers Edge CDD – I, II, and III

### Landscape Update for March 2025

- **General Maintenance**

- We have set the clock to three times a week with the turf starting to come out dormancy and the temperatures going up
- We have Detailed and Cleaned up the Riverhouse and Riverclub.
- Team is spraying for weeds throughout the community and trimming shrubs.
- 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
- 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 April 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.
  - All clocks are being set to run three times a week due to amount of rain we have had
  - 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**
  - Our techs will be treating for turf weeds throughout the community.
  - The turf is starting to come out of dormancy. Teams are spreading granular fertilizer to green up turf and push healthy growth
  - 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.



*E.*

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# RIVERTOWN

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RECDD's Monthly Operations Report

Date of report: **03/19/2025**

Submitted by: **Richard Losco & Kevin McKendree**

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## **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 our eyes on, but the slide itself 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 will remain closed until the repairs are made. We are coordinating scheduling now with Sterling Specialties as voted upon in February's meeting. Work will commence shortly, and we will not perform any work during spring break week for safety reasons.

### **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 are coordinating scheduling now with Sterling Specialties as voted upon in February's meeting. Work will commence shortly, and we will not perform any work during spring break week for safety reasons.

### **Filter Equipment for RiverHouse Pools:**

The sand filters for both pools need repair. The sand needs to be changed out. When performing a changeout there will need to be internal parts changed out, 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 means the filters must 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:**

We are working with the selected contractor, Crown Pools, on scheduling options to complete this project which we will go over with the board as soon as possible.

**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 have ordered these and are awaiting their arrival.

**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 are coordinating scheduling now with Sterling Specialties as voted upon in Februarys meeting.

**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.

**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 they have ordered these from the fish hatchery. We will work on scheduling which is likely due in March due to the weather if they are available.

**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.

**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 under warranty and had it installed. This is currently operational.

**Bar Stools:**

We are purchasing new bar stools for the club as the old ones are worn out. These have been ordered and we are awaiting their arrival.

**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. This project has begun, and we are working towards the finish line.

**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 April's meetings.

## **Rivers Edge CDD – I, II, and III**

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**(Continued)**

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# RIVERTOWN

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RECDD's Lifestyle Report

Date of report: **03/19/2025**

Submitted by: **Kim Fatuch**

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## Ongoing Projects

- Garden project has been completed. Only 4 plots left to rent.
- Working on Resident partnership options for events.
- We are exploring the idea of certain events being sponsored by local businesses.

## January Events

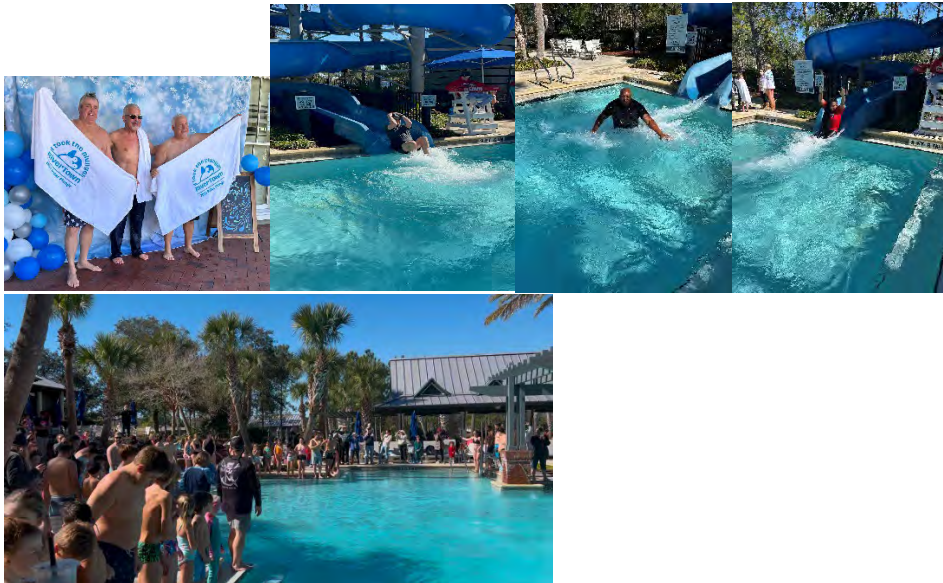
- 1.15.25 – Comedy Night
  - First Coast Comedy will be providing an Improv show.
  - 140 tickets have been reserved for this event, 74 people showed up
  - The comedians did not disappoint. The crowd was in tears from laughing so hard with rave reviews at the end. Some residents were even invited up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



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- 1.22.25 – A Walk with History
  - 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
  - Residents favorite local musician is back to play at the café
  - Always a big turnout for this young man
  - The café had sales of over \$3200 Net!
- 1.24.25 – Ice Rink at RiverLodge
  - Residents are welcome to enjoy something not done often in Florida... Ice Skating.
  - 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
  - Residents are invited to take the plunge and jump into the icy water to start off the 2025 year
  - The first 100 people down the slide will receive a cozy gift
  - Cinnabon Truck 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**

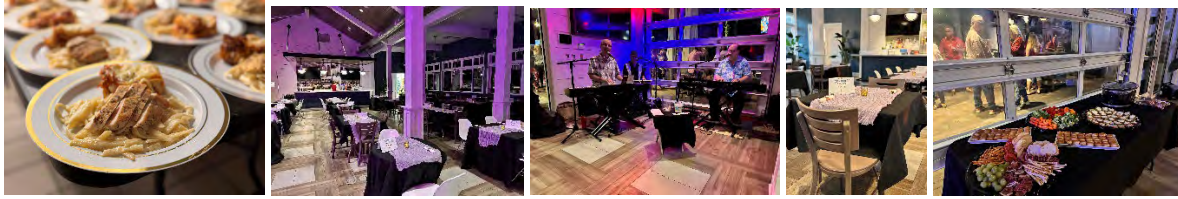
2.7.25 – Davis Cook in the Café

- It's always a great event. The café had \$4100 Net Sales!

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 32 couples attending this event.
- Another standing ovation event. Already received questions from residents about what is in store for next year. This has become an annual event that couples look forward to.





### 2.13.25 – Music Bingo

### 2.21.25 – Boots n Bling Daddy Daughter Hoe-Down

- Residents can enjoy an evening of fun Hoe-down style
- This is a ticketed event. We had to close registration at 300 attendees



### 2.27.25 – Trivia with Ross

- Always a great turnout for Trivia nights.

### 2.28.25 – Boots n Bling Mother Son Hoe-Down

- Residents can enjoy an evening of fun Hoe-down style
- This is a ticketed event, 184 registrations



## **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 RiverClub for Spring Break Kickoff

3.20.25 – Star Wars Trivia Night

3.22.25 – Bubble Bash at RiverLodge

3.22.25 – DJ at RiverClub closing out Spring Break

3.27.25 – Trivia

**(Continued)**

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# RIVERTOWN

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RECDD's Café Report

Date of report: 03/19/2025

Submitted by: Richard Losco & Lisa McCormick

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Square POS Net Sales were up 20.6% for the month of January \$42,381 compared to \$35,140 prior year. The revenue trajectory is extremely positive based on current figures. Events at the RiverClub Facility included music bingo, trivia, and Davis Cook music.

Cost of Goods Sold (Food and Beverage) was 41.9% in the month of January, compared to 46.1% prior year. This improvement from the prior year is positive, and hopefully the trend will continue into FY 2025 with diligence in inventory management and menu design and pricing.

**Food & Beverage as % of Revenue:**

<b>Target</b>	<b>12-Month</b>	<b>% Rate – 40%</b>
<b>Optimal</b>	<b>12-Month</b>	<b>% Rate – 35%</b>
<b>Actual</b>	<b>January '25</b>	<b>% Rate – 42%</b>

Gross Wages as % of net sales was 44.6% in the month of January, compared to 36.7% prior year, an increase of 21.5%. This is unacceptable in relation to the improvement in net sales, and we will look to improve efficiency, avoid overtime, and review proper scheduling per projected sales.

**Gross Wages as % of Revenue:**

<b>Target</b>	<b>12-Month</b>	<b>% Rate – 35%</b>
<b>Optimal</b>	<b>12-Month</b>	<b>% Rate – 30%</b>
<b>Actual</b>	<b>January '25</b>	<b>% Rate – 45%</b>

Revenue projections and controlling cost will be our focus for calendar year 2025 with emphasis on reduction in wages and payroll related expenses and food and beverage cost. Review of restructuring the kitchen schematic and hiring energetic, experienced personnel will contribute to our stated goals. Again, oversight of efficiencies, inventory management, and controlling labor costs are top priority with continuing to providing a quality product and service to the residents of RiverTown.

Furniture options are being reviewed currently with the emphasis on booth upholstery replacement and bar stools. Major refurbishment will be presented for the FY 2026 budget.

Hiring continues for the upcoming season through Labor Day, and we hope to land a couple of qualified candidates.

# RIVERCLUB CAFÉ – JAN' 2025

TOTAL NET SALES

\$42,380.61

TOTAL TRANSACTIONS

1,371

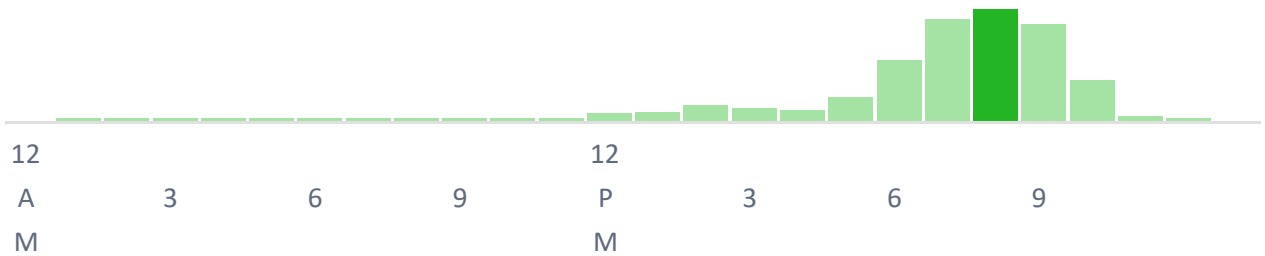
BEST DAY OF THE WEEK

Friday

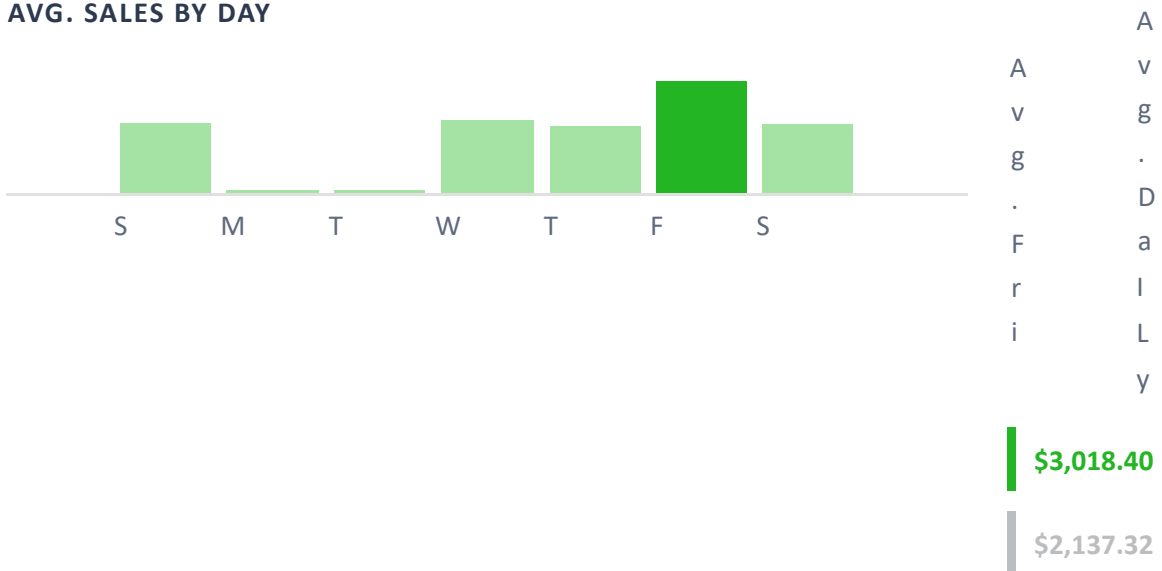
COVERS

0

## AVG. SALES BY HOUR



## AVG. SALES BY DAY



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## Your items

TOP-SELLING CATEGORY

Mains

TOP-SELLING ITEM

Wings

TOTAL ITEMS SOLD

6,639

TOP-SELLING ITEM SALES

\$2,618.05

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## Your employees

SALES BY EMPLOYEE

Lani D

Jaqueline R

Olivia L

Maya C

Kelsey B



TOP EMPLOYEE

Lani Dail

TOP EMPLOYEE SALES

\$11,406.25

AVG. SALE COUNT PER  
EMPLOYEE

124.0

AVG. SALES PER EMPLOYEE

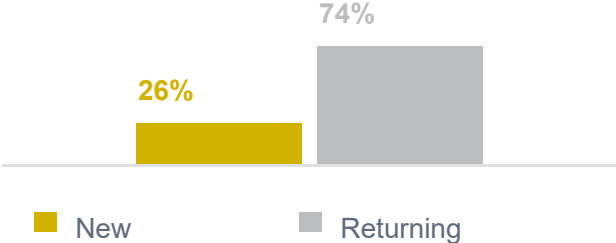
\$4,526.66

# Your customers

**CUSTOMERS  
SERVED**  
**723**

**NEW  
CUSTOMERS**  
**190**

**RETURNING  
CUSTOMERS**  
**533**



(Continued)

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# RIVERTOWN

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RECDD's Monthly Amenity Manager Report

Date of report: **03/19/2025**

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

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

**\*Starting 3/9/2025\***

10am – 9pm (Sun, Mon, Tues, & Thurs)

10am – 10pm (Fri & Sat)

RiverLodge Lifeguard/WAP Hours: \*Closed for Season\*

**\*Open Spring Break - Fri 3/14/2025 – Sun 3/23/2025, then Sat & Sun until Summer Break\***

11am – 7pm (Thursday – Tuesday)

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

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

**\*Starting 3/9/2025\***

11am – 7pm (Sun, Tues, Wed, & Thurs) \*Closed Mondays\*

11am – 9pm (Fri & Sat) \*Closed Mondays\*

RiverHouse LG/Slide Hours: \*Closed for Season\*

**\*Open Spring Break - Fri 3/14/2025 – Sun 3/23/2025, then Sat & Sun until Summer Break\***

11am – 7pm (Tues – Sun)

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

-RiverHouse: Spring forward Sunday, March 9<sup>th</sup>. Guest service hours extended until 7pm on Sunday, Tuesday, Wednesday, & Thursday. Guest service hours extended until 9pm on Friday & Saturday.

- RiverClub: 5 Smooth Stones will be out on 3/10/2025 to replace non-functional security cameras.

- RiverLodge: Spring forward Sunday, March 9<sup>th</sup>. Amenity hours will end when Guest Services is scheduled to leave as lighting has been approved. The WAP Pool will be open during Spring Break from 11am – 7pm, and Saturday/Sunday until Summer Break.

- Hiring/Staffing: Wrapping up seasonal hiring for all positions.



Work Order	00761472	Account	Rivers Edge II CDD
Work Order	00761472	Contact	Jason Davidson
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
Created Date	2/26/2025		

Work Details

Specialist Comments to Customer	<p>All ponds were inspected and accessible trash removed. Herbicides were applied to shorelines for management of invasive and nuisance vegetation.</p> <p>Aquatic herbicide was used to treat excessive submersed vegetation on perimeters of pond KK.</p> <p>An algaecide/biocatalyst mix was used to treat some light algae in RC2.</p> <p>Probiotics were added to ponds NN &amp; 9 to help reduce nutrients contributing to growth.</p> <p>I just applied a slow-acting herbicide for the persistent slender spikerush in pond NN last visit. I want to give it more time to be effective as it does have a tendency to take awhile, but lasts longer. I'll continue to monitor and treat accordingly.</p> <p>There are a lot of midge flying around the ponds. Let us know if you'd like more fish stocking to help control them.</p> <p>I did notice some healthy bass, various fishing birds, and a bald eagle today.</p> <p>The emergent vegetation is starting up again as it warms up, but we're getting on top of it.</p> <p>Overall, the ponds are looking good!</p> <p>Thank you for being a Solitude customer!</p>	Prepared By	KYLE FOLLANSBEE
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Work Order	00761472	Account	Rivers Edge II CDD
Work Order	00761472	Contact	Jason Davidson
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
Created Date	2/26/2025		

**Work Order Assets**

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

**Service Parameters**

Asset	Product Work Type	Specialist Comments to Customer
Rivers Edge CDD II Pond UU	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond SS	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond NN	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond TT	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond KK	TRASH / DEBRIS COLLECTION (IN HOUSE)	



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Rivers Edge CDD II Pond JJ	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond RC2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 15	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 13	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 11	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 10	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond RC1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 12	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 8	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 5	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 7	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 4	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 9	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 3	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 14	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 6	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond UU	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond UU	MONITORING	
Rivers Edge CDD II Pond UU	LAKE WEED CONTROL	
Rivers Edge CDD II Pond UU	ALGAE CONTROL	
Rivers Edge CDD II Pond SS	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond SS	MONITORING	
Rivers Edge CDD II Pond SS	LAKE WEED CONTROL	
Rivers Edge CDD II Pond SS	ALGAE CONTROL	
Rivers Edge CDD II Pond NN	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond NN	MONITORING	
Rivers Edge CDD II Pond NN	LAKE WEED CONTROL	
Rivers Edge CDD II Pond NN	ALGAE CONTROL	
Rivers Edge CDD II Pond TT	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond TT	MONITORING	
Rivers Edge CDD II Pond TT	LAKE WEED CONTROL	



Work Order 00761472  
 Work Order 00761472  
 Number

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

Created Date 2/26/2025

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



Work Order	00761472	Account	Rivers Edge II CDD
Work Order	00761472	Contact	Jason Davidson
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 2/26/2025

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



Work Order 00761472  
 Work Order 00761472  
 Number

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

Created Date 2/26/2025

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



Work Order 00761472

Work Order 00761472

Number

Created Date 2/26/2025

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

Rivers Edge CDD II Pond RC2		
Rivers Edge CDD II Pond JJ		
Rivers Edge CDD II Pond CR3		



Work Order	00727618	Account	Rivers Edge II CDD
Work Order	00727618	Contact	Jason Davidson
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
Created Date	2/26/2025		

Work Details

Specialist	All of the fountains were inspected and are functioning well.	Prepared By	KYLE FOLLANSBEE
Comments to Customer	The nozzles are cleared and flowing properly. I did have to reset some of the timers for the pumps, as well as, the lights. Thank you for being a Solitude customer!		

Work Order Assets

Asset	Status	Product Work Type
Rivers Edge CDD II Fountain 4 - Pond CR3	Serviced	
Rivers Edge CDD II Fountain 3 - Pond 8- b	Serviced	
Rivers Edge CDD II Fountain 2 - Pond 8- a	Serviced	
Rivers Edge CDD II Fountain 1 - Pond 7	Inspected	
Rivers Edge CDD II Pond 7 Ftn. (New)	Serviced	



Work Order	00727618	Account	Rivers Edge II CDD
Work Order	00727618	Contact	Jason Davidson
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
Created Date	2/26/2025		

Service Parameters		
Asset	Product Work Type	Specialist Comments to Customer
Rivers Edge CDD II Fountain 4 - Pond CR3	LIGHTING INSPECTION (IF APPLICABLE)	
Rivers Edge CDD II Fountain 4 - Pond CR3	PANEL COMPONENT CHECK	
Rivers Edge CDD II Fountain 4 - Pond CR3	FOUNTAIN FUNCTIONALITY	
Rivers Edge CDD II Fountain 4 - Pond CR3	CHECK POWER CABLE	
Rivers Edge CDD II Fountain 3 - Pond 8- b	LIGHTING INSPECTION (IF APPLICABLE)	
Rivers Edge CDD II Fountain 3 - Pond 8- b	PANEL COMPONENT CHECK	
Rivers Edge CDD II Fountain 3 - Pond 8- b	FOUNTAIN FUNCTIONALITY	
Rivers Edge CDD II Fountain 3 - Pond 8- b	CHECK POWER CABLE	
Rivers Edge CDD II Fountain 2 - Pond 8- a	LIGHTING INSPECTION (IF APPLICABLE)	
Rivers Edge CDD II Fountain 2 - Pond 8- a	PANEL COMPONENT CHECK	
Rivers Edge CDD II Fountain 2 - Pond 8- a	FOUNTAIN FUNCTIONALITY	
Rivers Edge CDD II Fountain 2 - Pond 8- a	CHECK POWER CABLE	
Rivers Edge CDD II Fountain 1 - Pond 7	LIGHTING INSPECTION (IF APPLICABLE)	
Rivers Edge CDD II Fountain 1 - Pond 7	PANEL COMPONENT CHECK	
Rivers Edge CDD II Fountain 1 - Pond 7	FOUNTAIN FUNCTIONALITY	
Rivers Edge CDD II Fountain 1 - Pond 7	CHECK POWER CABLE	
Rivers Edge CDD II Pond 7 Ftn. (New)	LIGHTING INSPECTION (IF APPLICABLE)	
Rivers Edge CDD II Pond 7 Ftn. (New)	PANEL COMPONENT CHECK	
Rivers Edge CDD II Pond 7 Ftn. (New)	FOUNTAIN FUNCTIONALITY	
Rivers Edge CDD II Pond 7 Ftn. (New)	CHECK POWER CABLE	
Rivers Edge CDD II Pond 7 Ftn. (New)		Fountain is operating correctly Both timers are accurate
Rivers Edge CDD II Fountain 1 - Pond 7		N/A Old removed fountain
Rivers Edge CDD II Fountain 2 - Pond 8- a		Fountain is operating correctly Both timers were reset
Rivers Edge CDD II Fountain 3 - Pond 8- b		Fountain is operating correctly Both timers were reset
Rivers Edge CDD II Fountain 4 - Pond CR3		Fountain is operating correctly Both timers were reset





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

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

RollKall Job#: 4532567

NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD037353			3

**ACTIVITY / COMMENTS:**

Total Contacts: 3   Citations: 0   Warnings: 3

NOTES: 2 vehicles stopped. Responded to an alarm. Violations were for running stop signs and speeding. Top speed 46mph. Patrolled Chandler Drive and Silgrass Lane.



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

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

RollKall Job#: 4532569

NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD040319			3

**ACTIVITY / COMMENTS:**

Total Contacts: 3   Citations: 1   Warnings: 2

NOTES: 3 vehicles stopped. Violations were for running stop signs. Continued patrolling Chandler Drive and Silgrass Lane



**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



<b>NAME / ID:</b>				
<b>DATE</b>	<b>CAD #</b>	<b>TIME IN</b>	<b>TIME OUT</b>	<b>TOTAL HOURS</b>
	SJSO25CAD045883			4

**ACTIVITY / COMMENTS:**

SJSO25CAD045906, SJSO25CAD045923, SJSO25CAD045955, SJSO25CAD045995, SJSO24CAD046017, SJSO25CAD046030 (6 Traffic Stops)

4 written warnings for stop sign violations, 2 written warnings for exceeding the speed limit (34mph in a 25mph zone and 33mph in a 25mph zone) 1 written warning for expired tag less than 6 months, two verbal warnings for failure to exhibit driver's license - resulting from the 6 above traffic stops.

Multiple rounds of patrols conducted throughout the entire neighborhood.

**RollKall Invoice#: 1227534**



**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
	SJSO25CAD046800			6

**ACTIVITY / COMMENTS:**

Total Contacts:5 Citations: 1 Warnings:4 Top speed measured by radar was; , \*\*40MPH on Rivertown Main near entrance \*\*



**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
	SJSO25CAD049046			6

**ACTIVITY / COMMENTS:**

Total Contacts:6 Citations:0 Warnings:7 Top speed measured by Radar was;, \*\*39 MPH on RiverTown Main Street.

Fraud report taken for a citizen also handled a residential alarm. Spoke to a group of juveniles who were operating electric dirtbikes/e-bikes about the legality and safety within the community.

Multiple rounds of patrols conducted throughout the entire neighborhood.

**RollKall Invoice#: 4665842**

*FOURTH ORDER OF BUSINESS*

*A.*

*1.*



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, February 19, 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
Jarrett O’Leary	Supervisor
James Reid	Supervisor
Donna WeMett	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Ryan Stilwell	District Engineer
Richard Losco	General Manager
Jason Davidson	Regional General Manager
Kevin McKendree	Field Operations Manager
Mike Scuncio	Yellowstone Landscape
Malcolm Santos	Yellowstone Landscape
Kim Fatuch	Assistant General Manager
Ken Council	Amenity Manager
Lisa McCormick	Vesta/Amenity Services
Several Residents	

The following is a summary of the discussions and actions taken at the February 19, 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**

Scottie Ryder asked what Mattamy is doing about the RiverTown trademark being used by another organization.

Ms. Gentry responded that Mattamy’s counsel has advised that Mattamy is handling the matter internally and does not want to comment publicly on pending legal matters.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Maintenance – Monthly Report**

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

Mr. Smith stated that because it takes so long to mulch the entire community, by the time the mulching is complete, the areas that were applied first already look like they need to be done again. He suggested being more strategic with areas and putting a plan in place to speed the process up.

**B. District Engineer**

Ms. WeMett asked for an update on the request to install stop signs in front of Watersong on the golf cart path.

Mr. Stilwell responded that he and the Vesta staff are working on creating an updated map to provide to the county. They have observed golf carts being driven on paths not meant for golf carts.

**C. District Counsel**

Ms. Gentry reminded the Board that the Rivers Edge I board will be reviewing proposals for pool repair services and a joint workshop was advertised in case any of the Rivers Edge II or III board members want to participate.

**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.

Mr. Losco provided an update on the café’s operations. There has been a 529% increase in net sales since the café opened in 2018. Mr. Losco informed the Board that his staff is looking at furniture options for the café.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Minutes of the January 15, 2025 Regular Board Meeting**

**B. Financial Statements as of December 31, 2024**

**C. Check Register**

Copies of the minutes, the financial statements, and the check register totaling \$360,485.04 were included in the agenda package for the Board’s review.

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

**FIFTH ORDER OF BUSINESS**

**Consideration of Cost Share Items**

**A. Annual Mulch Application for Rivers Edge II CDD**

Mr. Losco presented a proposal from Yellowstone to mulch Rivers Edge II for a total of \$70,344.37 with Rivers Edge II’s portion to be \$23,361.37.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share request for the Rivers Edge II annual mulching was approved.

**B. Aquatic Maintenance of Pond 91**

Mr. Losco presented a proposal from Solitude to maintain Pond 91, located in Rivers Edge III, for a total of \$4,632 per year. Rivers Edge II’s portion of the cost share would be \$1,538.29 per year.

On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor the cost share request for pond maintenance of Pond 91 was approved.

**C. Aquatic Maintenance of Ponds 92-95**

Mr. Losco presented a proposal from Solitude to begin maintenance pond numbers 92 through 95, located in Rivers Edge III, for a total of \$3,624 per year. Rivers Edge II’s portion of the cost share would be \$1,203.53 per year.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share request for pond maintenance of Ponds 92-95 was approved.

**D. Slide Tower and Skirt Repair**

Mr. Losco presented three proposals for replacing and redesigning the framing and upper decking for the slide tower ranging from \$20,885 to \$57,500.

Ms. WeMett asked if Sterling Specialties has worked for the District before.

Mr. Losco responded that the District has worked with Sterling many times.

Mr. Smith suggested approving the Sterling Specialties invoice contingent upon Rivers Edge I approving the same proposal since the slide tower is in that district.

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the proposal from Sterling Specialties for the slide tower and skirt repair was approved contingent on Rivers Edge I selecting the same vendor.

**E. Waterfall Grates**

Mr. Losco presented two proposals to replace the waterfall grates at the main entrance of the Welcome Center totaling \$12,350 and \$25,277.

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the proposal from Sterling Specialties for the waterfall grate replacement was approved contingent on Rivers Edge I selecting the same vendor.

**F. Landscape Maintenance of Claiborne Phase**

Mr. Losco presented a proposal from Yellowstone to begin maintaining the Claiborne Phase in Rivers Edge III for a total of \$89,976 per year. Rivers Edge II's portion of the cost share would be \$29,881.03.

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the cost share request for landscape maintenance of the Claiborne phase was approved.

Mr. Davidson stated that there are two more cost share requests for mulching of Rivers Edge I and Rivers Edge III. Yellowstone's proposals total \$127,106.17 for Rivers Edge III with Rivers Edge II's portion of the cost share to be \$42,111.96.

On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor the cost share request for annual mulching of Rivers Edge III CDD was approved.

Next, he presented a proposal from Yellowstone for annual mulching of Rivers Edge I totaling \$168,018.24 with Rivers Edge II’s portion of the cost share to be \$55,798.86.

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the cost share request for annual mulching of Rivers Edge I CDD was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for a Capital Reserve Study**

- A. Community Advisors**
- B. Custom Reserves**
- C. Dreux Isaac**
- D. Reserve Advisors**

Mr. deNagy stated that a capital reserve study is an independent, third-party’s analysis of the District’s infrastructure. The vendor selected will determine the replacement value cost of all of the infrastructure and provide the anticipated life cycle with the expected inflated value at the end of that life cycle in order to provide the District with an estimate of the savings that would be needed in the future. The cost of the proposals ranges from \$3,900 to \$8,400.

Mr. Smith asked about the experience with Community Advisors at Rivers Edge I.

Mr. Davidson stated that he worked with Charlie Sheppard from Community Advisors on reviewing the entire property for the Rivers Edge I reserve study, so he is already familiar with the property.

On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor the proposal from Community Advisors was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Funding Request No. 64**

No action was taken on this item.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. WeMett thanked Mr. Losco for taking time to show her the properties.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

An attendee commended Ms. McCormick and the Vesta team on the improvements to the RiverClub operations. He asked what the café’s margins look like.

Mr. deNagy stated that there is profit/loss share with Mattamy. The goal is for the RiverClub to be self-sufficient.

Next, the attendee asked if there will be a path to the soccer fields.

Mr. Smith that there will not.

Next, the attendee asked how much the community may need to pay in attorney fees to provide legal counsel for the trademark matter.

Ms. Gentry responded that currently the CDDs are not involved in the trademark matter because Mattamy, as a private entity, has the interest in the existing RiverTown trademark, so they are handling all the legal side.

An attendee asked if Mattamy receives the revenues generated from the café.

Mr. deNagy responded if there is a certain profit level, yes.

The attendee then asked what happens if there is a loss.

Ms. Gentry responded that Mattamy has been deficit funding the café.

An attendee asked if an expansion of the café kitchen is going to be considered.

Mr. Smith responded that Mattamy has no plans to expand the kitchen currently.

The attendee then asked when Mattamy’s participation in CDD2 will end.

Ms. Gentry stated that two seats on the board have already been turned over to residents. During the next general election cycle in 2026, two more seats will turn over to residents, and then in 2028, the last seat on the board will be turned over to a resident.

Next, the attendee echoed the compliments on the café.

**TENTH ORDER OF BUSINESS**

**Next Scheduled Meetings – March 19, 2025  
at 9:00 a.m. at the RiverHouse**

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

2.

Minutes of Workshop  
Rivers Edge, Rivers Edge II, Rivers Edge III  
Community Development District

A joint workshop of the Board of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Wednesday, February 19, 2025 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

**Rivers Edge**

Mac McIntyre	Chairman by telephone
Scott Maynard	Vice Chairman
Frederick Baron	Supervisor by telephone
Robert Cameron	Supervisor
Christopher White	Supervisor

**Rivers Edge II**

Donna WeMett	Supervisor
James Reid	Supervisor

**Rivers Edge III**

None present

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Richard Losco	Vesta/Amenity Services
Jason Davidson	Vesta/Amenity Services
Jay King	Vesta/Amenity Services
Lisa McCormick	Vesta/Amenity Services
Kimberly Fatuch	Lifestyle Director
Ken Council	Amenity Manger
Ryan Stillwell	District Engineer

The following is a summary of the discussions taken at the February 19, 2025 joint workshop.

**FIRST ORDER OF BUSINESS**

**Roll Call**



Mr. deNagy called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

A resident stated we hope to extend the repairs so the community and swim team can enjoy the pools. If there is any way to put this off, we would be so grateful. The swim team uses the pool from mid-April to mid-July.

There was a show of hands from residents who had the same comments.

A resident requested that the pool be open the entire summer and to not close it until after Labor Day.

Ms. Gentry stated some of the delay is because we had to go through a formal RFP due to the cost of the contract and that takes longer.

Mr. McKendree gave an overview of the problems that were experienced that needed to be addressed.

A resident asked about the scope of work and who drives the type of repair, the contractors or the board?

Ms. Gentry stated it is public comment period. This board has been very generous with allowing it to be kind of a Q&A session and we want everyone to have as much information as possible. Vesta put together a very detailed scope that each bidder is supposed to bid on, a price sheet they were required to fill out for each component to try to get apples to apples pricing. As far as the schedule we told all the vendors that time was of the essence and asked for their earliest possible start date and their time to completion. Our contract that is included in the package also included liquidated damages up to \$150 per day if they exceed the contract time. We have evaluation criteria we will use to evaluate the bids. The two highest priority items with the most points attached are price and schedule.

Additional questions and comments were on phasing, type of pavers, health issues, proper training of lifeguards and signage may mitigate health code violations and tripping hazards, appreciation of staff and board members

**THIRD ORDER OF BUSINESS**

**Discussion on Pool Repair Bids**

Ms. Gentry stated before we open it up for presentations I will give a short summary. We did receive four bids, Crown Pools, EMA Outdoor, Epic Pools and Parry Pools. For the base bid

Crown Pools came in at \$798,412.92. EMA Outdoor came in at \$825,376 and I will note that pricing did not include the diving boards. Epic Pools came in at \$824,000 on the detailed pricing it looks like it comes out a little bit higher and we will ask for clarification and the pricing did not include a line item for the payment and performance bonds. Parry Pools provided two different pricing and did not provide a detailed bid sheet so going with their highest pricing we have \$755,932.88. For schedule Crown Pools gave the earliest start date of April 14, 2025 with final completion in 78 days. Based on our calculation that gives them earliest final completion date by July 1<sup>st</sup> and I will clarify for the board we have to score based on schedules provided but we have the ability once we score them to go back to your chosen vendor and see what opportunities there are for negotiating a start date. EMA Outdoor gave the earliest start date of March 24, 2025 with a final completion in 150 days, by our calculations that gives an August 21<sup>st</sup> completion date. Epic Pools listed the start date of upon receipt of the permit so that depends on the permit timing and listed a final completion timeline of 120 days. Parry Pools gave a start date of Mach 3, 2025 with final completion in 140 days which by our calculation gives a July 21<sup>st</sup> completion date.

We will go through all of this again when we get to the scoring portion. Our bid documents allow you to waive minor irregularities in the bids.

Representatives of Crown Pools, EMA and Epic Pools gave a short presentation followed by a Q&A from the board and staff.

Ms. WeMett stated after reviewing the proposals and listening to the presentations, I recommend Crown.

Ms. Gentry stated the Rivers Edge board will have an opportunity to go into more detail on this scoring criteria when we go into the regular meeting.

The workshop adjourned at 12:35 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***January 31, 2025***



**Rivers Edge II**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2025**

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 379,447	\$ -	\$ 9,509	\$ -	\$ 388,956
Due from Other	5,569	-	-	-	5,569
Due from Vesta - Café	139,550	-	-	-	139,550
Due from Capital Project Fund Series 2020	-	-	-	1,138	1,138
<b>Investments:</b>					
State Board of Administration (SBA)	5,476	-	60	-	5,536
Custody	391,790	-	-	-	391,790
<b>Series 2020</b>					
Reserve	-	233,086	-	-	233,086
Revenue	-	539,442	-	-	539,442
Construction	-	-	-	6,038	6,038
<b>Series 2021</b>					
Reserve	-	275,281	-	-	275,281
Revenue	-	441,609	-	-	441,609
Prepayment	-	873,878	-	-	873,878
Construction	-	-	-	1,982	1,982
Prepaid Expenses	6,211	-	-	-	6,211
Deposits	16,840	-	-	-	16,840
<b>Total Assets</b>	<b>\$ 944,884</b>	<b>\$ 2,363,297</b>	<b>\$ 9,569</b>	<b>\$ 9,157</b>	<b>\$ 3,326,907</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 44,943	\$ -	\$ -	\$ -	\$ 44,943
Accrued Expenses	13,097	-	-	-	13,097
Due to Vesta - Café	18,436	-	-	-	18,436
Due to Mattamy	360	-	-	-	360
Due to Capital Project Fund Series 2021	-	-	-	1,138	1,138
<b>Total Liabilities</b>	<b>\$ 76,837</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,138</b>	<b>\$ 77,975</b>
<b>Fund Balance:</b>					
<b>Nonspendable:</b>					
Prepaid Items	\$ 6,211	\$ -	\$ -	\$ -	\$ 6,211
Deposits	16,840	-	-	-	16,840
<b>Restricted for:</b>					
Debt Service - Series	-	2,363,297	-	-	2,363,297
Capital Project - Series	-	-	-	8,019	8,019
<b>Assigned for:</b>					
Capital Reserve Fund	-	-	9,569	-	9,569
Unassigned	844,996	-	-	-	844,996
<b>Total Fund Balances</b>	<b>\$ 868,047</b>	<b>\$ 2,363,297</b>	<b>\$ 9,569</b>	<b>\$ 8,019</b>	<b>\$ 3,248,932</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 944,884</b>	<b>\$ 2,363,297</b>	<b>\$ 9,569</b>	<b>\$ 9,157</b>	<b>\$ 3,326,907</b>

**Rivers Edge II**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,055,360	\$ 851,673	\$ 851,673	\$ -
Special Assessments - Direct Bill	185,789	225,667	225,667	-
Developer Contributions	1,286,220	253,272	253,272	-
Café Gross Sales	517,856	172,619	193,884	21,266
Miscellaneous Income	5,000	1,667	615	(1,052)
Interest	5,000	1,667	2,056	390
<b>Total Revenues</b>	<b>\$ 3,055,225</b>	<b>\$ 1,506,564</b>	<b>\$ 1,583,922</b>	<b>\$ 77,359</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ -	\$ -	\$ 800	\$ (800)
FICA Expense	-	-	61	(61)
District Engineering	15,000	5,000	3,254	1,746
District Counsel	30,000	10,000	7,574	2,426
District Management	39,326	13,109	13,109	(0)
Construction Accounting	3,710	1,237	-	1,237
Assessment Roll Administration	5,618	5,618	5,618	-
Dissemination Agent	5,618	1,873	2,073	(200)
Information Technology	2,022	674	674	0
Website Administration	1,348	449	449	0
Annual Audit	5,000	-	-	-
Trustee Fees	10,000	3,333	-	3,333
Arbitrage Rebate	1,200	-	-	-
Telephone	200	67	25	42
Postage & Deleivery	500	167	396	(229)
Printing & Binding	250	83	132	(49)
Insurance General Liability	7,961	7,961	7,745	216
Legal Advertising	2,500	833	2,031	(1,198)
Other Current Charges	500	167	10	157
Office Supplies	150	50	2	48
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 131,079</b>	<b>\$ 50,796</b>	<b>\$ 44,128</b>	<b>\$ 6,667</b>
<b>Operations &amp; Maintenance</b>				
<b>Ground Maintenance:</b>				
Cost Share Landscaping - Rivers Edge	\$ 801,623	\$ 267,208	\$ 267,208	\$ (0)
Field Operations Management (Vesta)	39,438	13,146	13,146	-
Landscape Maintenance	424,716	141,572	140,358	1,214
Lake Maintenance	23,000	7,667	7,634	33
Landscape Contingency	80,000	26,667	18,960	7,707
Irrigation Repairs and Replacement	37,000	12,333	10,035	2,298
Irrigation Water Use	70,000	23,333	21,372	1,962
Streetlighting	28,000	9,333	8,582	752
<b>Subtotal Ground Maintenance</b>	<b>\$ 1,503,777</b>	<b>\$ 501,259</b>	<b>\$ 487,294</b>	<b>\$ 13,965</b>

**Rivers Edge II**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
<b><u>Amenity Center - River Club:</u></b>				
Cost Share Amenity - Rivers Edge	\$ 88,478	\$ 29,493	\$ 29,493	\$ (0)
General Manager (Vesta)	46,793	15,598	16,091	(493)
Amenity Manager (Vesta)	29,632	9,877	9,877	0
Maintenance Service (Vesta)	103,123	34,374	34,374	0
Lifestyle Director (Vesta)	43,329	14,443	14,443	-
Facilities Attendant (Vesta)	113,852	37,951	37,951	(0)
Security Monitoring	5,000	1,667	105	1,562
Telephone	12,721	4,240	4,590	(350)
Insurance	78,540	78,540	73,323	5,217
Pool Chemicals (Poolsure)	10,000	3,333	4,468	(1,134)
Janitorial Services (Vesta)	32,875	10,958	10,958	0
Access Cards	3,500	1,167	-	1,167
Window Cleaning	3,500	1,167	-	1,167
Natural Gas	4,000	1,333	1,571	(238)
Electric	28,000	9,333	8,160	1,174
Water & Sewer	17,000	5,667	4,837	830
Repair and Replacements	75,000	25,000	51,679	(26,679)
Refuse	20,000	6,667	8,136	(1,469)
Pest Control	1,920	640	859	(219)
License & Permits	1,000	333	-	333
Other Current	500	167	-	167
Special Events	30,000	10,000	10,030	(30)
Holiday Decorations	23,000	7,667	14,150	(6,483)
Office Supplies & Postage	750	250	295	(45)
Contingency	5,000	1,667	-	1,667
<b>Subtotal Amenity Center - River Club</b>	<b>\$ 777,513</b>	<b>\$ 311,531</b>	<b>\$ 335,391</b>	<b>\$ (23,861)</b>
<b><u>Café Operations:</u></b>				
Café-Cost of Goods Sold	\$ 239,259	\$ 79,753	\$ 76,203	\$ 3,550
Café-Labor	241,176	80,392	115,535	(35,143)
Café-Bank Fees	22,631	7,544	8,782	(1,239)
Other Expenses related to Café Operations	2,550	850	275	575
Café Management	12,240	4,080	-	4,080
<b>Subtotal Café Operations</b>	<b>\$ 517,856</b>	<b>\$ 172,619</b>	<b>\$ 200,795</b>	<b>\$ (28,176)</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 2,799,146</b>	<b>\$ 985,409</b>	<b>\$ 1,023,480</b>	<b>\$ (38,072)</b>
<b>Total Expenditures</b>	<b>\$ 2,930,225</b>	<b>\$ 1,036,204</b>	<b>\$ 1,067,608</b>	<b>\$ (31,404)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 125,000</b>	<b>\$ 470,359</b>	<b>\$ 516,314</b>	<b>\$ 108,763</b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Capital Reserve Funding	\$ 125,000	\$ 25,000	\$ 25,000	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 125,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 0</b>	<b>\$ 445,359</b>	<b>\$ 491,314</b>	<b>\$ 108,763</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 376,733</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 868,047</b>	







**Rivers Edge II**  
**Community Development District**  
**Debt Service Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 462,928	\$ 370,624	\$ 370,624	\$ -
Special Assessments - Direct Bill	-	-	-	\$ -
Prepayments	-	-	-	-
Interest Income	5,000	5,000	8,090	3,090
<b>Total Revenues</b>	<b>\$ 467,928</b>	<b>\$ 375,624</b>	<b>\$ 378,713</b>	<b>\$ 3,090</b>
<b>Expenditures:</b>				
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	-	-	-
<b>Total Expenditures</b>	<b>\$ 456,643</b>	<b>\$ 163,321</b>	<b>\$ 168,321</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11,285</b>	<b>\$ 212,302</b>	<b>\$ 210,392</b>	<b>\$ (1,910)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 11,285</b>	<b>\$ 212,302</b>	<b>\$ 210,392</b>	<b>\$ (1,910)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 318,060</b>		<b>\$ 562,136</b>	
<b>Fund Balance - Ending</b>	<b>\$ 329,345</b>		<b>\$ 772,528</b>	

**Rivers Edge II**  
**Community Development District**  
**Debt Service Fund Series 2021**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
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	12,809	7,809
<b>Total Revenues</b>	<b>\$ 556,652</b>	<b>\$ 373,509</b>	<b>\$ 1,255,196</b>	<b>\$ 881,688</b>
<b>Expenditures:</b>				
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	-	-	-
<b>Total Expenditures</b>	<b>\$ 551,440</b>	<b>\$ 168,220</b>	<b>\$ 172,945</b>	<b>\$ (4,725)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,212</b>	<b>\$ 205,289</b>	<b>\$ 1,082,251</b>	<b>\$ 876,963</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 5,212</b>	<b>\$ 205,289</b>	<b>\$ 1,082,251</b>	<b>\$ 876,963</b>
<b>Fund Balance - Beginning</b>	<b>\$ 241,052</b>		<b>\$ 508,518</b>	
<b>Fund Balance - Ending</b>	<b>\$ 246,264</b>		<b>\$ 1,590,769</b>	

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

**Capital Projects Funds**

**For The Period Ending January 31, 2025**

Description	SE 2020	SE 2021
<b>Revenues</b>		
Interest	\$ 94	\$ 31
Transfer In	-	-
<b>Total Revenues</b>	<b>\$ 94</b>	<b>\$ 31</b>
<b>Expenditures</b>		
Capital Outlay	\$ -	\$ -
Transfer Out	-	-
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 94</b>	<b>\$ 31</b>
<b>Beginning Fund Balance</b>	<b>\$ 4,806</b>	<b>\$ 3,089</b>
<b>Ending Fund Balance</b>	<b>\$ 4,900</b>	<b>\$ 3,120</b>

**Rivers Edge II**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues</b>				
Capital Reserve Funding	\$ 125,000	\$ 25,000	\$ 25,000	\$ -
Developer Contributions	-	-	-	-
Interest	1,000	417	802	385
<b>Total Revenues</b>	<b>\$ 126,000</b>	<b>\$ 25,417</b>	<b>\$ 25,802</b>	<b>\$ 385</b>
<b>Expenditures:</b>				
Repair and Replacements	\$ 50,000	\$ 16,667	\$ 18,150	\$ (1,483)
Capital Outlay	-	-	161,016	(161,016)
<b>Total Expenditures</b>	<b>\$ 50,000</b>	<b>\$ 16,667</b>	<b>\$ 179,166</b>	<b>\$ (162,499)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 76,000</b>	<b>\$ 8,750</b>	<b>\$ (153,364)</b>	<b>\$ 162,884</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 76,000</b>		<b>\$ (153,364)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 193,794</b>		<b>\$ 162,933</b>	
<b>Fund Balance - Ending</b>	<b>\$ 269,794</b>		<b>\$ 9,569</b>	

**Rivers Edge II**  
**Community Development District**  
**Long Term Debt Report**

Series 2020, Capital Improvement Revenue Bonds	
Interest Rate:	4.5% - 5.3%
Maturity Date:	5/1/2026
Reserve Fund Definition	50% of Maximum Annual Debt at Issuance
Reserve Fund Requirement	\$ 233,086
Reserve Fund Balance	233,086
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)
<b>Current Bonds Outstanding</b>	<b>\$ 6,595,000</b>

Series 2021, Capital Improvement Revenue Bonds	
Interest Rate:	2.47% - 3.75%
Maturity Date:	5/1/2051
Reserve Fund Definition	50% of Maximum Annual Debt at Issuance
Reserve Fund Requirement	\$ 275,281
Reserve Fund Balance	275,281
Bonds outstanding - 4/23/2021	\$ 9,900,000
Less: May 1, 2022 (Mandatory)	(200,000)
Less: May 1, 2023 (Mandatory)	(205,000)
Less: February 1, 2024 (Prepayment)	(10,000)
Less: May 1, 2024 (Mandatory)	(210,000)
Less: August 1, 2024 (Prepayment)	(15,000)
Less: November 1, 2024 (Prepayment)	(5,000)
<b>Current Bonds Outstanding</b>	<b>\$ 9,255,000</b>

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

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

RECEIVED				
SERIES 2020 DEBT PAID	SERIES 2021 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS 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
<b>-</b>	<b>122,905.25</b>	<b>225,666.79</b>	<b>348,572.04</b>	<b>83,027.72</b>
<b>370,623.62</b>	<b>245,603.47</b>	<b>851,672.87</b>	<b>1,467,899.96</b>	<b>351,065.39</b>
<b>370,623.62</b>	<b>368,508.72</b>	<b>1,077,339.66</b>	<b>1,816,472.00</b>	<b>434,093.11</b>

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

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

SUMMARY OF TAX ROLL RECEIPTS					
ST JOHNS COUNT DIST.	DATE	SERIES 2020 DEBT	SERIES 2021 DEBT	O&M	TOTAL AMOUNT
1	11/5/2024	1,914.81	1,268.90	4,400.13	7,583.84
2	11/15/2024	16,376.61	10,852.39	37,632.55	64,861.54
3	11/20/2024	22,341.24	14,805.01	51,338.96	88,485.22
4	12/6/2024	35,939.05	23,815.96	82,585.99	142,341.00
5	12/19/2024	142,242.65	94,260.82	326,865.86	563,369.33
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
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>370,623.62</b>	<b>245,603.47</b>	<b>851,672.87</b>	<b>1,467,899.96</b>

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# Rivers Edge II

## Community Development District

### Check Run Summary

January 31, 2025

Fund	Date	Check No.	Amount
<b>General Fund</b>			
<i>Payroll</i>	1/6/25	50001-50002	\$ 369.40
	1/17/25	50003-50004	184.70
	1/27/25	50005	184.70
		<u>Sub-Total</u>	<u>\$ 738.80</u>
<b>General Fund</b>			
<i>Accounts Payable</i>	1/3/25	1822-1824	\$ 5,078.83
	1/10/25	1825-1871	229,976.35
	1/28/25	1872-1883	45,037.47
		<u>Sub-Total</u>	<u>\$ 280,092.65</u>
<b>Capital Reserve Fund</b>			
<i>Accounts Payable</i>	1/20/25	15-16	\$ 26,350.00
		<u>Sub-Total</u>	<u>\$ 26,350.00</u>
<b>Total</b>			<b>\$ 307,181.45</b>

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50001	1	DONNA L WEMETT	184.70	1/06/2025
50002	2	JAMES M REID JR	184.70	1/06/2025
TOTAL FOR REGISTER			369.40	

RED2 RIVERS EDGE II DLAUGHLIN

# Attendance Sheet

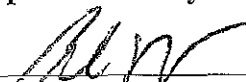
District Name: Rivers Edge II CDD

Board Meeting Date: December 18, 2024 Meeting

	<b>Name</b>	<b>In Attendance</b>	<b>Fee</b>
1	DJ Smith <i>Chairman</i>	<input type="checkbox"/>	N/A
2	Jason Thomas <i>Vice Chairman</i>	<input checked="" type="checkbox"/>	N/A
3	Jarrett O'Leary <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	N/A
4	Donna WeMett <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
5	James Reid <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200

The Supervisors present at the above-referenced meeting should be compensated accordingly.

Approved for Payment:

  
\_\_\_\_\_  
District Manager Signature

12/18/24  
\_\_\_\_\_  
Date

**PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN**

PR300R

PAYROLL CHECK REGISTER

RUN 1/17/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50003	1	DONNA L WEMETT	184.70	1/17/2025
50004	2	JAMES M REID JR	184.70	1/17/2025
TOTAL FOR REGISTER			369.40	

RED2 RIVERS EDGE II DLAUGHLIN

# Attendance Sheet

District Name: Rivers Edge II CDD

Board Meeting Date: January 15, 2025 Meeting

	Name	In Attendance	Fee
1	DJ Smith <i>Chairman</i>	<input checked="" type="checkbox"/>	N/A
2	Jason Thomas <i>Vice Chairman</i>	<input checked="" type="checkbox"/>	N/A
3	Jarrett O'Leary <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	N/A
4	Donna WeMett <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
5	James Reid <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200

The Supervisors present at the above-referenced meeting should be compensated accordingly.

Approved for Payment:

  
\_\_\_\_\_  
District Manager Signature

1/15/2025  
\_\_\_\_\_  
Date

**PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN**

PR300R

PAYROLL CHECK REGISTER

RUN 1/27/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50005	1	DONNA L WEMETT	184.70	1/27/2025
TOTAL FOR REGISTER			184.70	

RED2 RIVERS EDGE II DLAUGHLIN

# Attendance Sheet

District Name: Rivers Edge II CDD

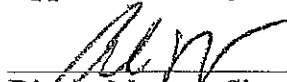
Board Meeting Date: December 18, 2024 Meeting

	Name	In Attendance	Fee
1	DJ Smith <i>Chairman</i>	<input type="checkbox"/>	N/A
2	Jason Thomas <i>Vice Chairman</i>	<input checked="" type="checkbox"/>	N/A
3	Jarrett O'Leary <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	N/A
4	Donna WeMett <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
5	James Reid <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	<del>YES - \$200</del>

*- Reissue*

The Supervisors present at the above-referenced meeting should be compensated accordingly.

Approved for Payment:

  
District Manager Signature

12/18/2024  
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/03/25	00102	11/14/24	0F616588 202411 320-57200-60000	FIRST AID SUPPLIES CINTAS	*	902.48	902.48 001822
1/03/25	00204	12/06/24	12062024 202412 310-51300-49000	DONNA WEMETT-COMM FEE DEPARTMENT OF STATE	*	10.00	10.00 001823
1/03/25	00002	12/01/24	86 202412 310-51300-34000	DEC MANAGEMENT FEES	*	3,277.17	
		12/01/24	86 202412 310-51300-35100	DEC WEBSITE ADMIN	*	112.33	
		12/01/24	86 202412 310-51300-35100	DEC INFO TECH	*	168.50	
		12/01/24	86 202412 310-51300-32400	DEC DISSEM AGENT SRVCS	*	468.17	
		12/01/24	86 202412 310-51300-51000	OFFICE SUPPLIES	*	.39	
		12/01/24	86 202412 310-51300-42000	POSTAGE	*	59.84	
		12/01/24	86 202412 310-51300-42500	COPIES	*	79.95	
				GOVERNMENTAL MANAGEMENT SERVICES			4,166.35 001824
1/10/25	00193	12/12/24	APC-1881 202412 320-57200-60000	HAND SINK STOPPAGE ROBERT CHICOSKI DBA AFFORDABLE	*	195.00	195.00 001825
1/10/25	00065	11/28/24	7570 202411 320-57200-60000	4 OPERATORS-BATTERY/TIMER APK AUSTIN LLC	*	1,032.00	1,032.00 001826
1/10/25	00146	10/31/24	6745248 202410 310-51300-48000	NTC RULE DEVEL #10594965	*	393.68	
		10/31/24	6745248 202410 310-51300-48000	NTC RULE DEVEL #10593349	*	82.24	
		10/31/24	6745248 202410 310-51300-48000	RE 11/22 MTG #10641604	*	254.96	
		10/31/24	6745248 202410 310-51300-48000	NTC OF MTG #10702481	*	128.48	
				GANNETT MEDIA CORP			859.36 001827
1/10/25	00102	11/22/24	42124941 202411 320-57200-60000	ACTIVE SCRAPER/MAT ONYX CINTAS	*	180.76	180.76 001828

RED2 RIVERS EDGE II OKUZMUK



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/10/25	00102	12/06/24	52430994	202412	320-57200-60000		FIRST AID SUPPLIES CINTAS	*	53.85	53.85	001829
1/10/25	00102	12/23/24	42155136	202412	320-57200-60000		ACTIVE SCRAPER/MAT ONYX CINTAS	*	180.76	180.76	001830
1/10/25	00069	11/22/24	44769	202411	320-57200-60000		UNDERGROUND FLEX CONDUIT DYNAMIC SECURITY PROFESSIONALS, INC	*	1,620.00	1,620.00	001831
1/10/25	00069	12/23/24	45044	202412	320-57200-34500		3RD QUARTERLY MONITORING DYNAMIC SECURITY PROFESSIONALS, INC	*	105.00	105.00	001832
1/10/25	00191	12/04/24	45964	202412	320-57200-60000		RPLC TILE/RPR PAVERS EPIC POOLS & HARDSCAPE	*	4,500.00	4,500.00	001833
1/10/25	00002	1/01/25	87	202501	310-51300-34000		JAN MANAGEMENT FEES	*	3,277.17		
		1/01/25	87	202501	310-51300-35100		JAN WEBSITE ADMIN	*	112.33		
		1/01/25	87	202501	310-51300-35100		JAN INFO TECH	*	168.50		
		1/01/25	87	202501	310-51300-32400		JAN DISSEM AGENT SRVCS	*	468.17		
		1/01/25	87	202501	310-51300-51000		OFFICE SUPPLIES	*	.30		
		1/01/25	87	202501	310-51300-42000		POSTAGE	*	55.48		
		1/01/25	87	202501	310-51300-42500		COPIES	*	21.30		
		1/01/25	87	202501	310-51300-41000		TELEPHONE	*	20.25		
							GOVERNMENTAL MANAGEMENT SERVICES			4,123.50	001834
1/10/25	00205	1/02/25	264	202501	320-57200-49400		PIANOS BAND 3HR 2/12/25 J.C. PAPPAS ENTERTAINMENT INC	*	1,800.00	1,800.00	001835
1/10/25	00120	11/18/24	10848	202410	310-51300-31500		OCT GENERAL COUNSEL KILINSKI VAN WYK PLLC	*	2,002.00	2,002.00	001836

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/10/25	00120	12/12/24	11056	202411	310	51300	31500		NOV GENERAL COUNSEL KILINSKI VAN WYK PLLC	*	3,263.08	3,263.08	001837
1/10/25	00053	12/19/24	9948384	202501	320	57200	49400		1/9 DJ FOR MUSIC BINGO	*	300.00		
		12/19/24	9948384	202501	320	57200	49400		1/23 DJ FOR TRIVIA	*	300.00		
		12/19/24	9948384	202501	320	57200	49400		1/25 DJ FOR POLAR PLUNGE	*	350.00		
									LIVE ENTERTAINMENT SOLUTIONS			950.00	001838
1/10/25	00190	12/12/24	17983	202412	320	57200	60000		CHESTNUT FRYER LYONS QUALITY SERVICES INC	*	200.00	200.00	001839
1/10/25	00047	12/09/24	12092024	202412	320	57200	43500		TERMITE RENEWAL NADAR'S PEST RAIDERS	*	381.00	381.00	001840
1/10/25	00006	1/01/25	13129562	202501	320	57200	46210		JAN POOL CHEMICALS POOLSURE	*	1,158.31	1,158.31	001841
1/10/25	00006	12/01/24	13129562	202412	320	57200	46210		DEC POOL CHEMICALS POOLSURE	*	1,103.15	1,103.15	001842
1/10/25	00008	11/14/24	53590	202410	310	51300	31100		OCT PROFESSIONAL SERVICES PROSSER	*	2,481.25	2,481.25	001843
1/10/25	00008	12/23/24	53861	202411	310	51300	31100		NOV PROFESSIONAL SERVICES PROSSER	*	125.00	125.00	001844
1/10/25	00012	1/03/25	CS-2025-	202501	320	57200	49100		CS LANDSCAPE JAN 2025	*	66,801.92		
		1/03/25	CS-2025-	202501	320	57200	49200		CS AMENITY JAN 2025	*	7,373.17		
									RIVERS EDGE CDD			74,175.09	001845
1/10/25	00129	12/01/24	PSI12785	202412	320	57200	46800		DEC LAKE MAINTENANCE SOLITUDE LAKE MANAGEMENT	*	486.00	486.00	001846

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/10/25	00129	12/02/24	PSI13082	202412	320	57200	46800		DEC LAKE MAINTENANCE	*	1,787.00		
									SOLITUDE LAKE MANAGEMENT			1,787.00	001847
1/10/25	00157	11/25/24	1107	202411	320	57200	60000		STAGE LIGHTS	*	650.00		
									TMT ELECTRIC LLC			650.00	001848
1/10/25	00157	12/03/24	1109	202412	320	57200	60000		RPR/RPLC EXTERIOR OUTLETS	*	450.00		
									TMT ELECTRIC LLC			450.00	001849
1/10/25	00157	12/07/24	1105	202412	320	57200	60000		RPR PARKING LOT LIGHT	*	1,850.00		
									TMT ELECTRIC LLC			1,850.00	001850
1/10/25	00157	12/11/24	1110	202412	320	57200	60000		WIRE FIX GATE WATERSONG	*	875.00		
									TMT ELECTRIC LLC			875.00	001851
1/10/25	00011	12/06/24	61995191	202412	320	57200	43500		DEC PEST CONTROL	*	118.67		
									TURNER PEST CONTROL			118.67	001852
1/10/25	00010	11/19/24	423242	202411	320	57200	60000		PROPOSE PRESS WASH DOCK	*	3,200.00		
									VESTA PROPERTY SERVICES INC			3,200.00	001853
1/10/25	00010	11/30/24	423537	202411	320	57200	34000		SEP BILLABLE MILEAGE 1/3	*	119.59		
									VESTA PROPERTY SERVICES INC			119.59	001854
1/10/25	00010	1/01/25	423793	202501	320	57200	34000		JAN GEN MANAGEMENT SRVCS	*	3,899.42		
		1/01/25	423793	202501	320	57200	34300		JAN FIELD OPS	*	3,286.50		
		1/01/25	423793	202501	320	57200	34010		JAN LIFESTYLE SRVCS	*	3,610.75		
		1/01/25	423793	202501	320	57200	34400		JAN AMENITY MNGMNT SRVCS	*	2,469.33		
		1/01/25	423793	202501	320	57200	34200		JAN FAC MAINT SRVCS	*	8,593.58		
		1/01/25	423793	202501	320	57200	51200		JAN JANITORIAL SRVCS	*	2,739.58		
		1/01/25	423793	202501	320	57200	34100		JAN FACILITY ATTENDANT	*	9,487.67		
									VESTA PROPERTY SERVICES INC			34,086.83	001855

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/10/25	00010	12/01/24	423286	202412	320-57200-34000			DEC GEN MANAGEMENT SRVCS	*	3,899.42		
12/01/24		423286		202412	320-57200-34300			DEC FIELD OPS	*	3,286.50		
12/01/24		423286		202412	320-57200-34010			DEC LIFESTYLE SRVCS	*	3,610.75		
12/01/24		423286		202412	320-57200-34400			DEC AMENITY MNGMNT SRVCS	*	2,469.33		
12/01/24		423286		202412	320-57200-34200			DEC FAC MAINT SRVCS	*	8,593.58		
12/01/24		423286		202412	320-57200-51200			DEC JANITORIAL SRVCS	*	2,739.58		
12/01/24		423286		202412	320-57200-34100			DEC FACILITY ATTENDANT	*	9,487.67		
VESTA PROPERTY SERVICES INC											34,086.83	001856
1/10/25	00111	11/05/24	11052024	202411	320-57200-60000			DIAGNOSTIC SRVC-FIRE PIT	*	325.00		
WALLY'S HEATING AND AIR											325.00	001857
1/10/25	00195	11/13/24	25045815	202411	320-57200-60000			JANITORIAL SUPPLIES	*	49.98		
W.B. MASON CO., INC.											49.98	001858
1/10/25	00195	11/20/24	25062170	202411	320-57200-60000			JANITORIAL SUPPLIES	*	44.67		
W.B. MASON CO., INC.											44.67	001859
1/10/25	00195	12/03/24	25082608	202412	320-57200-60000			JANITORIAL SUPPLIES	*	85.97		
W.B. MASON CO., INC.											85.97	001860
1/10/25	00195	12/11/24	25103140	202412	320-57200-60000			JANITORIAL SUPPLIES	*	47.96		
W.B. MASON CO., INC.											47.96	001861
1/10/25	00207	11/30/24	S116444	202411	320-57200-60000			CLEAN CONDENSOR COIL/FAN	*	313.37		
WEATHER ENGINEERS INC											313.37	001862
1/10/25	00207	12/18/24	C46804	202412	320-57200-60000			FILTER & HVAC INSPECTION	*	432.50		
WEATHER ENGINEERS INC											432.50	001863
1/10/25	00131	12/03/24	814908	202412	320-57200-46100			DEC POND MAINTENANCE	*	2,914.00		
YELLOWSTONE LANDSCAPE											2,914.00	001864
RED2 RIVERS EDGE II OKUZMUK												

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/10/25	00131	12/03/24	814910	202412	320	57200	46100		DEC LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	32,175.47	32,175.47	001865
1/10/25	00131	12/05/24	818702	202412	320	57200	46101		INSTALL KNOCKOUT ROSES YELLOWSTONE LANDSCAPE	*	490.00	490.00	001866
1/10/25	00131	12/05/24	818703	202412	320	57200	46101		TREE RMVL X4 BOARDWALKS YELLOWSTONE LANDSCAPE	*	5,825.00	5,825.00	001867
1/10/25	00131	12/05/24	818704	202412	320	57200	46101		XMAS TREE DELIVERY/SETUP YELLOWSTONE LANDSCAPE	*	5,200.00	5,200.00	001868
1/10/25	00131	12/05/24	818705	202411	320	57200	46102		NOV IRRIG RPR HIGH POINTE YELLOWSTONE LANDSCAPE	*	1,970.80	1,970.80	001869
1/10/25	00131	12/16/24	822672	202412	320	57200	46102		RPR 2-WIRE FAIL LONG LEAF YELLOWSTONE LANDSCAPE	*	1,677.60	1,677.60	001870
1/10/25	00206	12/11/24	90412190	202412	320	57200	49400		12/19 TRIVIA EVENT RHYMES WITH PICKLE	*	225.00	225.00	001871
1/28/25	00208	11/26/24	00012785	202411	320	57200	60000		KITCHEN INSTALLATION MASTER PROTECTION LP	*	2,229.46	2,229.46	001872
1/28/25	00120	1/14/25	11284	202412	310	51300	31500		DEC GENERAL COUNSEL KILINSKI VAN WYK PLLC	*	2,308.50	2,308.50	001873
1/28/25	00053	1/12/25	2938843	202501	320	57200	49400		3/13 DJ FOR MUSIC BINGO 2938843 202501 320-57200-49400 3/27 DJ FOR TRIVIA LIVE ENTERTAINMENT SOLUTIONS	*	300.00	600.00	001874
1/28/25	00053	1/12/25	738843	202501	320	57200	49400		4/10 DJ FOR MUSIC BINGO 738843 202501 320-57200-49400 4/24 DJ FOR TRIVIA LIVE ENTERTAINMENT SOLUTIONS	*	300.00	600.00	001875

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/28/25	00190	1/08/25	18011	202501	320	57200	53100		INSPECT FRYER LYONS QUALITY SERVICES INC	*	275.00	275.00	001876
1/28/25	00129	1/01/25	PSI13724	202501	320	57200	46800		JAN LAKE MAINTENANCE SOLITUDE LAKE MANAGEMENT	*	1,787.00	1,787.00	001877
1/28/25	00010	12/31/24	424046	202412	320	57200	34000		DEC BILLABLE MILEAGE 1/3 VESTA PROPERTY SERVICES INC	*	111.04	111.04	001878
1/28/25	00150	1/06/25	504	202501	320	57200	49400		2/7 3HR MUSICIAN 1/06/25 504 202501 320-57200-49400 5/2 3HR MUSICIAN WEINGLASS MUSIC	*	400.00	800.00	001879
1/28/25	00131	1/01/25	832295	202501	320	57200	46100		JAN POND MAINTENANCE YELLOWSTONE LANDSCAPE	*	2,914.00	2,914.00	001880
1/28/25	00131	1/01/25	832297	202501	320	57200	46100		JAN LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	32,175.47	32,175.47	001881
1/28/25	00131	1/14/25	835982	202501	320	57200	46102		JAN IRRIG RPR HIGH POINT YELLOWSTONE LANDSCAPE	*	1,051.00	1,051.00	001882
1/28/25	00131	1/14/25	835983	202501	320	57200	46102		JAN TROUBLESHOOT MANORS YELLOWSTONE LANDSCAPE	*	186.00	186.00	001883
TOTAL FOR BANK A											280,092.65		
TOTAL FOR REGISTER											280,092.65		



\*\*\* INVOICE CUSTOMER COPY \*\*\*

Location : CINTAS FIRE PROTECTION

Invoice # : 0F61658801 Inv Date : 11/14/2024
Customer : 34725 Loc : F61
Type : CHG-S Route : 20
PO Number : Acct # : 34725
WO Number : Acct Zip : 32259
Service Visit : 10511930

Remit to:
CINTAS FIRE 636525
P.O. BOX 636525
CINCINNATI, OH 452636525
(904)562-7000

Bill to:
RIVERS EDGE CDD II
475 W TOWN PL
ST AUGUSTINE, FL 320923648

Serviced:
RIVERS EDGE CDD II
160 RIVER GLADE RUN
RIVERS EDGE COMMUNITY
ST. JOHNS, FL 32259

Table with 5 columns: Item, Qty, Description, Unit Price, Net Amount Tx. Rows include items like VALVE STEM ASSEMBLY, O RING ASSEMBLY, FUSIBLE LINK HEAT DETECTOR, INSPECTION, EXTINGUISHER ANNUAL, CARTRIDGE, CO2 ACTUATION, DRY CHEMICAL 5#, VERIFICATION SVC COLLAR, FLAG SEAL/TAMPER INDICATOR, INSPECTION KITCHEN SYSTEM, and Service Charge.



\*\*\* INVOICE CUSTOMER COPY \*\*\*

Location : CINTAS FIRE PROTECTION

Invoice # : 0F61658801 Inv Date : 11/14/2024
Customer : 34725 Loc : F61
Type : CHG-S Route : 20
PO Number : Acct # : 34725
WO Number : Acct Zip : 32259
Service Visit : 10511930

Remit to:
CINTAS FIRE 636525
P.O. BOX 636525
CINCINNATI, OH 452636525
(904)562-7000

Bill to:
RIVERS EDGE CDD II
475 W TOWN PL
ST AUGUSTINE, FL 320923648

Serviced:
RIVERS EDGE CDD II
160 RIVER GLADE RUN
RIVERS EDGE COMMUNITY
ST. JOHNS, FL 32259

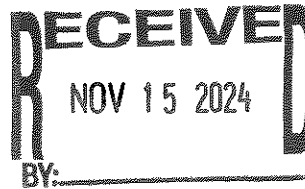
Table with 4 columns: Item, Qty, Description, Unit Price, Net Amount Tx. Includes summary rows for SUB-TOTAL (902.48), TAX (.00), and TOTAL (902.48).

CINTAS FIRE PROTECTION
#98454000012007
#98452300012007
#502087000199
EF20000872

PLEASE PAY FROM THIS INVOICE
PLEASE INCLUDE INVOICE NUMBER WHEN MAILING PAYMENT
TO MAKE PAYMENT OR FOR ANY QUESTIONS
PLEASE CALL 570 891-0469
OR EMAIL EVANSM2@CINTAS.COM
WE ACCEPT VISA/MC/AMEX DISCOVER AND CHECK BY PHONE

Approved RECDD 2
Submitted to A/P 11-15-24
By Richard Losco

Richard Losco







Customer: RIVERS EDGE CBD II 34725  
Collected: \$0.0

PO#:  
Signer:

Invoice: 658801  
Authorizer: RICHARD LDSCO



## FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS

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

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

16. CINTAS NOT AN INSURER; CUSTOMER'S OBLIGATION TO OBTAIN INSURANCE AS SOLE RECOVERY FOR ANY LOSS AND WARRANTY OF SAME. Customer acknowledges and agrees that neither Cintas nor its Subcontractors or assignees are insurers and that no insurance coverage is provided by this Agreement. CUSTOMER ACKNOWLEDGES AND AGREES THAT CINTAS ASSUMES NO RESPONSIBILITY FOR, NOR SHALL IT HAVE ANY LIABILITY FOR, CLAIMS MADE AGAINST IT CLAIMING THAT IT IS AN INSURER OF CUSTOMER'S SYSTEMS OR ANY OTHER PROPERTY FOR ANY PURPOSE, INCLUDING, BUT NOT LIMITED TO, THE FAILURE OF SUCH SYSTEMS TO OPERATE EFFECTIVELY OR AS DESIGNED. Customer acknowledges that during the term of the Agreement, it is the specific intent of the parties that the Customer will obtain and maintain insurance coverage with minimum coverage of two million dollars (U.S) per incident, at the Customer's expense, that will cover any and all losses, damages, and expense arising out of or from, in connection with, related to, as a consequence of, or resulting from this Agreement in any way, including, but not limited to, public liability, bodily injury, sickness or death, losses for property damage, fire, water damage, and loss of property, and Customer agrees to and warrants that it will obtain and maintain such insurance coverage at all times at no cost to Cintas. Customer shall name Cintas as an additional insured by endorsement on any such policy(ies). This endorsement shall be without limitation or restriction of any type, and Cintas shall be exempt from, and in no way liable for, any sums of money related to this policy(ies) and associated coverage of any type, including, but not limited to, premium payments, deductible, co-payments, or self-insured retention, all of which are the sole responsibility of Customer. Customer agrees that recovery for all such injuries, losses, and damages shall be limited to this insurance coverage only and that it will look exclusively to its insurer(s) to recover for any such injuries, losses, and damages. CUSTOMER AGREES TO SHIFT THE RISK OF LOSS TO ITS INSURERS, WHICH HAVE EXPRESSLY CONTRACTED TO ACCEPT THE RISK OF LOSS TO CUSTOMER'S PROPERTY. CUSTOMER RELEASES AND AGREES TO INDEMNIFY AND HOLD HARMLESS CINTAS FROM AND AGAINST ALL COSTS, EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES), AND LIABILITY ARISING FROM CLAIMS REQUIRED TO BE COVERED BY INSURANCE PURSUANT TO THIS SECTION, INCLUDING ANY CLAIMS FOR DAMAGES ATTRIBUTABLE TO PUBLIC LIABILITY, BODILY INJURY, SICKNESS, OR DEATH, OR THE DESTRUCTION OF ANY REAL OR PERSONAL PROPERTY, INCLUDING, BUT NOT LIMITED TO, THOSE THAT ARE ATTRIBUTABLE TO CINTAS'S PARTIAL OR SOLE NEGLIGENCE. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE, INCLUDING, BUT NOT LIMITED TO, EQUITABLE, CONTRACTUAL, LEGAL, AND CONVENTIONAL SUBROGATION, AND WARRANTS THAT THIS RELEASE AND WAIVER SHALL BE BINDING ON ANY AND ALL SUBROGEEES OR ASSIGNEES OF CUSTOMER'S RIGHTS. CINTAS SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF CUSTOMER, ANY LOSSES, OR ANY DAMAGES THAT IS REQUIRED TO BE INSURED UNDER THIS AGREEMENT, IS INSURED, OR IS INSURABLE. CUSTOMER AGREES TO INDEMNIFY CINTAS AGAINST ANY AND ALL SUCH CLAIMS, INCLUDING CLAIMS OF THIRD PARTIES, THAT MAY ARISE THAT ARE RELATED TO THE AGREEMENT OR THE PROVISION OF THE SERVICES IN ANY WAY THAT MAY ARISE DUE TO CUSTOMER'S BREACH OF THESE OBLIGATIONS. CUSTOMER AGREES TO AND WARRANTS THAT IT WILL NOTIFY ITS INSURER(S) OF THIS RELEASE AND WAIVER.

17. RELEASE AND INDEMNIFICATION OF CINTAS BY CUSTOMER. CUSTOMER RELEASES AND AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS CINTAS AND ANY/ALL OF ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES OF ANY TYPE FROM LIABILITY FOR ANY AND ALL LOSS, DAMAGE, OR EXPENSE OF ANY KIND OR TYPE, UNDER ANY LEGAL, EQUITABLE OR OTHER THEORY, THAT MAY OCCUR PRIOR TO, CONTEMPORANEOUSLY WITH, OR AFTER THE EXECUTION OF THIS AGREEMENT RELATED IN ANY WAY TO THE SUBJECT MATTER OF THIS AGREEMENT OR PERFORMANCE UNDER THE AGREEMENT, INCLUDING (BUT NOT LIMITED TO) THE IMPROPER OPERATION OR NON-OPERATION OF THE FIRE SUPPRESSION, ALARM, OR OTHER SYSTEM(S). THIS OBLIGATION INCLUDES (BUT IS NOT LIMITED TO) ANY CLAIM, DEMAND, SUIT, LIABILITY, DAMAGE, JUDGMENT, LOSS, EXPENSES, ATTORNEY'S FEES, AND COSTS, THAT MAY BE ASSERTED AGAINST OR INCURRED BY CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES,

OR OTHER REPRESENTATIVES BY CUSTOMER OR ANY PERSON OR ENTITY NOT A PARTY TO THIS AGREEMENT (INCLUDING, BUT NOT LIMITED TO, CUSTOMER'S INSURANCE COMPANY, ADMINISTRATIVE BODY OR AUTHORITY, OR CUSTOMER'S EMPLOYEES) FOR ANY EXPENSE, LOSS, OR DAMAGE CAUSED BY OR CONTRIBUTED TO IN ANYWAY, OR ALLEGED TO BE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, BY ANY ACT, OMISSION, OR FAULT OF CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES. THIS OBLIGATION EXTENDS TO, WITHOUT LIMITATION, STATUTORY CIVIL DAMAGES, ECONOMIC DAMAGES, PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE (REAL AND PERSONAL) ARISING OUT OF OR RELATED TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY CLAIMS BASED UPON BREACH OF THE AGREEMENT, STRICT LIABILITY, REQUESTS FOR OR RIGHTS OF SUBROGATION OR CONTRIBUTION, INDEMNIFICATION, WRONGFUL DEATH, AND NEGLIGENCE (WHETHER ACTIVE OR PASSIVE, AND INCLUDING CLAIMS BASED UPON CINTAS'S SOLE, PARTIAL, OR JOINT AND SEVERAL NEGLIGENCE OF ANY TYPE OR DEGREE), AND ANY OTHER CLAIM, WHETHER BASED UPON OR ARISING UNDER CONTRACT, TORT LAW, OR EQUITY. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE. Cintas reserves the right to select counsel to represent it in any such action.

18. LIMITATION OF CINTAS'S LIABILITY. Customer acknowledges that Cintas's service fees/purchase prices are based on the value of services or goods provided and the limited liability provided under this Agreement and not on the value of the Customer's premises or its contents, or the likelihood or potential extent or severity of injury (including death) to Customer or others. Customer further acknowledges and agrees that Cintas cannot predict the potential amount, extent, or severity of any damages or injuries that Customer or others may incur due to the failure of the system or services to work as intended. IF CINTAS OR ITS REPRESENTATIVES ARE HELD LIABLE FOR ANY REASON FOR ANY LOSS, INJURY, OR DAMAGES OF ANY KIND THAT ARISES OUT OF, RESULTS FROM, OR IS RELATED TO THIS AGREEMENT (INCLUDING, WITHOUT LIMITATION, LOSSES, INJURIES OR DAMAGES RESULTING FROM CINTAS'S SOLE OR PARTIAL NEGLIGENCE, WHETHER ACTIVE OR PASSIVE), CUSTOMER AGREES AND WARRANTS THAT CINTAS'S AND ITS REPRESENTATIVE'S COLLECTIVE LIABILITY TO CUSTOMER, ITS AGENTS, OFFICERS, DIRECTORS, EMPLOYEES, INVITEES, AND ANY THIRD PARTY SHALL BE LIMITED EXCLUSIVELY TO \$1,000. If Customer wishes to increase the limitation of liability, Cintas and Customer may negotiate a supplemental written agreement to increase the limit of Cintas's liability, but no such agreed upon increase to the limit of Cintas's liability shall be interpreted to find Cintas or its subcontractors or representatives to be insurers. CUSTOMER AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND THE WAIVERS AND INDEMNITIES SET FORTH IN THIS AGREEMENT ARE A FAIR ALLOCATION OF RISKS AND LIABILITIES BETWEEN CINTAS, CUSTOMER, AND ANY OTHER AFFECTED PARTIES. CUSTOMER ACKNOWLEDGES AND AGREES THAT WERE CINTAS TO HAVE LIABILITY GREATER THAN THAT STATED ABOVE, IT WOULD NOT PROVIDE THE SERVICES. Neither party shall be liable to the other or any other person for any incidental, punitive, speculative, or consequential damages of any type, including, but not limited to, loss of profits or business opportunity.

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

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

**From:** Courtney Hogge [chogge@gmsnf.com](mailto:chogge@gmsnf.com)   
**Subject:** Rivers Edge II CDD Check Request - Donna WeMett Commission Fee  
**Date:** December 6, 2024 at 2:56 PM  
**To:** Todd Polvere [tpolvere@gmsnf.com](mailto:tpolvere@gmsnf.com)

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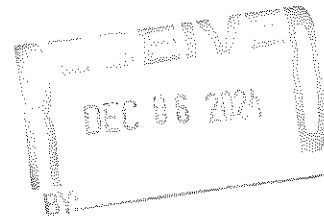
Good afternoon Todd,  
Please process a check in the amount of \$10 for Donna WeMett's Florida Department of State commission fee. Please include her name and "commission fee" in the memo line of the check so they know who to apply it to. The check should be made payable to Department of State.

I think it would also help to include a copy of this email in the envelope, as well as a copy of the attached oath of office in the envelope with the check, as the original oath of office is being sent to the State separately.

Please mail the check to the following address:

Division of Elections  
R.A. Gray Building, Room 316  
500 South Bronough Street  
Tallahassee, FL 32399

Thank you!  
Courtney Hogge  
Governmental Management Services  
475 West Town Place, Suite 114  
St. Augustine, FL 32092  
P: (865) 238-2622  
[chogge@gmsnf.com](mailto:chogge@gmsnf.com)



**D. WeMett 11.20.24**  
**.pdf**  
216 KB



# OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of St. Johns

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Rivers Edge II Community Development District Board Supervisor

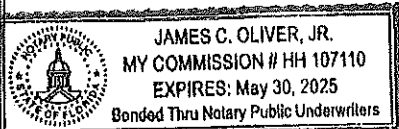
(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

Donna L. Wemmett  
Signature

(Affix Seal Below)



Sworn to and subscribed before me by means of  physical presence

Or  online notarization this 20<sup>th</sup> day of November, 2024.

J. Oliver  
Signature of Officer Administering Oath or of Notary Public

James C. Oliver, Jr.  
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known  or Produced Identification

Type of Identification Produced \_\_\_\_\_

## ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home  Office

71 KEY GRASS CT

Street or Post Office Box

ST. JOHNS, FL 32259

City, State, Zip Code

DONNA L. WEMMETT

Print Name

Donna L. Wemmett

Signature

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

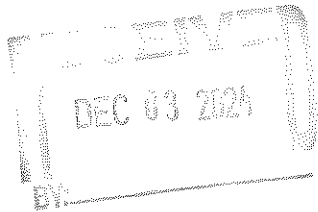
**Invoice**

**Invoice #:** 86  
**Invoice Date:** 12/1/24  
**Due Date:** 12/1/24  
**Case:**  
**P.O. Number:**

**Bill To:**

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

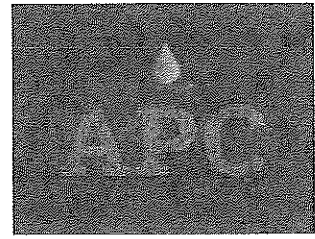
Description	Hours/Qty	Rate	Amount
Management Fees -December 2024		3,277.17	3,277.17
Website Administration - December 2024		112.33	112.33
Information Technology - December 2024		168.50	168.50
Dissemination Agent Services - December 2024		468.17	468.17
Office Supplies		0.39	0.39
Postage		59.84	59.84
Copies		79.95	79.95
<b>Total</b>			<b>\$4,166.35</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,166.35</b>



**INVOICE**

**Affordable Plumbing Company**  
4565 Saint Augustine Road  
Jacksonville, FL 32207

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



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

**Ship to**  
Vesta Property Services  
160 River Glade Run  
Saint Johns, FL 32259

**Invoice details**

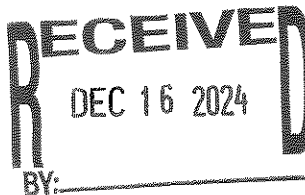
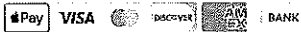
Invoice no.: APC-18816  
Terms: Net 30  
Invoice date: 12/12/2024  
Due date: 01/11/2025

Sales Rep: Steve Dailey

#	Product or service	Description	Qty	Rate	Amount
1.	<b>1.1 Commercial Plumbing Repair/s</b>	Hand sink stoppage	1	\$195.00	\$195.00
2.	<b>01 Plumbing Services</b>	Work Description: Hand wash sink in ammenity center stoppage Call Kevin on way Kevin 904-607-1038	1	\$0.00	\$0.00
3.	<b>01 Plumbing Services</b>	Work Resolution: Ran small machine out through drain line cleared stoppage for hand sink. Hand sink is draining fine at this time.	1	\$0.00	\$0.00

**Total \$195.00**

**Ways to pay**



Approved RECDD 2  
Submitted to AP 12.16.24  
By Kevin McKendree  
*Kevin McKendree*

# INVOICE

APK AUSTIN, LLC  
5363 Air Park Loop W  
Green Cove Springs, FL 32043

apkaustin@hotmail.com  
+1 (904) 334-2769  
www.apkaustin.com

## RiverClub at RiverTown

**Bill to**  
Rivers Edge CDD 2  
475 West Town Pl. Suite 114  
St. Augustine, FL 32092

**Ship to**  
Rivers Edge CDD 2  
475 West Town Pl. Suite 114  
St. Augustine, FL 32092

### Invoice details

Invoice no.: 7570  
Terms: Net 30  
Invoice date: 11/28/2024  
Due date: 12/28/2024

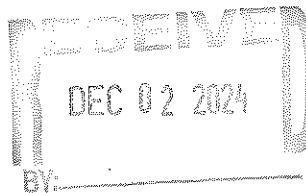
#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>12VDC 7ampHr Battery</b>		8	\$48.00	\$384.00
2.		<b>24/7 Timer</b>	Seven Day Timer, Event Timer	1	\$145.00	\$145.00
3.		<b>Miscellaneous</b>	Wire and Splices for Timer	1	\$7.00	\$7.00
4.		<b>Labor</b>	Labor (2 Hour Minimum) Includes Travel for Parts and Services	4	\$124.00	\$496.00
5.			includes two trips. Replaced all batteries on four operators. Did not have all batteries on first trip. Also replaced seven-day timer due to the other timer slowing over time. Did programming and walk through with maintenance people.			

### Ways to pay

BANK

### Note to customer

Due to us trying to keep our cost to the customer as low as possible, we can only except credit card payments if you are willing to pay the credit card processing fee of 3.5% of the total due. If you would like to pay by credit card, please call 904.334.2769 and we will process your payment. We apologize for the inconvenience and appreciate you understanding.



Total

**\$1,032.00**

Approved RECDD 2  
Submitted to AP 12.2.24  
By Kevin McKendree

*Kevin McKendree*

Pay invoice






<b>ACCOUNT NAME</b> Rivers Edge II Cdd		<b>ACCOUNT #</b> 759957	<b>PAGE #</b> 1 of 1
<b>INVOICE #</b> 0006745248	<b>BILLING PERIOD</b> Oct 1- Oct 31, 2024	<b>PAYMENT DUE DATE</b> November 20, 2024	
<b>PREPAY (Memo Info)</b> \$0.00	<b>UNAPPLIED (Included in amt due)</b> \$0.00	<b>TOTAL CASH AMT DUE*</b> \$2,559.44	

**BILLING ACCOUNT NAME AND ADDRESS**

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



Legal Entity: Gannett Media Corp.  
**Terms and Conditions:** Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.  
 All funds payable in US dollars.

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

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

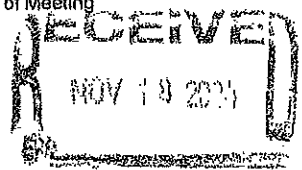
Date	Description	Amount
10/1/24	Balance Forward	\$1,683.88
10/31/24	Finance Charge	\$16.20

**Legal Advertising:**

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
10/11/24	SAG St Augustine Record	10594965	Notice of Rule Development		1	3.0000 x 8 in	\$393.68

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
10/10/24	10593349	SAG St Augustine Record	Notice of Rule Development		\$82.24
10/16/24-10/23/24	10641604	SAG St Augustine Record	Rivers edge 11/22 mtg	RiversEdge 11/22 mtg	\$254.96
10/30/24	10702481	SAG St Augustine Record	Notice of Meeting		\$128.48



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!	Total Cash Amount Due	\$2,559.44
	Service Fee 3.99%	\$102.12
	*Cash/Check/ACH Discount	-\$102.12
	*Payment Amount by Cash/Check/ACH	\$2,559.44
	Payment Amount by Credit Card	\$2,661.56

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME		ACCOUNT NUMBER			INVOICE NUMBER		AMOUNT PAID
Rivers Edge II Cdd		759957			0006745248		\$859.36
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*	
\$875.56	\$603.68	\$1,080.20	\$0.00	\$0.00	\$0.00	\$2,559.44	
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL		TOTAL CREDIT CARD AMT DUE	
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$2,661.56	
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com			

00007599570000000000000067452480025594467170

# 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 08/08/2024

Legal Clerk

*Keegan Moran*  
*nmh*

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$1080.20	
Tax Amount:	\$0.00	
Payment Cost:	\$1080.20	
Order No:	10425808	# of Copies:
Customer No:	759957	0
PO #:		

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.**

Upcoming Public Hearings and Regular Meeting

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:

DATE: August 21, 2024  
 HOUR: 9:00 a.m.  
 LOCATION: RiverTown Amenity Center  
 156 Landing Street  
 St. Johns, Florida 32258

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 fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Fiscal Year 2024/2025"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and key O&M Assessments as finally approved by the Board. 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 land-fitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 179.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are 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 below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Unit Type	Total # of Units/Acres	ERU Factor	Proposed Gross O&M Assessment (including collection costs/ early payment discounts)
Townhomes	214	0.62	\$977.05
30'-39' Lot	102	0.62	\$1,073.91
40'-49' Lot	264	0.74	\$1,260.72
50'-59' Lot	236	0.87	\$1,482.10
70'-79' Lot	65	1.2	\$2,014.40
80+ Lot	50	1.33	\$2,263.87

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.16(2)(4), Florida Statutes, the lien amount shall serve as the "moneymen rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased on another criterion within Section 197.16(2), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments premiums levied by the District and due to be collected for Fiscal Year 2024/2025.

For Fiscal Year 2024/2025, the District intends to have the County tax 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 failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

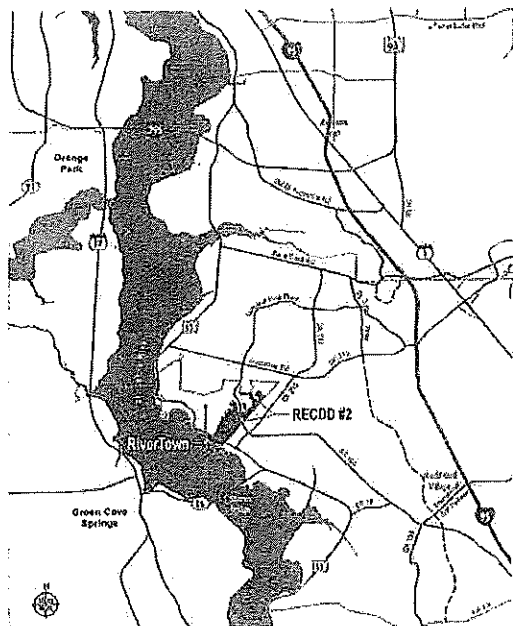
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance 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, located at Governmental Management Services, LLC, 473 West Town Place, Suite 114, St. Augustine, Florida 32082, Ph: 384-940-3830 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-933-8771 (FLY) / 1-800-933-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager



VICINITY MAP

Exhibit 1

PROSSER

# LOCALiQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

Courtney Hogge  
Rivers Edge II Cdd  
475 W Town PL # 114  
Saint Augustine FL 32092-3649

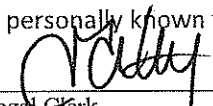
STATE OF WISCONSIN, COUNTY OF BROWN

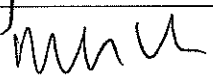
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

09/03/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/03/2024

  
\_\_\_\_\_  
Legal Clerk

Notary, State of WI, County of Brown  
  
\_\_\_\_\_  
8-25-26

My commission expires

Publication Cost: \$106.72  
Tax Amount: \$0.00  
Payment Cost: \$106.72  
Order No: 10516124 # of Copies:  
Customer No: 759957 1  
PO #:

**THIS IS NOT AN INVOICE!**

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BOARD OF SUPERVISORS  
MEETING DATES  
RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT &  
RIVERS EDGE III COMMUNITY  
DEVELOPMENT DISTRICT  
FOR FISCAL YEAR 2024/2025  
The Board of Supervisors of the  
Rivers Edge III Community Development District will hold their regular meetings for Fiscal Year 2024/2025 at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259 at 9:00 a.m., with the meetings of the Rivers Edge II Board of Supervisors immediately following on the third Wednesday of each month unless otherwise indicated as follows:

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

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

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

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

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

# LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

Courtney Hogge  
Rivers Edge II Cdd  
475 W Town PL # 114  
Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

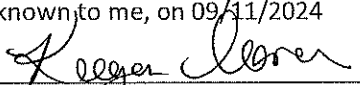

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

09/11/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/11/2024

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$84.96  
Tax Amount: \$0.00  
Payment Cost: \$84.96  
Order No: 10544494 # of Copies: 1  
Customer No: 759957  
PO #:

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MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

NOTICE OF RULE  
DEVELOPMENT BY THE  
RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT  
In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its ownership and/or operation of certain improvements, including recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenities"), the Rivers Edge II Community Development District (the "District") hereby gives notice of its intent to adopt revised Policies Governing the River Club Facilities (the "Amenity Policies") and establish revised rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenity Rates"). The purpose and effect of the Amenity Policies and Amenity Rates are to provide for efficient and effective District operations of the District's Amenities and other properties by setting rules, rates, and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed revised Amenity Policies and Amenity Rates include Chapters 120 and 190, Florida Statutes, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended. A public hearing on the adoption of the proposed Amenity Policies and Amenity Rates will be conducted by the District on October 16, 2024, at 9:00 a.m., at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259. A preliminary copy of the proposed revised Amenity Policies and Amenity Rates may be obtained, without cost, by contacting the District Manager's Office, c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092; Ph: (904) 940-5850.

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

# LOCALiQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

Courtney Hogge  
Rivers Edge Li Cdd  
475 W Town PL # 114  
Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

09/12/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/12/2024

Legal Clerk

*Keegan Moran*

*MHV*

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$320.24  
Tax Amount: \$0.00  
Payment Cost: \$320.24  
Order No: 10545933 # of Copies:  
Customer No: 759957 1  
PO #:

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MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

**NOTICE OF RULEMAKING BY THE  
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

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

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

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

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

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

District Manager

**Run Date: September 12, 2024**

# LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

Rivers Edge II Cdd  
Rivers Edge II Cdd  
475 W Town PL # 114  
Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

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09/27/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/27/2024

*Keegan Moran*

Legal Clerk

*M. Moran*

Notary, State of WI, County of Brown

82526

My commission expires

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

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

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

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

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

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

Jim Oliver  
District Manager

#10593086 09/27/2024

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin



# LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

Courtney Hogge  
Rivers Edge Ij Cdd  
475 W Town PL # 114  
Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

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10/11/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/11/2024

Keegan Leora  
Legal Clerk

Mariah Verhagen  
Notary, State of WI, County of Brown

My commission expires

8.25.28

Publication Cost:	\$393.68	
Tax Amount:	\$0.00	
Payment Cost:	\$393.68	
Order No:	10594965	# of Copies:
Customer No:	759957	1
PO #:		

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MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

**NOTICE OF RULEMAKING BY THE  
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors (the "Board") of the Rivers Edge II Community Development District (the "District") on **November 18, 2024, at 9:00 a.m., at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.** Prior Notice of Rule Development was published in a newspaper of general circulation on October 10, 2024.

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

The purpose and effect of the Amenity Policies and Amenity Rates are to provide for efficient and effective District operations of the District's Amenities and other properties by setting rules, rates, and fees relevant to implementation of the provisions of Section 190.085, Florida Statutes. General legal authority for the District to adopt the proposed revised Amenity Policies and Amenity Rates include Chapters 120 and 190, Florida Statutes, as amended, and specific legal authority includes Sections 190.085(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended. The proposed Amenity Rates include:

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

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

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

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

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

District Manager

# LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

Rivers Edge II Cdd  
Rivers Edge II Cdd  
475 W Town PL # 114  
Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

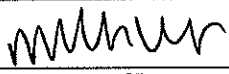
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10/10/2024

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 10/10/2024

  
Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$82.24  
Tax Amount: \$0.00  
Payment Cost: \$82.24  
Order No: 10593349 # of Copies:  
Customer No: 759957 1  
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MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

NOTICE OF RULE DEVELOPMENT BY THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT  
In accordance with Chapters 120 and 190, *Florida Statutes*, and in connection with its ownership and/or operation of certain improvements, including recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenities"), the Rivers Edge II Community Development District (the "District") hereby gives notice of its intent to adopt revised *Policies Governing the River Club Facilities* (the "Amenity Policies") and establish revised rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenity Rates").  
The purpose and effect of the Amenity Policies and Amenity Rates are to provide for efficient and effective District operations of the District's Amenities and other properties by setting rules, rates, and fees relevant to implementation of the provisions of Section 190.035, *Florida Statutes*. General legal authority for the District to adopt the proposed revised Amenity Policies and Amenity Rates include Chapters 120 and 190, *Florida Statutes*, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, *Florida Statutes*, as amended.  
A public hearing on the adoption of the proposed Amenity Policies and Amenity Rates will be conducted by the District on November 13, 2024, at 9:00 a.m., at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259. A preliminary copy of the proposed revised Amenity Policies and Amenity Rates may be obtained, without cost, by contacting the District Manager's Office, c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092; Ph: (904) 940-5850.  
District Manager  
Pub: Oct 10, 2024; #10593349

# 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

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10/16/2024, 10/23/2024

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 10/23/2024

*Keegan Cleoran*  
\_\_\_\_\_  
Legal Clerk

\_\_\_\_\_  
Notary, State of WI, County of Brown  
82576

My commission expires

Publication Cost: \$254.96  
Tax Amount: \$0.00  
Payment Cost: \$254.96  
Order No: 10641604 # of Copies:  
Customer No: 759957 1  
PO #: RiversEdge 11/22 mtg

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**NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**  
Notice is hereby given to the public and all landowners within Rivers Edge II Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 983.88 acres in St. Johns County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("Board"), and each member individually, "Supervisor".  
DATE: November 22, 2024  
TIME: 9:00 a.m.  
PLACE: RiverTown Amenity Center  
156 Landing Street  
St. Johns, Florida 32259

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request of the office of the District Manager, City of Governmental Management Services, L.L.C., 75 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one (1) vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. Plotted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of plotted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record of such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least three (3) business days before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Jim Oliver  
District Manager  
Run Dates: 10/16/24 - 10/23/24, #10641604

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

# 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

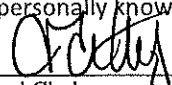
STATE OF WISCONSIN, COUNTY OF BROWN


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10/30/2024

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 10/30/2024

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$128.48  
Tax Amount: \$0.00  
Payment Cost: \$128.48  
Order No: 10702481 # of Copies:  
Customer No: 759957 1  
PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

### NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Rivers Edge II Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 983.88 acres in St. Johns County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("Board"), and each member individually, "Supervisor".  
DATE: November 22, 2024  
TIME: 9:00 a.m.  
PLACE: RiverTown Amenity Center 156 Landing Street St. Johns, Florida 32259

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Governmental Management Services, LLC, 75 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092, Ph: (904) 949-3859 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one (1) vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least three (3) business days before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Jim Oliver  
District Manager  
Pub: Oct 30, 2024; #10702481



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

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

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

# INVOICE

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

INVOICE # 4212494144  
 INVOICE DATE 11/22/2024  
 SERVICE TICKET # 4212494144

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

SOLD TO # 20958738  
 PAYER # 10596960  
 PAYMENT TERMS NET 10 EOM  
 SORT # 02800002682  
 CINTAS ROUTE 22 / DAY 1 / STOP 011

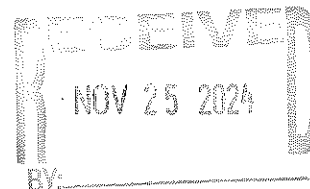
EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX	
	X10184	3X5 ACTIVE SCRAPER	04	F	2	12.423	24.85	N	
	X10186	4X6 ACTIVE SCRAPER	04	F	3	13.804	41.41	N	
	X10189	3X5 XTRAC MAT ONYX	04	F	4	20.706	82.82	N	
	X10192	4X6 XTRAC MAT ONYX	04	F	1	23.466	23.47	N	
SUBTOTAL								172.55	
SERVICE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

Purchase Employee gifts or company swag through [account.cintas.com](http://account.cintas.com) and use code SHOPLAUNCH for 10% off your \*first online order of \$150 or more. \* Promotion ends 1/31/2025.

Signature :

Cust. Name: RIVERS EDGE II CDD  
 RICHARD LOSCO 11:10 AM 11/22/24  
 SoldTo# 0020958738 SO# 4212494144  
 Invoice Total Payment on Account  
 \$180.76 \$0.00

Approved RECDD 2  
 Submitted to A/P 11-25-24  
 By Richard Losco  
*Richard Losco*





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

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

# Invoice

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

**Invoice #** 5243099406  
**Invoice Date** 12/06/2024  
**Credit Terms** NET 30 DAYS  
**Customer #** 12663109  
**Cintas Route** LOC #0292 ROUTE 0009  
**Order #** 7052163998  
**Payer #** 10596960

**Bill To** RIVERTOWN COMMUNITY ASSOCIATION  
 RIVERS EDGE COMMUNITY DEV.  
 DISTRICT 2  
 STE 114  
 475 W TOWN PL  
 ST AUGUSTINE, FL 32092-3649

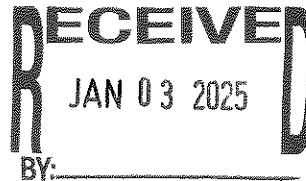
Material #	Description	Quantity	Unit Price	Ext Price	Tax
<b>Unit</b> 00000000009585183	<b>Unit Description:</b>	FRONT OFFICE F A			
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
70819	GAUZE PADS 3X3	1 BOX	\$11.63	\$11.63	
92019	COLD PACK, LARGE, 1/BOX	1 BOX	\$8.82	\$8.82	
				<b>Unit Subtotal:</b>	<b>\$30.90</b>
<b>Unit</b> 000000000999900999	<b>Unit Description:</b>	Other			
400	SERVICE CHARGE	1 EA	\$22.95	\$22.95	
				<b>Unit Subtotal:</b>	<b>\$22.95</b>
				<b>Invoice Sub-total</b>	<b>\$53.85</b>
				<b>Tax</b>	<b>\$0.00</b>
				<b>Invoice Total</b>	<b>\$53.85</b>

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

Approved RECDD 2  
 Submitted to A/P - 01-03-25  
 By Richard Losco

**Note**

*Richard Losco*



*Cintas*



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

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

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

# INVOICE

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

INVOICE # 4215512663  
 INVOICE DATE 12/23/2024  
 SERVICE TICKET # 4215512663

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

SOLD TO # 20958738  
 PAYER # 10596960  
 PAYMENT TERMS NET 10 EOM  
 SORT # 02800002682  
 CINTAS ROUTE 22 / DAY 1 / STOP 019

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

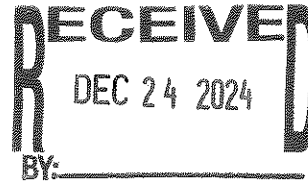
Approved RECDD 2  
 Submitted to A/P 12-24-24  
 By Richard Losco  
*Richard Losco*

Purchase Employee gifts or company swag through account.cintas.com and use code SHOPLAUNCH for 10% off your \*first online order of \$150 or more. \* Promotion ends 1/31/2025.

Signature :

Cust. Name: RIVERS EDGE II CDD  
 PRC Generated 05:07 PM 12/23/24  
 SoldTo# 0020958738 SO# 4215512663  
 Invoice Total Payment on Account  
 \$180.76 \$0.00

PRC GENERATED





Dynamic Security Professionals, Inc.

# Invoice

P.O. Box 23861  
 Jacksonville, FL 32241  
 EF0001108

Date	Invoice #
11/22/2024	44769

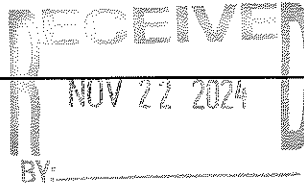
Bill To
Rivers Edge CDD II 475 West Town Place Suite 114 St. Augustine, FL 32092

Location
160 Riverglade Run St. Johns, Florida 32259

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
10	Technicians repulled direct burial cables from NW gate to the main building access control room due to a short circuit on the wire in the conduit. Installed new underground flexible conduit from ground box to reader post and push to release post in order to protect the wire from damage. Rewired devices onto new wires and tested with valid card. System working properly.	85.00	850.00
2	Trip Fee	85.00	170.00

Thank you for your business.



Approved RECDD II  
 Submitted to AP on 11.22.2024  
 by Jason Davidson

*Jason Davidson*

<b>Subtotal</b>
<b>Sales Tax (6.5%)</b>
<b>Total</b>
<b>Payments/Credits</b>
<b>Balance Due</b>

Dynamic Security Professionals, Inc.

# Invoice

P.O. Box 23861  
 Jacksonville, FL 32241  
 EF0001108

Date	Invoice #
11/22/2024	44769

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

Location
160 Riverglade Run St. Johns, Florida 32259

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
1	Spool of 18/6 Stranded Direct Burial cable	400.00	400.00
1	Spool of CAT6 Direct Burial Cable	200.00	200.00

Thank you for your business.

<b>Subtotal</b>	\$1,620.00
<b>Sales Tax (6.5%)</b>	\$0.00
<b>Total</b>	\$1,620.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,620.00

Dynamic Security Professionals, Inc.

# Invoice

P.O. Box 23861  
 Jacksonville, FL 32241  
 EF0001108

Date	Invoice #
12/23/2024	45044

<b>Bill To</b>
Rivers Edge CDD II 475 West Town Place Suite 114 St. Augustine, FL 32092

<b>Location</b>
160 Riverglade Run St. Johns, Florida 32259

<b>P.O. No.</b>	<b>Terms</b>
	Due on receipt

Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Security System Via Starlink Cellular for 1st Quarter	35.00	105.00

Thank you for your business.

<b>Subtotal</b>	\$105.00
<b>Sales Tax (7.0%)</b>	\$0.00
<b>Total</b>	\$105.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$105.00

**RECEIVED**  
 DEC 23 2024  
 BY: \_\_\_\_\_

Approved RECDD 2  
 Submitted to A/P 12-23-24  
 By Richard Losco  
*Richard Losco*



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

# Invoice

Date	Invoice #
12/4/2024	45964

904-417-5100 Phone

<b>Bill To</b> Rivers Edge CDD 2 475 West Town Place Suite 114 St. Augustine, FL 32092	<b>Job Address</b> River Club 160 Riverglade Run Saint Johns, FL 32259
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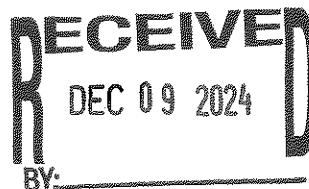
P.O. Number	Terms	Rep	Project

Quantity	Description	Price Each	Amount
1	Replace broken tile Repair loose coping approx 12' Repair 4x8 uneven border pavers Install polymeric sand along perimeter of coping	4,500.00	4,500.00

Thank you for your business, we appreciate it very much.	<b>Total</b>	\$4,500.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$4,500.00

ashton@epicpool.com	www.epicpool.com
---------------------	------------------

Approved RECDD 2  
 Submitted to AP 12.9.2024  
 By Kevin McKendree  
*Kevin McKendree*



**Governmental Management Services, LLC**

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

**Invoice**

Invoice #: 87

Invoice Date: 1/1/25

Due Date: 1/1/25

Case:

P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees -January 2025		3,277.17	3,277.17
Website Administration -January 2025		112.33	112.33
Information Technology - January 2025		168.50	168.50
Dissemination Agent Services - January 2025		468.17	468.17
Office Supplies		0.30	0.30
Postage		55.48	55.48
Copies		21.30	21.30
Telephone		20.25	20.25

**RECEIVED**  
R JAN 04 2025 D  
BY: \_\_\_\_\_

<b>Total</b>	<b>\$4,123.50</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$4,123.50</b>

**Jimi Pappas/ J.C Pappas Ent. Inc.**

**INVOICE**

5668 Baybrook Ave  
Orlando, FL 32819  
Phone: 407- 325-6382  
Fax: 407-345-8760  
Email: [Jimipappas@aol.com](mailto:Jimipappas@aol.com)

INVOICE # 264  
DATE: 01/02/2025

**TO:**  
Rivers Edge CDD 2  
475 West Town Pl  
St. Augustine, FL 32092

**EVENT LOCATION:**  
160 RiverGlade Run  
St. Johns, FL 32259

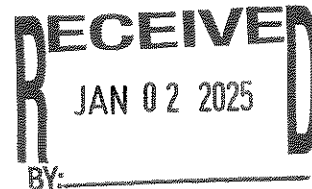
DESCRIPTION	TOTAL
Jimi Pappas Pianos Band (2 pianos, 1 drums) 6pm – 9pm Feb. 12, 2025 Load in time 4pm	\$1800

Make all checks payable to Jimi Pappas/ J.C Pappas Ent. Inc.  
5668 Baybrook Ave  
Orlando, FL 32819

THANK YOU FOR YOUR BUSINESS!

Approved CDD II  
Submitted to AP on 1.2.25  
by Kimberly Fatuch

*Kimberly Fatuch*





KILINSKI | VAN WYK

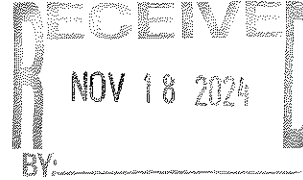
# Kilinski | Van Wyk PLLC

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

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

# INVOICE

Invoice # 10848  
Date: 11/18/2024  
Due On: 12/18/2024



## River's Edge II - 01 General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	10/02/2024	Review October agenda.	0.20	\$305.00	\$61.00
Service	LG	10/02/2024	Review Vesta comments to amenity agreement; respond to same.	0.40	\$305.00	\$122.00
Service	LG	10/02/2024	Research new HOA parking restriction statute.	0.20	\$305.00	\$61.00
Service	LG	10/03/2024	Review and respond to Vesta scope of services revisions.	0.40	\$305.00	\$122.00
Service	MGH	10/09/2024	Review District Manager correspondence regarding interlocal cost-share agreement and rising electrical costs; analyze relevant interlocal agreement provisions.	0.20	\$280.00	\$56.00
Service	LG	10/14/2024	Research new case law regarding First Amendment, government officials, and social media use.	0.30	\$305.00	\$91.50
Service	MGH	10/14/2024	Review River House, River Club, and River Lodge amenity policies to confirm political campaign policies; analyze Florida statutory authority; and advise District staff regarding same.	0.40	\$280.00	\$112.00
Service	MGH	10/15/2024	Review District staff and resident correspondence regarding upcoming Hallow-Crawl neighborhood event.	0.10	\$280.00	\$28.00
Service	MGH	10/18/2024	Review and develop strategy for legal documents needed for upcoming landowner election.	0.20	\$280.00	\$56.00
Service	LG	10/23/2024	Review information regarding resident	0.30	\$305.00	\$91.50

			Halloween event on CDD property; confer with Vesta and GMS regarding same.			
Service	MGH	10/23/2024	Review and analyze correspondence and information related to Hallow-Crawl event; prepare for and attend meeting with District staff to discuss same.	0.40	\$280.00	\$112.00
Service	LG	10/24/2024	Prepare memo regarding Hallo-Crawl event.	0.50	\$305.00	\$152.50
Service	LG	10/24/2024	Advise regarding preparation of landowner proxy.	0.20	\$305.00	\$61.00
Service	MGH	10/24/2024	Review draft correspondence to Hallow-Crawl event leaders regarding District policies; review and analyze overall procedure for landowner election and confirm property ownership information with District Manager and County Property Appraiser records; telephone call with D.J. Smith regarding landowner election forms.	1.10	\$280.00	\$308.00
Service	MGH	10/25/2024	Confirm acreage and vote calculations for upcoming landowner elections using District assessment roll and County Property Appraiser records.	1.10	\$280.00	\$308.00
Service	LG	10/30/2024	Review and revise documents for landowner election.	0.30	\$305.00	\$91.50
Service	MGH	10/30/2024	Further prepare and distribute updated proxy form and property ownership information for upcoming landowner election; review draft agenda for November 13, 2024 Board meeting.	0.40	\$280.00	\$112.00
Service	MGH	10/31/2024	Review and analyze meeting minutes and agendas to confirm proper notice of upcoming landowner election.	0.20	\$280.00	\$56.00
				<b>Total</b>		<b>\$2,002.00</b>

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10848	12/18/2024	\$2,002.00	\$0.00	\$2,002.00
<b>Outstanding Balance</b>				<b>\$2,002.00</b>



**Total Amount Outstanding      \$2,002.00**

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

Please pay within 30 days.



KILINSKI | VAN WYK

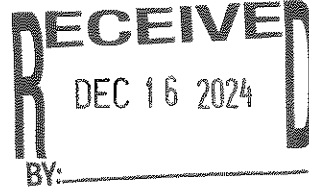
# Kilinski | Van Wyk PLLC

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

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

# INVOICE

Invoice # 11056  
Date: 12/12/2024  
Due On: 01/11/2025



## River's Edge II - 01 General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	11/01/2024	Analyze needs for holiday lighting agreements and cost-share provisions related to same; analyze correspondence from Smith regarding landowner election proxy and property lists for vote counts.	0.40	\$280.00	\$112.00
Service	MGH	11/05/2024	Confirm historical landowner election information; further prepare and update proxy forms.	0.30	\$280.00	\$84.00
Service	MGH	11/06/2024	Prepare resolution adopting amended Amenity Policies for agenda package.	0.30	\$280.00	\$84.00
Service	MGH	11/07/2024	Review updates to property list for landowner election proxy forms and vote calculations; prepare revised proxy forms and distribute same for final execution.	0.30	\$280.00	\$84.00
Service	LG	11/11/2024	Review agenda and prepare for Board meeting.	0.30	\$305.00	\$91.50
Service	LG	11/12/2024	Confer with Oliver regarding meeting date and upcoming board meeting; review agenda items with Henley.	0.20	\$305.00	\$61.00
Service	MGH	11/12/2024	Review and analyze agenda package and materials for Board consideration, including staff reports, meeting minutes, financial statements, materials for public hearing on amended Amenity Policies, resolution amending Fiscal Year 2024 budget, cost-share requests, and related	1.80	\$280.00	\$504.00

			District documents, in preparation for Board meeting; confer with L. Gentry and J. Oliver regarding meeting agenda and preparation.			
Service	LG	11/13/2024	Travel to and attend Board meeting.	2.70	\$305.00	\$823.50
Expense	RB	11/13/2024	Travel: Mileage LG	147.40	\$0.67	\$98.76
Expense	RB	11/13/2024	Travel: Hotel LG	1.00	\$32.40	\$32.40
Expense	RB	11/13/2024	Travel: Meals LG	1.00	\$6.42	\$6.42
Service	CD	11/14/2024	Prepare Supervisor Notebook and Letter to Supervisor WeMett. Research Rivers Edge II CDD website and download Ordinances and Rules of Procedure.	0.80	\$185.00	\$148.00
Service	CD	11/15/2024	Research Supervisor of election information for Seat 5; Draft New Supervisor Letter to Mr. Reid; confer with district staff regarding letters.	0.40	\$185.00	\$74.00
Service	JK	11/15/2024	Prepare proxy/ownership summary	0.30	\$305.00	\$91.50
Service	MGH	11/15/2024	Review and revise new supervisor notebooks for incoming Board members WeMett and Reid; prepare holiday lighting agreement with Get Lit Jax.	1.20	\$280.00	\$336.00
Service	LG	11/18/2024	Review and revise new supervisor notebooks.	0.20	\$305.00	\$61.00
Service	MGH	11/18/2024	Final review and revisions to new supervisor notebooks for incoming Board members WeMett and Reid; review agenda for landowner election.	0.40	\$280.00	\$112.00
Service	LG	11/19/2024	Review landowner election information.	0.20	\$305.00	\$61.00
Service	LG	11/22/2024	Attend landowner election; confer with Smith regarding same.	0.30	\$305.00	\$91.50
Service	LG	11/24/2024	Revise amenity management contract in accordance with comments received from Vesta.	0.40	\$305.00	\$122.00
Service	LG	11/25/2024	confer with deNagy regarding CDD 101 materials.	0.20	\$305.00	\$61.00
Service	AH	11/25/2024	Review election results; prepare letter on CDD status/information; prepare notebook on applicable law/background.	0.20	\$185.00	\$37.00
Service	LG	11/26/2024	Review and revise holiday lighting agreement.	0.10	\$305.00	\$30.50
Service	MGH	11/26/2024	Further prepare and revise holiday	0.20	\$280.00	\$56.00

lighting agreement with Get Lit Jax and distribute same to District staff for execution.

**Non-billable entries**

Service	LG	11/08/2024	Confer with Henley regarding landowner election procedures.	0.20	\$305.00	\$61.00
Service	MGH	11/08/2024	Confer with L. Gentry and further prepare proxy forms for landowner election; analyze and compile status of Board seats in preparation for landowner election.	0.40	\$280.00	\$112.00
Service	MGH	11/13/2024	Prepare for and attend Board meeting.	1.60	\$280.00	\$448.00
Expense	KB	11/13/2024	Travel: Mileage MGH.	26.80	\$0.67	\$17.06
Service	CD	11/18/2024	Finalize and bookmark New Supervisor Notebooks for Ms. WeMatt and Mr. Reid; Confer with district counsel regarding same	0.60	\$185.00	\$111.00
Service	MGH	11/22/2024	Prepare for and attend landowner election; review correspondence from incoming supervisor WeMett regarding Hallo-Crawl event.	0.50	\$280.00	\$140.00
Service	MGH	11/25/2024	Further prepare holiday lighting agreement with Get Lit Jax, including addition of renewal and future discount terms.	0.20	\$280.00	\$56.00
Service	MGH	11/25/2024	Review District Manager draft CDD 101 presentation for Board consideration and District website.	0.20	\$280.00	\$56.00
					<b>Total</b>	<b>\$3,263.08</b>

**Detailed Statement of Account**

**Other Invoices**

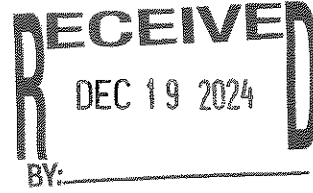
Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10848	12/18/2024	\$2,002.00	\$0.00	\$2,002.00

**Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
11056	01/11/2025	\$3,263.08	\$0.00	\$3,263.08
<b>Outstanding Balance</b>				<b>\$5,265.08</b>
<b>Total Amount Outstanding</b>				<b>\$5,265.08</b>

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

Please pay within 30 days.



# INVOICE

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

11925 Alden Trace Blvd N  
Jacksonville FL 32246

Invoice Number: 9948384

Description	Date	Time	Price
DJ for Music Bingo	1/9/2025	6:30pm	\$ 300.00
DJ for Trivia	1/23/2025	6:30pm	\$ 300.00
DJ for Polar Plunge	1/25/2025	1 pm - 3 pm	\$ 350.00
<b>Total Due</b>			<b>\$ 950.00</b>

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



(904) 387-9994 • (904) 879-3592  
 Fax (904) 879-4771

43001 Lions Den Trail  
 Callahan, FL 32011

# Invoice

17983

TO \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PHONE	DATE OF ORDER 12-12-2024
ORDER TAKEN BY	CUSTOMER'S FAX NUMBER
<input type="checkbox"/> DAY WORK	<input type="checkbox"/> CONTRACT <input type="checkbox"/> EXTRA
JOB NAME/NUMBER Kuntown Club	
JOB LOCATION 160 Riverside Drive St Johns, FL 32259	
JOB PHONE 301 0466-3956	STARTING DATE

**TERMS:** Please pay from this invoice. Balance due upon receipt.  
**SEND PAYMENT TO:** 43001 Lions Den Trail Callahan, FL 32011. Include invoice number on check.  
 Unpaid balance is subject to collection fees, court costs and attorney's fees. Return check fees will be charged.

DESCRIPTION OF WORK	QTY.	MATERIAL	PRICE	AMOUNT
Check and pages found appropriate				
Cost to replace sent				
<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: auto;"> <p><b>RECEIVED</b>            DEC 13 2024            BY: _____</p> </div>				
Approved RECDD 2 Submitted to A/P 12-13-2024 By Richard Losco <i>Richard Losco</i>				
		TOTAL MATERIALS		
		LABOR	HRS. RATE	AMOUNT
		TOTAL LABOR		
		OTHER CHARGES	HRS. RATE	AMOUNT
		TOTAL OTHER		
DATE COMPLETED	TOTAL MATERIALS			
	TOTAL LABOR			200 00
Work ordered by _____	<div style="font-size: 2em; font-family: cursive;">Thank You</div>		SUBTOTAL	/
Signature <i>[Signature]</i>			TAX	
I hereby acknowledge the satisfactory completion of the above described work.			TOTAL	200 00



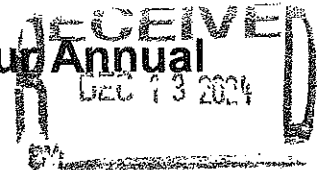
South Jacksonville Office 904-423-2200  
PO Box 56320  
Jacksonville, FL 32241-6320  
[www.naderspestraiders.com](http://www.naderspestraiders.com)

**Termite Renewal Notice**

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

Customer Number: 1051909      Notice Date: 12/09/24      Expiration Date: 02/2025

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



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

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

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

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

**Service Address:** 160 Riverglade Run Kayak Rental, Amphitheater, Saint      **Termite Renewal Notice Total:** \$381.00

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

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

GA2234RF



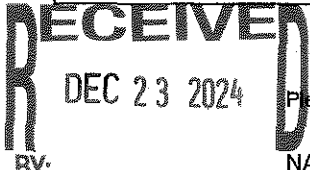
PO Box 56320 • Jacksonville, FL 32241-6320

[www.naderspestraiders.com](http://www.naderspestraiders.com)

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



RIVERS EDGE CDD II      5  
475 W TOWN PL STE 114      957  
SAINT AUGUSTINE FL 32092-3649



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

Please make checks payable and remit to:

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



Approved RECDD 2  
Submitted to A/P 12-23-24

By: Richard Losco  
*Richard Losco*

Total: \$381.00

\*\*\*Check # \_\_\_\_\_

Renewal Notice Date: 12/09/24  
Account Number: 1051909







# Invoice

Date  
Invoice#

1/1/2025  
131295626377

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

Terms	Net 20
Due Date	1/21/2025
PO #	

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

<b>Ship To</b>
River Club 160 Riverglade Run St. Johns FL 32259

Save in 2025 by prepaying your annual amount. Customers who prepay for 2025 by 12/31/2024 will receive a 5% discount on their annual rate. Contact ar@poolsure.com and request your 2025 annual invoice.

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

Item	Description	Qty	Units	Amount
	Water Management Flat Billing Rate	1	ea	\$1,158.31

Subtotal \$1,158.31

Tax \$0.00

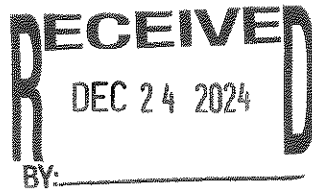
**Total \$1,158.31**

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

*Richard Losco*

Amount Paid/Credit Applied \$0.00

Balance Due \$1,158.31



131295626377



# Invoice

Date  
Invoice#

12/1/2024  
131295626072

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

Terms	Net 20
Due Date	12/21/2024
PO #	

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

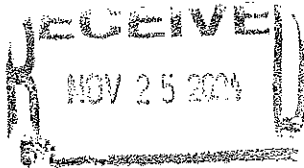
<b>Ship To</b>
River Club 160 Riverglade Run St. Johns FL 32259

*Save in 2025 by prepaying your annual amount. Customers who prepay for 2025 by 12/31/2024 will receive a 5% discount on their annual rate. Contact ar@poolsure.com and request your 2025 annual invoice.*

*LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees*

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

<b>Subtotal</b>	\$1,103.15
<b>Tax</b>	\$0.00
<b>Total</b>	\$1,103.15
<b>Amount Paid/Credit Applied</b>	\$0.00
<b>Balance Due</b>	\$1,103.15



131295626072



November 14, 2024  
Project No: P0113094.70  
Invoice No: 53590

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

Project P0113094.70 Rivers Edge II CDD  
For services including preparation and delivery of updated golf cart map for Vesta.

**Professional Services from October 01, 2024 to October 31, 2024**

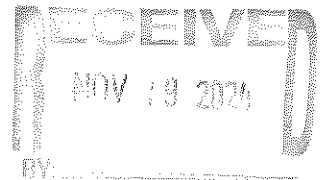
Task 1: O & M

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
CADD Technician	18.75	105.00	1,968.75	
Engineer	1.75	150.00	262.50	
Vice President	1.00	250.00	250.00	
Totals	21.50		2,481.25	
<b>Total Labor</b>				<b>2,481.25</b>
		<b>Total this Task</b>		<b>\$2,481.25</b>
		<b>Total this Invoice</b>		<b>\$2,481.25</b>

*Corbin deNagy*

11/19/2024





December 23, 2024  
Project No: P0113094.70  
Invoice No: 53861

River's Edge II CDD  
c/o Government Management Services, LLC  
Attn: Corbin deNagy  
3196 Merchants Row Blvd. Ste 130  
Tallahassee, FL 32311

Project P0113094.70 Rivers Edge II CDD  
For services including attending November CDD mtg via phone.

**Professional Services from November 01, 2024 to November 30, 2024**

Task 1: O & M

**Professional Personnel**

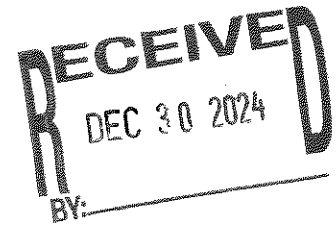
	Hours	Rate	Amount
Vice President	.50	250.00	125.00
Totals	.50		125.00
<b>Total Labor</b>			<b>125.00</b>
		<b>Total this Task</b>	<b>\$125.00</b>
		<b>Total this Invoice</b>	<b>\$125.00</b>

**Outstanding Invoices**

Number	Date	Balance
53590	11/14/2024	2,481.25
<b>Total</b>		<b>2,481.25</b>

*Corbin deNagy*

12/30/2024



# INVOICE

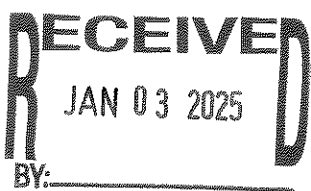
## Rivers Edge CDD

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

DATE: 1/3/25  
INVOICE # CS-2025-JAN

**Bill To:**

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

DESCRIPTION	AMOUNT
Cost Share - Landscaping for January 2025 1.320.57200.49100	\$ 66,801.92
Cost Share - Amenity for January 2025 1.320.57200.49200	\$ 7,373.17
	
<b>TOTAL</b>	<b>\$ 74,175.08</b>

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

THANK YOU FOR YOUR BUSINESS!



**INVOICE**

Page: 1

**Please Remit Payment to:**

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

Invoice Number: PS1127852  
 Invoice Date: 12/1/2024

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

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

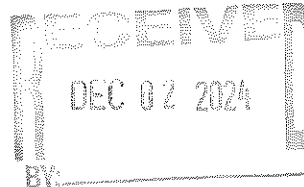
Ship Via  
 Ship Date 12/1/2024  
 Due Date 12/31/2024  
 Terms Net 30

Customer ID 14024  
 P.O. Number  
 P.O. Date 12/1/2024  
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	486.00	486.00
December Billing					
12/1/2024 - 2/28/2025					
Rivers Edge CDD II Pond 7 Ftn. (New)					
Rivers Edge CDD II Fountain 1 - Pond 7					
Rivers Edge CDD II Fountain 2 - Pond 8- a					
Rivers Edge CDD II Fountain 3 - Pond 8- b					
Rivers Edge CDD II Fountain 4 - Pond CR3					

Approved RECDD II  
 Submitted to AP on 12.2.2024  
 By Jason Davidson

*Jason Davidson*



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

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



**INVOICE**

Page: 1

**Please Remit Payment to:**

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

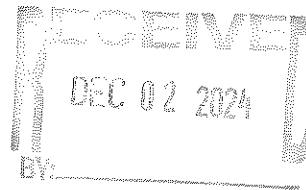
Invoice Number: PSI130826  
 Invoice Date: 12/2/2024

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

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

Ship Via		Customer ID	14024
Ship Date	12/2/2024	P.O. Number	
Due Date	1/1/2025	P.O. Date	12/2/2024
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,787.00	1,787.00
December Billing					
12/1/2024 - 12/31/2024					
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 3					
Rivers Edge CDD II Pond 9					
Rivers Edge CDD II Pond 4					
Rivers Edge CDD II Pond 7					
Rivers Edge CDD II Pond 5					
Rivers Edge CDD II Pond 8					
Rivers Edge CDD II Pond 12					
Rivers Edge CDD II Pond RC1					
Rivers Edge CDD II Pond 10					
Rivers Edge CDD II Pond 11					
Rivers Edge CDD II Pond 13					
Rivers Edge CDD II Pond 15					
Rivers Edge CDD II Pond RC2					
Rivers Edge CDD II Pond JJ					
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 SS					
Rivers Edge CDD II Pond UU					



Approved RECDD II  
 Submitted to AP on 12.2.2024  
 by Jason Davidson

*Jason Davidson*

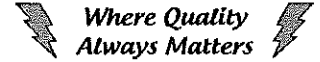
Amount Subject to Sales Tax 0.00  
 Amount Exempt from Sales Tax 1,787.00

**Subtotal:** 1,787.00  
 Invoice Discount: 0.00  
 Total Sales Tax: 0.00  
 Payment Amount: 0.00  
**Total:** 1,787.00

**TMT Electric, LLC**

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

**TMT ELECTRIC**



**904-789-0193**

*Veteran Owned*

**INVOICE**

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

INVOICE 1107  
DATE 11/25/2024  
TERMS Net 30  
DUE DATE 12/25/2024

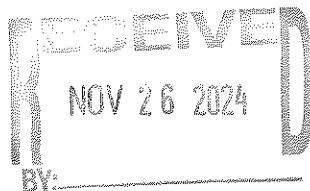
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Stage lights not working properly at the Riverclub amphitheater. Remade faulty electrical splices in switch box and lighting fixtures. Remounted two hanging fixtures. Verified correct operation upon completion.	1	650.00	650.00

SUBTOTAL	650.00
TAX	0.00
TOTAL	650.00

Approved RECDD 2  
Submitted to AP 11.26.24  
By Kevin McKendree

*Kevin McKendree*

BALANCE DUE **\$650.00**

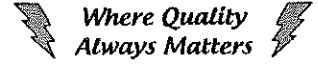




**TMT Electric, LLC**

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

**TMT ELECTRIC**



**904-789-0193**

*Veteran Owned*

**INVOICE**

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

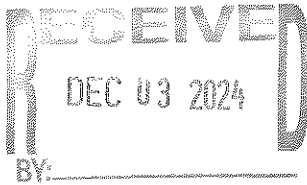
INVOICE 1109  
DATE 12/03/2024  
TERMS Net 30  
DUE DATE 01/02/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Repaired and/or replaced exterior electrical outlets at the Riverclub.	1	450.00	450.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	450.00
TAX	0.00
TOTAL	450.00
BALANCE DUE	<b>\$450.00</b>

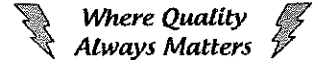
Approved RECDD 2  
Submitted to AP 12.3.24  
By Kevin McKendree  
*Kevin McKendree*



**TMT Electric, LLC**

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

**TMT ELECTRIC**



**904-789-0193**

*Veteran Owned*

**INVOICE**

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

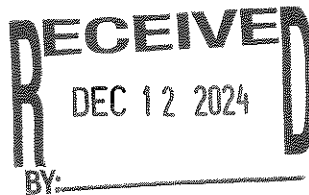
INVOICE 1105  
DATE 12/07/2024  
TERMS Net 30  
DUE DATE 01/07/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Damaged parking lot light at the Riverclub. Repaired damage at light location. Installed new replacement light. Verified correct operation upon completion.	1	1,850.00	1,850.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	1,850.00
TAX	0.00
TOTAL	1,850.00
BALANCE DUE	<b>\$1,850.00</b>

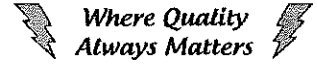
Approved RECDD 2  
Submitted to AP 12.12.24  
By Kevin McKendree  
*Kevin McKendree*



**TMT Electric, LLC**

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

**TMT ELECTRIC**



**904-789-0193**

*Veteran Owned*

**INVOICE**

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

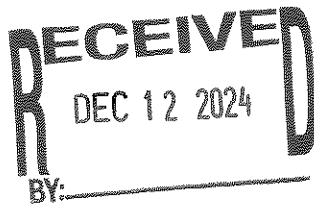
INVOICE 1110  
DATE 12/11/2024  
TERMS Net 30  
DUE DATE 01/10/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	No 120v receptacle in center island at the main gate to Watersong. Provided and installed wire, circuit breaker, conduit and gfci receptacle on column in center island. Verified correct operation upon completion.	1	875.00	875.00

Please make check payable to TMT Electric LLC.

Approved RECDD 2  
Submitted to AP 12.12.24  
By Kevin McKendree  
*Kevin McKendree*

SUBTOTAL	875.00
TAX	0.00
TOTAL	875.00
BALANCE DUE	<b>\$875.00</b>





PAYMENT ADDRESS:  
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
 904-355-5300 • Fax: 904-363-1499 • Toll Free: 800-225-5305 • turnerpest.com

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

**Service Slip/Invoice**

INVOICE: 619951915  
 DATE: 12/06/2024  
 ORDER: 619951915

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

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

Work Date	Time	Target Pest	Technician	Time In
12/06/2024	09:46 AM	ANTS, FIRE ANT, MICE,		09:46 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/06/2024		10:17 AM

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

CPCM	Commercial Pest Control - Monthly Service	\$118.67
<b>SUBTOTAL</b>		\$118.67
<b>TAX</b>		\$0.00
<b>AMT. PAID</b>		\$0.00
<b>TOTAL</b>		\$118.67

Approved RECDD 2  
 Submitted to A/P 12-13-2024  
 By Richard Losco

*Richard Losco*

**RECEIVED**  
 DEC 13 2024  
 BY: \_\_\_\_\_

*[Handwritten Signature]*

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

AMOUNT DUE \$118.67

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

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

PLEASE PAY FROM THIS INVOICE



# Invoice

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

**Invoice #** 423242  
**Date** 11/19/2024  
**Terms** Net 30  
**Due Date** 12/19/2024  
**Memo** Maintenance Services

**Bill To**

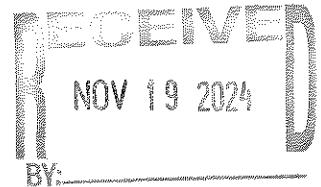
Rivers Edge CDD II  
c/o GMS, LLC  
475 West Town Place, Suite 114  
St. Augustine FL 32092

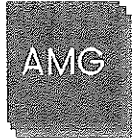
Description	Quantity	Rate	Amount
This proposal will include pressure washing the dock located at the amenity center in Rivertown at the River Club	1	3,200.00	3,200.00

**Total** 3,200.00

*Corbin deNagy*

11/19/2024





AMENITY  
MAINTENANCE  
GROUP

## CUSTOMER INVOICE NO. 188

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

**Order No:** 102924  
**Valid For:** 30 Days 10/29/2024

### Description:

Thank you for the opportunity to collaborate with you on this project.

AMG will provide all labor and material for the successful completion of this project. This proposal will include pressure washing the dock located at the amenity center in Rivertown at the River Club. This will include the walkway and rails of the dock located on the river and on the walkway of the adjacent park. The total square footage is 5,610 square feet. The area will be treated with simply green and environmentally friend cleaner and then pressure washed and cleaned.

There is a 30-day warranty on workmanship.

All pricing is final, and any additional labor or materials will be billed separately.

### Bill to:

Amenity Management Services

245 Riverside Avenue #300

Jacksonville, Fl. 32202

---

Thank you for your business!

**Total**

**\$3,200.00**

---



# Invoice

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

**Invoice #** 423537  
**Date** 11/30/2024  
**Terms** Net 30  
**Due Date** 12/30/2024  
**Memo** Billable Mileage split

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

Description	Quantity	Rate	Amount
Billable Mileage Sept split in 3	1	119.59	119.59
<b>Total</b>			119.59

*Corbin deNagy*

12/10/2024

**RECEIVED**  
DEC 10 2024  
BY: \_\_\_\_\_

**Vesta Mileage Report**

Name: **Kevin McKendree**

Month

**Nov-24**

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
11/1	Daily mileage	Rivertown	Rivertown	17.8	Riversedge CDD		17.8
11/4	Daily mileage	Rivertown	Rivertown	46.2	iversedge CDD		46.2
11/5	Daily mileage	Rivertown	Rivertown	41.9	iversedge CDD		41.9
11/6	Daily mileage	Rivertown	Rivertown	14.9	Riversedge CDD		14.9
11/7	Daily mileage	Rivertown	Rivertown	35.3	iversedge CDD		35.3
11/8	Daily mileage	Rivertown	Rivertown	21	iversedge CDD		21
11/11	Daily mileage	Rivertown	Rivertown	51.8	iversedge CDD		51.8
11/12	Daily mileage	Rivertown	Rivertown	24.5	iversedge CDD		24.5
11/13	Daily mileage	Rivertown	Rivertown	22.9	iversedge CDD		22.9
11/14	Daily mileage	Rivertown	Rivertown	37.6	iversedge CDD		37.6
11/15	Daily mileage	Rivertown	Rivertown	15.2	iversedge CDD		15.2
11/18	Daily mileage	Rivertown	Rivertown	40.1	iversedge CDD		40.1
11/19	Daily mileage	Rivertown	Rivertown	37.4	iversedge CDD		37.4
11/20	Daily mileage	Rivertown	Rivertown	26.9	iversedge CDD		26.9
11/21	Daily mileage	Rivertown	Rivertown	11	iversedge CDD		11
11/22	Daily mileage	Rivertown	Rivertown	28.7	iversedge CDD		28.7
11/25	Daily mileage	Rivertown	Rivertown	46.2	iversedge CDD		46.2
11/26	Daily mileage	Rivertown	Rivertown	31.9	iversedge CDD		31.9
11/27	Daily mileage	Rivertown	Rivertown	9.3	iversedge CDD		9.3

Total Mileage	<b>561</b>
Reimbursement Rate	<b>\$0.640</b>
<b>Total Reimbursement</b>	<b>\$358.78</b>
<b>Date Submitted in Paycom</b>	12/3/24

\$119.59





# Invoice

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

Invoice # 423793  
Date 01/01/2025  
Terms Net 30  
Due Date 01/31/2025  
Memo Rivers Edge CDDII

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

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

Thank you for your business.

**Total** 34,086.83

*Corbin deNagy*

12/27/2024

**RECEIVED**  
DEC 27 2024  
BY: \_\_\_\_\_



# Invoice

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

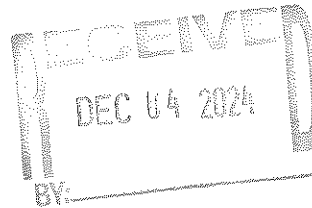
Invoice # 423286  
Date 12/01/2024  
  
Terms Net 30  
Due Date 12/31/2024  
Memo Rivers Edge CDDII

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

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

Thank you for your business.

**Total** 34,086.83



*Corbin deVagy*

12/4/24

WALLY'S  
 Heating and Air Conditioning  
 CACO 42686  
 PO Box 634  
 Orange Park, FL 32073-0634



HVAC  
 SERVICE ORDER  
 INVOICE  
 Ph:(904)781-6811 Fax:(904)272-1275

Name Rivers Edge CDD 2				Make The Outdoor Plus	Make
Street 475 West Town Place Suite 114			Date 11/05/24	Model TOP-500EIS-200-12	Model
City St Augustine	Zip Code 322259	Phone (904) 607-1038	Serial # 100946	Serial #	
Technician Kurtis		Email kmckendree@vestapropertyservic	Work to be Performed: Diagnostic Service – Fire Pit		
Qty	Materials & Services		Unit Price	Amount	Description of Work Performed
	Refrigerant R-	Lbs		0.00	Customer requested service for north-end fire feature failing to ignite.
				0.00	
				0.00	Checked operation of timer switch, emergency shut-off switch and ignition power supply circuit.
				0.00	Measured remote transformer output @ 12.5vac.
				0.00	Found hot surface igniter failing to energize upon demand.
				0.00	Removed ~10gal of rock from fire feature table for access to electronic ignition assembly underneath.
				0.00	Contacted manufacturer technical support who advised the preliminary failure to be a defective internal circuit board due to status led failing to illuminate with power applied.
				0.00	Further diagnosis and repair of ignition assembly requires removal of unit and shipping to manufacturer repair facility.
				0.00	Customer declined repairs at this time due to repeated failures / unreliability of equipment.
Total Materials				0.00	
Hrs	Labor		Rate	Amount	
1	Diagnostic Service – RiverTown		325.00	325.00	Property will inquire with member building contractor regarding transitioning to alternative ignition system manufacturer and will follow up if necessary.
				0.00	
				0.00	
				0.00	~Note: Fire by Design could be a viable replacement option.
				0.00	
Total Labor				325.00	
I have authority to order the work outlined above which has been satisfactorily completed. I agree that seller retains title to equipment/materials furnished until final payment is made. If payment is not made as agreed, seller can remove said equipment/materials at seller's expense. Any damage resulting from said removal shall not be the responsibility of the seller.				Total Summary	
				Materials	0.00
				Labor	325.00
				Truck	0.00
				Quoted	
Customer Signature				Date	Total
					325.00

RECEIVED  
 NOV 25 2024  
 BY: \_\_\_\_\_

Approved RECDD 2  
 Submitted to AP 11.25.24  
 By Kevin McKendree  
 Kevin McKendree

Limited Warranty: All materials, parts, and equipment are warranted by the manufacturers' or suppliers' written warranty only. All labor performed by the above named company is warranted for 30 days or as otherwise indicated in writing. The above named company makes no other warranties, express or implied, and its agents or technicians are not authorized to make any such warranties on behalf of the above named company.



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

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

Invoice Number	250458153
Customer Number	C3178877
Invoice Date	11/13/2024
Due Date	12/13/2024
Order Date	11/12/2024
Order Number	S148336394
Order Method	WEB

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

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

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

**Important Messages**

**IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:**

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit [www.wbmason.com](http://www.wbmason.com) to view our entire Return Policy

Thank you for your business! We encourage you to visit [www.wbmason.com/Payment](http://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
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	2	CT	24.99	49.98

SUBTOTAL: 49.98  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 49.98  
**Total Due: 49.98**

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

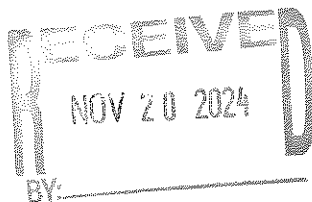


W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

Approved REDCC 2  
Submitted to A/P 11-20-24  
By Richard Losco

*Richard Losco*

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



Remittance Section	
Customer Number	C3178877
Invoice Number	250458153
Invoice Date	11/13/2024
Terms	Net 30
<b>Total Due</b>	<b>49.98</b>

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

C31788772504581532504581530000000049988



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

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

Invoice Number	250621706
Customer Number	C3178877
Invoice Date	11/20/2024
Due Date	12/20/2024
Order Date	11/19/2024
Order Number	S148532763
Order Method	WEB

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

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

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

**Important Messages**

**IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:**

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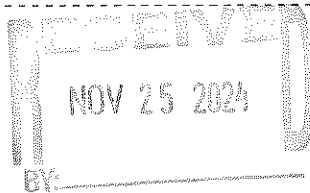
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
SJN327171	ORIGINAL GLASS CLEANER, FRESH SCENT, 32 OZ SPRAY BOTTLE, 4/CT	1	CT	13.68	13.68
TRKMK520A	TOWEL, NATURAL, MULTIFOLD	1	CT	30.99	30.99

**SUBTOTAL:** 44.67  
**TAX & BOTTLE DEPOSITS TOTAL:** 0.00  
**ORDER TOTAL:** 44.67  
**Total Due:** 44.67

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 11-25-24  
By Richard Losco  
*Richard Losco*

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

Remittance Section	
Customer Number	C3178877
Invoice Number	250621706
Invoice Date	11/20/2024
Terms	Net 30
<b>Total Due</b>	<b>44.67</b>

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

C3178877250621706250621706000000044672



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

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

Invoice Number	250826081
Customer Number	C3178877
Invoice Date	12/03/2024
Due Date	01/02/2025
Order Date	11/26/2024
Order Number	S148703847
Order Method	WEB

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

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

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

**Important Messages**

**IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:**

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit [www.wbmason.com](http://www.wbmason.com) to view our entire Return Policy

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

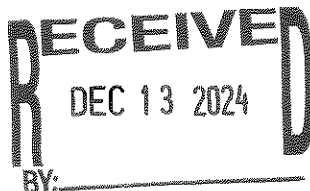
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
TRKTM1616S	TORK UNIVERSAL TOILET TISSUE, ROLL	1	CT	59.99	59.99
CPC96987	MULTI-USE CLEANER, LAVENDER SCENT, 169 OZ BOTTLE, 3 PER CT	2	EA	12.99	25.98

SUBTOTAL: 85.97  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 85.97  
Total Due: 85.97

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 12-13-2024  
By Richard Losco

*Richard Losco*

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

Remittance Section	
Customer Number	C3178877
Invoice Number	250826081
Invoice Date	12/03/2024
Terms	Net 30
<b>Total Due</b>	<b>85.97</b>

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

C31788772508260812508260810000000085977



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

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

PM(P)

Invoice Number	251031409
Customer Number	C3178877
Invoice Date	12/11/2024
Due Date	01/10/2025
Order Date	12/10/2024
Order Number	S149008410
Order Method	WEB

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

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

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

**Important Messages**

**IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:**

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit [www.wbmason.com](http://www.wbmason.com) to view our entire Return Policy

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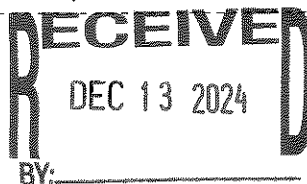
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
TRKMB540	MULTIFOLD HAND TOWEL WHITE 250/PK 16PK/CT	1	CT	32.99	32.99
NWLENGAPFXL	NITRILE EXAM POWDER FREE GLOVES -BLUE-XLARGE	3	BX	4.99	14.97

SUBTOTAL: 47.96  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 47.96  
Total Due: 47.96

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 12-13-2024  
By Richard Losco  
*Richard Losco*

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

Remittance Section	
Customer Number	C3178877
Invoice Number	251031409
Invoice Date	12/11/2024
Terms	Net 30
<b>Total Due</b>	<b>47.96</b>

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

C31788772510314092510314090000000047968

# Invoice

**Weather Engineers, Inc.**  
 Air Conditioning • Heating • Refrigeration • Clean Air Professionals



PO Box 37068  
 Jacksonville, FL 32236  
 Phone: (904) 356-3963  
 Fax: (904) 356-4969  
 www.weatherengineers.com  
 CAC041190

Number	Date
S116444	11/30/24

**BILL TO: #113145**

RIVERS EDGE CCD 2  
 Attn: Richard Losco  
 160 RIVERGLADE RUN  
 ST. JOHNS FL 32259

**SERVICE PERFORMED AT:**

RIVERS EDGE CCD 2  
 160 RIVERGLADE RUN  
 ST. JOHNS FL 32259

Site # : 113145-001

Return this portion with payment

Amount Paid: \_\_\_\_\_

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
11/25/24	227717			COD		

**DESCRIPTION**

Reported by: Richard Losco 904-679-5523  
 Trouble Code: NOC - NO COOL  
 table top prep area not  
 cooling kitchen avail until 4p. Billable

BRAND [ MODEL # / SERIAL # ] SERVING AREA  
 BLUE- BLPT48 / BT07A94KB0002 KITCHEN

Found unit low on charge. Checked for leak. Checked with electronic leak detector and no leaks were found. Cleaned condenser coil and fan. Checked compressor. Added 2 lbs of 134A refrigerant. Set thermostat at 34 degrees.

TECH	DATE	RECEIVED	ARRIVED	DEPARTED
166	11/25/24	11:40:00	12:46:00	14:35:00

2 REFRIGERANT 134A (LB) 42.00 84.00

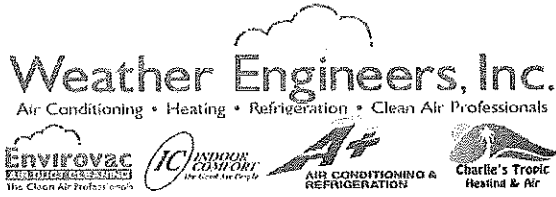
11/25/24	1 MECH	R/T	1.82 HRS @	89.25	162.44
11/25/24	1 MECH	T/T	.75 HRS @	89.25	66.93
11/25/24	1 MECH	N/C	.35 HRS @	89.25	.00

Continued on page 2

Thank you for your business!  
 Please make all checks payable to Weather Engineers, Inc.  
 Remit To: PO Box 37068 Jacksonville, FL 32236  
 Phone: (904)356-3963 \* Fax (904) 356-4969



# Invoice



PO Box 37068  
 Jacksonville, FL 32236  
 Phone: (904) 356-3963  
 Fax: (904) 356-4969  
 www.weatherengineers.com  
 CAC041190

Number	Date
S116444	11/30/24

**BILL TO:** #113145

RIVERS EDGE CCD 2  
 Attn: Richard Losco  
 160 RIVERGLADE RUN  
 ST. JOHNS FL 32259

**SERVICE PERFORMED AT:**

RIVERS EDGE CCD 2  
 160 RIVERGLADE RUN  
 ST. JOHNS FL 32259

Site # : 113145-001

Return this portion with payment

Amount Paid: \_\_\_\_\_

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
11/25/24	227717			COD		

**DESCRIPTION**

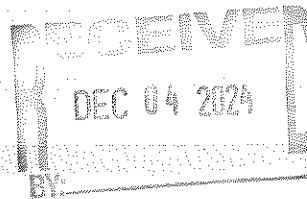
Continued from page 1

MATERIAL 84.00

LABOR 229.37

TOTAL \$ 313.37

Approved RECDD 2  
 Submitted to A/P 12-04-2024  
 By Richard Losco  
*Richard Losco*



Thank you for your business!

Please make all checks payable to Weather Engineers, Inc.

Remit To: PO Box 37068 Jacksonville, FL 32236

Phone: (904)356-3963 \* Fax (904) 356-4969

# Invoice

**Weather Engineers, Inc.**  
 Air Conditioning • Heating • Refrigeration • Clean Air Professionals

PO Box 37068  
 Jacksonville, FL 32236  
 Phone: (904) 356-3963  
 Fax: (904) 356-4969  
 www.weatherengineers.com  
 CAC041190

Number	Date
C46804	12/18/24



**BILL TO:** #113145  
 RIVERS EDGE CCD 2  
 Richard Losco  
 160 RIVERGLADE RUN  
 ST. JOHNS FL 32259

**SERVICE PERFORMED AT:**  
 RIVERS EDGE CCD 2  
 160 RIVERGLADE RUN  
 ST. JOHNS FL 32259

Site Number: 113145-001  
 Amount Paid: \_\_\_\_\_

Return this portion with payment

Invoice Date	Customer #	P.O. Number	Salesman	Terms	Contract #
12/18/24	113145			COD	

**DESCRIPTION**

Service Date: 12/13/24

Performed a Filter Change & Inspection on your HVAC equipment as per agreement.

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

TOTAL : \$ 432.50

**RECEIVED**  
 DEC 24 2024  
 BY: \_\_\_\_\_

Thank you for your business!  
**Please make all checks payable to Weather Engineers, Inc.**  
 Remit To: PO Box 37068 Jacksonville, FL 32236  
 Phone: (904)356-3963 \* Fax (904) 356-4969



# YELLOWSTONE

LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
814908	12/3/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Rivers Edge II - Pond Banks

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 2, 2025

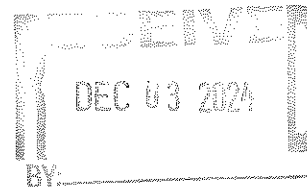
**Invoice Amount:** \$2,914.00

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

**Invoice Total** \$2,914.00

Approved RECDD II  
Submitted to AP on 12.3.2024  
by Jason Davidson

*Jason Davidson*



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



INVOICE

INVOICE #	INVOICE DATE
814910	12/3/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Rivers Edge CDD II

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 2, 2025

**Invoice Amount:** \$32,175.47

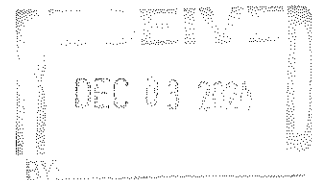
Description	Current Amount
Monthly Landscape Maintenance December 2024	\$32,175.47

**Invoice Total** \$32,175.47

AN COMMERCIAL LANDSCAPING

Approved RECDD II  
Submitted to AP on 12.3.2024  
by Jason Davidson

*Jason Davidson*



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



# YELLOWSTONE

LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
818702	12/5/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Rivers Edge CDD II

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 4, 2025

**Invoice Amount:** \$490.00

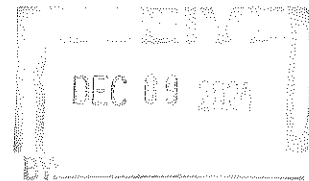
Description	Current Amount
Install Knockout Roses at The River Club	
Landscape Enhancement CORE	\$490.00

**Invoice Total** \$490.00

YELLOWSTONE LANDSCAPE

Approved RECDD II  
Submitted to AP on 12.9.2024  
By Jason Davidson

*Jason Davidson*



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



INVOICE

INVOICE #	INVOICE DATE
818703	12/5/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Rivers Edge CDD II

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 4, 2025

**Invoice Amount:** \$5,825.00

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

Tree Removal x4 Boardwalks

Tree Removal

\$5,825.00

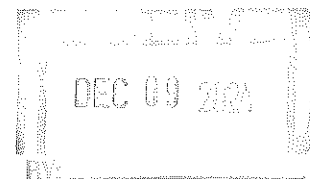
**Invoice Total**

**\$5,825.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD II  
Submitted to AP on 12.9.2024  
By Jason Davidson

*Jason Davidson*



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



INVOICE

INVOICE #	INVOICE DATE
818704	12/5/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Rivers Edge CDD II

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 4, 2025

**Invoice Amount:** \$5,200.00

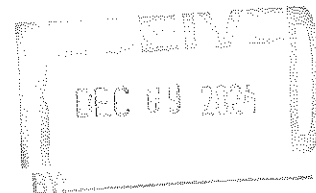
Description	Current Amount
Christmas Tree Delivery and Set Up	
Landscape Enhancement CORE	\$5,200.00

**Invoice Total** \$5,200.00

IN COMMERCIAL LANDSCAPING

Approved RECDD II  
Submitted to AP on 12.9.2024  
By Jason Davidson

*Jason Davidson*



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



# YELLOWSTONE

LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
818705	12/5/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

**Invoice Due Date:** January 4, 2025

**Invoice Amount:** \$1,970.80

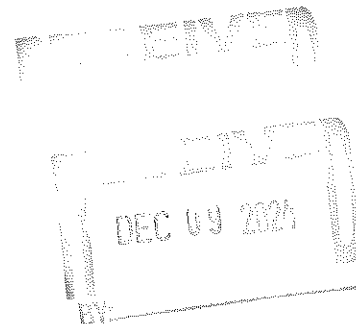
Description	Current Amount
November irrigation repairs*****High Pointe***** Irrigation Repairs	\$1,970.80

**Invoice Total** \$1,970.80

IN COMMERCIAL LANDSCAPING

Approved RECDD II  
Submitted to AP on 12.9.2024  
By Jason Davidson

*Jason Davidson*



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







INVOICE

INVOICE #	INVOICE DATE
822672	12/16/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Rivers Edge CDD II

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

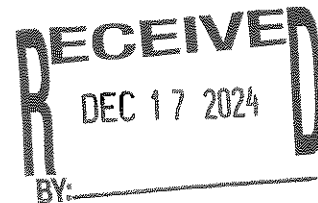
**Invoice Due Date:** January 15, 2025

**Invoice Amount:** \$1,677.60

Description	Current Amount
Locate, troubleshoot and repair 2-wire failure*****Long Leaf***** Irrigation Repairs	\$1,677.60

**Invoice Total** \$1,677.60

IN COMMERCIAL LANDSCAPING



Approved RECDD II  
Submitted to AP on 12.17.2024  
by Jason Davidson

*Jason Davidson*

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





INVOICE NUMBER  
904121901

Date: 12/11/24

Attention: Kimberly Fatuch  
Rivers Edge CDD 2  
475 West Town PL  
St. Augustine, FL  
32092

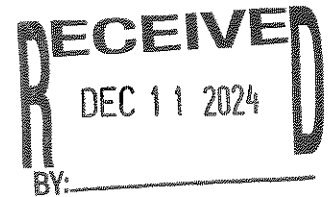
Description	Date	Unit Price
Monthly Trivia Event - 904121901	12/19/2024	\$225.00
	<b>Total</b>	<b>\$225.00</b>

Please make check payable to:  
RhymesWithPickle Entertainment LLC  
386 Forest Meadow Ln  
Orange Park, FL 32065

Thank you so much for choosing 904trivia! We appreciate your support of local businesses and look forward to working with you again soon!

Sincerely yours,

Bobby Bickle  
Owner, 904trivia  
904-504-8630



Approved CDD II  
Submitted to AP on 12.11.24  
by Kimberly Fatuch  
*Kimberly Fatuch*



# SRO Invoice

Remit Address At Bottom of Page

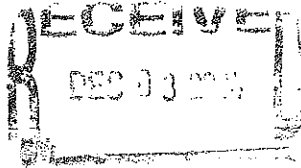
FireMaster  
 6602 Executive Park Court  
 Unit #207  
 Jacksonville, FL 32216 USA  
 800-522-7150

Invoice # 0001278583

Page 1 of 1

Inv Date: 11/26/2024  
 Work Complete Date: 5/6/2024  
 Contact:  
 Partner Name: Long, Danny

Sold To	Service Location
RIVERS EDGE COMMUNITY DEVELOPEMENT DISTRICT II 475 W TOWN PL STE 114 Saint Augustine, FL 32092 USA	RIVERS EDGE COMMUNITY DEVELOPEMENT DISTRICT II 160 RIVERGLADE RUN Jacksonville, FL 32259



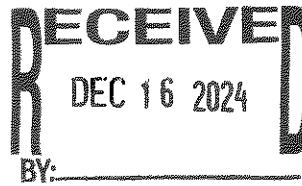
Account Number	SRO #   SR	Terms	Payment Type
20510790	0001160405	Payment Due in 30 Days	Charge

Customer PO Information			
Customer PO	Cust Reference #1	Cust Reference #2	Cust Reference #3

Item	Description	Unit Price	Quantity	Price Ext.
BRPC551028	2H NOZZLE	110.37	1.00	110.37
FP0310-02960	3/8" Black Tee	5.18	1.00	5.18
BRN38126	3/8 X 10 4 BLACK PIPE	63.91	1.00	63.91
KH30000	Material, Kitchen Hood Installation	50.00	1.00	50.00
KH20000	Labor, Kitchen Install	150.00	8.00	1,200.00
KH20002	Drawings, Kitchen Install	300.00	1.00	300.00
KH20001	Permit, Kitchen Install	500.00	1.00	500.00

Approved RECDD II  
 Submitted to AP on 12.16.2024  
 by Jason Davidson

*Jason Davidson*



Lic: FED15-000061 / FED15-000060

Credit Card Payments may be made on line!!! Visit us at [www.firemasterpayonline.com](http://www.firemasterpayonline.com)



Subtotal Labor:	\$1,500.00
Subtotal Material:	\$729.46
Freight:	0.00
Sales Tax:	0.00
Payment/Credit Amount	0.00
<b>Balance/Amount Due:</b>	<b>2,229.46</b>

Please Remit Payment to: FireMaster Dept 1019 PO Box 121019 Dallas, TX 75312-1019



# INVOICE

KILINSKI | VAN WYK

Invoice # 11284  
Date: 01/14/2025  
Due On: 02/13/2025

## Kilinski | Van Wyk PLLC

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

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

### River's Edge II - 01 General Counsel

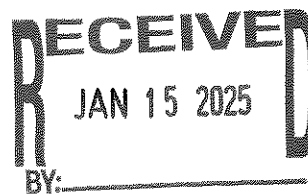
Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	12/04/2024	Review LO election minutes and regular meeting minutes.	0.40	\$305.00	\$122.00
Service	MGH	12/06/2024	Analyze District Engineer's report to confirm ownership intent and status of lift stations.	0.20	\$280.00	\$56.00
Service	LG	12/09/2024	Research lift station repair.	0.20	\$305.00	\$61.00
Service	MGH	12/10/2024	Prepare resolution canvassing and certifying results of Landowner Election.	0.30	\$280.00	\$84.00
Service	MGH	12/12/2024	Further prepare, finalize, and submit resolution canvassing and certifying the landowner election.	0.20	\$280.00	\$56.00
Service	LG	12/15/2024	Review agenda package and prepare for Board meeting.	0.40	\$305.00	\$122.00
Service	MGH	12/15/2024	Review and analyze agenda package and materials for Board consideration in preparation for upcoming Board meeting.	0.60	\$280.00	\$168.00
Service	LG	12/16/2024	Respond to audit inquiry letter.	0.10	\$305.00	\$30.50
Service	LG	12/18/2024	Travel to and attend Board meeting.	3.70	\$305.00	\$1,128.50
Expense	RB	12/18/2024	Travel: Rental car LG	1.00	\$57.14	\$57.14
Expense	RB	12/18/2024	Travel: Hotel LG	1.00	\$44.63	\$44.63
Expense	RB	12/18/2024	Travel: Gas LG	1.00	\$21.93	\$21.93
Expense	RB	12/18/2024	Travel: Meals LG	1.00	\$6.30	\$6.30

Service	LG	12/19/2024	Confer with Hodges regarding Vesta contract language.	0.20	\$305.00	\$61.00
Service	LG	12/20/2024	Confer with Vesta regarding amenity contract non-compete language.	0.30	\$305.00	\$91.50
Service	MGH	12/23/2024	Review and analyze District Manager meeting notes.	0.20	\$280.00	\$56.00
Service	LG	12/31/2024	Review audit response letter.	0.10	\$305.00	\$30.50
Service	KB	12/31/2024	Prepare audit response letter; transmit same.	0.30	\$185.00	\$55.50
Service	MGH	12/31/2024	Review draft agenda for upcoming Board meeting and identify legal follow-up items needed.	0.20	\$280.00	\$56.00

**Non-billable entries**

Service	LG	12/12/2024	Research lift station repair property.	<del>0.30</del>	<del>\$305.00</del>	<del>\$91.50</del>
Service	MGH	12/16/2024	Review and respond to audit letter request.	<del>0.10</del>	<del>\$280.00</del>	<del>\$28.00</del>
Service	MGH	12/18/2024	Prepare for and attend Board meeting.	<del>1.10</del>	<del>\$280.00</del>	<del>\$308.00</del>
Expense	RB	12/18/2024	Travel: Mileage MGH	<del>18.35</del>	<del>\$0.67</del>	<del>\$12.20</del>
Service	MGH	12/19/2024	Analyze additional correspondence and contract language proposed by Vesta's counsel regarding noncompete provisions.	0.10	\$280.00	\$28.00
Service	MGH	12/20/2024	Review proposed contract language and correspondence from Vesta corporate counsel regarding non-compete provisions.	0.10	\$280.00	\$28.00

**Total \$2,308.50**



*Corbin deNagy*

01/15/2025

**Detailed Statement of Account**

**Other Invoices**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10848	12/18/2024	\$2,002.00	\$0.00	\$2,002.00
11056	01/11/2025	\$3,263.08	\$0.00	\$3,263.08

**Current Invoice**

<b>Invoice Number</b>	<b>Due On</b>	<b>Amount Due</b>	<b>Payments Received</b>	<b>Balance Due</b>
11284	02/13/2025	\$2,308.50	\$0.00	\$2,308.50
			<b>Outstanding Balance</b>	<b>\$7,573.58</b>
			<b>Total Amount Outstanding</b>	<b>\$7,573.58</b>

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

Please pay within 30 days.





# INVOICE

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

11925 Alden Trace Blvd N  
Jacksonville FL 32246

Invoice Number: 2938843

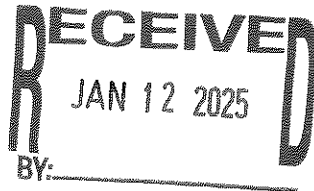
Description	Date	Time	Price
DJ for Music Bingo	3/13/2025	6:30pm	\$ 300.00
DJ for Trivia	3/27/2025	6:30pm	\$ 300.00

**Total Due** \$ **600.00**

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

Approved CDD II  
Submitted to AP on 1.12.25  
by Kimberly Fatuch

*Kimberly Fatuch*





# INVOICE

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

11925 Alden Trace Blvd N  
Jacksonville FL 32246

Invoice Number: 738843

Description	Date	Time	Price
DJ for Music Bingo	4/10/2025	6:30pm	\$ 300.00
DJ for Trivia	4/24/205	6:30pm	\$ 300.00

**Total Due** \$ **600.00**

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

**RECEIVED**  
JAN 12 2025  
BY: \_\_\_\_\_  
Approved CDD II  
Submitted to AP on 1.12.25  
by Kimberly Fatuch  
*Kimberly Fatuch*



(904) 387-9994 • (904) 879-3592  
Fax (904) 879-4771

43001 Lions Den Trail  
Callahan, FL 32011

# Invoice

18011

Line (301) 466-3756

TO \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PHONE	DATE OF ORDER Jan 7 2025
ORDER TAKEN BY Dan	CUSTOMER'S FAX NUMBER
<input checked="" type="checkbox"/> DAY WORK	<input type="checkbox"/> CONTRACT
<input type="checkbox"/> EXTRA	
JOB NAME/NUMBER Rise (Job Code) RE2	
JOB LOCATION 100 Riverchase Rd St John FL 32259	
JOB PHONE	STARTING DATE

**TERMS:** Please pay from this invoice. Balance due upon receipt.  
SEND PAYMENT TO: 43001 Lions Den Trail Callahan, FL 32011. Include invoice number on check.  
Unpaid balance is subject to collection fees, court costs and attorney's fees. Return check fees will be charged.

DESCRIPTION OF WORK	QTY.	MATERIAL	PRICE	AMOUNT
	1	Generator		75.00
<p><i>Imported fees per request of pilot Positive when attempting to site down business Found &amp; replaced used generator. It will hold in service. OK @ test</i></p>				
		TOTAL MATERIALS		
		LABOR	HRS. RATE	AMOUNT
		TOTAL LABOR		
		OTHER CHARGES	HRS. RATE	AMOUNT
		TOTAL OTHER		
		TOTAL MATERIALS		
		TOTAL LABOR		
		SUBTOTAL		
		TAX		
		TOTAL		

**RECEIVED**  
JAN 08 2025

BY: \_\_\_\_\_

Approved RECDD II  
Submitted to A/P - 01-08-25  
By Richard Losco  
*Richard Losco*

DATE COMPLETED \_\_\_\_\_  
*[Signature]*  
Work ordered by \_\_\_\_\_  
Signature \_\_\_\_\_  
I hereby acknowledge the satisfactory completion of the above described work.

*Thank You*

# 292



**INVOICE**

Page: 1

**Please Remit Payment to:**

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

Invoice Number: PS1137245  
 Invoice Date: 1/1/2025

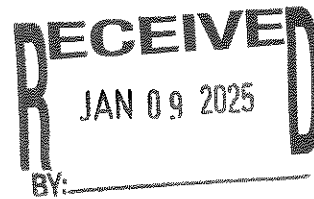
Bill  
 To: Rivers Edge II CDD  
 475 West Town Place  
 Jacksonville, FL 32259

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

Ship Via  
 Ship Date 1/1/2025  
 Due Date 1/31/2025  
 Terms Net 30

Customer ID 14024  
 P.O. Number  
 P.O. Date 1/1/2025  
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,787.00	1,787.00
January Billing					
1/1/2025 - 1/31/2025					
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 3					
Rivers Edge CDD II Pond 9					
Rivers Edge CDD II Pond 4					
Rivers Edge CDD II Pond 7					
Rivers Edge CDD II Pond 5					
Rivers Edge CDD II Pond 8					
Rivers Edge CDD II Pond 12					
Rivers Edge CDD II Pond RC1					
Rivers Edge CDD II Pond 10					
Rivers Edge CDD II Pond 11					
Rivers Edge CDD II Pond 13					
Rivers Edge CDD II Pond 15					
Rivers Edge CDD II Pond RC2					
Rivers Edge CDD II Pond JJ					
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 SS					
Rivers Edge CDD II Pond UU					

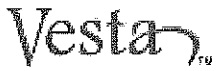


Approved RECDD II  
 Submitted to AP on 1.9.2025  
 by Jason Davidson

*Jason Davidson*

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

**Subtotal:** 1,787.00  
 Invoice Discount: 0.00  
 Total Sales Tax: 0.00  
 Payment Amount: 0.00  
**Total:** 1,787.00



# Invoice

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

**Invoice #** 424046  
**Date** 12/31/2024  
**Terms** Net 30  
**Due Date** 01/30/2025  
**Memo** Billable Mileage split

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

Description	Quantity	Rate	Amount
Billable Mileage Sept split in 3	1	111.04	111.04

**Total** 111.04

Revised invoice received 01/07/2025

*Corbin deNagy*

01/08/2025

**RECEIVED**  
JAN 08 2025  
BY: \_\_\_\_\_

**Vesta Mileage Report**

Name: **Kevin McKendree**      Month: **Dec-24**

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
12/2	Daily mileage	Rivertown	Rivertown	43.7	Riversedge CDD		43.7
12/3	Daily mileage	Rivertown	Rivertown	18.3	iversedge CDD		18.3
12/4	Daily mileage	Rivertown	Rivertown	33.9	iversedge CDD		33.9
12/5	Daily mileage	Rivertown	Rivertown	24	Riversedge CDD		24
12/6	Daily mileage	Rivertown	Rivertown	13.2	iversedge CDD		13.2
12/9	Daily mileage	Rivertown	Rivertown	58.4	iversedge CDD		58.4
12/10	Daily mileage	Rivertown	Rivertown	35.8	iversedge CDD		35.8
12/11	Daily mileage	Rivertown	Rivertown	30.1	iversedge CDD		30.1
12/12	Daily mileage	Rivertown	Rivertown	21.2	iversedge CDD		21.2
12/13	Daily mileage	Rivertown	Rivertown	15	iversedge CDD		15
12/16	Daily mileage	Rivertown	Rivertown	38.4	iversedge CDD		38.4
12/17	Daily mileage	Rivertown	Rivertown	29.5	iversedge CDD		29.5
12/18	Daily mileage	Rivertown	Rivertown	25.8	iversedge CDD		25.8
12/19	Daily mileage	Rivertown	Rivertown	31.2	iversedge CDD		31.2
12/20	Daily mileage	Rivertown	Rivertown	17.3	iversedge CDD		17.3
12/23	Daily mileage	Rivertown	Rivertown	28.2	iversedge CDD		28.2
12/24	Daily mileage	Rivertown	Rivertown	37.2	iversedge CDD		37.2
12/27	Daily mileage	Rivertown	Rivertown	19.3	iversedge CDD		19.3

Total Mileage	<b>521</b>
Reimbursement Rate	<b>\$0.640</b>
<b>Total Reimbursement</b>	<b>\$333.12</b>
<b>Date Submitted in Paycom</b>	<b>12/27/24</b>

\$111.04



# INVOICE

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

Phone: 9043230474  
Mobile: 3107950679  
jeremyweinglass.com

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

kfatuch@vestapropertyservices.com

**Invoice Number:** 504

**Invoice Date:** January 6, 2025

**Payment Due:** February 20, 2025

**Amount Due (USD):** \$800.00

Items	Quantity	Price	Amount
<b>Musician</b> River Club 2/7/25 6:00-9:00pm	1	\$400.00	\$400.00
<b>Musician</b> River Club 5/2/25 6:00-9:00pm	1	\$400.00	\$400.00
<b>Total:</b>			\$800.00
<b>Amount Due (USD):</b>			<b>\$800.00</b>

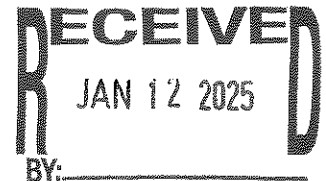
**Notes / Terms**

Payment options:  
mail check

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

Approved CDD II  
Submitted to AP on 1.12.25  
by Kimberly Fatuch

*Kimberly Fatuch*





# YELLOWSTONE LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
832295	1/1/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Rivers Edge II - Pond Banks  
**Address:** 475 West Town Place Suite 114  
Saint Augustine, FL 32092

**Invoice Due Date:** January 31, 2025  
**Invoice Amount:** \$2,914.00

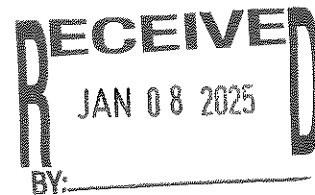
Description	Current Amount
Monthly Landscape Maintenance January 2025	\$2,914.00

**Invoice Total** \$2,914.00

COMMERCIAL LANDSCAPING

Approved RECDD II  
Submitted to AP on 1.8.2025  
by Jason Davidson

*Jason Davidson*



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





INVOICE

INVOICE #	INVOICE DATE
832297	1/1/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Rivers Edge CDD II

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 31, 2025

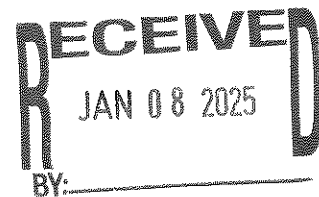
**Invoice Amount:** \$32,175.47

Description	Current Amount
Monthly Landscape Maintenance January 2025	\$32,175.47

**Invoice Total \$32,175.47**

Approved RECDD II  
Submitted to AP on 1.8.2025  
by Jason Davidson

*Jason Davidson*



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



# YELLOWSTONE

LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
835982	1/14/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

**Invoice Due Date:** February 13, 2025

**Invoice Amount:** \$1,051.00

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

January irrigation repairs-2025\*\*\*\*\*High Point\*\*\*\*\*

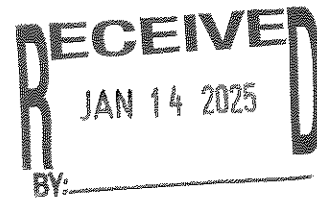
Irrigation Repairs	\$1,051.00
--------------------	------------

**Invoice Total** \$1,051.00

W. J. ... LANDSCAPING

Approved RECDD II  
Submitted to AP on 1.14.2025  
by Jason Davidson

*Jason Davidson*



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





INVOICE

INVOICE #	INVOICE DATE
835983	1/14/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Rivers Edge CDD II

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** February 13, 2025

**Invoice Amount:** \$186.00

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

January irrigation repairs-2025\*\*\*\*\*Troubleshooting at Manors\*\*\*\*\*

Irrigation Repairs

\$186.00

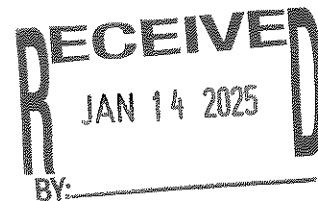
**Invoice Total**

**\$186.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD II  
Submitted to AP on 1.14.2025  
by Jason Davidson

*Jason Davidson*



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



**YELLOWSTONE**  
LANDSCAPE

**COMPLETED  
WORK**

W. O. # \_\_\_\_\_

NAME

River Town

ADDRESS

Manors CDD II

DATE

1-8-25

#		EXTENSION
	Trouble shooting Zone 22 needs to be located dug and repaired.	\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
	PARTS TOTAL	\$ -

DATE	DESCRIPTION	HOURS	RATE	TOTAL
1-8-25	labor	2	93. <sup>00</sup>	\$ 186. <sup>00</sup> -
				\$ -
				\$ -
				\$ -
				\$ -

COMMENTS:

Asper # 4003314

	MATERIALS	\$ -
	LABOR & RENTAL	\$ -
	TOTAL	\$ 186. <sup>00</sup> -

DATE COMPLETED 1-8-25

TECHNICIAN D. Dixon

CLIENT River Town

186.00

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/10/25	00002	1/07/25 01072025	202501 600-20700-10100		PICKLEBALL CT PAY APP 3	*	20,649.20	
RIVERS EDGE CDD CAPITAL RESERVE								20,649.20 000015
1/10/25	00002	1/07/25 01072025	202501 600-20700-10100		PICKLEBALL CT PAY APP 4	*	5,700.80	
RIVERS EDGE CDD CAPITAL RESERVE								5,700.80 000016
TOTAL FOR BANK A							26,350.00	
TOTAL FOR REGISTER							26,350.00	

RED2 RIVERS EDGE II OKUZMUK

**RECEIVED**  
JAN 07 2025  
BY: \_\_\_\_\_

**Rivers Edge II**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Capital Reserve Fund**

**Check Request**

Date	Amount	Authorized By
January 7, 2025	\$20,649.20	Corbin deNagy

Payable to:

Rivers Edge CDD Capital Reserve Fund #2

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

Cost Share 1/3 related to the following:
Pickleball Courts Pay App 3 from Bragdon Builders, LLC
(Attach supporting documentation for request.)

**Rivers Edge II**  
**COMMUNITY DEVELOPMENT DISTRICT**

**RECEIVED**  
JAN 07 2025

*Capital Reserve Fund*

**Check Request**

BY: \_\_\_\_\_

Date	Amount	Authorized By
January 7, 2025	\$5,700.80	Corbin deNagy

Payable to:

Rivers Edge CDD Capital Reserve Fund #2

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

Cost Share 1/3 related to the following:
Pickleball Courts Pay App 4-RTNG from Bragdon Builders, LLC
<i>(Attach supporting documentation for request.)</i>



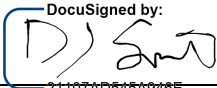
*FIFTH ORDER OF BUSINESS*

# Rivers Edge II Community Development District

FY 2025 Funding Request #46 (Pickleball Court Project)

7-Feb-25

Description	Amount
1 Brogdon Builders Pay Application 1, 2, 3, and 4-retainage (cost share 25%)	\$ 114,016.00
<b>Total Amount Due</b>	<b>\$ 114,016.00</b>

DocuSigned by:  
  
Signature: \_\_\_\_\_  
21107AD545A948E  
Chairman/Vice Chairman

Signed by:  
  
Signature: \_\_\_\_\_  
9C8879D789D84CC  
Secretary/Asst. Secretary

**Rivers Edge - Pickleball Court Cost Share**  
**Brogdon Builders**

<b>Application</b>	<b>Date</b>	<b>Amount</b>	<b>RE1 Share</b>	<b>RE2 Share</b>	<b>RE3 Share</b>
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
		<b>\$ 342,048.00</b>	<b>\$ 114,016.00</b>	<b>\$ 114,016.00</b>	<b>\$ 114,016.00</b>