Rívers Edge II Community Development Districts

May 21, 2025



Rivers Edge II Community Development District

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

May 14, 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, May 21, 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 Rates for 2026 and 2027
 - D. District Manager Report on the Number of Registered Voters (947)
 - E. General Manager Monthly Operations and Pond Reports
- IV. Approval of Consent Agenda
 - A. Minutes of the April 16, 2025 Meeting
 - B. Financial Statements as of March 31, 2025
 - C. Check Register
- V. Cost Share Requests
 - A. Ratification of Slide Tower Decking
 - B. Consideration of Replacing the Fountain at the Keystone Corners Entrance
 - C. Emergency RiverHouse Pool Repair

- D. RiverHouse Pool Resurfacing and Pool Deck Replacement
- E. Basketball Court Lighting Repair
- VI. Consideration of Resolution 2025-06, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption
- VII. Consideration of Resolution 2025-07, Adopting a Policy for Event Sponsorships
- VIII. Supervisor Requests
 - IX. Audience Comments
 - X. Next Scheduled Meeting June 18, 2025 at 9:00 a.m. at the RiverHouse
 - XI. Adjournment

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



A.



Rivers Edge CDD - I, II, and III

Landscape Update for May 2025

General Maintenance

- Our maintenance team has mowed all common grounds throughout community and have been cleaning up shrub beds
- We have Detailed and Cleaned up the Riverhouse and Riverclub.
- o Team is spraying for weeds throughout the community and trimming shrubs.
- Team has been spraying all mulch beds for clean appearance.
- Mattamy, Vesta, and Yellowstone are doing monthly drives throughout the community to check on status of concerned areas and the overall appearance of the community.
- We have started Installing Pine Straw and Mulch Throughout the community. We are projecting to complete by the end of May.
- Annual flowers have been installed along with fresh and rich soil. We raised the beds for a better show. We will install Yellow Coleus in the back, Lipstick Pentas in the middle, and Purple Angelonia in front. This will give the summer feel and look amazing. The next rotation will be June.
 - 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 four times a week due to Warm temperatures and the drought we are in.
- o Lead tech is working with IQ system to help system run more efficiently.
- We are setting up three day rain delays when we have rain
- We have cut the water bill in half
- Other options are being looked at to make the system more efficient and save on the annual water cost.
 - Items being looked at:
 - Eliminating bubblers on established trees that do not need them anymore
 - Making sure all rain sensors are operational
 - Adding rain sensors to battery operated valves
 - Each area will be different depending on layout and justification of cost.
 - Some will be looked at to be added to a clock with wiring.
 - Others will be looked at for rain sensor installation and hidden by plant material if required.
- o Full Irrigation inspection report will be sent over once we have run through entire system
- We are running system 4 to 5 days a week during the drought we are in. Irrigation is supplemental to the amount of rainfall we get. Turf will recover and look much better once we receive rain.

• Fert/Chem

- Our techs will be fertilizing the entire property this month with 21-7-14 Granular. Lots of Iron in this treatment to get turf to push and green up.
- We will treat for turf weeds throughout community.
 - Seasonal weeds such as chamber bitter is popping up in a lot of areas already.
- The turf is starting to push growth. We have had record warm temperatures during this time, so our team has been doing full maintenance throughout community.
- 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. *C*.



517 E. College Avenue Tallahassee, Florida 32301 877-350-0372

May 14, 2025

Board of Supervisors Rivers Edge II Community Development District c/o Corbin deNagy, District Manager

Re: Kilinski | Van Wyk PLLC

Dear Board Members:

We appreciate the opportunity to continue providing legal services to the Rivers Edge II Community Development District. This letter addresses proposed adjustments to our hourly rates beginning October 1, 2025. Since Kilinski | Van Wyk's initial engagement in 2021, we have maintained consistent hourly rates despite rising business expenses, inflationary pressures, and increased experience and expertise within our team. For reference, our new client rates for partners are \$365-\$400/hour; of counsel lawyers are billed at \$350-\$365/hour; associates are billed at \$275-\$325/hour; and paralegals are billed at \$190-\$225/hour.

To manage this necessary adjustment responsibly and minimize immediate impact, we propose implementing the rate increase gradually over two phases, as outlined below:

	Current	October 1, 2025 – December 31, 2026	January 1, 2027 – December 31, 2027
Partners	\$305	\$335-350	\$350-385
Of Counsel/Senior Attorneys	\$275	\$300-335	\$335-365
Associates	\$285	\$275-295	\$275-315
Paralegals	\$190	\$175-180	\$185-195

As demonstrated, the second adjustment will not take effect until January 1, 2027, providing further relief from an immediate increase. Future increases are anticipated to take effect January 1 of each year, and will not exceed \$5/hour in any category starting January 1, 2028, without client consent. As always, we remain committed to keeping our rates competitive and fair, balanced with our ongoing commitment to delivering exceptional, ethically sound legal advice. We recently opened a Jacksonville office and have three full-time associate attorneys providing special district services from Jacksonville.

We would welcome the opportunity to discuss this proposal further and answer any questions you may have. If you agree with this proposed adjustment, please sign below and return a copy to me at jennifer@cddlawyers.com. You are also welcome to contact me directly with any questions. Thank you for your continued partnership and trust.

Accepted:	Very truly yours,	
Accepted.	Kilinski Van Wyk PLLO	
	Jennifer Kilinski	
Chair, Board of Supervisors Date:	Jennifer L. Kilinski	





April 16, 2025

Rivers Edge II CDD Attn: Courtney Hogge, Recording Secretary 475 West Town Place, Suite 114 St. Augustine, FL 32092

Dear Courtney Hogge:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

Rivers Edge II CDD

947 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2025.

Please contact us if we may be of further assistance.

Sincerely,

Vicky C. Oakes

Supervisor of Elections





Date of report: 05/21/2025 Submitted by: Kevin McKendree & Richard Losco

RECDD I

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 commenced on 4/3/25. This will be a hard hat area during the demolition phase of this project. No unforeseen issues were discovered during the demolition of the upper deck. This is now completed.

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 Februarys meeting. Work commenced on 4/3/25. This is now completed.

Filter Equipment for RiverHouse Pools:

The sand filters for both pools need repair. The sand needs to be changed out. When performing a change out there will need to be the internal parts changed as they will be broken due to their age. Unfortunately, the manufacturer of these filters went out of business years ago and the parts are not available. This will make the filters have to be replaced. The slab cracking issues are band aided as well, and the slabs need to be removed and built properly up to current codes. We will begin gathering quotes for this.

RiverHouse Pool:

Crown Pools has ordered the pavers, and the project has been ordered to start right after Labor Day per the board's direction. Pavers arrived on April 28th and are stored on site.

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. We have also ordered new tables and chairs for the top deck area. The loungers have arrived, and we are awaiting the tables still.

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. This is now complete.

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. This was approved to be completed by Burnham Construction in April's meeting and we will coordinate through the District Engineer to get it completed.

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. These were put in on May 7th and are now complete.

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. Work will commence on this right after Labor Day coinciding with the pool remodel.

Cabana Grill:

The rental cabanas grill can no longer be repaired as the lid now comes apart along with the inside needing new parts again. We will be replacing the grill in its entirety. This is now completed.

RiverHouse Family Pool Leak:

The expansion joint that opened is being repaired by Crown Pools. This repair started Monday 5/12. We hope to be open by Memorial Day or soon after.

Basketball Court Lights:

The new Basketball Court lights do not stay on for more than 10 minutes before the breaker trips. I contacted the GC of the project, and he sent his electrician back out who adjusted a few things, but this did not fix the issue. I then contacted my electrician to come out and assess the problem and he discovered that where they tied in for power only had 106 volts coming out of it. Essentially there is a voltage drop from the building to the court which is over 500 feet away. I met with both electricians on site to discuss and both agreed to a new dedicated service panel with larger gauge wire that needs to be run from the building to the courts that will only power these lights. This repair will be performed by All Service Electric who was the subcontractor of the job.

RECDD II

Bar Stools:

We are purchasing new bar stools for the club as the old ones are worn out. This has arrived and this is now closed.

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 is now completed and looks great.

RiverClub Fans:

With the fresh coat of paint, we had new fans installed on the porches at the club and speaker covers as well. This is now completed.

Keystone Corners Entrance Fountain:

The fountain at the entrance of Keystone Corners and Longleaf is broken beyond repair due to corrosion. We are gathering quotes for the replacement of the unit to present to the board.

RECDD 3

Riverlodge Door Leak:

Water is leaking through the doors that overlook the pond in the gym. The building is a year old, and this has never been an issue before. We are looking into the cause of this to properly repair it.

Settlement Green Space:

The grass in the green space as you drive into the Settlement is looking rough. This is due to the large amount of use by neighborhood children, specifically during the dormant season when the rhizomes in the grass cannot regenerate. We have tried to top-dress this area but did not find it successful as we have in other areas. We are exploring options now to resod the area and would recommend shifting to Bermuda from Zoysia. We also are exploring ways to keep golf carts and bikes off the turf and blocking drainage grates so that the kids do not trip in them.

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. This is ongoing as trees have begun new growth with spring and are encroaching again on signs we have already fixed.

(Continued)



Date of report 5/21/2025

Submitted by: Kim Fatuch

Ongoing Projects

- Sponsorships will be added to the May agenda for review
- Will finalize quote process for permanent lighting and décor throughout the development

April Events

4.4.25 – BIZA Quintet

- The Bartram Jazz Quintet will be regaling us with their music before heading off to Carnegie Hall.
- Café did over \$6k net during this event

4.6.25 – Rockabilly on the River

- We have partnered with Resident Patrick Kline to host a 1950's themed car show and concert day at the RiverClub Amphitheater.
- There will be roughly 20 cars, Sunset Slush, Mike's Yum Yum food truck, a bounce house and live music by resident Favorite Davis Cook opening for Beau and the Burners.
- We had a great turnout of roughly 130 attendees throughout the event. Great feedback was given by many residents.



4.12.25 - Spring Fling Vendor Market

- We have 53 vendors signed up for the vendor portion.
- We have solidified bounce houses, obstacle courses, an easter egg hunt and pictures with the Easter Bunny for the kids.



4.18.25 – Build-A-Bunny Event

- Resident kids are invited to stuff their own bunny. This is Rivertown's version of the Build-A-Bear franchise.
- This is a limited quantity event with 200 bunnies available.
- This is limited to one bunny per child.



4.26.25 – Community Garage Sale

- One person's trash is another person's treasure. It is time to clean out those winter bins and make a little cash
- All residents are welcome to contribute or sell at the community garage sale
- A registration link was sent out in the eblasts as well as April Newsletter going out on April 1st.

May Events

- 5.2.25 Jeremy Weinglass at the Cafe
 - Jeremy Weinglass will be playing piano in the café again. A resident favorite.
- 5.10.25 Mom's Day Brunch N Bubbly
- Residents are invited to the café for a brunch buffet and local businesses offering pampering services 5.16.25 Barks n Brews
 - Residents and their four-legged family members are invited to an evening just for the four legged ones. This event will have a pet parade, vendors for pets, wine and beer and good tunes.
- 5.17.25 Women's Self Defense Class
 - 40 women and teens are invited to participate in a self-defense class put together by St. Johns County
 - This class is meant to teach women to be more aware of their surroundings and be prepared to protect themselves if necessary
- 5.18.25 Julia Gulia at the Amphitheater
 - Local band has been invited to put on an amazing show for Rivertown residents and their guests.
- 5.24.25 Touch A Truck
 - We have partnered with St. Johns County to bring many emergency vehicles to Rivertown for residents of all ages to check out the many vehicles used for emergency services.
 - This includes cop cars, k9 units, helicopter and more
- 5.26.25 Memorial Day Festivities
 - RiverHouse: British Swim Schools is hosting a pool party meet n greet complete with a DJ and face painter
 - RiverClub: MnN Duo playing at the café. The café will also be offering many specials
 - RiverLodge: Pool Party with DJ Mike and Sunset Slush



RECDD's Café Report

Date of report: 05/21/2025

Submitted by: Richard Losco & Lisa McCormick

Square POS Net Sales were up 1.5% for the month of March @ \$69,376 compared to \$68,349 prior year. Events at the facility included Music Bingo, Trivia, Friday Night Music, Pool Party, and Star Wars Trivia Night. Net sales are up 11% for the quarter ending March 31, 2025, compared to the previous year.

Cost of Goods Sold (Food and Beverage) was 45.4% in the month of March, compared to 38.6% prior year, an increase of 6.8%. We will continue to strive for cost-control management and timing of purchases.

Food & Beverage as % of Revenue:

Target 12-Month % Rate – 40%
Optimal 12-Month % Rate – 35%
Actual March '25 % Rate – 45%

Gross Wages as % of net sales were 25.5% in the month of March, compared to 24.9% prior year, an increase of 0.6%. We achieved our 12-month "Optimal Rate" of 30% due to high sales volume for the month and we hope to continue the trend.

Gross Wages as % of Revenue:

Target 12-Month % Rate – 35%
Optimal 12-Month % Rate – 30%
Actual March '25 % Rate – 26%

We also received the results of the Café Survey that was sent to the residents, and it complements the staff with their overall knowledge regarding specials and drinks, but the survey reflects the operational/execution deficiencies of the Café, of which we are all aware. This includes wait and delivery times and food quality. Review and consideration include:

- Staffing and scheduling based on peak times/holidays/events, training, and volume.
- Hiring experienced personnel
- Maximizing the usage of the "To-Go Window".
- Remodeling kitchen doors for usage of the "To-Go Window"; i.e., swing doors up front.
- Food Trucks
- Pool Service reorganization/delivery modules/systems

Lisa McCormick has done a wonderful job with the challenges she has faced with the overall setup of which she's had to operate structurally and other. The café staff have also worked extremely hard, and we all recognize their efforts!!!

Traffic flow continues to increase monthly with continued streamlining of operations to improve the resident experience. The "To-Go" window will be serving alcoholic beverages to offset some of the wait times in the inside bar area. Again, our spring break operation was extremely successful with Net Sales of \$30,830.36 for the stated period. Revenue projections are still positive and controlling cost will be our focus for the rest of the calendar year. Continued success will be achieved with execution and delivery of food and beverages with price points that can be absorbed by the residents.

We have maximized the capacity of our current space/facility and are continually contemplating ways to improve workflows and services without compromising on quality of product and delivery times. Will keep you updated on our progress.

(Continued)



Date of report: **05/21/2025**

Submitted by: Ken Council & Richard Losco

RiverHouse:

Guest Services Hours:

• Sun, Tues, Wed, Thurs: 11am – 7pm

Fri & Sat: 11am – 9pm

Closed Mondays

Recreational & Lap Pool:

- Open: 30 minutes after sunrise until 30 minutes before sunset
- Lifeguard Hours (Sat & Sun ONLY until Summer Break): 11am 7pm
- Slide: Closed (pending repairs on Rec Pool)
- Rec Pool Repair: Expansion joint damage; full repair was scheduled to begin Sept 2, 2025. Rec Pool is
 closed as the expansion joint is too damaged. Discussing options for a potential short-term fix prior to
 the full project.
- Slide tower repair completed 4/23/25
- Scheduling service call to have the landscaping speaker system inspected. Currently not hearing any music from speakers.

Fitness Center:

- 4am 12am
- Fitness equipment issues (rust, corrosion, upholstery) documented by Commercial Fitness rep on 4/17/25; sent to warranty team

Other Updates:

- Annual Fire Extinguisher Inspection: Completed 5/1/2025
- IAS came out to check the pool sound system & resolved the issue.

RiverClub:

Amenity Hours:

• Sun, Mon, Wed, Thurs: 10am – 9pm

• Fri & Sat: 10am - 10pm

• Closed Tuesdays

Updates:

• Interior & Exterior painting of main building complete

• Scheduling service call with 5 Smooth Stones to repair all connections, and a few landscaping speakers.

RiverLodge:

Amenity Hours (Airnasium, Fireplace Patio, Lounge Area, Lazy River, Volleyball):

• Sun, Mon, Tues, Thurs: 10am – 9pm

• Fri & Sat: 10am - 10pm

• Closed Wednesdays

Water Activity Pool & Staff Hours:

• Sat & Sun ONLY until Summer Break (5/31/25): 10am – 8pm

• Lifeguards: On duty Saturdays & Sundays only until Summer Break

Fitness Center:

4am – 12am

• MoveFit Flooring to install 1" tile rubber flooring in Dumbbell Area 12x12 space.

Other Updates:

RiverHouse Cabana Rentals made prior to the pool expansion joint closing have been relocated to the Lounge seating area at the RiverLodge.

Service Report



Work Order

00803726

Work Order

Number

00803726

Rivers Edge II CDD Account Contact Jason Davidson

Address 73 Shinnecock Drive

Saint Johns, FL 32259

United States

Created Date 5/7/2025

Work Details

Specialist Comments to Customer

Herbicides were applied to shorelines to treat invasive and nuisance vegetation.

The water levels are very low from lack of rain. There is significant erosion on pond 13. Let us know if you need any assistance in sediment removal and shoreline stabilization.

Dye was added to ponds to help reduce light

penetration and suppress growth.

Probiotics were added to select ponds to

improve nutrient control.

Aquatic herbicide was used to treat excessive submersed growth in ponds 12, CR3 & UU. I added more aquatic herbicide with persistance to manage the slender spikerush in pond NN. Algaecide/biocatalyst was used to treat perimeter algae in ponds NN & CR3. There was a 4 foot gator in pond 12.

I reset tripped fountain breakers for pond 7 and 8

West.

Thank you for being a Solitude customer!

Prepared By

KYLE FOLLANSBEE



Work Order 00803726 Work Order

Number

00803726

Contact Jason Davidson Address 73 Shinnecock Drive Saint Johns, FL 32259

Account

United States

Rivers Edge II CDD

Created Date 5/7/2025

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



00803726

Work Order

00803726

Number

Account Rivers Edge II CDD

Contact Jason Davidson

Address 73 Shinnecock Drive

Saint Johns, FL 32259

United States

Greated Bate Grifz020	
Rivers Edge CDD II Pond CR3	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond JJ	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond RC2	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 15	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 13	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 11	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 10	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond RC1	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 12	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 8	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 5	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 7	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 4	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 9	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 3	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 14	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 6	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 2	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 1	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond UU	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond UU	MONITORING
Rivers Edge CDD II Pond UU	LAKE WEED CONTROL
Rivers Edge CDD II Pond UU	ALGAE CONTROL
Rivers Edge CDD II Pond SS	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond SS	MONITORING
Rivers Edge CDD II Pond SS	LAKE WEED CONTROL
Rivers Edge CDD II Pond SS	ALGAE CONTROL
Rivers Edge CDD II Pond NN	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond NN	MONITORING
Rivers Edge CDD II Pond NN	LAKE WEED CONTROL
Rivers Edge CDD II Pond NN	ALGAE CONTROL
Rivers Edge CDD II Pond TT	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond TT	MONITORING
Rivers Edge CDD II Pond TT	LAKE WEED CONTROL



00803726

Work Order

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Number

Account Contact Rivers Edge II CDD

Jason Davidson

Address

73 Shinnecock Drive

Saint Johns, FL 32259

United States

Created Date 5/7/2025	
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



00803726

Work Order

00803726

Number

0120

Account Rivers Edge II CDD

Contact Jason Davidson

Address 73 Shinnecock Drive
Saint Johns, FL 32259

United States

Created Date 5/7/2025		
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	



00803726

Work Order

00803726

Number

Account Rivers Edge II CDD

Contact Jason Davidson

Address 73 Shinnecock Drive

Saint Johns, FL 32259

United States

Created Date 5/7/2025		
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 15		
Rivers Edge CDD II Pond 13		
Rivers Edge CDD II Pond JJ		
Rivers Edge CDD II Pond RC2		
Rivers Edge CDD II Pond KK		
Rivers Edge CDD II Pond CR3		
Rivers Edge CDD II Pond NN		
Rivers Edge CDD II Pond TT		
Rivers Edge CDD II Pond 7		
Rivers Edge CDD II Pond 4		
Rivers Edge CDD II Pond 8		
Rivers Edge CDD II Pond 5		
Rivers Edge CDD II Pond RC1		
Rivers Edge CDD II Pond 12		
Rivers Edge CDD II Pond 11		
Rivers Edge CDD II Pond 10		
Rivers Edge CDD II Pond 9		
Rivers Edge CDD II Pond UU		
Rivers Edge CDD II Pond SS		
Rivers Edge CDD II Pond 1		
Rivers Edge CDD II Pond 6		

Service Report



Work Order Work Order 00803726

Number

00803726

00003720

Account Rivers Edge II CDD

Contact Jason Davidson

Address 73 Shinnecock Drive

Saint Johns, FL 32259

United States

Rivers Edge CDD II Pond 2	
Rivers Edge CDD II Pond 3	
Rivers Edge CDD II Pond 14	



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:	Deputy #	10779		
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD075180			5

ACTIVITY / COMMENTS:

Total Contacts:8 Citations: 1 Warnings:7 Top speed meausred by radar was; , **42MPH onKeystone Corners**, **44MPH on Rivertown Main near Broadleaf**
Responded to residential alarm on Broadleaf Lane



ST JOHNS COUNTY SHERIFF'S OFFICE Statistic Sheet

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

NAME / ID:	Sergeant #1	.0379		
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD076102			4
ACTIVITY / COMMENTS:				
Total Contacts:6 Citations: 3 Warnings:4 Top speed meausred by Radar was, **48 MPH on Orange Branch Trail.				
One criminal citation for no driver's license.				
Multiple rounds of patrols conducted throughout the entire neighborhood.				
RollKall Invoice#: 4841860				



ST JOHNS COUNTY SHERIFF'S OFFICE Statistic Sheet

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

NAME / ID:	Deputy #11319			
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD080125			6

ACTIVITY / COMMENTS:

SJSO25CAD080191, SJSO25CAD080226, SJSO25CAD080236, SJSO25CAD080249, SJSO25CAD080288, SJSO25CAD080315, SJSO25CAD080396

7 traffic stops resulting in 5 written warnings for excessive speed, 1 verbal warning for excessive speed, and 1 verbal warning for failure to yield right of way. Also received a walk-up complaint of a juvenile trying to "hitchhike" at the Orange Branch Trail Roundabout however was unable to locate said juvenile.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 4828550



ST JOHNS COUNTY SHERIFF'S OFFICE Stat Sheet

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

Deputy #10779		
OURS		

ACTIVITY / COMMENTS:

	Total Contacts:6 Citations: 1	Warnings:3 Top speed meausred by radar was;	, **42MPH onKeystone Corners**
l			
1			



ST JOHNS COUNTY SHERIFF'S OFFICE Statistic Sheet

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

NAME / ID:	D/S. #11319			
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD091179			6

ACTIVITY / COMMENTS:

SJSO25CAD091187, SJSO25CAD091239, SJSO25CAD091211, SJSO25CAD091276, SJSO25CAD091323, SJSO25CAD091344, SJSO25CAD091373, SJSO25CAD091404

8 written warnings for excessive speed, 1 verbal warning for no proof of insurance. Walk up complaint referencing juveniles on ATV's however was unable to locate.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1342212



ST JOHNS COUNTY SHERIFF'S OFFICE Statistic Sheet

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

NAME / ID:	Sergeant #	‡10379		
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD065487			4
ACTIVITY / COMMENTS:				
Total Contacts:5 Citations:1 Warnings				
Stopped a juvenile on an e-bike who wa a helmet until he was 16 years old per F		Juvenile was e	explained he v	was required to wear
Multiple rounds of patrols conducted th	roughout the entire neig	hborhood.		
RollKall Invoice#: 4928950				



A.

MINUTES OF MEETING RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rivers Edge II Community Development District was held on Wednesday, April 16, 2025 at 9:26 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

D.J. Smith Chairman
Jason Thomas Vice Chairman
Jarrett O'Leary Supervisor
Donna WeMett Supervisor
James Reid Supervisor

Also present were:

Corbin deNagy District Manager
Lauren Gentry by phone District Counsel
Mary Grace Henley District Counsel
Jeff Mason District Engineer
Richard Losco General Manager

Jason DavidsonRegional General ManagerKevin McKendreeField Operations ManagerBlake DoughertyYellowstone LandscapeMalcolm SantosYellowstone LandscapeKim FatuchAssistant General Manager

Ken Council Amenity Manager

Several Residents

The following is a summary of the discussions and actions taken at the April 16, 2025 meeting.

FIRST ORDER OF BUSINESS Roll Call

Mr. deNagy called the meeting to order at 9:26 a.m. and called the roll.

SECOND ORDER OF BUSINESS Public Comment

A resident asked if there is any future development planned for the property across from Longleaf. He also asked if the CDD 2 map can be updated.

Mr. Mason responded that the map can be updated.

Mr. Smith responded that he does not know what development will be allowed for the property across the street at this time.

THIRD ORDER OF BUSINESS Staff Reports

A. Landscape Maintenance – Monthly Report

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

Ms. WeMett stated that the section of grass in the common area at Mistflower and Keystone Corners was dying.

Mr. Santos responded that the area has been fixed, and he has been watering that section. That area does not have irrigation.

In the CDD 3 meeting Mr. Smith stated that neither CDD 2 nor CDD 3 would pay for turf damaged due to a directive from CDD 1 to reduce irrigation costs.

B. District Engineer

Mr. Mason stated that the county requires a modified construction plan be submitted for approval for additional signage at the Manor just north of the Watersong entrance to direct golf carts through the Manor in order to keep golf carts from traveling on Keystone past Watersong.

C. District Counsel

Ms. Henley updated the Board on the bills moving through the legislative session that would affect special districts, including one proposing to increase sovereign immunity limits over time and another that would shift responsibility for damage due to a fallen tree to the property owner from which the tree fell.

D. District Manager – Overview of the Fiscal Year 2026 Budget

Mr. deNagy informed the Board that he will bring a proposed budget to the next meeting for approval. The Board will have two months to refine that budget before it's adopted at the August meeting.

E. General Manager - Monthly Operations and Pond Reports

Copies of the monthly reports were included in the agenda package. Mr. Losco reported that the interior painting of the RiverClub facility has been completed, and they are now

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working on the exterior. The new patio ceilings will be installed shortly. The Florida Wildlife Commission has indicated the derelict sailboat is in the court system for removal. A survey has been submitted for resident feedback on the booths for the RiverClub. The resodding for the Settlement neighborhood park should be completed in the next two months.

- Ms. WeMett asked about the status of the golf cart path map.
- Mr. Mason responded that he would follow up and get back to her.
- Mr. Reid asked about the survey for the booths as he had not yet seen it.
- Ms. Fatuch responded that it was posted on the Facebook page, and the overwhelming response was to keep the booths as they are.
- Mr. Reid stated that he's not a fan of the booths as they cannot be moved to accommodate larger teams for the trivia like the tables can or to make more space for the DJ. He also asked if there has been discussion about updating or replacing the bar.
 - Ms. Fatuch responded that there has not.
- Mr. Reid stated that there seems to be water damage at the base of the bar, so it may need to be addressed soon. Water tends to puddle in the floor as the drains are too high. He recommended expanding the bar so the storage room is behind the bar, which may require removing two booths.

FOURTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Minutes of the March 19, 2025 Meeting
- B. Financial Statements as of February 28, 2025
- C. Check Register

Copies of the minutes, the financial statements, and the check register totaling \$201,044.51 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 Requests

A. Addendum to Pond Maintenance Contract for Pond 96

Mr. Losco presented a cost share request for adding pond 96 within CDD 3 to the pond maintenance contract for a total of \$852 per year. Rivers Edge II's portion of the cost share would be \$282.95 per year.

On MOTION by Mr. Reid seconded by Mr. Smith with all in favor the cost share request to add pond 96 to the pond maintenance contract was approved.

B. Replacement of Umbrellas and Bases at the RiverClub Pool

Mr. Losco presented a cost share request to replace 15 umbrellas and bases at the RiverClub pool. Two proposals were provided, one totaling \$14,895.95 from Fiberbuilt, and the other totaling \$14,540 from Southern Breeze. Both have similar warranties.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proportionate cost share for the proposal from Southern Breeze to replace the umbrellas and bases at the RiverClub was approved subject to CDDs 1 and 3 approving the same.

C. Installation of Water Fountain in the River House Gym

Mr. Losco presented a cost share request to install a water fountain in the River House gym. Two proposals were provided, one totaling \$5,200 from Affordable Plumbing, and the other totaling \$10,175 from Rolland Reash Plumbing. Both have similar warranties. Currently, Crystal Water is delivering water jugs for an average cost of \$631.08 per month, so an estimated savings of \$7,500 per year is expected around eight months after the fountain is installed.

On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor the proportionate cost share for the proposal from Affordable Plumbing to install a water fountain was approved subject to CDDs 1 and 3 approving the same.

FIFTH ORDER OF BUSINESS Consideration of Funding Request Nos. 65 and 66

Copies of funding request number 65 totaling \$17,512.86 and number 66 totaling \$600,000 were included in the agenda package for the Board's review. Mr. deNagy noted funding request number 66 is for advance funding to get through the next few months.

Mr. Reid stated that Yellowstone invoice numbers 801798 and 801799 appear both under the funding request 65 and the seventh order of business for the aged Yellowstone invoices so he wants to ensure they do not get paid twice.

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Mr. deNagy stated that the accounting system will provide a warning if a duplicate invoice number gets entered.

Ms. Henley suggested considering the aged invoices prior to approving the funding requests.

Mr. deNagy presented three invoices from Yellowstone totaling \$4,350, \$1,039, and \$1,844 that were found to have not been paid. Given that they are older than 120 days, they require board approval.

On MOTION by Mr. Reid seconded by Mr. Smith with all in favor Yellowstone invoices 797631, 801798, and 801790 were approved.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor funding request numbers 65 and 66 were approved.

SEVENTH ORDER OF BUSINESS Consideration of Aged Yellowstone Invoices

This item was taken earlier in the meeting.

EIGHTH ORDER OF BUSINESS Supervisor Requests

Ms. WeMett thanked Vesta for opening the RiverClub café on Monday for the Florida Gators National Championship game.

NINTH ORDER OF BUSINESS Audience Comments

Sheila Cabalerro echoed Ms. WeMett's thanks to Vesta for opening the RiverClub for the National Championship game.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – May 21, 2025 at 9:00 a.m. at the RiverHouse

ELEVENTH ORDER OF BUSINESS Adjournment

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

April 16, 2025	Rivers Edge II CD
Secretary/Assistant Secretary	Chairman/Vice Chairman



Community Development District

Unaudited Financial Reporting March 31, 2025



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

		General Fund	i	Debt Service Fund	Ca	pital Reserve Fund	Сар	ital Project Fund	Gov	Totals vernmental Funds
Assets:										
Cash:										
Operating Account	\$	256,056	\$	-	\$	4,251	\$	-	\$	260,307
Assessments Receivable		23,777		78,657		-		-		102,434
Due from Other		5,569		-		-		-		5,569
Due from DS 2020		-		21,575		-		-		21,575
Due from Vesta - Café		166,595		-		-		-		166,595
Due from General Fund		-		39,878		-		-		39,878
Due from Capital Project Fund Series 2020		-		-		-		1,138		1,138
Investments:										
State Board of Administration (SBA)		5,516		-		61		-		5,577
Custody		259,521		-		-		-		259,521
<u>Series 2020</u>										
Reserve		-		231,265		-		-		231,265
Revenue		-		634,668		-		-		634,668
Prepayment		-		11,516		-		-		11,516
Construction		-		-		-		6,079		6,079
<u>Series 2021</u>										
Reserve		-		275,181		-		-		275,181
Revenue		-		488,561		-		-		488,561
Construction		-		-		-		1,995		1,995
Prepaid Expenses		6,106		-		-		-		6,106
Deposits		16,840		-		-		-		16,840
Total Assets	\$	739,981	\$	1,781,300	\$	4,311	\$	9,213	\$	2,534,805
Liabilities:										
Accounts Payable	\$	2,540	\$	-	\$	-	\$	-	\$	2,540
Accrued Expenses		11,174		-		-		-		11,174
Due to DS 2021		39,878		21,575		-		-		61,453
Due to Vesta - Café		18,436		-		-		-		18,436
Due to Mattamy		360		-		-		-		360
Due to Capital Project Fund Series 2021		-		-		-		1,138		1,138
Total Liabilities	\$	72,388	\$	21,575	\$	-	\$	1,138	\$	95,101
Fund Balance:				·						
Nonspendable:										
Prepaid Items	\$	6,106	\$	_	\$	_	\$	-	\$	6,106
Deposits	Ψ	16,840	Ψ	_	Ψ	_	Ψ	_	Ψ	16,840
Restricted for:		10,010								10,010
Debt Service - Series		-		1,759,725		_		_		1,759,725
Capital Project - Series		-		-		-		8,075		8,075
Assigned for:										-,
Capital Reserve Fund		-		-		4,311		-		4,311
Unassigned		644,647		-		-		-		644,647
Total Fund Balances	\$	667,593	\$	1,759,725	\$	4,311	\$	8,075	\$	2,439,704
m . I to leave on the l		730.004		4.504.000	4	1011		0.040		0.501.055
Total Liabilities & Fund Balance	\$	739,981	\$	1,781,300	\$	4,311	\$	9,213	\$	2,534,805

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Pro	rated Budget		Actual		
	Budget		ru 03/31/25	Th	ru 03/31/25	1	/ariance
B							
Revenues:							
Special Assessments - Tax Roll	\$ 1,055,360	\$	1,055,360	\$	1,040,689	\$	(14,671)
Special Assessments - Direct Bill	185,789		185,789		185,789		-
Developer Contributions	1,286,220		253,272		253,272		-
Café Gross Sales	517,856		258,928		341,767		82,839
Special Events	-		-		-		-
Miscellaneous Income	5,000		2,500		700		(1,800)
Insurance Proceeds	-		-		52,859		52,859
Interest	5,000		2,500		4,588		2,088
Cost Share Amenity - Rivers Edge III	-		-		3,896		3,896
Total Revenues	\$ 3,055,225	\$	1,758,349	\$	1,883,561	\$	125,212
Expenditures:							
General & Administrative:							
Con amino Para		.		*	1 000	.	(1.000)
Supervisor Fees	\$ -	\$	-	\$	1,800	\$	(1,800)
FICA Expense	-		-		138		(138)
District Engineering	15,000		7,500		3,379		4,121
District Counsel	30,000		15,000		11,850		3,150
District Management	39,326		19,663		19,663		(0)
Construction Accounting	3,710		1,855		-		1,855
Assessment Roll Administration	5,618		5,618		5,618		-
Dissemination Agent	5,618		2,809		3,009		(200)
Information Technology	2,022		1,011		1,011		0
Website Administration Annual Audit	1,348 5,000		674		674		0
	,		- -		-		- -
Trustee Fees	10,000		5,000		-		5,000
Arbitrage Rebate	1,200 200		100		35		65
Telephone Postage & Deleivery	500		500		522		(22)
Printing & Binding	250		125		177		(52)
Insurance General Liability	7,961		7,961		7,745		216
Legal Advertising	2,500		1,250		2,031		(781)
Other Current Charges	500		250		10		240
Office Supplies	150		75		4		71
Dues, Licenses & Subscriptions	175		175		175		-
Total General & Administrative	\$ 131,079	\$	69,566	\$	57,841	\$	11,725
Operations & Maintenance							
Ground Maintenance:							
Cost Share Landscaping - Rivers Edge	\$ 801,623	\$	400,812	\$	400,812	\$	(0)
Field Operations Management (Vesta)	39,438		19,719		19,719		-
Landscape Maintenance	424,716		212,358		210,537		1,821
Lake Maintenance	23,000		11,500		13,988		(2,488)
Landscape Contingency	80,000		40,000		32,135		7,865
Irrigation Repairs and Replacement	37,000		18,500		25,149		(6,649)
Irrigation Water Use	70,000		35,000		24,349		10,651
Streetlighting	28,000		14,000		13,394		606
Subtotal Cround Maintenance	 1 502 777		751 000		740.002		11 006

\$ 1,503,777 \$ 751,889 \$ 740,083 \$ 11,806

Subtotal Ground Maintenance

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pro	rated Budget		Actual		
		Budget	Thr	u 03/31/25	Th	ru 03/31/25	1	Variance
Amenity Center - River Club:								
Cost Share Amenity - Rivers Edge	\$	88,478	\$	44,239	\$	44,239	\$	(0)
General Manager (Vesta)		46,793		23,397		24,148		(752)
Amenity Manager (Vesta)		29,632		14,816		14,816		0
Maintenance Service (Vesta)		103,123		51,562		51,561		0
Lifestyle Director (Vesta)		43,329		21,665		21,665		-
Facilities Attendant (Vesta)		113,852		56,926		56,926		(0)
Security Monitoring		5,000		2,500		210		2,290
Telephone		12,721		6,360		7,108		(748)
Insurance		78,540		78,540		73,323		5,217
Pool Chemicals (Poolsure)		10,000		5,000		6,784		(1,784)
Janitorial Services (Vesta)		32,875		16,438		16,437		0
Access Cards		3,500		1,750		-		1,750
Window Cleaning		3,500		1,750		-		1,750
Natural Gas		4,000		2,000		2,468		(468)
Electric		28,000		14,000		12,360		1,640
Water & Sewer		17,000		8,500		7,026		1,474
Repair and Replacements		75,000		37,500		66,623		(29,123)
Refuse		20,000		10,000		13,319		(3,319)
Pest Control		1,920		960		1,104		(144)
License & Permits		1,000		500		-		500
Other Current		500		250		-		250
Special Events		30,000		15,000		13,380		1,620
Holiday Decorations		23,000		11,500		14,150		(2,650)
Office Supplies & Postage		750		375		295		80
Contingency		5,000		2,500		-		2,500
Subtotal Amenity Center - River Club	\$	777,513	\$	428,026	\$	447,943	\$	(19,917)
<u>Café Operations:</u>								
Café-Cost of Goods Sold	\$	239,259	\$	119,630	\$	128,265	\$	(8,635)
Café-Labor		241,176		120,588		179,216		(58,628)
Café-Bank Fees		22,631		11,315		13,877		(2,562)
Other Expenses related to Café Operations		2,550		1,275		275		1,000
Café Management		12,240		6,120		-		6,120
Subtotal Café Operations	\$	517,856	\$	258,928	\$	321,633	\$	(62,705)
•		·		, , , , , , , , , , , , , , , , , , ,		<u>, </u>	-	, ,
Total Operations & Maintenance	\$	2,799,146	\$	1,438,843	\$	1,509,659	\$	(70,816)
Total Expenditures	\$	2,930,225	\$	1,508,409	\$	1,567,500	\$	(59,091)
Excess (Deficiency) of Revenues over Expenditures	\$	125,000	\$	249,939	\$	316,060	\$	184,303
Other Financina Sources/(Uses):			¥				Ψ	
,,,,	*	125.000	.	25.000	*	25.000	.	
Capital Reserve Funding	\$	125,000	\$	25,000	\$	25,000	\$	-
Total Other Financing Sources/(Uses)	\$	125,000	\$	25,000	\$	25,000	\$	-
Net Change in Fund Balance	\$	0	\$	224,939	\$	291,060	\$	184,303
Fund Balance - Beginning	\$	-			\$	376,533		
Fund Balance - Ending	\$	0			\$	667,593		

Community Development District Month to Month

Revenues: Special Assessments - Tax Roll Special Assessments - Direct Bill Developer Contributions Café Gross Sales Miscellaneous Income	\$ Oct - \$ 34,310	Nov 502,823 \$	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Special Assessments - Tax Roll Special Assessments - Direct Bill Developer Contributions Café Gross Sales	\$	502.823 \$											
Special Assessments - Direct Bill Developer Contributions Café Gross Sales	\$	502.823 \$											
Developer Contributions Café Gross Sales	34,310	· ,	348,849 \$	- \$	165,239 \$	23,777 \$	- \$	- \$	- \$	- \$	- \$	- \$	1,040,6
Café Gross Sales		151,480	-	-	-	-	-	-	-	-	-	-	185,
	-	253,272	-	-	-	-	-	-	-	-	-	-	253,
	52,537	46,717	49,179	45,452	55,386	92,497	-	-	-	-	-	-	341,
	155	25	395	40	55	30	-	-	-	-	-	_	
nsurance Proceeds	-	_	-	52,859	-	-	-	-	-	-	-	_	52,
nterest	191	107	414	1,344	1,077	1,454	-	-	-	-	-	_	4
Cost Share Amenity - Rivers Edge III	3,896	-	-	-	-	-	-	-	-	-	-	-	3
Total Revenues	\$ 91,089 \$	954,424 \$	398,837 \$	99,694 \$	221,758 \$	117,758 \$	- \$	- \$	- \$	- \$	- \$	- \$	1,883
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ - \$	- \$	- \$	800 \$	400 \$	600 \$	- \$	- \$	- \$	- \$	- \$	- \$	1,
TCA Expense	-	-	-	61	31	46	-	-	-	-	-	-	
District Engineering	2,481	125	648	-	125	_	_	-	-	-	-	_	3
district Counsel	2,002	3,263	2,309	1,989	2,287	_	_	-	-	-	-	_	11
listrict Management	3,277	3,277	3,277	3,277	3,277	3,277	_	_	_	_	_	_	19
onstruction Accounting	3,277	3,277	3,277	-		3,277							1.
ssessment Roll Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5
	668	468	468	468	468	468	-	-	-	-	-	-	3
dissemination Agent							-	-	-	-	-	-	
nformation Technology	169	169	168	169	169	169	-	-	-	-	-	-	1
Vebsite Administration	112	112	112	112	112	112	-	-	-	-	-	-	
nnual Audit	-	-	-	-	-	-	-	-	-	-	-	-	
rustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	
arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	
Celephone Celephone	1	4	-	20	4	6	-	-	-	-	-	-	
Postage & Deleivery	64	216	60	55	48	78	-	-	-	-	-	-	
rinting & Binding	24	7	80	21	13	32	-	-	-	-	-	-	
nsurance General Liability	7,745	-	-	-	-	-	-	-	-	-	-	-	7
egal Advertising	1,080	-	951	-	-	-	-	-	-	-	-	-	2
Other Current Charges	-	-	10	-	-	-	-	-	-	-	-	-	
Office Supplies	1	0	0	0	1	1	-	-	-	-	-	-	
Oues, Licenses & Subscriptions	175	-	-	-	=	=	-	-	=	-	-	-	
otal General & Administrative	\$ 23,418 \$	7,641 \$	8,084 \$	6,974 \$	6,935 \$	4,789 \$	- \$	- \$	- \$	- \$	- \$	- \$	57,
Operations & Maintenance													
Ground Maintenance:													
Cost Share Landscaping - Rivers Edge	\$ 66,802 \$	66,802 \$	66,802 \$	66,802 \$	66,802 \$	66,802 \$	- \$	- \$	- \$	- \$	- \$	- \$	400
ield Operations Management (Vesta)	3,287	3,287	3,287	3,287	3,287	3,287	-	-	-	-	-	-	19
andscape Maintenance	35,089	35,089	35,089	35,089	35,089	35,089	=	=	=	=	=	-	210
ake Maintenance	1,787	1,787	2,273	1,787	1,787	4,567	-	-	-	-	-	-	13
andscape Contingency	3,440	1,780	11,515	2,225	13,175	-	-	-	-	-	-	-	32
rrigation Repairs and Replacement	4,775	-	3,648	1,612	15,114	-	-	-	-	-	-	-	25
rigation Water Use	4,563	7,451	6,245	3,113	1,753	1,225	-	-	-	-	-		24
treetlighting	1,928	1,917	2,235	2,501	2,592	2,221	-	-	-	-	-	-	13
Subtotal Ground Maintenance	\$ 121,671 \$	118,113 \$	131,095 \$	116,416 \$	139,598 \$	113,191 \$	- \$	- \$	- \$	- \$	- \$	- \$	740

Community Development District Month to Month

		0ct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center - River Club:														
Cost Share Amenity - Rivers Edge	\$	7,373 \$	7,373 \$	7,373 \$	7,373 \$	7,373 \$	7,373 \$	- \$	- \$	- \$	- \$	- \$	- \$	44,239
General Manager (Vesta)		4,018	3,899	4,130	4,044	4,030	4,027	-	-	-	-	-	-	24,148
Amenity Manager (Vesta)		2,469	2,469	2,469	2,469	2,469	2,469	-	-	-	_	-	-	14,816
Maintenance Service (Vesta)		8,594	8,594	8,594	8,594	8,594	8,594	-	-	-	_	-	-	51,561
Lifestyle Director (Vesta)		3,611	3,611	3,611	3,611	3,611	3,611	-	-	-	-	-	-	21,665
Facilities Attendant (Vesta)		18,081	894	9,488	9,488	9,488	9,488	-	-	-	_	-	-	56,926
Security Monitoring		-	-	105	-	-	105	-	-	-	-	-	-	210
Telephone		1,147	1,148	1,148	1,148	1,211	1,306	-	-	-	-	-	-	7,108
Insurance		73,323	· -				· -	-	-	-	-	-	-	73,323
Pool Maintenance (Vesta)		-	-	=	=	=	-	-	-	-	-	=	=	
Pool Chemicals (Poolsure)		1,103	1,103	1,103	1,158	1,158	1,158	-	-	-	-	=	=	6,784
Janitorial Services (Vesta)		2,740	2,740	2,740	2,740	2,740	2,740	-	-	-	-	-	-	16,437
Access Cards			· -				· -	-	-	-	-	-	-	
Window Cleaning		-	-	-	-	-	-	-	-	-	-	-	-	
Natural Gas		333	364	421	452	379	517	-	-	-	_	-	-	2,468
Electric		1,908	1,825	1,947	2,479	2,315	1,885	-	-	-	_	-	-	12,360
Water & Sewer		778	1,580	1,357	1,122	1,101	1,087	-	-	-	-	-	-	7,026
Repair and Replacements		1,373	2,806	25,816	21,684	11,969	2,974	-	-	-	_	-	-	66,623
Refuse		2,042	2,042	2,028	2,025	2,604	2,579	-	-	-	_	-	-	13,319
Pest Control		119	119	500	122	122	122	-	-	-	_	-	-	1,104
License & Permits		-	_	_	_	_	_	-	-	_	_	_	-	
Other Current		-	_	-	-	-	_	-	-	_	-	_	-	_
Special Events		4,022	_	225	5,783	800	2,550	-	-	_	_	_	-	13,380
Holiday Decorations		2,830	_		11,320	_	_,	_	_	_	_	_	_	14,150
Office Supplies & Postage		295	_	-	-	-	_	-	-	_	-	_	-	295
Contingency			-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center - River Club	\$	136,158 \$	40,567 \$	73,055 \$	85,611 \$	59,965 \$	52,586 \$	- \$	- \$	- \$	- \$	- \$	- \$	447,943
Café Operations:														
Café-Cost of Goods Sold	\$	23,605 \$	17,213 \$	17,627 \$	17,758 \$	20,595 \$	31,467 \$	- \$	- \$	- s	- \$	- \$	- \$	128,265
Café-Labor	3	30,306	27,936	26,825	30,467	28,505	35,176	- 3	- 3	- 3	- 3	- 3	- 3	179,216
Café-Bank Fees		2,233	1,777	2,922	1,851		2,920	-	-	-	-	-	-	13,877
		2,233	1,///	2,922		2,175	2,920	-	-	-	-	-	-	
Other Expenses related to Café Operations		-	-	-	275	-	-	-	-	-	-	-	-	275
Café Management		-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Café Operations	\$	56,144 \$	46,926 \$	47,375 \$	50,350 \$	51,276 \$	69,563 \$	- \$	- \$	- \$	- \$	- \$	- \$	321,633
Total Operations & Maintenance	\$	313,973 \$	205,605 \$	251,525 \$	252,378 \$	250,839 \$	235,340 \$	- \$	- \$	- \$	- \$	- \$	- \$	1,509,659
Total Expenditures	\$	337,391 \$	213,247 \$	259,609 \$	259,352 \$	257,774 \$	240,128 \$	- \$	- \$	- \$	- \$	- \$	- \$	1,567,500
								•			· · ·		· · ·	
Excess (Deficiency) of Revenues over Expenditures	\$	(246,302) \$	741,178 \$	139,229 \$	(159,657) \$	(36,017) \$	(122,370) \$	- \$	- \$	- \$	- \$	- \$	- \$	316,060
Other Financing Sources/Uses:														
Capital Reserve Funding	\$	- \$	- \$	- \$	25,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	25,000
Total Other Financing Sources/Uses	\$	- \$	- \$	- \$	25,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	25,000

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 03/31/25	Thr	u 03/31/25	,	Variance
Revenues:							
Special Assessments - Tax Roll	\$ 462,928	\$	462,928	\$	452,878	\$	(10,050)
Prepayments	-		-		11,217		11,217
Interest Income	5,000		5,000		13,347		8,347
Total Revenues	\$ 467,928	\$	467,928	\$	477,442	\$	9,514
Expenditures:							
Interest - 11/1	\$ 163,321	\$	163,321	\$	163,321	\$	-
Principal Prepayment - 11/1	-		-		5,000		(5,000)
Principal Prepayment - 2/1	-		-		5,000		(5,000)
Interest - 2/1	-		-		61		(61)
Interest - 5/1	163,321		-		-		-
Principal - 5/1	130,000		-		-		-
Total Expenditures	\$ 456,643	\$	163,321	\$	173,383	\$	(10,061)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,285	\$	304,606	\$	304,059	\$	(547)
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 11,285	\$	304,606	\$	304,059	\$	(547)
Fund Balance - Beginning	\$ 318,060			\$	562,162		
Fund Balance - Ending	\$ 329,345			\$	866,221		

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual	
	Budget	Thr	u 03/31/25	Th	ru 03/31/25	Variance
Revenues:						
Special Assessments - Tax Roll	\$ 305,842	\$	305,842	\$	300,111	\$ (5,730)
Special Assessments - Direct Bill	245,810		245,810		245,811	1
Prepayments	-		-		873,878	873,878
Interest Income	5,000		5,000		21,052	16,052
Total Revenues	\$ 556,652	\$	556,652	\$	1,440,853	\$ 884,201
Expenditures:						
Interest - 11/1	\$ 168,220	\$	168,220	\$	167,945	\$ 275
Principal Prepayment - 11/1	-		-		5,000	(5,000)
Principal Prepayment - 2/1	-		-		875,000	(875,000)
Interest - 2/1	-		-		7,921	(7,921)
Interest - 5/1	168,220		-		-	-
Principal - 5/1	215,000		-		-	-
Total Expenditures	\$ 551,440	\$	168,220	\$	1,055,866	\$ (887,646)
Excess (Deficiency) of Revenues over Expenditures	\$ 5,212	\$	388,432	\$	384,986	\$ (3,446)
Other Financing Sources/(Uses):						
Transfer In/(Out)	\$ -	\$	-	\$	-	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$ -
Net Change in Fund Balance	\$ 5,212	\$	388,432	\$	384,986	\$ (3,446)
Fund Balance - Beginning	\$ 241,052			\$	508,518	
Fund Balance - Ending	\$ 246,264			\$	893,504	

Rivers Edge II Community Development District

Statement of Revenues and Expenditures

Capital Projects Funds

Description	S	E 2020	SE 2021
Revenues			
Interest	\$	135	\$ 44
Transfer In		-	-
Total Revenues	\$	135	\$ 44
Expenditures			
Capital Outlay	\$	-	\$ -
Transfer Out		-	-
Total Expenditures	\$	-	\$ -
Excess Revenues (Expenditures)	\$	135	\$ 44
Beginning Fund Balance	\$	4,806	\$ 3,089
Ending Fund Balance	\$	4,941	\$ 3,133

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted I		Prora	ated Budget		Actual	
		Budget	Thru	03/31/25	Thi	ru 03/31/25	Variance
Revenues							
Capital Reserve Funding	\$	125,000	\$	25,000	\$	25,000	\$ -
Developer Contributions		-		-		-	-
Interest		1,000		417		802	385
Total Revenues	\$	126,000	\$	25,417	\$	25,802	\$ 385
Expenditures:							
Repair and Replacements	\$	50,000	\$	25,000	\$	23,408	\$ 1,592
Capital Outlay		-		-		161,016	(161,016)
Total Expenditures	\$	50,000	\$	25,000	\$	184,424	\$ (159,424)
Excess (Deficiency) of Revenues over Expenditures	\$	76,000	\$	417	\$	(158,622)	\$ 159,809
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$	-	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$		\$	-	\$		\$ -
Net Change in Fund Balance	\$	76,000			\$	(158,622)	
Fund Balance - Beginning	\$	193,794			\$	162,933	
Fund Balance - Ending	\$	269,794			\$	4,311	

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 Is	suance
Reserve Fund Requirement	\$	231,265	
Reserve Fund Balance		231,265	
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
Less: February 1, 2025 (Prepayment)			(5,000)
Current Bonds Outstanding		\$	6,590,000

Series 2021, Capital	Improvement Revenue Bonds				
Interest Rate:	2.47	7% - 3.75%			
Maturity Date:	5/1/2051				
Reserve Fund Definition	50% of Maximum	Annual Debt	at Iss	suance	
Reserve Fund Requirement	\$	275,181			
Reserve Fund Balance		275,181			
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)	
Less: February 1, 2025 (Prepayment)				(875,000)	
Current Bonds Outstanding			\$	8.380.000	

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

		ASSESSED				
		SERIES 2020	SERIES 2021			
		DEBT INVOICED	DEBT INVOICED		TOTAL NVOICED	
ASSESSED TO	# UNITS	NET	NET	FY25 O&M	NET	
MATTAMY	552	-	159,510.14	68,619.00	228,129.14	
TOLL	100	-	86,300.36	117,170.26	203,470.62	
TOTAL DIRECT BILLS	652	-	245,810.50	185,789.26	431,599.76	
NET REVENUE TAX ROLL	831	459,262.58	304,342.40	1,055,360.37	1,818,965.35	
TOTAL REVENUE	1,483	459,262.58	550,152.90	1,241,149.63	2,250,565.11	

		RECEIVED		
				BALANCE DUE /
SERIES 2020	SERIES 2021			(DISCOUNTS
DEBT PAID	DEBT PAID	O&M PAID	TOTAL PAID	NOT TAKEN)
-	159,510.14	68,618.99	228,129.13	0.01
-	64,725.27	117,170.26	181,895.53	21,575.09
-	224,235.41	185,789.25	410,024.66	21,575.10
452,877.99	300,111.48	1,040,688.94	1,793,678.41	25,286.94
452,877.99	524,346.89	1,226,478.19	2,203,703.07	46,862.04

DIRECT BILL PERCENT COLLECTED	0.00%	91.22%	100.00%	95.00%
TAX ROLL PERCENT COLLECTED	98.61%	98.61%	98.61%	98.61%
TOTAL PERCENT COLLECTED	98.61%	95.31%	98.82%	97.92%

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

SUMMARY OF TAX ROLL RECEIPTS							
		SERIES 2020	SERIES 2021				
ST JOHNS COUNT DIST.	DATE	DEBT	DEBT	O&M	TOTAL AMOUNT		
1	11/5/2024	1,914.81	1,268.90	4,400.13	7,583.84		
2	11/15/2024	16,376.61	10,852.39	37,632.55	64,861.54		
3	11/20/2024	22,341.24	14,805.01	51,338.96	88,485.22		
4	12/6/2024	35,939.05	23,815.96	82,585.99	142,341.00		
5	12/19/2024	142,242.65	94,260.82	326,865.86	563,369.33		
6	1/9/2025	150,817.74	99,943.34	346,570.95	597,332.03		
INTEREST	1/13/2025	991.51	657.05	2,278.44	3,927.00		
7	2/20/2025	71,907.15	47,651.16	165,238.72	284,797.03		
8	4/8/2025	9,857.40	6,532.27	22,651.77	39,041.44		
INTEREST	4/14/2025	489.82	324.59	1,125.57	1,939.98		
		-	-	-			
		-	-	-			
		-	-	-			
		-	-	-			
		-	-	-			
		-	-	-			
TOTAL TAX ROLL RECEIPTS		452,877.99	300,111.48	1,040,688.94	1,793,678.41		

C.

Community Development District

Check Run Summary March 31, 2025

Fund	Date	Check No.		Amount
General Fund	2 /12 /25	50000 F0000	ф	260.40
Payroll	3/12/25 3/21/25	50008-50009 500010	\$	369.40 184.70
		Sub-Total	\$	554.10
General Fund Accounts Payable	3/17/25 3/27/25	1921-1952 1953-1964	\$	186,740.81 10,188.04
		Sub-Total	\$	196,928.85
Capital Reserve Fund Accounts Payable	3/17/25	17	\$	5,258.00
		Sub-Total	\$	5,258.00
Total			\$	202,740.95

RED2 RIVERS EDGE II DLAUGHLIN

CHECK DATE	184.70 3/12/2025	3/12/2025
CHECK	184.70	184.70
EMPLOYEE NAME	DONNA L WEMETT	JAMES M REID JR
EMP #	П	
CHECK #	50008	1 1 1 1 1 1 1 1 1 1 1 1

369.40

TOTAL FOR REGISTER

RUN 3/12/25 PAGE

PAYROLL CHECK REGISTER

PR300R

Attendance Sheet

District Name: Rivers Edge II CDD – Joint Workshop

Board Meeting Date: February 19, 2025 Workshop

	Name	In Attendance	Fee
1	DJ Smith Chairman		
2	Jason Thomas Vice Chairman		
3	Jarrett O'Leary Assistant Secretary		
4	Donna WeMett Assistant Secretary	✓	YES - \$200
5	James Reid Assistant Secretary	✓	YES - \$200

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

RED2 RIVERS EDGE II DLAUGHLIN

П]
3/21/25 PAGE	CHECK DATE	184.70 3/21/2025
RUN	CHECK	184.70
PAYROLL CHECK REGISTER	EMPLOYEE NAME	DONNA L WEMETT
	EMP #	1
PR300R	CHECK #	50010

184.70

TOTAL FOR REGISTER

Attendance Sheet

District Name: Rivers Edge II CDD

Board Meeting Date: March 19, 2025 Meeting

	Name	In Attendance	Fee
1	DJ Smith Chairman		N/A
2	Jason Thomas Vice Chairman		N/A
3	Jarrett O'Leary Assistant Secretary		N/A
4	Donna WeMett Assistant Secretary		YES - \$200
5	James Reid Assistant Secretary		YES - \$200

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

Approved for Payment:	
/lln/	3/20/2025
District Manager Signature	Date'

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/14/25 PAGE 1
*** CHECK DATES 03/01/2025 - 03/31/2025 *** RIVERS EDGE II - GENERAL FUND

*** CHECK DATES 03/01/2025 - 03/31/2025 ***	RIVERS EDGE II - GENERAL FUND BANK A RIVERS EDGE II CDD			
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACC	O VENDOR NAME CT# SUB SUBCLASS	STATUS	AMOUNT	CHECK
3/17/25 00112 2/14/25 RTRC160- 202502 320-57: RPLC NVR & SPEAKER GR	ILLS		3,827.98	3,827.98 001921
	ATLANTIC HOME TECHNOLOGIES INC			
3/17/25 00112 2/26/25 RRC-EP01 202502 320-57: RPLC MALFUNCTION CAME	RAS		1,791.92	1 791 92 001922
3/17/25 00102 3/01/25 93109690 202503 320-57: LIFEREADY AED MGMT 1YI	R		185.00	105 00 001022
				185.00 001923
3/17/25 00191 3/11/25 46585 202503 320-573 LINE MOTOR STARTER		*	650.00	
	EPIC POOLS & HARDSCAPE			650.00 001924
3/17/25 00036 2/19/25 3846 202502 320-57:	200-60000	*	850.00	
	G & G EXCAVATION & CONSTRUCTION	INC		850.00 001925
3/17/25 00002 3/01/25 89 202503 310-51:	300-34000	*	3,277.17	
3/01/25 89 202503 310-51: MAR WEBSITE ADMIN	300-35100	*	112.33	
3/01/25 89 202503 310-51: MAR INFO TECH		*	168.50	
3/01/25 89 202503 310-51: MAR DISSEM AGENT SRVC	300-32400	*	468.17	
3/01/25 89 202503 310-51: OFFICE SUPPLIES		*	.78	
3/01/25 89 202503 310-51: POSTAGE	300-42000	*	78.00	
3/01/25 89 202503 310-51: COPIES	300-42500	*	31.80	
3/01/25 89 202503 310-51		*	5.95	
	GOVERNMENTAL MANAGEMENT SERVICES	3		4,142.70 001926
3/17/25 00120 2/17/25 11536 202501 310-51: JAN GENERAL COUNSEL	300-31500	*	2,009.18	
JAN GENERAL COUNSEL	KILINSKI VAN WYK PLLC			2,009.18 001927
3/17/25 00053 2/18/25 3048857 202502 320-57: 2/13 DJ FOR MUSIC BING	200-49400	*	300.00	_
2/18/25 3048857 202502 320-57: 2/27 DJ FOR TRIVIA		*	300.00	
Z, Z, DO TOR TRIVIN	LIVE ENTERTAINMENT SOLUTIONS			600.00 001928

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/14/25 PAGE 2

*** CHECK DATES 03/01/2025 - 03/31/2025 *** RIVERS EDGE II - GENERAL FUND
BANK A RIVERS EDGE II CDD

	BANK	A RIVERS EDGE II CDD			
CHECK VEND DATE	#INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SUB	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/17/25 0000	5 3/01/25 13129562 202503 320-57200-462 MAR POOL CHEMICALS	10	*	1,158.31	
	MAR POOL CHEMICALS	OOLSURE 			1,158.31 001929
3/17/25 0021	2/27/25 54179 202501 310-51300-311 JAN PROFESSIONAL SERVICES	00	*	125.00	
	P	RIME AE GROUP INC			125.00 001930
3/17/25 0001	2 3/05/25 CS-2025- 202503 320-57200-491 CS LANDSCAPE MARCH 2025			66,801.92	
	3/05/25 CS-2025- 202503 320-57200-492 CS AMENITY MARCH 2025	00	*	7,373.17	
	R	IVERS EDGE CDD			74,175.09 001931
	3/02/25 PSI14945 202503 320-57200-468	00	*	1,787.00	
	s	OLITUDE LAKE MANAGEMENT			1,787.00 001932
3/17/25 0012	3/02/25 PSI15238 202503 320-57200-468 MAR POND MAINTENANCE	00	*	505.44	
	s	OLITUDE LAKE MANAGEMENT			505.44 001933
3/17/25 0015	7 3/07/25 1119 202503 320-57200-600 RPLC 48 LED MODILES	00	*	1,084.00	
	T	MT ELECTRIC LLC			1,084.00 001934
3/17/25 0001	3/10/25 62040084 202503 320-57200-435 MAR PEST CONTROL		*	122.23	
	T	URNER PEST CONTROL			122.23 001935
3/17/25 0001) 2/28/25 425192 202502 320-57200-340 FEB BILLABLE MILEAGE 1/3	00	*	130.53	
	7.7	ESTA PROPERTY SERVICES INC			130.53 001936
3/17/25 0001) 3/01/25 424913 202503 320-57200-340 MAR GEN MANAGEMENT SRVCS	00	*	3,899.42	
	3/01/25 424913 202503 320-57200-343 MAR FIELD OPS	00	*	3,286.50	
	3/01/25 424913 202503 320-57200-340 MAR LIFESTYLE SRVCS	10	*	3,610.75	
	3/01/25 424913 202503 320-57200-344 MAR AMEN MANAGEMENT SRVCS	00	*	2,469.33	
	3/01/25 424913 202503 320-57200-342 MAR FAC MAINT SRVCS	00	*	8,593.58	
	3/01/25 424913 202503 320-57200-512 MAR JANITORIAL SRVCS	00	*	2,739.58	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/14/25 PAGE 3
*** CHECK DATES 03/01/2025 - 03/31/2025 *** RIVERS EDGE II - GENERAL FUND

		B <i>P</i>	ANK A RIVERS EDGE II CDD			
CHECK VEND# DATE	DATE	OICEEXPENSED TO INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	TRUOMA	CHECK AMOUNT #
	3/01/25	424913 202503 320-57200-3	34100	*	9,487.67	
		MAR FACILITY ATTENDANT	VESTA PROPERTY SERVICES INC			34,086.83 001937
3/17/25 00111	2/20/25	02202025 202502 320-57200-6		*	679.07	
		FIRE FEATURE REPAIRS	WALLY'S HEATING AND AIR			679.07 001938
3/17/25 00195	2/12/25				39.48	
		JANITORIAL SUPPLIES	W.B. MASON CO., INC.			39.48 001939
3/17/25 00195	2/27/25				129.13	
		JANITORIAL SUPPLIES	W.B. MASON CO., INC.			129.13 001940
3/17/25 00131					2,269.00	
		JAN IRRIG RPR THE MANORS			,	2,269.00 001941
			YELLOWSTONE LANDSCAPE		816.00	
3/11/23 00131		TAN TODIC DOD MANODO				816.00 001942
					1,668.55	
		JAN IRRIG RPR RIVER CLUB			•	1 660 55 001040
			YELLOWSTONE LANDSCAPE			1,668.55 001943
3/17/25 00131		821698 202412 320-57200-4 INSTALL KNOCKOUT ROSES		*	3,010.00	
						3,010.00 001944
		4 821701 202412 320-57200-4 WINTER ANNUALS		*	5,365.00	
		WINTER ANNUALS	YELLOWSTONE LANDSCAPE			5,365.00 001945
3/17/25 00131	4/03/43	033000 202302 320-37200-3	10101	*	4,200.00	
		BUFFER TRIMMING	YELLOWSTONE LANDSCAPE			4,200.00 001946
3/17/25 00131		857853 202501 320-57200-4 JAN IRRIG RPR HIGH POINT		*	4,195.30	
			YELLOWSTONE LANDSCAPE			4,195.30 001947
3/17/25 00131	2/17/25	859616 202502 320-57200-4 MAINLINE RPR/VALVE RPLC	 16102	*	1,252.80	
			YELLOWSTONE LANDSCAPE			1,252.80 001948

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/14/25 PAGE 4 AP300R *** CHECK DATES 03/01/2025 - 03/31/2025 ***

RIVERS EDGE II - GENERAL FUND
BANK A RIVERS EDGE II CDD

	BA	NK A RIVERS EDGE II CDD			
	ICEEXPENSED TO INVOICE YRMO DPT ACCT# S	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	860121 202502 320-57200-4	6102	*	645.80	
	FEB IRRIG RPR MANORS	YELLOWSTONE LANDSCAPE			645.80 001949
3/17/25 00131 3/01/25 8			*	2,914.00	
	MAR LANDSCAPE MAINT POND	YELLOWSTONE LANDSCAPE			2,914.00 001950
3/17/25 00131 3/01/25 8	870230 202503 320-57200-4		*	32,175.47	
	MAR LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE			32,175.47 001951
3/17/25 00211 3/08/25 (03082025 202503 320-57200-4		*	150.00	
	4/4 BIZA JAZZ PERFORMANCE	ZACHARY KAZMIERSKI			150.00 001952
3/27/25 00193 3/18/25 4	APC-1970 202503 320-57200-6		*	325.00	
	AP BAR SINK FAUCET	ROBERT CHICOSKI			325.00 001953
3/27/25 00102 2/14/25 5	52542814 202502 320-57200-6		*	50.69	
	FIRST AID SUPPLIES	CINTAS			50.69 001954
3/27/25 00102 2/17/25	42213233 202502 320-57200-6		*	180.76	
	ACTIVE SCRAPER/MAT ONYX	CINTAS			180.76 001955
3/27/25 00102 3/17/25	42242422 202503 320-57200-6		*	180.76	
	ACTIVE SCRAPER/MAT ONYX	CINTAS			180.76 001956
	52593890 202503 320-57200-6		*	65.35	
	FIRST AID SUPPLIES	CINTAS			65.35 001957
3/27/25 00069 3/24/25 4	45399 202503 320-57200-3	4500	*	105.00	
	3RD QUARTERLY MONITORING	DYNAMIC SECURITY PROFESSIONALS, INC			105.00 001958
	1 202503 320-57200-4	9400		600.00	
	4/6 3HR BEAU&THE BURNERS	JUSTIN WILLIAM HAMMACK			600.00 001959
3/27/25 00120 3/17/25 3			*	2,266.83	
	FEB GENERAL COUNSEL	KILINSKI VAN WYK PLLC			2,266.83 001960

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER *** CHECK DATES 03/01/2025 - 03/31/2025 *** RIVERS EDGE II - GENERAL FUND BANK A RIVERS EDGE II CDD	CHECK REGISTER	RUN 5/14/25	PAGE 5
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/27/25 00192 3/25/25 20240801 202503 320-57200-49400 8/1 3HR 3 BUFFET TRIBUTE	*	1,350.00	
WILLIAM STEVE CRANFORD			1,350.00 001961
3/27/25 00212 3/18/25 040625A 202503 320-57200-49400 4/6 5HR ROCKABILLLY	*	450.00	
ERICA-ANN G PETERS			450.00 001962
3/27/25 00157 3/25/25 1127 202503 320-57200-60000 CAFE FLOOR RECEPTACLE RPR	*	347.00	
TMT ELECTRIC LLC			347.00 001963
3/27/25 00131 3/03/25 868050 202502 320-57200-46102 FEB IRRIG RPR MANORS	*	4,266.05	
3/03/25 868050 202502 320-57200-46102	*	.60	
REMIAN AMOUNT INV#857854 YELLOWSTONE LANDSCAPE			4,266.65 001964
TOTAL FOR BA	ANK A	196,928.85	
TOTAL FOR RE	GISTER	196,928.85	



INVOICE

Atlantic Home Technologies

5269 Hood Road Jacksonville, FL 32257

DATE: 2/

2/14/2025

INVOICE #:

RTRC160-EPO

Bill To:

Rivers Edge CDD 2

475 West Town Place Suite 114 Saint Augustine, FL 32092 SHIP TO

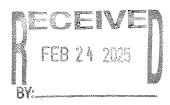
Rivertown River Club

160 Riverglade Run Saint Johns, FL 32259

	PAYMENT TERMS
	NET 30
DESCRIPTION	AMOUNT
Pyament for Estimate: 6178 Replacement NVR and	
Speaker Grills	\$3,827.98
	a kanan masad utaman katil hilindi Tikatal Silatal katil kanan kanan kanan kanan kanan kanan kanan kanan kanan
Balance Due:	\$3,827.98

Make all checks payable to Atlantic Home Technologies. Thank you for your business!

Atlantic Home Technologies 5269 Hood Road Jacksonville, FL 32257 904-619-7355



Approved RECDD 2 Submitted to A/P 02-24-25 By Richard Losco

Richard Losco



INVOICE

Atlantic Home Technologies

5269 Hood Road Jacksonville, FL 32257

DATE: 2

2/26/2025

INVOICE #:

RRC-EPO1

Bill To:

Rivers Edge CDD II 475 West Town Place

Suite 114

St. Augustine, FL 32092

SHIP TO

Rivertown River Club 160 Riverglade Run

Saint Johns, FL 32259

PAYMENT TERMS

NET 30

DESCRIPTION

AMOUNT

Payment for

REPLACE MALFUNCTIONING CAMERAS COVERING PARKING LOT-RIGHT SIDE - BULLET CAM PARKING LOT LEFT SIDE - BULLET CAM LOADING DOCK - TURRET CAM LANAI LEFT OUTSIDE OF THE GAME \$1,791.92

Balance Due:

\$1,791.92

Make all checks payable to Atlantic Home Technologies. Thank you for your business!

Atlantic Home Technologies

5269 Hood Road Jacksonville, FL 32257 904-619-7355

> Approved RECDD 2 Submitted to A/P 02-27-25 By Richard Losco

Richard Losco





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

Service / Billing # Fax #

(904)562-7000 (904)562-7020

Payment Inquiry # (866)636-0160

Invoice

Ship To

RIVERS EDGE 2

RIVERS EDGE COMMUNITY DEVELOP

DISTRICT

160 RIVERGLADE RUN ST. JOHNS, FL 32259 Invoice # 9310969050 Invoice Date 03/01/2025 Credit Terms NET 30 DAYS

Customer # 12663109 Cintas Route LOC #0292 ROUTE 0009

> Order # 0060140474 Payer # 10596960

Bill To

RIVERTOWN COMMUNITY ASSOCIAION

RIVERS EDGE COMMUNITY DEV.

DISTRICT 2 STE 114

475 W TOWN PL

ST AUGUSTINE, FL 32092-3649

Material #	Description	Qua	ntity	Unit Price	Ext Price	Tax
7431001Z_R	LIFEREADY AED MGMT 1YR	1	EA	\$185.00	\$185.00	
			In	voice Sub-total	\$185.00	
				Tax	\$0.00	
				Invoice Total	\$185.00	

Remit To

CINTAS

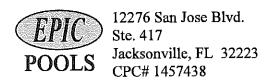
P.O. Box 631025

CINCINNATI, OH 45263-1025

Note

Approved RECDD 2
Submitted to A/P 03-04-25
By Richard Losco
Richard Losco

PECENVED MAR 04 2025



Invoice

Date	Invoice #
3/11/2025	46585

904-417-5100 Phone

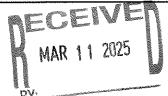
Bill To	Job Address
475 West Town Place	Rivers Edge CDD 140 Landing Street Saint Johns, FL 32259

P.O. Number	Terms	Rep	Project	
	see contract			

Quantity	Description	Price Each	Amount
I	Remove VFD at Watersong Entrance Fountain and install line motor starter	650,00	650.00
	All parts, labor, and materials included		
			:
Thank you	for your business, we appreciate it very much.	Total	\$650.00
1		Payments/Cred	dits \$0.00
		Balance Du	ie \$650.00

debbie@epicpool.com	www.epicpool.com

Approved RECDD 2 Submitted to AP 3.11.25 By Kevin McKendree Kevin McKendree



G & G Excavation & Construction, Inc.

Invoice

\$850.00

\$0.00

\$850.00

6500 SR 16 St. Augustine, Fl 32092 Phone- 904-737-5555

Date	Invoice #
2/19/2025	3846

Fax- 904-737-6050

Bill To	
Riversedge CDD 2 475 West Town Place Suite 114 St. Augustine, Florida 32092 Attn: Kevin	

Job	
Rivertown	
High Point CDD 2	
1	

Job # Terms

Item	Description	Amount
	G & G Excavation and Construction, Inc. supplied all Equipment, Labor, Material, and Supervision for the following:	
	Job: High Point CDD 2	
	Reference: Retention Pond	
	Scope of Work: 2/12	
	1. Clearing and clean out of out flow structure	
Quote	Total cost for the above work	850.00
Thank you for your business!	Total	

Phone # Fax #

(904) 737-5555 (904) 737-6050

BY:

Approved RECDD 2 Submitted to AP 2.19.2025 By Kevin McKendree Kevin McKendres

Total

Payments/Credits

Balance Due

Governmental Management Services, LLC

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

Invoice

Invoice #: 89

Invoice Date: 3/1/25 Due Date: 3/1/25

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 - March 2025 Website Administration -March 2025 Information Technology - March 2025 Dissemination Agent Services - March 2025 Office Supplies Postage Copies Telephone		3,277.17 112.33 168.50 468.17 0.78 78.00 31.80 5.95	3,277.17 112.33 168.50 468.17 0.78 78.00 31.80 5.95
MAR 04 2025 BY			
	Total	a villa tota i vii vii vii vii vii vii vii vii vii	\$4 142 70

Total	\$4,142.70		
Payments/Credits	\$0.00		
Balance Due	\$4,142.70		



INVOICE

Invoice # 11536 Date: 02/17/2025 Due On: 03/19/2025

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	Discount	Total
Service	LG	01/02/2025	Review and provide comments to December minutes.	0.40	\$310.00	-	\$124.00
Service	LG	01/08/2025	Confer with King regarding Vesta contracts; review information regarding Rivertown trademark.	0.20	\$310.00	-	\$62.00
Service	LG	01/09/2025	Advise Supervisor WeMett regarding procedures for conflicts of interest.	0.20	\$310.00		\$62.00
Service	LG	01/13/2025	Prepare for board meeting.	0.30	\$310.00		\$93.00
Service	LG	01/14/2025	Prepare statement to Board members regarding amenity contract negotiations.	0.50	\$310.00	**	\$155.00
Service	LG	01/14/2025	Travel to Board meeting.	1.10	\$310.00	-	\$341.00
Service	LG	01/15/2025	Attend Board meeting.	0.80	\$310.00	-	\$248.00
Expense	RB	01/15/2025	Travel: Rental Car LG	1.00	\$50.00	-	\$50.00
Expense	RB	01/15/2025	Travel: Hotel LG	1.00	\$90.93	_	\$90.93
Expense	RB	01/15/2025	Travel: Gas LG	1.00	\$8.08	-	\$8.08
Expense	RB	01/15/2025	Travel: Meals LG	1.00	\$6.30	-	\$6.30

Service	LG	01/16/2025	Return travel from board meeting.	0.90	\$310.00	-	\$279.00
Service	MGH	01/22/2025	Prepare agreement with Investment Painting for River Club exterior painting project.	1.30	\$285.00	25.0%	\$277.87
Service	LG	01/22/2025	Review and revise River club painting agreement.	0.20	\$310.00	.	\$62.00
Service	JK	01/22/2025	Prepare letter to district manager to file tax exemption letters and application for purposes of real estate tax exemptions on CDD property.	0.10	\$310.00	-	\$31.00
Service	MGH	01/23/2025	Analyze correspondence from GetLitJax regarding revisions to agreement terms and Vesta feedback regarding services provided.	0.20	\$285.00	-	\$57.00
Service	LG	01/23/2025	Revise ethics training memo for 2025.	0.20	\$310.00	-	\$62.00
Non-billa	ble entries						
Service	MGH	01/02/2025	Review draft minutes of the December 18, 2024 Board meeting.	0.20	\$285.00	••	\$57.00
Service	MGH	01/14/2025	Review and analyze additional correspondence regarding Vesta agreement nonsolicitation language and direction to the Board regarding same.	0.10	\$ <u>285-00</u>	da.	\$28.50
Service	MGH	01/17/2025	Review District Manager meeting notes.	0.20	\$285.00	æ	\$57.00
Service	МGН	01/23/2025	Review Investment Painting revisions to agreement for River Club exterior painting services; revise agreement accordingly.	0.40	\$285,00	132	\$114.00
				Line Item	Discount Su	btotal	-\$92.63
						Total	\$2,009.18

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
11536	03/19/2025	\$2,009.18	\$0.00	\$2,009.18
			Outstanding Balan	ce \$2,009.18
			Total Amount Outstandir	ng \$2,009.18

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

Please pay within 30 days.

Corbin de Nagy

2/20/2025





INVOICE

Attention: Rivers Edge CDD 1

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

11925 Alden Trace Blvd N Jacksonville FL 32246

Invoice Number: 3048857

तकारहरम्था विद्यालयाः इ.स.च्याच्याचा च्याच्याच्याच्याच्याच्याच्याच्याच्याच्या	1 <u>0)41/c</u> 4	Their East	Teld	CERS S
DJ for Music Bingo	2/13/2025	6:30pm	\$	300.00
DJ for Trivia	2/27/2025	6:30pm	\$	300.00

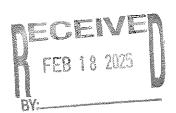
Total Due

\$ 600.00

Approved CDD II Submitted to AP on 2.18.25 by Kimberly Fatuch

Kimberly Fatuch

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





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

Invoice

Date Invoice# 3/1/2025 131295627348

	Net 20
Due Date	3/21/2025
PO #	

Ship To

River Club 160 Riverglade Run 5t. Johns FL 32259

Rivers Edge CDD2 Government Management Services 47S West Town Place suite 114

5t. Augustine FL 32092

Bill To

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	\$1,158.31

Approved RECDD 2 Submitted to AP 2.18.2025 By Kevin McKendree

Kevin McKendree

Subtotal \$1,158.31

Tax \$0,00

Total \$1,158.31

Amount Paid/Credit Applied

\$0,00

Balance Due \$1,158.31







Columbus Office 8415 Pulsar Place, Suite 300, Columbus, OH 43240 P: 614.839.0250 F: 614.839.0251

February 27, 2025

Project No:

P0113094.70

Invoice No:

54179

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

Project

P0113094.70

Rivers Edge II CDD

For services including coordination with staff on traffic questions.

Professional Services from January 01, 2025 to January 31, 2025

Task 1: O & M

Professional Personnel

Hours Rate Amount 125.00 Vice President .50 250.00

Totals **Total Labor** .50

125.00

Total this Task

125.00

\$125.00

Total this Invoice

\$125.00

Outstanding Invoices

Number 54037

Date 2/3/2025 Balance 648.12

Total

648.12

3/11/2025

Corbin de Nagy

Rivers Edge CDD

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

DATE:

3/5/25

INVOICE #

CS-2025-MAR

Bill To:

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

DESCRIPTION			ı	AMOUNT	
Cost Share - Landscaping for March 2025	1.328.57200.48100		\$	66,801.92	
Cost Share - Amenity for March 2025	1,326,57269,49266		\$	7,373.17	
	DECEIVE MAR 05 2025 BY:				
L		TOTAL	\$	74,175.08	

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

THANK YOU FOR YOUR BUSINESS!



Please Remit Payment to:

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

INVOICE

Page: 1

Invoice Number: Invoice Date: PSI149454 3/2/2025

Ship

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

Bill

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

Ship Date 3/2/2025 4/1/2025 Due Date Terms Net 30

Customer ID P.O. Number

P.O. Date

14024 3/2/2025

Our Order No.

Total Price

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

March Billing

Ship Via

3/1/2025 - 3/31/2025

Rivers Edge CDD il 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

ason Davidson

Submitted to AP on 3.3.2025

Approved RECDD II

by Jason Davidson

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

Total:

1,787.00

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



Please Remit Payment to:

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

INVOICE

Page: 1

Invoice Number: Invoice Date: PSI152383 3/2/2025

Ship

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

United States

8ill

Fax #: (888) 358-0088

Rivers Edge II CDD 475 West Town Place

Jacksonville, FL 32259

Ship Via

Ship Date

3/2/2025 4/1/2025 Due Date

Terms

Net 30

Customer ID

P.O. Number

P.O. Date

Our Order No.

14024

3/2/2025

Total Price Quantity **Unit Price** Item/Description Unit Order Qty 1 1 505.44 505.44 Annual Maintenance

March Billing

3/1/2025 - 5/31/2025

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 3.6.2025 by Jason Davidson

ason Davidson

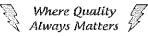
Amount Subject to Sales Tax 0.00 Amount Exempt from Sales Tax 505.44

Subtotal: 505.44 Invoice Discount: 0.00 0.00 Total Sales Tax: 0.00 Payment Amount: Total: 505,44

TMT Electric, LLC

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





904-789-0193

Veteran Owned

INVOICE

BILL TO

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

INVOICE DATE TERMS DUE DATE 1119 03/07/2025 Net 30 04/06/2025

DATE

ACTIVITY

DESCRIPTION

QTY

RATE

AMOUNT

Services

"Rivertown" signs at Keystone Corners and Long Leaf Pine Parkway are not fully lit. Replaced 48 bad LED modules. Verified correct operation upon completion. 1 1,084.00

1,084.00

Please make check payable to This Electric LLC.

SUBTOTAL.

1,084.00

fAX

0.00

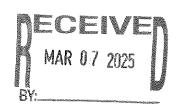
TOTAL

1,084.00

SALANCE DUE

\$1,084.00

Approved RECDD 2
Submitted to AP 3.7.2025
By Kevin McKendree
Kevin McKendree



Service Slip/Invoice

INVOICE: 620400848

DATE: 03/10/2025

ORDER: 620400848

Turner
Pest
Control

PAYMENT ADDRESS: Turner Peat Control t.L.C • P.O. Box 952503 • Allanta, Georgia 31192-2503 004 355 5304 • Fav: 964 353-4499 • Toll Free: 800-225-5305 • https://doi.org/10.1006/10.100

Bill To:

[275347]

Rivers Edge CDD 2 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

/ark Bate 03/10/2025 ବିମନ୍ତାର	Trinter 11:12 AM se ©rdei	Tanget Pest ANTS, FIRE ANT, MIC Terms	Techniolan E, Last Service Map Code			11:12 AM
		NET 30	03/10/2025			11;41 AM
Se	IAVIGE		Description			Pilise
PCM		Commercial Pest Contro	ol - Monthly Service		SUBTOTAL TAX AMT, PAID TOTAL	\$122.23 \$122.23 \$0.00 \$0.00 \$122.23
		Approved RECDD Submitted to A/P (By Richard Losco Richard Los	03-11-25	an	AMOUNT DUE	\$122.23
		NEC! MAR	1 1 2025		TECHNICIAN SIGN	

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.

873

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



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

Invoice

Invoice # Date 425192 02/28/2025

Terms

Net 30

Due Date

03/30/2025

Memo

Billable Mileage split

Bill To

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

PACAMENTO -				
Billable Mileage split in 3	***	1	130.53	130.53
		i		one or other

Total

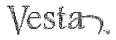
130.53

Corbin deNagy 3/6/2025

RECEIVED MAR 0 6 2025

		Vest	Vesta Mileage Report				
Name:	Name: Kevin McKendree	Month	Feb-25				
Date	Pirmose	(ocation (From)	Destination (To)	Billable Miles	Community Billed To: N	Non-billable Miles	Mileage
2/3	Daily mileage	Rivertown	Rivertown	52.3	ψ		52.3
2/4	Daily mileage	Rivertown	Rivertown	46.3	iversedge CDD		46.3
2/5	Daily mileage	Rivertown	Rivertown	21.7	iversedge CDD		21.7
2/6	Daily mileage	Rivertown	Rivertown	32.8	Riversedge CDD		32.8
2/7	Daily mileage	Rivertown	Rivertown	17	iversedge CDD		17
2/10	Daily mileage	Rivertown	Rivertown	8.79	iversedge CDD		67.8
2/11	Daily mileage	Rivertown	Rivertown	31.2	iversedge CDD		31.2
2/12	Daily mileage	Rivertown	Rivertown	35.5	iversedge CDD		35.5
2/13	Daily mileage	Rivertown	Rivertown	40.5	iversedge CDD		40.5
2/14	Daily mileage	Rivertown	Rivertown	12.8	iversedge CDD		12.8
2/17	Daily mileage	Rivertown	Rivertown	38.9	iversedge CDD		38.9
2/18	Daily mileage	Rivertown	Rivertown	51.2	iversedge CDD		51.2
2/19	Daily mileage	Rivertown	Rivertown	44.7	iversedge CDD		44.7
2/20	Daily mileage	Rivertown	Rivertown	19.3	iversedge CDD		19.3
2/21	Daily mileage	Rivertown	Rivertown	24.2	iversedge CDD		24.2
2/24	Daily mileage	Rivertown	Rivertown	59.7	iversedge CDD		59.7
2/25	Daily mileage	Rivertown	Rivertown	31.3	iversedge CDD		31.3
2/26	Daily mileage	Rivertown	Rivertown	33	iversedge CDD		33
2/27	Daily mileage	Rivertown	Rivertown	27.7	iversedge CDD		27.7
2/28	Daily mileage	Rivertown	Rivertown	24.1	iversedge CDD		24.1
						Total Milegae	712
					-	3033	

\$0.550	\$391.60		3/2/25
Reimbursement Rate	Total Reimbursement	Date Submitted in	Paycom



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

Invoice

Invoice # Date 424913 03/01/2025

Terms

Net 30

Due Date

03/31/2025

Memo

Rivers Edge CDDII

Bill To

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

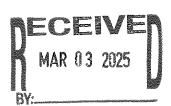
Sextaterous.			ing in
General management services	1	3,899.42	3,899.42
Field Ops	1	3,286.50	3,286.50
Lifestyle services	1	3,610.75	3,610.75
Amenity management services	1	2,469.33	2,469.33
Facility maintenance services	1	8,593.58	8,593.58
Janitorial services	1	2,739.58	2,739.58
Facility Attendant	1	9,487.67	9,487.67
	A Proposition of the Proposition		

Thank you for your business.

Total

34,086.83

Corbin deNagy 3/3/2025



WALLY'S

Heating and Air Conditioning CACO 42686

PO Box 634



Ph:(904)781-6811 Fax:(904)272-1275

Orange Park, FL 32073-0634

	Orange Park, FL	32073-003)4				
lame Livers	: Edge CDD 2				Make The Outdoor Plus	Make	
Rivers Edge CDD 2 Street Do					Model	Model	
Bueet			[i		TOP-500EIS-200-12		
[-1			Phone (904) 607-1		Scrial #	Serial #	
Technician Email			(904) 607-1	036	Work to be Performed:	<u> </u>	
			@wastanra	ortugonio.	1		
Curtis			·····	Amount	Fire Feature Repairs Description of Work Performed		
)ty	Materials & Serv		OHRTICE		•		
	Refrigerant R-	Lbs		1.00	Found existing equipme line and burner with dar	naged gas lin	e flare (flare
	4 Galvanized Nipple x 4		4.07	.,		nd electrical s	still
_				0.00	nut forcibly removed) a connected.		
			ļ		Disassembled customer	's accommod	ated ignition
			 	0.00	lmodules		
				0.00	Removed 2-wire plug from one (sm		ller) module
	Approved RECD)D 2	_	0.00	& connected to replace (missing plug) with solo	ment/refurbish	hed module
	Submitted to AP	3 5 2025		0.00	(missing plug) with soldered connectors.	ered heat-shrink	
By Kevin McKendro			<u> </u>	0.00	Taped connectors for a	ditional abra	sion
				0.00	resistance and fastened	plug in place	to secure
		idree		0.00	gasket. Unstalled new pilot assembly.		ļ
				0.00			
			0.00)			
		1	0.00	Cut & re-flared ½" cop	ibing. abad with		
	MAD UE	MAR 0.5. 2025			Cleared debris from gas line and attached existing flare adapter.		Clied with
				0.00)		
				0.00	Replaced 3/4" Galvanized Close Nipple w		le with ¾
	E-monocommonganesamenta			0.00	Galvanized 4" Nipple to allow stainless sto cover plates to rest flush against table ope		ess steet e opening
			0.00				
		Tota	l Materials		Leak-tested all gas line	connections	under
Hrs	Labor		Rate	Amount	pressure.		
4.5	Repair/Parts Install, Opera	tion Check	140.00	630.00	Connected existing electrical circuit.		
		-					
				0.00	OStarted fire feature and confirmed opera ODemonstrated operation to on-site staff		peration,
				0.00	Demonstrated operation of the provided remaining	n to on-site st e ignition mo	an (Nevin) dules for par
		T		0.00	or return shipping to v	endor.	
					Limited Warranty: All materials,		ummary
l have	authority to order the work outlin		Total Labo	-	by the manufacturers' or suppliers'	Materials	4.0
comp	leted. I agree that seller retains titl	e to equipment/ma	terials furnished	i until final	written warranty only. All labor performed by the above named		630.0
paym	ent is made. If payment is not mad ment/materials at seller's expense.	le as agreed, seller . Anv damage resu	can remove sai Iting from said	d removal shall	company is warranted for 30 days or as otherwise indicated in writing.	Labor	
	the responsibility of the seller.	,	U ·	•	The above named company makes no other warranties, express or Truck		45.0
					implied, and its agents or technicians are not authorized to make any such warranties on behalf of the above	Quoted	
					named company	Other	
Custo	omer Signature	Da	te			679.0	



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

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

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

(.)
252309245
C3178877
02/12/2025
03/14/2025
02/11/2025
S150349795
WEB

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 <u>reported</u> within 14 days. Visit www.wbmason.com to view our entire Return Policy

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
ARY43100	ADJUSTABLE AIR FRESHENER 70Z. CONE LAVENDER, 12/CS	1	CT	22.49	
CLO78526	BAG,TALL KITCHEN TRASH,WH	1	вх	16.99	
WBMUPSFREIGHT	UPS FREIGHT	1	EA	0.00	0.00

 SUBTOTAL:
 39.48

 TAX & BOTTLE DEPOSITS TOTAL:
 0.00

 ORDER TOTAL:
 39.48

 Total Due:
 39.48

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

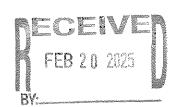


W.B. MASON CO., INC. PO BOX 981101 BOSTON, MA 02298-1101

Approved RECDD 2 Submitted to A/P - 02-20-25 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	252309245			
Invoice Date	02/12/2025			
Terms	Net 30			
Total Due	39.48			

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

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





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

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

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

	(. /
Invoice Number	252631352
Customer Number	C3178877
Invoice Date	02/27/2025
Due Date	03/29/2025
Order Date	02/26/2025
Order Number	S150883727
Order Method	WEB

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 <u>reported</u> within 14 days. Visit www.wbmason.com to view our entire Return Policy

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
BAL8576	TISSUE,PRE-MOIST,100PK,WH	2	BX	15.08	30.16
HERH6036HC	LINER,30X36,.65MIL,CLR,250/CT	3	CT	32.99	98.97

SUBTOTAL:
TAX & BOTTLE OEPOSITS TOTAL:
OPPOSE TOTAL:

POSITS TOTAL: 0.00 ORDER TOTAL: 129.13 Total Due: 129.13

129.13

To ensure proper

MAR 0 4 2025

Remittance Section

Customer Number

MASON CO. IN

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

> Approved RECDD 2 Submitted to A/P 03-04-25 By Richard Losco

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

Remittance Section				
Customer Number	C3178877			
Invoice Number	252631352			
Invoice Date	02/27/2025			
Terms	Net 30			
Total Due	129.13			

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

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



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

Property Name: Rivers Edge CDD II

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE #	INVOICE DATE
857854	2/14/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: March 16, 2025

Invoice Amount: \$2,269.60

Description Current Amoun	t
January irrigation repairs-2025******The Manors******	

Irrigation Repairs

\$2,269.60

Invoice Total

\$2,269.60

Approved RECDD II Submitted to AP on 2.18.2025 by Jason Davidson

. Jason Davidson





completed

W. O. # NAME ADDRESS DATE

River T	own		_
The Mano	rs CDD2	2	
1/29/2025	PG	OF	

#					EACH	EX	TNSN
3	Decoders				\$420.00	\$1,	260.00
8	splic kits				\$9.95	\$7	79.60
			•				
						\$	-
						\$	-
						\$	-
						\$	-
		····				\$	-
		-				\$	-
			************			\$	-
						\$	-
						\$	-
						\$	-
*****						\$	_
-						\$	
				PA	RTS TOTAL	\$	1,339.60
	Please stamp here	-	DESCRIPTION	HOURS	RATE		TOTAL
			Tech	10	# \$93.00	\$9	930.00
						\$	-
						\$	-
]				\$	-
				LABOR & RE	NTAL TOTAL	\$	930.00
	Approved						
	Not Approved						
Comm	ents:		·	Pi	OPOSED WORK	· · · · ·	
Replac	ed Decoder on zones #24 #22 #16				MATERIALS	\$	1,339.60
*****				LABO	R & RENTAL	\$	930.00
					TOTAL	\$	2,269.60
	Earl		CLIE	NT			



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

Property Name: Rivers Edge CDD II

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE #	INVOICE DATE
857855	2/14/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: March 16, 2025

Invoice Amount: \$816.00

200	escription anuary irrigation repairs-2025*****Manors*****	Current Amount
	Irrigation Repairs	\$816.00

Invoice Total

\$816.00

Approved RECDD II Submitted to AP on 2.18.2025 by Jason Davidson

Jason Davidson



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

YELLOWSTONE LANDSCAPE

COMPLETED WORK

W. O. #

NAME

RIVERTOWN CODZ

ADDRESS

Wanos S 1-24-25

DATE

#		EXTENTION
10 14 Samuelt de	16.00	\$ 160.00
1 /2 lateral line Break and fitting	5.00	\$ 5.00 -
		\$ -
		\$ -
		\$ -
		\$ "
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
	PARTS TOTAL	\$ 65.00-

DATE	DESCRIPTION	HOURS	RATE	TOTAL
1-24-25	later	7	93. 0	\$651,00 -
				\$ -
	_	1		\$ -
	W			\$ -
<u></u>				\$651.00

		\$601	١
COMMENTS:			
The state of the s			
:			
·	MATERIALS	\$	
•	LABOR & RENTAL	\$	~
		<u> </u>	
	TOTAL	\$ 816	, eo
,	_		

DATE COMPLETED 1-24. 25

TECHNICIAN DE QUANT CLIENT RIVER TOWN



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

INVOICE

INVOICE#	INVOICE DATE
857856	2/14/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: March 16, 2025

Invoice Amount:

\$1,668.55

Description

January irrigation repairs-2025******Mainline repair at River Club******

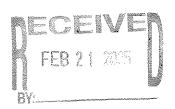
Irrigation Repairs

\$1,668.55

Current Amount

Invoice Total

\$1,668.55



Approved RECDD II Submitted to AP on 2.18.2025 by Jason Davidson

Jason Davidson

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



completed

W. O. # NAME ADDRESS DATE

Rive	r To	wn		
River	club l	house		
2/6/25	•	PG	OF	

#					January.			E	ACH	E	XTNSN
2	Decoders							Τ	\$420.00		\$820.00
8	splice kit					····			\$9.95		\$79.60
1	rotor head								\$24.95		\$24.95
		.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,									
		1007								\$	-
										\$	~
							·			\$	
		3413001117-7								\$	-
		-						Ш		\$	
									***************************************	\$	**
										\$	
								Ш		\$	-
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			LikewiiMer		Marin .		:	Ц		\$	
			***		,					\$	
										\$	
							PA	RTS	TOTAL	\$	
	Please stamp l	nere		1	DESCRIPTION	HOU			RATE	Т	TOTAL
					Tech		8	#	\$93.00	+	\$744.00
								₩		\$	
								╁╂		\$	
\$			·····]		ł				\$	
						LABOR	& RENT	AL.	TOTAL	\$	744.00
	Approved										
	Not Approv	ved									
c.							gn.	ብቃሶ	SED WORK		
Comm		and and parting lat							ERIALS	\$	924.55
replac	ea vecoderat p	ool and parking lot							RENTAL	+	\$744.00
							LABUR	i di h	CENTAL	+	\$744.00
										+	1.000.00
								_	TOTAL	\$	1,668.55
		• .	Earl	•	С	LIENT					



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

Property Name: Rivers Edge CDD II

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
821698	12/12/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: January 11, 2025

Invoice Amount: \$3,010.00

Description	Current Amount

Install Knockout Roses at The River Club Roundabout

Landscape Enhancement CORE

\$3,010.00

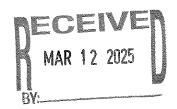
Invoice Total

\$3,010.00

IN COMMERCIAL LANDSCAPING

Approved RECDD II Submitted to AP on 3.12.2025 by Jason Davidson

Gason Davidson



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



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

475 West Town Place Suite 114 Address:

St. Augustine, FL 32092

INVOICE

INVOICE #	INVOICE DATE
821701	12/12/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: January 11, 2025

Invoice Amount: \$5,365.00

	54 m
	25.5350
escription Current Amou	ПΠ
GACHDUUI	N 858

Rivers Edge CDD II Winter Annuals 2024

Flowers/Annuals

\$5,365.00

Invoice Total

\$5,365.00

IN CONVERCIAL LANDSCAPING

Submitted to AP on 3.12.2025

by Jason Davidson ason Davidson

Approved RECDD II

MAR 12 2025

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



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

Property Name: Rivers Edge CDD II

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE #	INVOICE DATE
853088	2/5/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: March 7, 2025

Invoice Amount: \$4,200.00

Description Current Amount
Description Current Amount
Possiption Current Amount
Description Current Amount
Description Current Amount
Description Current Amount
Description Current Amount
Description . Current Amount
Procedure Cuffent Amount
Description Current Announce
Tescention Cultell Annual
Toccontion Cult-Cit-Anicult
TINGS PINTON CUITE IL MILLOUITE

River Club Buffer Trimming

Landscape Enhancement CORE

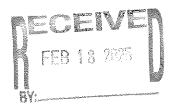
\$4,200.00

Invoice Total

\$4,200.00

Approved RECDD II Submitted to AP on 2.18.2025 by Jason Davidson

Jason Davidson





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

Property Name: Rivers Edge CDD II

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
857853	2/14/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: March 16, 2025

Invoice Amount: \$4,195.30

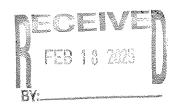
Description January irrigation repairs-2025***	Current Amount **High Point*****
Irrigation Repairs	\$4,195.30

Invoice Total

\$4,195.30

Approved RECDD II
Submitted to AP on 2.18.2025
by Jason Davidson

Oason Davidson





completed

W. O. # NAME ADDRESS DATE

River	То	wn		
Hìgh po	int (CDD2		
1/29/2025	•	PG	OF	

# EACH	EXTNSN
7 Decode at HM trails \$420,00	\$2,940.00
14 splice klts \$9.95	\$139.30
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
PARTS TOTAL	\$ 3,079.30
Please stamp here DESCRIPTION HOURS RATE	TOTAL
Tech 12 # \$93.00	\$1,116.00
	\$ -
	\$ -
	\$ -
LABOR & RENTAL TOTAL	\$ 1,116.00
Approved	
Not Approved	
abasasan was	
Comments: PROPOSED WORK	¢ 2.070.20
Replaced Decoders on HM teali zones #2#3#8 #12 #13 #15 #18 not working MATERIALS	\$ 3,079.30
LABOR & RENTAL	\$ 1,116.00
	\$ 4,195.30
· · ·	3 4,195,50



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

Property Name: Rivers Edge CDD II

Address:

475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
859616	2/17/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: March 19, 2025

Invoice Amount: \$1,252.80

Description	Current Amount
Mainline repair and valve replacement at High Point	

Irrigation Repairs

\$1,252.80

invoice Total

\$1,252.80

Approved RECDD II Submitted to AP on 2.18.2025 by Jason Davidson

Jason Davidson

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



completed

W. O. # NAME ADDRESS DATE

River	r To	wn		
High Po	int (CDD2		
2/3/2025	•	PG	OF	

Yalve 2" parts fitting	#				EACH	EX	TNSN
	1	valve 2" parts fitting			\$469.00	\$4	69.00
	4				\$14.95	\$3	39.80
	[
S - S - S - S -						\$	*
S - S -						\$	-
						\$	-
S - S - S - S - S - S - S - S - S -						\$	-
S - S - S - S - S - S - S - S - S - S -						\$	-
S - S -						\$	
S - S - S - S - S - S - S - S - S -						\$_	
S - S - S - S - S - S - S - S - S - S -						\$	-
PARTS TOTAL \$ 508.8			CHARLEST .			\$	-
Parts Total \$ 508.8						\$	
Parts total \$ 508.8			-l-waterway			T	-
DESCRIPTION HOURS RATE TOTAL						1	
Tech 8 # \$93.00 \$744.00 \$ - \$ - \$ \$ - \$ LABOR & RENTAL TOTAL \$ 744.00 Approved Not Approved Comments: PROPOSED WORK broken main line 3 " MATERIALS \$ 508.8 valve stuck on would not turn off near side walk LABOR & RENTAL \$744.00							508.80
Approved Not Approved Not Approved Comments: PROPOSED WORK broken main line 3 " MATERIALS \$ 508.8 valve stuck on would not turn off near side walk LABOR & RENTAL \$744.00		Please stamp here			-	Ţ	
LABOR & RENTAL TOTAL \$ 744.0 Approved Not Approved Comments: PROPOSED WORK broken main line 3 " MATERIALS \$ 508.8 valve stuck on would not turn off near side walk LABOR & RENTAL \$744.00			Tech	8	\$93.00		
Approved Not Approved Comments: PROPOSED WORK broken main line 3 " valve stuck on would not turn off near side walk LABOR & RENTAL \$ 744.00							 ,
Approved Not Approved Comments: PROPOSED WORK broken main line 3 " MATERIALS \$ 508.8 valve stuck on would not turn off near side walk LABOR & RENTAL \$744.00							
Approved Not Approved Comments: PROPOSED WORK broken main line 3 " MATERIALS \$ 508.88 valve stuck on would not turn off near side walk LABOR & RENTAL \$744.00	<u> </u>					$\overline{}$	
Not Approved Comments: PROPOSED WORK broken main line 3 " MATERIALS \$ 508.8 valve stuck on would not turn off near side walk LABOR & RENTAL \$744.00		A	LA	BOR & REN	TALIUTAL	ξ.	744.00
Comments: PROPOSED WORK broken main line 3 " MATERIALS \$ 508.8 valve stuck on would not turn off near side walk LABOR & RENTAL \$744.00		Committee of the commit					
broken main line 3 " \$ 508.8 valve stuck on would not turn off near side walk LABOR & RENTAL \$744.00		Not Approved					
broken main line 3 " \$ 508.8 valve stuck on would not turn off near side walk LABOR & RENTAL \$744.00	Comm	ante:		PRC	POSED WORK		
valve stuck on would not turn off near side walk LABOR & RENTAL \$744.00						Ś	508.80
					ATEMACS	H∸	
TOTAL \$ 1,252.8	valve s	tuck on would not turn off near side walk		LABOR	O RENTAL	+	,
TOTAL \$ 1,252.8						 _	4 252 22
					TOTAL	\$	1,252.80
			CLIEN	Т			



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

INVOICE

INVOICE#	INVOICE DATE
860121	2/18/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: March 20, 2025

Invoice Amount: \$645.80

Description	Current Amount
February irrigation repairs-2025******Manors******	

Irrigation Repairs

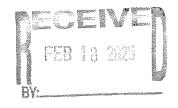
\$645.80

Invoice Total

\$645.80

Approved RECDD II Submitted to AP on 2.18.2025 by Jason Davidson

Jason Davidson



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



completed

W. O. # NAME **ADDRESS** DATE

River	Town

Manor's LDD III
2/10/2025 · PG OF

	decoder splice kits				\$420,00	\$420,00
4	splice kits					
				4100	\$9.95	\$39,80
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
				PA	RTS TOTAL	\$ 459.80
	Please stamp here		DESCRIPTION	HOURS	RATE	TOTAL
			Tech	2	# \$93.00	\$186.00
						\$ -
						\$ -
		<u> </u>			<u> </u>	\$ -
	Approved #	8 pino # 40	<u>89054</u>	LABOR & REI	NTAL TOTAL	\$ 186.00
	Not Approved	***************************************				
Commer	nts:			PR	OPOSED WORK	
replaced Decoder zone 14			NATERIALS	\$ 459.80		
				LABO	R & RENTAL	\$186.00
					TOTAL	\$645,80
	• •	Earl	CLIE	:NIT		



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

MYDKE

INVOICE#	INVOICE DATE
870228	3/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: March 31, 2025

Invoice Amount:

\$2,914.00

Description

Current Amount

Monthly Landscape Maintenance March 2025

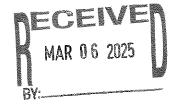
\$2,914.00

Invoice Total

\$2,914.00

Approved RECDD II Submitted to AP on 3.6.2025 by Jason Davidson

ason Davidson





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

INVOICE

INVOICE #	INVOICE DATE
870230	3/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: March 31, 2025

Invoice Amount:

\$32,175.47

Description

Current Amount

Monthly Landscape Maintenance March 2025

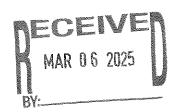
\$32,175.47

Invoice Total

\$32,175.47

Approved RECDD II Submitted to AP on 3.6.2025 by Jason Davidson

ason Davidson



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

Invoice

Zachary Kazmierski 127 Terra Oaks Dr Saint Johns, FL 32259

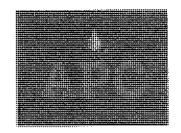
Date March 8, 2025

BILL TO							
Name	Rivers Edge CDD II						
Address	475 West Town PI, Ste. 114 St. Augustine	475 West Town PI, Ste. 114 St. Augustine, FL 32092					
Email	kfatuch@vestapropertyservices.com	Phone 904.679.55	523				
PRODUC	TS OR SERVICES						
Descripti	on		Amount				
BIZA Jazz	z Performance April 4		\$150.00				
		į.					
Notes: C	hecks payable to Zachary Kazmierski	Submitt by Kiml	ed CDD II ted to AP on 3.11.2 perly Fatuch				
SECEIVE MAR 11 2025 BY:		Total Due	erly Fatuch \$150.00				
	Thank you for you	r support!					

INVOICE

Affordable Plumbing Company - 2022

4565 Saint Augustine Road Jacksonville, FL 32207 tracey@affordableplumbingjacksonvil le.com +1 (904) 288-9003 CFC057228



Bill to

Rivers Edge CDD 2 475 West Town Place Suite 114 St Augustine,Florida 32092 Ship to
Rivers Edge CDD 2
160 Riverglade Run
St Johns,Florida 32259

Invoice details

Invoice no.: APC-19702

Terms: Net 10

Invoice date: 03/18/2025 Due date: 03/31/2025 Sales Rep: Ray Carrazana Dominguez

#	Product or service	Description	Qty	Rate	Amount
1.	1.1 Commercial Plumbing Repair/s	Installed AP bar sink faucet	1	\$325.00	\$325.00
2.	01 Plumbing Services	Work Description: Install faucet at the restaurant bar. Faucet is at APC office. Door code: #7873	1	\$0.00	\$0.00
3.	01 Plumbing Services	Work Resolution: New AP bar faucet was installed with new braided supply lines.	1	\$0.00	\$0.00

Ways to pay





Approved RECDD 2 Submitted to AP 3.20.25 By Kevin McKendree

Total

\$325.00

Kevin McKendree

MAR 2 0 2025



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

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

Payment inquiry #

(866)636-0160

Invoice

Ship To

RIVERS EDGE 2

RIVERS EDGE COMMUNITY DEVELOP

DISTRICT

160 RIVERGLADE RUN ST. JOHNS, FL 32259 Invoice # 5254281407 Invoice Date 02/14/2025 Credit Terms NET 30 DAYS Customer # 12663109

Cintas Route LOC #0292 ROUTE 0009

Order # 7053547110 Payer # 10596960

Bill To

RIVERTOWN COMMUNITY ASSOCIAION

RIVERS EDGE COMMUNITY DEV.

DISTRICT 2 STE 114

475 W TOWN PL

ST AUGUSTINE, FL 32092-3649

Material #		Description		Quar	ntity	Unit Price	Ext Price	Тах
Unit	000000000009585183	Unit Description:	FRONT OFFIC	E F A	4			
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	
44429		LARGE PATCH 2INX3IN MED		1	вох	\$17.29	\$17.29	
55555		HARD SURFACE DISINFEC SVC		1	EA	\$10.45	\$10.45	
						Unit Subtotal:	\$27.74	
Unit	000000000999900999	Unit Description:	Other					
400		SERVICE CHARGE		1	EA	\$22.95	\$22,95	
						Unit Subtotal:	\$22.95	
					Inv	oice Sub-total	\$50.69	
						Tax	\$0.00	
						Invoice Total	\$50.69	

Remit To

CINTAS

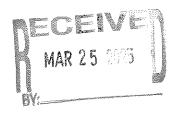
P.O. Box 631025

CINCINNATI, OH 45263-1025

Note

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

Richard Losco



Kfath



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 # PAYMENT INQUIRY**

904-741-6116 866-636-0160

INVOICE

SHIP TO:

RIVERS EDGE II CDD

160 RIVERGLADE RUN

SAINT JOHNS, FL 32259-6953

INVOICE #

INVOICE DATE

4221323326

SERVICE TICKET#

02/17/2025 4221323326

SOLD TO #

PAYER#

20958738 10596960

PAYMENT TERMS

NET 10 EOM

SORT#

02800002682

CINTAS ROUTE

22 / DAY 1 / STOP 020

BILL TO:

C/O RIVERTOWN COMMUNITY ASSOCIAION

RIVERS EDGE COMMUNITY DEV. DISTRICT 2

475 W TOWN PL

ST AUGUSTINE, FL 32092-3649

EMP#/LOCK#	MATERIAL	DESCRIPTION		FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
<u> </u>	X10184	3X5 ACTIVE SCRAPER		04	F	2	12.423	24.85	N
	X10186	4X6 ACTIVE SCRAPER		04	F	3	13.804	41.41	N
	X10189	3X5 XTRAC MAT ONYX		04	F	4	20,706	82.82	Ν
	X10192	4X6 XTRAC MAT ONYX		04	F	1	23.466	23.47	Ν
			SUBTOTAL					172.55	
		SERVICE CHARGE						8.21	N
		SUBTOTAL						180.76	
		TAX						0.00	
		TOTAL USD						180.76	

Signature:

Cust. Name: RIVERS EDGE II CDD

Johnathan Perry

SoldTo# 0020958738

10:20 AM 02/17/25 SO# 4221323326

Invoice Total \$180.76

Payment on Account

\$0.00

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

BY:



REMIT PAYMENT TO: CINTAS

CINCINNATI, OH 45263-1025

P.O. BOX 631025

VIEW & PAY YOUR BILLS ONLINE:

WWW.CINTAS.COM/MYACCOUNT

CINTAS FAX #

PAYMENT INQUIRY

CUSTOMER SVC/BILLING 833-290-0514
CINTAS FAX # 904-741-6116
PAYMENT INQUIRY 866-636-0160

INVOICE

SHIP TO:

RIVERS EDGE II CDD

160 RIVERGLADE RUN

SAINT JOHNS, FL 32259-6953

INVOICE #

INVOICE DATE SERVICE TICKET # 4224242278 03/17/2025 4224242278

20958738

SOLD TO #

PAYER#

R # 10596960

PAYMENT TERMS SORT #

NET 10 EOM 02800002682

CINTAS ROUTE

22 / DAY 1 / STOP 020

BILL TO:

C/O RIVERTOWN COMMUNITY ASSOCIAION

RIVERS EDGE COMMUNITY DEV. DISTRICT 2

475 W TOWN PL

ST AUGUSTINE, FL 32092-3649

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	Ν
	X10189	3X5 XTRAC MAT ONYX		04	F	4	20.706	82.82	Ν
	X10192	4X6 XTRAC MAT ONYX		04	F	1	23.466	23.47	N
			SUBTOTAL					172.55	
		SERVICE CHARGE						8.21	N
		SUBTOTAL						180.76	
		TAX						0.00	
		TOTAL USD	Approve	d REC	DD 2			180.76	

Signature :

Cust. Name: RIVERS EDGE II CDD 🦠

Johnathan Perry SoldTo# 0020956738 11:15 AM 03/17/25

Invoice Total

SO# 4224242276

\$180.76

Payment on Account

\$0.00

MAR 2 4 2025

Submitted to A/P 03-24-25

By Richard Losco
Richard Losco



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

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

Payment Inquiry # (866)63

(866)636-0160

Invoice

Ship To RIVERS EDGE 2

RIVERS EDGE COMMUNITY DEVELOP

DISTRICT

160 RIVERGLADE RUN ST. JOHNS, FL 32259 Invoice # 5259389010 Invoice Date 03/17/2025 Credit Terms NET 30 DAYS Customer # 12663109

Cintas Route LOC #0292 ROUTE 0009

Order # 7054166215 Payer # 10596960

BIII TO RIVERTOWN COMMUNITY ASSOCIAION

RIVERS EDGE COMMUNITY DEV.

DISTRICT 2 STE 114

475 W TOWN PL

ST AUGUSTINE, FL 32092-3649

Material #		Description		Quar	itity	Unit Price	Ext Price	Tax
Unit	000000000009585183	Unit Description:	FRONT OF	FICE FA				
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	
33129		QUIKHEAL F/P BANDAGES MED		1	вох	\$21.06	\$21.06	
55555		HARD SURFACE DISINFEC SVC		1	EA	\$10.45	\$10.45	
100439		HYDROCORTISONE CREAM SM		1	BAG	\$10.89	\$10.89	
						Unit Subtotal:	\$42.40	
Unit	000000000999900999	Unit Description:	Other					
400		SERVICE CHARGE		1	EA	\$22.95	\$22.95	
						Unit Subtotal:	\$22.95	
					lr	voice Sub-total	\$65 .35	
						Tax	\$0.00	
						Invoice Total	\$65.35	

Remit To CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

Note

Approved RECDD 2 Submitted to A/P 03-24-25

By Richard Losco

Richard Losco

MAR 2 4 2025

Dynamic Security Professionals, Inc.

Invoice

Terms

P.O. Box 23861 Jacksonville, FL 32241 EF0001108

Date	Invoice #	
3/24/2025	45399	

I	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.

			Due on receipt
Quantity	Description	Rate	Amount
	Quarterly Monitoring of Security System Via Starlink Cellular for 2nd Quarter	35.00	105.00
Thank you for your busir	ICSS.		
		Subtotal	\$105.00

MAR 2 4 2025

Approved RECDD II
Submitted to AP on 3.24.2025
by Jason Davidson

Jason Davidson

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

INVOICE

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

Invoice #

0000001

Invoice Date

03/26/2025

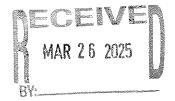
Due Date

04/06/2025

Item	Description	Unit Price	Quantity Amou
Service	Beau and the burners will play from 2pm to 5pm on April 6th 2025 at 160 Riverglade Run, St. Johns, FL 32259	1.00	600.00 600
	paid by check please make check out to Justin Hammack. IUST be remitted by end of event.	T	
		Subtotal	600
		Total Amount Paid	600 C
		Balance Due	\$600

Approved CDD II Submitted to AP on 3.26.25 by Kimberly Fatuch

Kimberly Fatuch





INVOICE

Invoice # 11820 Date: 03/17/2025 Due On: 04/16/2025

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 C	Quantity	Rate	Total
Service	LG	02/04/2025	Review notice for joint workshop.	0.10	\$305.00	\$30.50
Service	LG	02/05/2025	Review January minutes.	0.20	\$305.00	\$61.00
Service	MGH	02/05/2025	Review draft agenda for upcoming Board meeting.	0.20	\$285.00	\$57.00
Service	LG	02/17/2025	Confer with Fatuch regarding Rivertown trademark application; research regarding same.	0.20	\$305.00	\$61.00
Service	MGH	02/17/2025	Review and analyze agenda package and materials for Board consideration, including staff reports and backup materials, meeting minutes, financial statements, numerous cost-share requests and related proposals, capital reserve study proposals, and related District documents, in preparation for Board meeting.	0.70	\$285.00	\$199.50
Service	LG	02/18/2025	Prepare for Board meeting.	0.30	\$305.00	\$91.50
Service	MGH	02/18/2025	Analyze additional proposal submitted for Board consideration for slide tower and skirt repair; confer regarding agenda items.	0.20	\$285.00	\$57.00
Service	LG	02/19/2025	Travel to board meeting; attend meeting and joint meeting; confer with Smith regarding trademark issue.	3.90	\$305.00	\$1,189.50
Expense	КВ	02/19/2025	Travel: Mileage LG.	115.50	\$0.67	\$77.39
Expense	KB	02/19/2025	Travel; Hotel LG.	1.00	\$44.44	\$44.44

Vendor litigation. Service MGH 02/24/2025 Prepare Additional Services Order with Yellowstone for annual mulch installation services. 0.20 \$285.00 \$57.00 Service LG 02/24/2025 Finalize amenity management agreement for signature. 0.50 \$305.00 \$152.50 Service JK 02/24/2025 Coordinate with district manager on budget questionnaire and information to inform FY2025-2026 budget documents. 0.10 \$305.00 \$30.50 Service MGH 02/25/2025 Review District Manager meeting notes. 0.10 \$285.00 \$28.50 Service LG 02/26/2025 Review and provide comments to workshop minutes. 0.10 \$305.00 \$30.50 Service AH 02/28/2025 Prepare budget approval resolutions. 0.20 \$190.00 \$38.00 Non-billable entries Service MGH 02/19/2025 Prepare for and attend workshop to review and evaluate responses to Request for Proposals for pool repair project.						Total	\$2,266.83
Service MGH 02/24/2025 Prepare Additional Services Order with Yellowstone for annual mulch installation services. 0.20 \$285.00 \$57.00 Service LG 02/24/2025 Finalize amenity management agreement for signature. 0.50 \$305.00 \$152.50 Service JK 02/24/2025 Coordinate with district manager on budget questionnaire and information to inform FY2025-2026 budget documents. 0.10 \$305.00 \$30.50 Service MGH 02/25/2025 Review District Manager meeting notes. 0.10 \$285.00 \$28.50 Service LG 02/26/2025 Review and provide comments to workshop minutes. 0.10 \$305.00 \$30.50 Service AH 02/28/2025 Prepare budget approval resolutions. 0.20 \$190.00 \$38.00 Non-billable entries Service MGH 02/19/2025 Prepare for and attend Board meeting; prepare for and attend workshop to review and evaluate responses to Request for Proposals 3-30 \$285.00 \$940.50	Expense	KB	02/19/2025	Travel: Mileage MGH.	17.87	\$ 0.67	\$11 .07
Vendor litigation. vendor litigation. Service MGH 02/24/2025 Prepare Additional Services Order with Yellowstone for annual mulch installation services. 0.20 \$285.00 \$57.00 Service LG 02/24/2025 Finalize amenity management agreement for signature. 0.50 \$305.00 \$152.50 Service JK 02/24/2025 Coordinate with district manager on budget questionnaire and information to inform FY2025-2026 budget documents. 0.10 \$305.00 \$30.50 Service MGH 02/25/2025 Review District Manager meeting notes. 0.10 \$285.00 \$28.50 Service LG 02/26/2025 Review and provide comments to workshop minutes. 0.10 \$305.00 \$30.50 Service AH 02/28/2025 Prepare budget approval resolutions. 0.20 \$190.00 \$38.00	Service	MGH	02/19/2025	meeting; prepare for and attend workshop to review and evaluate responses to Request for Proposals	3-30	\$285.00	\$ 940.50
vendor litigation. Service MGH 02/24/2025 Prepare Additional Services Order with Yellowstone for annual mulch installation services. Service LG 02/24/2025 Finalize amenity management agreement for signature. Service JK 02/24/2025 Coordinate with district manager on budget questionnaire and information to inform FY2025-2026 budget documents. Service MGH 02/25/2025 Review District Manager meeting 0.10 \$285.00 \$28.50 service LG 02/26/2025 Review and provide comments to 0.10 \$305.00 \$30.50 workshop minutes.	Non-billa	ble entries					
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vendor litigation. Service MGH 02/24/2025 Prepare Additional Services Order with Yellowstone for annual mulch installation services. Service LG 02/24/2025 Finalize amenity management agreement for signature. Service JK 02/24/2025 Coordinate with district manager on budget questionnaire and information to inform FY2025-2026 budget documents. Service MGH 02/25/2025 Review District Manager meeting 0.10 \$285.00 \$28.50	Service	LG	02/26/2025		0.10	\$305.00	\$30,50
vendor litigation. Service MGH 02/24/2025 Prepare Additional Services Order 0.20 \$285.00 \$57.00 with Yellowstone for annual mulch installation services. Service LG 02/24/2025 Finalize amenity management 0.50 \$305.00 \$152.50 agreement for signature. Service JK 02/24/2025 Coordinate with district manager on budget questionnaire and information to inform FY2025-2026 budget	Service	MGH	02/25/2025	*	0.10	\$285.00	\$28.50
vendor litigation. Service MGH 02/24/2025 Prepare Additional Services Order 0.20 \$285.00 \$57.00 with Yellowstone for annual mulch installation services. Service LG 02/24/2025 Finalize amenity management 0.50 \$305.00 \$152.50 agreement for signature.	CONTICC		OZIZ-1, ZOZO	budget questionnaire and information to inform FY2025-2026 budget	25 prop 19 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
vendor litigation. Service MGH 02/24/2025 Prepare Additional Services Order 0.20 \$285.00 \$57.00 with Yellowstone for annual mulch installation services. Service LG 02/24/2025 Finalize amenity management 0.50 \$305.00 \$152.50	Sorvice	ık	02/24/2025	Andreas and the complete comment of the comment of the complete comment of the co	ი 1ი	\$305.00	\$30.50
vendor litigation. Service MGH 02/24/2025 Prepare Additional Services Order 0.20 \$285.00 \$57.00 with Yellowstone for annual mulch	Service	LG	02/24/2025		0.50	\$305.00	\$152.50
9014100 EQ 4275012450 Historian regularity Parameter (1980)	Service	MGH	02/24/2025	with Yellowstone for annual mulch	0.20	\$285.00	\$57.00
	Service	LG	02/20/2025		0.20	\$305.00	\$61.00

Detailed Statement of Account

Other Invoices

Invoice Num	iber Due On	Amount Due	Payments Received Bala	
11536	03/19/2025	\$2,009.18	\$0.00	\$2,009.18
Current Invo	pice			
Inyoice Nun	nber Due On	Amount Due	Payments Received Bala	ince Due
11820	04/16/2025	\$2,266.83	\$0.00	\$2,266.83
	an Pantol (1944) de Principale de alle (n. 1947). Principal de la destinació de la comerció de contra de const	ana taon amin'ny fivondronan-kaodim-kaodim-kaodim-kaodim-kaodim-kaodim-kaodim-kaodim-kaodim-kaodim-kaodim-kaod	Outstanding Balance	\$4,276,01

Total Amount Outstanding

\$4,276.01

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

Please pay within 30 days.

Corbin deNagy

3/17/2025

PECEIVE MAR 17 2025

Invoice

DATE	INVOICE#
3/25/2025	20240801r

BILLTÓ	SHIPTO
Rivers Edge CDD 2	RiverClub 160 RiverGlade Run
475 West Town Pl	St. Johns, FL 32559
#114	Kim Fatuch
5t. Augustine, FL 32092	kfatuch@vestapropertyservices.com

P.O. NUMBER DUEDATE 4/24/2025

ITEM	DESCRIPTION	OTY	RATE	AMOUNT
Entertainment	buffet Tribute August 1st, 3 6-9pm	3	450.00	1,350.00
	MAR 2 6 2025	To a control of the c		
	Approved CDD II Submitted to AP on 3.26.25 by Kimberly Fatuch Kimberly Fatuch			
Please remit		Subtotal		1,350.00
payment to: Steve Cranford		0% Tax		0.00
7705 Suppudale		Total		1,350.00

7795 Sunnydale Ln

Jacksonville, FL 32256

1,350.00 Balance Due



ERICA PETERS (904) 625-2535

stuckonyoubodyart@gmail.com

Approved CDD II Submitted to AP on 3.19.25 by Kimberly Fatuch



Kimberly Fatuch INVOICE #: 040625A

Quote Date: 03/18/2025 **Event Date:** 04/06/2025

EVENT NAME	EVENT DATE	EVENT TIME	# OF ATTENDEES
Rivertown Rockabilly	04/06/25 (Sun)	12:00PM-4:30PM/5PM	

Adl	15 miles
Mileage	15 maes
Travel/Unloading/Setup/Breakdown/Loading	1 hour
Service Hours	5 hours
Setup Materials Required	Included
(10x10 canopy/weights, 6ft table, 6ft menu/books, chairs, lights as needed, etc.)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Materials Required	Included
(Hygienic one-time use stencils, non-toxic/latex free glue, & cosmetic glitter)	Micradeo
Number of Artists	1 Artist, Full Menu
QUOTE TOTAL	\$450

50% deposit required to secure event date. Remaining balance due the day of the event. All payments are non-refundable. With the exception of an unlikely cancellation by Stuck On You Body Art.

To accept this quote, please fill out and return the below sections.

	To accept this quote, pieus	se fill out and retain the below sections.	
EVENT INFORMATION		Action (Country)	
Client Name:	How did you hear about us?	:	
Rivers Edge CDD 2	Existing Client		
Day of Event Contact Name:	Day of Event Contact #:		
Kimberly Fatuch			
Date:	Day of Week:	Onsite Timeframe:	
04/12/25	Sunday	11:30AM-5:00PM	
Event Address:		Indoor or Outdoor Setup?:	
475 West Town Pl			
#114			
St. Augustine, FL			
32092			
Is there space for vendor to setup 6ft table and	chair? If no, please describe	workplace setup.	
Type of Event/Theme:		Dress Code?:	
Rockabilly			
Any Special Designs, Color Preferences, or Requ	iests?:		
Guest(s) of Honor Name & Age:		Permission to Take Photos?:	
		☐ Yes ☐Yes, but no faces ☐No	
Age range of attendees at event:		Estimated # of Attendees:	

TMT Electric, LLC

290 Circle Dr S Saint Augustine, FL 32084 US (904) 315-1248 tmtelectricllc@gmail.com



904-789-0193

Veteran Owned

INVOICE

BILL TO

Rivers Edge CDD2 475 West Town Place Ste 114 Saint Augustine, FL 32092 INVOICE DATE 1127

Net 30

TERMS

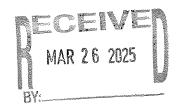
03/25/2025

DUE DATE

04/24/2025

DATE ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Services	Damaged floor receptacles in cafe at the Riverclub. Replaced one receptacle and two floor covers. Verified correct operation upon completion.	1	347.00	347.00
Please make check payable to TMT Electric LLC.	SUBTOTAL			347.00
	TAX			0.00
	TOTAL			347.00
	BALANCE DUE			\$347.00

Approved RECDD 2 Submitted to AP 3.26.25 By Kevin McKendree Kevin McKendres





Bill To:

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

Property Name: Rivers Edge CDD II

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
868050	3/3/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: April 2, 2025

Invoice Amount: \$4,266.05

Description :	. Current Amount
February irrigation repairs-2025******Manors******	

Irrigation Repairs

\$4,266.05

Invoice Total

\$4,266.05

IN COMMERCIAL LANDSCAPING

MAR 2 5 2025

Approved RECDD II
Submitted to AP on 3.25.2025
by Jason Davidson

Jason Davidson

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



completed

W. O. # NAME ADDRESS DATE

River Town

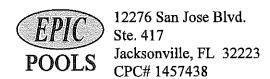
Manage Main st CDD2

2/11/2025 PG OF

#			EACH	EXTNSN
1	sllp fix 3"		\$159.95	\$159.95
6	parts and fitting 3"		\$11,95	\$71.70
3	valves 1 1/2"		\$220.00	\$660.00
12	wire splices		\$9.95	\$119.40
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
		PAR	S TOTAL	\$ 1,011.05
	Please stamp here DESCRIPTION HO	OURS	RATE	TOTAL
	Tech	35 <i>f</i>	\$93.00	\$3,255.00
				\$ -
				\$ -
				\$ -
	Approved Aspend 4089051 LABO	or & Ren	AL TOTAL	\$ 3,255.00
	Approved TSpiles			
	Not Approved			
Comme		1	POSED WORK	
main li	e 3" and 3 vaive leaking needing replaced near road way	M/	ATERIALS	\$ 1,011.05
		LABOR	& RENTAL	\$ 3,255,00
		_		
			TOTAL	\$ 4,266.05
	•			
	Earl CLIENT			

AP300R *** CHECK DATES 03/01/2025 - 03/	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTE /31/2025 *** RE II - CAPITAL RESERVE FUND BANK A CAPITAL RESERVE FUND	R CHECK REGISTER	RUN 5/14/25	PAGE 1
CHECK VEND#INVOICE DATE DATE INVOICE	EXPENSED TO VENDOR NAME YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/17/25 00010 3/11/25 46584	202503 600-53800-60100 R REPAIRS	*	5,258.00	
FILLER	EPIC POOLS & HARDSCAPE			5,258.00 000017
	TOTAL FOR B	ANK A	5,258.00	
	TOTAL FOR R	EGISTER	5,258.00	

RED2 RIVERS EDGE II OKUZMUK



Invoice

Date	Invoice #
3/11/2025	46584

904-417-5100 Phone

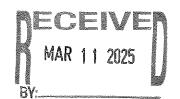
ВіІІ То	Job Address
Rivers Edge CDD Two 475 West Town Place Suite 114 St. Augustine, FL 32092	Rivers Edge CDD Two 140 Landing Street Saint Johns, FL 32259

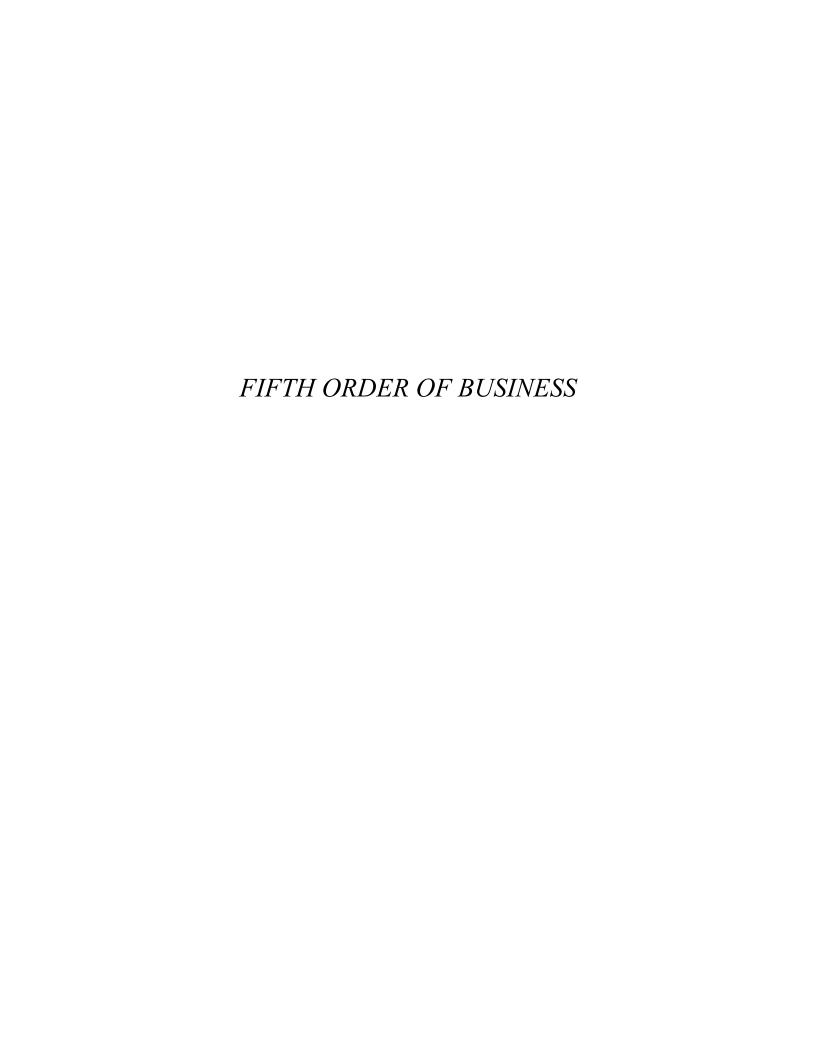
P.O. Number	Terms	Rep	Project
	see contract		

Quantity	Description	Price Each	Amount
	Heat up and strip off the bad flange on the filter, replumb the backwash line including new clear pipe to verify when the filter is clean. Plumb the backwash line so it properly supports itself and add one extra lining bracket to the concrete pad. Replace the hardware on both flanges of the filter with 316 stainless steel, and install new threaded plug on bottom of the filter. All parts, labor, and materials are included.	5,258.00	5,258.00
Thank you	for your business, we appreciate it very much.	Total	\$5,258.00
		Payments/Cre	edits \$0.00
		Balance D	ue \$5,258.00

debbie@epicpool.com	www.epicpool.com
---------------------	------------------

Approved RECDD 2 Submitted to AP 3.11.25 By Kevin McKendree Kevin McKendree





A.

COST-SHARE STATUS COVER SHEET

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

Proposal: Slide Tower Deck Installation - RECDD I Proposal: Yes (Please proceed to question 2) No, the entire cost will be paid by: [Choose One] (Please leave remainder of form blank) If yes, please check one of the following: This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the Interlocal Agreement, and such Shared Costs are budgeted expenses in the current fiscal year budget. This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: F	Rivers Edge CDD				
Request:	■ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)				
	Addition of new imp	provements (Methodology Consultant and Engineer must sign)			
Please identify the Attach service map	scope of supplement s that clearly identify	al services or describe the additional improvements requested to be added. y new or enhanced maintenance areas. Attach additional sheets if necessary:			
Add additional Finished Dec	cking to the Water Slide Towe	or Deck Framing Project that was approved at the February 2025 RECDD 1 Board meeting.			
Total Proposed Compensation:	\$ 8,696.48				
Cost Share Calculation:	\$2,758.52	Rivers Edge			
	\$2,888.10	Rivers Edge II			
	\$3,049.86	Rivers Edge III			
Methodology Consultant Approve	al:				
	(Signature)				
	(Date)				
If requesting addition	on of new improvem	<u>ients:</u>			
Engineer Approval:					
	(Signature)				
	(Date)				

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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

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

Sterling Specialties, Inc

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

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

Proposal

Date	Proposal #
4/11/2025	2504107

0			

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

Project Location	
River House (CDD-1) Kendall Crossing Dr. St. John's, Fl. 32259	

Description

Change Order to Add Finished Decking to the Water Slide Tower Deck Framing from Proposal #2412074

Installed Finished Decking: \$8,696.48

Furnish all labor & Materials to Install Finished Decking Surface to the Aluminum Tube Framed Structure

Includes:

- -All Required 1x5 Synthetic Decking Boards in "Island Mist" Color
- -Pre-Drilling & Sinking #12 Stainless Tek-Screw into 2x Aluminum Tube Framing
- -Custom Cut Deck Plugs for screw concealment
- -All Required labor for full installation of decking

End of Proposal

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

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

Signature:	Date:	Total	\$8,696.48



COST-SHARE STATUS COVER SHEET

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

Fountain Replacement - Keystone Corner Entrance Proposal:		
1.	Is the cost for this work intended to be shared?	
	■ Yes (Please proceed to question 2)	
	☐ No, the entire cost will be paid by: [Choose One] (Please leave remainder of form blank)	
2.	If yes, please check one of the following:	
	☐ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the <i>Interlocal Agreement</i> , and such Shared Costs are budgeted expenses in the current fiscal year budget.	
	■ This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).	
	[End of Cover Sheet]	

COST SHARE REQUEST

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

Requesting Party:	Rivers Edge II CDD			
	quest: Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page			
☐ Addition of new improvements (Methodology Consultant and Engineer must sign)				
•	scope of supplemental services or describe the additional improvements requested to be added. s that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:			
Replacement of Four	ntain - Keystone Corner Entrance.			
Total Proposed Compensation:	\$			
Cost Share				
Calculation:	Rivers EdgeRivers Edge IIRivers Edge III			
Methodology Consultant Approv				
	(Signature)			
	(Date)			
If requesting addition	on of new improvements:			
Engineer Approval:				
	(Signature)			
	(Date)			

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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

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



Request for Funds

Date of request: 05/21/25 Submitted by: Kevin McKendree

Replacement of Fountain at Keystone Corners entrance:

The fountain at the Keystone Corners and Longleaf Pine entrance is inoperable due to corrosion and needs to be replaced. The previous fountain was a 5-horsepower motor. The quotes below are from Solitude, our lake care provider who is also responsible for fountain maintenance. Both are for Airmax Lake series fountains. This brand of fountain is what they recommend for longevity as they have the least amount of maintenance issues. Given the fountains' prominent location at a main entrance, staff recommend going with the 5HP option as this will generate a greater visual impact. Please see the replacement quotes below for consideration.

Vendor	Warranty	Job Scope	Spray Distance	Cost
Solitude	5 years on fountain 3 years on lights	Install Airmax 3 horsepower lake series fountain. Crown and trumpet spray pattern. Comes with 9 RGBW lights	Trumpet 18' High 10' Wide Crown 8' High 50' Wide	\$14,580
Solitude	5 years on fountain 3 years on lights	Install Airmax 5 horsepower lake series fountain. Three nozzle spray pattern includes options of: classic, crown and trumpet, and stand-alone trumpet. It comes with 12 RGBW lights.	Trumpet 24' High 8' Wide Crown 12' High 56' Wide	\$19,347





SERVICES AGREEMENT

PROPERTY NAME: **River Edge II CDD**CUSTOMER NAME: **River Edge II CDD**

SERVICE DESCRIPTION: Installation of 3HP Airmax Lake Series with 300' cable and 9 light RGBW LED set

EFFECTIVE DATE: 5/5/2025

SUBMITTED TO: Kevin W. McKendree - kmckendree@vestapropertyservices.com SUBMITTED BY: Lonnie Lawrence - North Florida Business Development Consultant

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

- 1. <u>SERVICES</u>. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
- 2. <u>MODIFICATIONS</u>. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
- 3. <u>PRICING</u>. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
- 4. PAYMENT. SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.
- 5. <u>TERM AND EXPIRATION.</u> This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.



6. <u>TERMINATION</u>. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

- 8. <u>INSURANCE</u>. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.
- 9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.
- 10. <u>CONFIDENTIAL INFORMATION</u>. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.



- 11. <u>FORCE MAJEURE</u>. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
- 12. <u>RIGHT TO SUBCONTRACT</u>. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.
- 13. <u>FUEL/TRANSPORTATION SURCHARGE</u>. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.
- 14. <u>ANTI-CORRUPTION AND BRIBERY.</u> Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
- 15. <u>E-VERIFY</u>. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
- 16. <u>GOVERNING LAW</u>. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.
- 17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.
- 18. <u>ASSIGNMENT</u>. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.



- 19. <u>NOTICES</u>. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.
- 20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.
- 21. <u>BINDING</u>. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.
- 22. <u>ENTIRE AGREEMENT</u>. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
- 23. <u>SEVERABILITY</u>. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]

Services Agreement Page 5 of 9



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

SOLitude Lake Management, LLC 1320 Brookwood Drive Suite H Little Rock AR 72202	
Please Remit All Payments to:	Customer's Address for Notice Purposes:
Date:	Date:
Title:	Title:
Printed Name:	Printed Name:
Signature:	Signature:
SOLITUDE LAKE MANAGEMENT, LLC.	RIVERS EDGE II CDD
ACCEPTED AND APPROVED:	

Please Mail All Notices and Agreements to:

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



SCHEDULE A – SCOPE OF SERVICES

FOUNTAIN INSTALLATION

Fountain Installation:

1. Company will install the following floating surface aerator:

1 Airmax Lake Series 3 HP (230V/1PH)

Includes: Crown & Geyser nozzle pattern

Standard Stainless-Steel Intake Debris Screen

300 ft. of underwater power cable

Underwater Oil Cooled motor w/ Thermal Protection

Control Panel (UL Listed / NEMA Rated)

GFCI Protection Breaker Motor Starter / Contactor

Motor Overload Protection Assembly 24-hour Digital Programmable Timer*

Control Fuse Protection

All labor and parts necessary for proper installation***

*Programmable digital timer includes complete daily programmability, automatic adjustments for daylight savings time, battery backup, etc. so as to eliminate the need for service calls and adjustments that occur as a result of power outages, sunrise and sunset time changes, daylight savings time, and more.

Easy programming_with daily, weekly & impulse programming (up to 20 events)

LED power indicator

LCD screen display

Lithium battery for memory backup

Three-way operation manual

Digital Electronics time switch

One touch, multi-functional keys

**Customer must provide a properly sized power source for the amp load and voltage requirement of the units specified above, and a suitable structure adjacent to the power source to which the control panel will be mounted. Single-phase 208/240V units will require a 2-pole breaker for fountain control panel electrical connection and must be configured with 3 wire (2 hots + 1 neutral) and 1 ground wire for fountain control panel connection. For all three-phase units customer must provide 208/240V or 460V power source with a 3-pole breaker for fountain control panel electrical connection and must be configured with 4 wire (3 hots + 1 neutral) and 1 ground wire for Control Panel to be connected. SŌLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above.



***The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).

<u>Lighting Installation</u>:

1. Fountain will include an RGBW (red, green, blue, white) LED Underwater Lighting Package:

Includes: 9 Underwater LED RGBW Lights

300 ft. of underwater power cable

Control panel with nine (9) preset programs featuring endless color options.

Adjustable Above Waterline, Snap-On Design

Wireless RF Remote with 200' Range 24-hour Digital Programmable Timer*

GFCI Protection Breaker

Control Breaker

Control Fuse Protection

All labor and parts necessary for proper installation

Warranty:

- 1. Company warrants that all installation work will be done in a safe and professional manner.
- 2. Manufacturer warrants fountains for **five (5) years** from the date of installation against any defects in materials and workmanship.
- 3. Manufacturer warrants light sets for **three (3) years** from the date of installation against any defects in materials and workmanship.
- 4. Company warrants all labor for the fountain/aeration system for a period of **90 days** from the date of installation.
- 5. The manufacturer's warranty and the SŌLitude Lake Management® warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SŌLitude Lake Management® performs any service, repair, or other work to the fountain aeration system.
 - b. The fountain system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

General Qualifications:

Company will furnish the personnel, vehicles, boats, equipment, materials, and other items
required to provide the foregoing at its expense. The application method and equipment
(boat, ATV, backpack, etc.) used is determined by our technician at the time of the
treatment to ensure the most effective method is provided for optimal results.









SCHEDULE B - PRICING SCHEDULE

Total Price: \$14,580.00 Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price

Due upon completion of the services: remaining 50% of the Total Price



SERVICES AGREEMENT

PROPERTY NAME: **River Edge II CDD**CUSTOMER NAME: **River Edge II CDD**

SERVICE DESCRIPTION: Installation of 5HP Airmax Lake Series with 300' cable and 12 light RGBW LED set

EFFECTIVE DATE: 5/5/2025

SUBMITTED TO: Kevin W. McKendree - kmckendree@vestapropertyservices.com SUBMITTED BY: Lonnie Lawrence - North Florida Business Development Consultant

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

- 1. <u>SERVICES</u>. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
- 2. <u>MODIFICATIONS</u>. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
- 3. <u>PRICING</u>. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
- 4. PAYMENT. SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.
- 5. <u>TERM AND EXPIRATION.</u> This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.



6. <u>TERMINATION</u>. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

- 8. <u>INSURANCE</u>. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.
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Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.



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- 16. <u>GOVERNING LAW</u>. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.
- 17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.
- 18. <u>ASSIGNMENT</u>. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.



- 19. <u>NOTICES</u>. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.
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- 21. <u>BINDING</u>. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.
- 22. <u>ENTIRE AGREEMENT</u>. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
- 23. <u>SEVERABILITY</u>. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]

Services Agreement Page 5 of 9



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

SOLitude Lake Management, LLC 1320 Brookwood Drive Suite H Little Rock AR 72202	
Please Remit All Payments to:	Customer's Address for Notice Purposes:
Date:	Date:
Title:	Title:
Printed Name:	Printed Name:
Signature:	Signature:
SOLITUDE LAKE MANAGEMENT, LLC.	RIVERS EDGE II CDD
ACCEPTED AND APPROVED:	

Please Mail All Notices and Agreements to:

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



SCHEDULE A – SCOPE OF SERVICES

FOUNTAIN INSTALLATION

Fountain Installation:

1. Company will install the following floating surface aerator:

1 Airmax Lake Series 5 HP (230V/1PH)

Includes: Three Nozzle Pattern (Classic, Crown & Trumpet, Trumpet)

Standard Stainless-Steel Intake Debris Screen

300 ft. of underwater power cable

Underwater Oil Cooled motor w/ Thermal Protection

Control Panel (UL Listed / NEMA Rated)

GFCI Protection Breaker
Motor Starter / Contactor

Motor Overload Protection Assembly 24-hour Digital Programmable Timer*

Control Fuse Protection

All labor and parts necessary for proper installation***

*Programmable digital timer includes complete daily programmability, automatic adjustments for daylight savings time, battery backup, etc. so as to eliminate the need for service calls and adjustments that occur as a result of power outages, sunrise and sunset time changes, daylight savings time, and more.

Easy programming_with daily, weekly & impulse programming (up to 20 events)

LED power indicator

LCD screen display

Lithium battery for memory backup

Three-way operation manual

Digital Electronics time switch

One touch, multi-functional keys

**Customer must provide a properly sized power source for the amp load and voltage requirement of the units specified above, and a suitable structure adjacent to the power source to which the control panel will be mounted. Single-phase 208/240V units will require a 2-pole breaker for fountain control panel electrical connection and must be configured with 3 wire (2 hots + 1 neutral) and 1 ground wire for fountain control panel connection. For all three-phase units customer must provide 208/240V or 460V power source with a 3-pole breaker for fountain control panel electrical connection and must be configured with 4 wire (3 hots + 1 neutral) and 1 ground wire for Control Panel to be connected. SŌLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above.



***The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).

<u>Lighting Installation</u>:

1. Fountain will include an RGBW (red, green, blue, white) LED Underwater Lighting Package:

Includes: 12 Underwater LED RGBW Lights

300 ft. of underwater power cable

Control panel with nine (9) preset programs featuring endless color options.

Adjustable Above Waterline, Snap-On Design

Wireless RF Remote with 200' Range 24-hour Digital Programmable Timer*

GFCI Protection Breaker

Control Breaker

Control Fuse Protection

All labor and parts necessary for proper installation

Warranty:

- 1. Company warrants that all installation work will be done in a safe and professional manner.
- 2. Manufacturer warrants fountains for **five (5) years** from the date of installation against any defects in materials and workmanship.
- 3. Manufacturer warrants light sets for **three (3) years** from the date of installation against any defects in materials and workmanship.
- 4. Company warrants all labor for the fountain/aeration system for a period of **90 days** from the date of installation.
- 5. The manufacturer's warranty and the SŌLitude Lake Management® warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SŌLitude Lake Management® performs any service, repair, or other work to the fountain aeration system.
 - b. The fountain system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

General Qualifications:

Company will furnish the personnel, vehicles, boats, equipment, materials, and other items
required to provide the foregoing at its expense. The application method and equipment
(boat, ATV, backpack, etc.) used is determined by our technician at the time of the
treatment to ensure the most effective method is provided for optimal results.









SCHEDULE B – PRICING SCHEDULE

Total Price: \$19,347.00 Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price

Due upon completion of the services: remaining 50% of the Total Price

C.

COST-SHARE STATUS COVER SHEET

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

RiverHouse Family Pool Expansion Joint Repair

LI	oposar:
1.	Is the cost for this work intended to be shared?
	■ Yes (Please proceed to question 2)
	☐ No, the entire cost will be paid by: [Choose One]
	(Please leave remainder of form blank)
2.	If yes, please check one of the following:
	☐ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the <i>Interlocal Agreement</i> , and such Shared Costs are budgeted expenses in the current fiscal year budget.
	■ This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).
	[Fnd of Cover Sheet]

[Ena of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party	ty: Rivers Edge CDD		
Request: Supplemental maintenance services for existing Improvements (i.e. enhancement of improvement areas). (Methodology Consultant must sign. Please attach party signat			
	☐ Addition of new improvements (Methodology Consultant and Engineer must sign)		
Attach service n	the scope of supplemental services or describe the additional improvements requested to be adde maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessaterials associated with Draining Pool and Repair of broken tile at Expansion Joint, Expansion Joint, Expansion		
Joint will be repaired	ed at this time. in the amount of \$12,500. There is a contingency of \$5,000 should plaster repairs be required		
after draining of poo	ool. That said an NTE of \$17,500 was approved by the BOS at the joint meeting held on 5.9.2025		
Total Proposed Compensation:	<u>\$ 17,500</u>		
Cost Share			
Calculation:	\$ 3,965.00 Rivers Edge \$ 4,151.25 Rivers Edge II		
	\$ 4,383.75 Rivers Edge III		
Methodology			
Consultant Appr	proval:		
	(Signature)		
	(Date)		
If requesting add	dition of new improvements:		
Engineer Approval:			
	(Signature)		
	(Date)		

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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

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



3002 Phillips Highway Jacksonville, FL 32207 Phone: 904.858.4300 CPC1456979

April 25, 2025

Re: RiverHouse Family Pool – Kevin McKendree

Emergency Repair Proposal

This document is to provide authorization for work and/or materials described below:

Supervision and Materials associated with Draining Pool and Repair of broken tile at Expansion Joint, Expansion Joint will be repaired at this time.

Price to include all associated fees with the above-mentioned work.

• Expansion Joint Repair		\$12,500.00
<u>Contin</u>	gency Items to Discuss	
 Plaster Repairs due to delaminat 	ion after draining of Pool - \$5	5,000.00
•		
Upon Crown Pools Inc. receiving a signature work will proceed at the appropriately so		cribed work and cost, this
Print:	Title:	
Signature:	Date:	
Please feel free to contact us should you		
riease feet free to contact us should you	have any questions of concert	15.
Regards,		

Brad Correia Crown Pools Inc. CPC1456979 (904) 858-4300



COST-SHARE STATUS COVER SHEET

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

RiverHouse pools resurfacing and pool deck replacement project Proposal:		
1.	Is the cost for this work intended to be shared?	
	Yes (Please proceed to question 2)	
	☐ No, the entire cost will be paid by: [Choose One] (Please leave remainder of form blank)	
2.	If yes, please check one of the following:	
	This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the <i>Interlocal Agreement</i> , and such Shared Costs are budgeted expenses in the current fiscal year budget.	
	☐ This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).	
	[End of Cover Sheet]	

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD				
Request: Supplemental maintenance services for existing Improvements (i.e. enhancement of existin improvement areas). (Methodology Consultant must sign. Please attach party signature pa				
	Addition of new improvements (Methodology Consultant and Engineer must sign)			
Attach service map	scope of supplemental services or describe the additional improvements requested to be added. Is that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary as selected to resurface both pools and replace both pool decks at the			
Total Proposed Compensation:	\$ 798,412.92			
Cost Share Calculation:	\$ 253,256.58 Rivers Edge \$ 265,152.93 Rivers Edge II			
	\$ 280,003.41 Rivers Edge III			
Methodology Consultant Approv				
	(Signature)			
	(Date)			
If requesting additi	on of new improvements:			
Engineer Approval:				
	(Signature)			
	(Date)			

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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

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

CONTRACT FOR CONSTRUCTION OF A SMALL PROJECT

RIVERS EDGE CDD RIVER HOUSE POOL REPAIRS

This Contract is by and between the **Rivers Edge Community Development District** (Owner) and **Crown Pool Cleaning**, Inc. (Contractor). Owner and Contractor hereby agree as follows:

ARTICLE 1-THE WORK

1.01 Work

- A. Work includes all labor, materials, equipment, services, and documentation necessary to construct the Project defined herein. The Work may include related services such as testing, start-up, and commissioning, all as required by the Contract Documents.
- B. The Contractor shall complete all Work as specified or indicated in the Contract Documents. The Project is generally described as follows:
 - Repair of the River House family pool and lap pool which consists of Complete Renovation of Fun Pool and Lap Pool Interior Marcite, Tile, Expansion Joint replacement, New LED Lights, and All Coping and surrounding Deck to include covered area between Fun Pool and Lap Pool and removal of select trees as specified in more detail on the Pool Resurfacing Scope Sheet.
 - The Site of the Work includes property, easements, and designated work areas described in greater detail in the Contract Documents but generally located at 156 Landing Street, St. Johns Florida 32259.

ARTICLE 2-CONTRACT DOCUMENTS

2.01 Intent of Contract Documents

- A. It is the intent of the Contract Documents to describe a functionally complete Project. The Contract Documents do not indicate or describe all of the Work required to complete the Project. Additional details required for the correct installation of selected products are to be provided by the Contractor and coordinated with Owner and Engineer. This Contract constitutes the entire agreement between Owner and Contractor, and supersedes prior negotiations, representations, and agreements, whether written or oral. The Contract Documents are complementary; what is required by one part of the Contract Documents is as binding as if required by other parts of the Contract Documents.
- B. Engineer will be the initial interpreter of the requirements of the Contract Documents, and judge of the acceptability of the Work under the Contract Documents. During the performance of the Work and until final payment, Contractor and Owner shall submit to Engineer all matters in question concerning the requirements of the Contract Documents, or relating to the acceptability of the Work. Engineer will render a written clarification, interpretation, or decision on the issue submitted, or initiate a modification to the Contract Documents.

- C. Contractor, and its subcontractors and suppliers, shall not have or acquire any title to or ownership rights to any of the Drawings, Specifications, or other documents (including copies or electronic media versions) prepared by Engineer or its consultants.
- D. Contract Price or Contract Times: References to a change in "Contract Price or Contract Times" or "Contract Times or Contract Price" or similar, indicate that such change applies to (1) Contract Price, (2) Contract Times, or (3) both Contract Price and Contract Times, as warranted, even if the term "or both" is not expressed.
- E. Nothing in the Contract Documents creates any contractual relationship between Owner or Engineer and any Subcontractor, Supplier, or other individual or entity performing or furnishing any of the Work, for the benefit of such Subcontractor, Supplier, or other individual or entity.

2.02 Contract Documents Defined

- A. The Contract Documents consist of the following documents:
 - I. This Contract for Construction of a Small Project.
 - 2. Performance bond.
 - Payment bond.
 - 4. Specifications as listed in the <u>Pool Resurfacing Scope Sheet Specifications Taele ef Centents.</u>
 - 5. Qrawings as listeEl en the QrawiRg Sheet InEleK.
 - 6. Addenda.
 - 7. Exhibits to this Contract (enumerated as follows):
 - a. Exhibit 1- Contractor's Bid.
 - 8. The following which may be delivered or issued on or after the Effective Date of the Contract:
 - a. Notice to Proceed (i::JCDC' C §§0).
 - b. Work Change Directive!: (i::JCQCt C 940).
 - c. Change Orders (i::JCQO' C 941).
 - d. Field Orders (i::JCDO" C 942).

ARTICLE 3-ENGINEER

3.01 Engineer

- A. TRe i::ngineer fer tl:lis Prajeet is
- . [Reserved)
- B. Where "Engineer" is used in this Contract, it shall refer to the Project Representative, Kevin McKendree, or his designee. The parties acknowledge that the Project Representative is not a professional engineer and such term is used only for convenience. The Project Representative may designate the District Engineer as his designee when necessary.

ARTICLE 4-CONTRACT TIMES

4.01 Contract Times

- A. The Work <u>may</u> be divided into phases and shall be completed within the times mutually agreed by the Parties and set forth in a Notice to Proceed, will ee s1:1estantiall•(eaFAplete an ar eefore **IdaleJ** and campleted and read•(for final pa't'ment an er before **IdaceJ**.
- B. Ti:le \AJerk \(\frac{1}{1}\) Iil ee s1:1estantiall \(\frac{1}{2}\) eeRl lete witt:lin \(\frac{AwAllaer af da-J'&i}{4}\) da'(S after ti:le Effecti'.'e

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- C. The Contract Times will commence to run on the day indicated in the Notice to Proceed. No Work shall be performed at the Site before the issuance of a Notice to Proceed.

4.02 Liquidated Damages

A. Contractor and Owner recognize that time is of the essence in the performance of the Contract, and that Owner will incur damages if Contractor does not complete the Work according to the requirements of Paragraph 4.01. Because such damages would be difficult and costly to determine, instead of requiring any proof thereof. Owner and Contractor agree that as liquidated damages for delay in completion (but not as a penalty) Contractor shall pay Owner \$250 for each day that expires after the Contract Time for substantial completion. Contractor and Owner agree that the liquidated damages specified in this Section have a reasonable relationship to actual damages and that such liquidated damages represent a good faith effort to estimate actual damages.

4.03 Delays in Contractor's Progress

- A. If Owner, Engineer, or anyone for whom Owner is responsible, delays, disrupts, or interferes with the performance or progress of the Work, then Contractor shall be entitled to an equitable adjustment in the Contract Times or Contract Price.
- B. Contractor shall not be entitled to an adjustment in Contract Price or Contract Times for delay, disruption, or interference caused by or within the control of Contractor or its subcontractors or suppliers.
- C. If Contractor's performance or progress is delayed, disrupted, or interfered with by unanticipated causes not the fault of and beyond the control of Owner, Contractor, and those for which they are responsible, then Contractor shall be entitled to an equitable adjustment in Contract Times. Such an adjustment will be Contractor's sole and exclusive remedy for the delays, disruption, and interference described in this paragraph. Causes of delay, disruption, or interference that may give rise to an adjustment in Contract Times under this paragraph include only the following:
 - 1. Severe and unavoidable acts of God or natural catastrophes such as fires. floods. epidemics, and earthquakes:
 - Abnormal weather conditions:
 - 3. Acts or failures to act of third-party utility owners or other third-party entities (other than those third-party utility owners or other third-party entities performing other work at or adjacent to the Site as arranged by or under contract with Owner): and
 - Acts of war or terrorism.

Contractor must submit any Change Proposal seeking an equitable adjustment in the Contract Times under this paragraph within fifteen (15) days of the damaging, delaying, disrupting, or interfering event, or such claim shall be waived. Contractor shall be required to prove that any abnormal weather conditions are in excess of normal rainfall amounts or other normal weather conditions, and must provide such documentation of unusually severe weather as the Engineer deems reasonably necessary. Normal seasonal adverse weather typical for the St. Johns County area, including heavy rain shall not be deemed as causing any delays for the Project.

In no event shall Owner or Engineer be liable to Contractor, any subcontractor, any supplier. or any other person or organization, or to any surety or employee or any agent of them, for damages, including but not limited to all fees and charges of Engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs, arising out of or resulting from:

- 1. delays caused by or within the control of Contractor (or Subcontractor or Supplier); or
- 2. delays beyond the control of both Owner and Contractor. including. but not limited to, fires. floods. epidemics. abnormal weather conditions. acts of God. or acts or neglect by utility owners or other contractors performing other work:

Nor shall Owner or Engineer of each of them be liable to Contractor for any claims. costs, losses or damages sustained by Contractor on or in connection with any other project or anticipated project.

Except for an adjustment to the Contract Times, the Contractor shall not be entitled to and hereby waives any and all damages that it may suffer by reason of delay or for any Act of God, and waives all damages that it may suffer by reason of such delay including but not limited to lost profits, overhead, and other consequential damages. No payment of any claim for damages shall be made to the Contractor as compensation for damages for any delays or hindrances that are avoidable by Contractor.

D. Contractor shall not be entitled to an adjustment in Contract Price or Contract Times for any delay, disruption, or interference if such delay is concurrent with a delay, disruption, or interference caused by or within the control of Contractor or Contractor's subcontractors or suppliers.

4.04 Progress Schedules

- A. Contractor shall develop a progress schedule and submit it to Engineer for review and comment before starting Work on the Site. Contractor shall modify the schedule in accordance with Engineer's comments. Except for modifications agreed to by the engineer and Owner, the schedule shall be in accordance with the schedule submitted in the Contractor's Bid.
- B. Contractor shall update and submit the progress schedule to Engineer each month. Owner may withhold payment if Contractor fails to submit the schedule.

ARTICLE S-CONTRACT PRICE

5.01 Payment

- A. Owner shall pay Contractor, in accordance with the Contract Documents, the lump sum amount of \$798,412.92 for all Work. <u>Unit prices provided in the Contractor's proposal shall be used to calculate the cost of any additive or reductive change orders.</u>
- B. Gv. Rer sAall part GoRtraetor. iR accorElaRce witA tAe GoRtraet 9ocumeRts. at tAe followiRg uRit prices for eacR uAit of Work completed:

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ARTICLE 6-BONDS AND INSURANCE

6.01 Bonds

- A. When Contractor delivers the signed counterparts of the Contract to Owner, Contractor shall also deliver the performance bond and payment bond to Owner. Contractor must provide a certified copy of the recorded bonds before commencing the Work or before recommencing the Work after a default or abandonment. Each bond must be in an amount equal to the Contract Price, as security for the faithful performance and payment of all of Contractor's obligations under the Contract. These bonds must remain in effect until the completion of the correction period specified in Paragraph 7.12 but, in any case, not less than one year after the date when final payment becomes due. In addition, each bond shall be on an Owner-approved form and the payment bond shall contain the following language: "This Bond is hereby amended so that the provisions and limitations of Section 255.05. Florido Statutes, including without limitation subsection (6) and the notice and time limitation provisions in subsections (2) and (10), or Sections 713.23 and 713.245. Florida Statutes, whichever are applicable, are incorporated by reference herein."
- B. Upon request, Owner will provide a copy of the payment bond to any person or entity claiming to have furnished labor, services, materials, or equipment used in the performance of the Work.

6.02 Insurance

A. When Contractor delivers the signed counterparts of the Contract to Owner, Contractor shall furnish certificates, endorsements, and any other evidence of insurance requested by Owner. Insurance is to be provided by companies that are duly licensed or authorized in the

jurisdiction in which the Project is located with a minimum A.M. Best rating of A-VII or better. Contractor shalt provide insurance in accordance with the following:

- 1. Contractor shall provide coverage for not less than the following amounts, or greater where required by Laws and Regulations:
 - a. Workers' Compensation and Employer's Liability

Workers' Compensation	Statutorv
Employer's Liability	
Each Accident	\$500,000
Each Employee	\$500,000
Policy Limit	\$1,000,000

b. Commercial General Liability

General Aggregate	\$2,000,000
Products - Completed Operations Aggregate	\$2,000,000
Personal and Advertising Injury	\$1,000,000
Bodily Injury and Property Damage*-Each Occurrence	\$1,000,000

*Property Damage liability shall provide explosion, collapse, and under-ground coverages where applicable.

c. Automobile Liability*

Bodily Injury	
Each Person	\$1,000,000
Each Accident	\$1,000,000
Property Damage	
Each Accident	\$1,000,000
[OR]	
Combined Single Limit (Bodily Injury and Property Damage)	\$2,000,000

*Automobile liability insurance shall include coverage for all owned, non-owned, and hired vehicles

d. Excess or Umbrella Liability

Per Occurrence	\$1,000,000
General A re ate	\$1,000,000

. CUNTRACTOR 5 POHUTION LIABILITY

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- B. All insurance policies required to be purchased and maintained will contain a provision or endorsement that the coverage afforded will not be canceled or materially changed or renewal refused until at least 10 days after notice has been received by the purchasing policyholder. Within three days of receipt of any such notice, the purchasing policyholder shall provide a copy of the notice to each other insured and Engineer.
- C. Automobile liability insurance provided by Contractor will be written on an occurrence basis and provide coverage against claims for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance, or use of any motor vehicle.
- D. Contractor's commercial general liability policy will be written on a 1996 or later ISO commercial general liability occurrence form and include the following coverages and endorsements:
 - 1. Products and completed operations coverage maintained for three years after final payment;
 - 2. Blanket contractual liability coverage to the extent permitted by law;
 - 3. Broad form property damage coverage; and
 - 4. Severability of interest; underground, explosion, and collapse coverage; personal injury coverage.
- E. The Contractor's commercial general liability and automobile liability, umbrella or excess, and pollution liability policies will include and list Owner and Engineer and the respective supervisors, professional staff, officers, directors, members, partners, employees, agents, consultants, and subcontractors of each as additional insureds; and the insurance afforded to these additional insureds will provide primary coverage for all claims covered thereby (including, as applicable, those arising from both ongoing and completed operations) on a non-contributory basis.
 - Additional insured endorsements will include both ongoing operations and products and completed operations coverage through ISO Endorsements CG 20 10 10 01 and CG 20 37 10 01 (together). If Contractor demonstrates to Owner that the specified ISO endorsements are not commercially available, then Contractor may satisfy this requirement by providing equivalent endorsements.
 - 2. Contractor shall provide ISO Endorsement CG 20 32 07 04, "Additional Insured-Engineers, Architects or Surveyors Not Engaged by the Named Insured" or its equivalent for design professional additional insureds.
- F. Umbrella or excess liability insurance will be written over the underlying employer's liability, commercial general liability, and automobile liability insurance. The coverage afforded must be at least as broad as that of each and every one of the underlying policies. Contractor may meet the policy limits specified for employer's liability, commercial general liability, and automobile liability through the primary policies alone, or through combinations of the primary insurance policy's policy limits and partial attribution of the policy limits of an umbrella or excess liability policy that is at least as broad in coverage as that of the underlying policy.

- G. The Contractor shall provide property insurance covering physical loss or damage during construction to structures, materials, fixtures, and equipment, including those materials, fixtures, or equipment in storage or transit.
- H. If Contractor has failed to obtain and maintain required insurance, Owner may exclude the Contractor from the Site, impose an appropriate set-off against payment, and exercise Owner's termination rights under Article 15. <u>Alternatively, the Owner has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the Owner's obtaining the required insurance.</u>

ARTICLE 7-CONTRACTOR'S RESPONSIBILITIES

- 7.01 Contractor's Means and Methods of Construction
 - A. Contractor shall be solely responsible for the means, methods, techniques, sequences, and procedures of construction.
 - B. If professional engineering or other design services are needed to carry out Contractor's responsibilities for construction means, methods, techniques, sequences, and procedures, or for Site safety, then Contractor shall cause such services to be provided by a properly licensed design professional, at Contractor's expense. Neither Owner nor Engineer has any responsibility with respect to (1) Contractor's determination of the need for such services, (2) the qualifications or licensing of the design professionals retained or employed by Contractor, (3) the performance of such services, or (4) any errors, omissions, or defects in such services.

7.02 Supervision and Superintendence

- A. Contractor shall supervise and direct the Work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the Work in accordance with the Contract Documents.
- B. At all times during the progress of the Work, Contractor shall assign a competent resident superintendent who will not be replaced without notice to and approval by the Owner and Engineer except under extraordinary circumstances.
- C. Contractor shall maintain good discipline and order at the Site. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under this Contract. Additionally, Contractor must clean mud and debris from and repair any damage to the Owner's streets used as access to and from the building site. At completion of the Project, Contractor shall remove from the site all waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If Contractor fails to clean up as provided in this Contract, the Owner may do so and the cost thereof, if any, shall be reimbursable by Contractor.
- D. Except as otherwise required for the safety or protection of the Work or persons or property at the Site or adjacent thereto, and except as otherwise stated in the Contract Documents, all Work at the Site will be performed during regular working hours, Monday through Friday.
- E. Contractor shall use all due care to protect the property of the Owner, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within three (3) days.

7.03 Other Work at the Site

- A. In addition to and apart from the Work of the Contractor, other work may occur at or adjacent to the Site. Contractor shall take reasonable and customary measures to avoid damaging, delaying, disrupting, or interfering with the work of Owner, any other contractor, or any utility owner performing other work at or adjacent to the Site.
- 8. Contractor shall notify Owner, the owners of adjacent property, the owners of underground facilities and other utilities (if the identity of such owners is known to Contractor), and other contractors and utility owners performing work at or adjacent to the Site when Contractor knows that prosecution of the Work may affect them; and Contractor shall cooperate with them in the protection, removal, relocation, and replacement of their property or work in progress.

7.04 Services, Materials, and Equipment

- A. Unless otherwise specified in the Contract Documents, Contractor shall provide and assume full responsibility for everything necessary for the performance, testing, start-up, and completion of the Work.
- B. All materials and equipment incorporated into the Work must be new and of good quality, and be stored, applied, installed, connected, erected, protected, used, cleaned, and conditioned in accordance with instructions of the applicable supplier, except as otherwise may be provided in the Contract Documents.

7. OS Subcontractors and Suppliers

A. Just as Contractor is responsible for its own acts and omissions, Contractor shall be fully responsible to Owner and Engineer for all acts and omissions of Contractor's employees; of suppliers and subcontractors, and their employees; and of any other individuals or entities performing or furnishing any of the Work. The Contractor's retention of a subcontractor or supplier for the performance of parts of the Work will not relieve Contractor's obligation to Owner to perform and complete the Work in accordance with the Contract Documents.

7.06 Licenses, Fees and Permits

- A. Contractor shall pay all license fees and royalties and assume all costs incident to performing the Work or the incorporation in the Work of any invention, design, process, product, or device which is the subject of patent rights or copyrights held by others.
- B. Contractor shall obtain and pay for all construction permits, licenses, <u>connections</u>. <u>inspections</u>. and certificates of occupancy, unless otherwise provided in the Contract Documents.

7.07 Laws and Regulations; Taxes

- A. Contractor shall give all notices required by, and shall comply with, all local, state, and federal laws ordinances, rules, orders and regulations applicable to the performance of the Work. Neither Owner nor Engineer shall be responsible for monitoring Contractor's compliance with any laws or regulations.
- **B.** If Contractor performs any Work or takes any other action knowing or having reason to know that it is contrary to laws or regulations, Contractor shall bear all resulting costs and losses,

and to the fullest extent permitted by law Contractor shall indemnify ₁ <u>defend</u>, and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, from and against all such claims, costs, losses, and damages.

c. Contractor shall pay all applicable sales, consumer, use, and other similar taxes.

7.08 Record Documents and Public Records

- A. Contractor shall maintain one printed record copy of all Drawings, Specifications, Addenda, Change Orders, Work Change Directives, Field Orders, written interpretations and clarifications, and approved shop drawings in a safe place at the Site. Contractor shall annotate them to show changes made during construction. Contractor shall deliver these record documents to Engineer upon completion of the Work in a format reasonably acceptable to the Owner and Engineer
- B. Contractor understands and agrees that all documents of any kind provided to the Owner in connection with this Contract may be public records, and, accordingly. Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701. Florida Statutes. Contractor acknowledges that the designated public records custodian for the Owner is Corbin DeNagy ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the Owner to perform the service; 2) upon request by the Public Records Custodian, provide the Owner with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119. Florida Stat...Jtes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the Owner; and 4) upon completion of this Contract, transfer to the Owner, at no cost, all public records in Contractor's possession or, alternatively, keep. maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor. Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the Owner in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES. TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, CDENAGY@GMSNF.COM, OR AT 475 WEST TOWN PLACE, SUITE 114 ST AUGUSTINE, FL 32092.

7.09 Safety and Protection

A. Contractor shall be solely responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work. <u>Contractor shall ensure that all of Contractor's employees.</u> agents. <u>subcontractors or anyone directly or indirectly employed by</u> Contractor observe Contractor's rules and <u>regulations</u> of <u>safety</u> and conduct.

- B. Contractor shall designate a qualified and experienced safety representative whose duties and responsibilities are the prevention of Work-related accidents and the maintenance and supervision of safety precautions and programs.
- C. Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury, or loss to:
 - 1. All persons on the Site or who may be affected by the Work;
 - 2. All the Work and materials and equipment to be incorporated therein, whether in storage on or off the Site; and
 - Other property at the Site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, other work in progress, utilities, and underground facilities not designated for removal, relocation, or replacement in the course of construction.
- D. All damage, injury, or loss to any property caused, directly or indirectly, in whole or in part, by Contractor, or anyone for whose acts the Contractor may be liable, will be remedied by Contractor at its expense (except damage or loss attributable to the fault of the Contract Documents or to the acts or omissions of Owner or Engineer and not attributable, directly or indirectly, in whole or in part, to the fault or negligence of Contractor).
- E. Contractor shall be responsible for coordinating any exchange of safety data sheets or other hazard communication information required to be made available to or exchanged between or among employers at the Site in accordance with laws or regulations.
- F. In emergencies affecting the safety or protection of the Work or persons or property at the Site or adjacent thereto, Contractor shall act to prevent damage, injury, or loss. Contractor shall give Engineer prompt notice if Contractor believes that any significant changes in the Work or variations from the Contract Documents have been caused by an emergency, or are required as a result of Contractor's response to an emergency. If Engineer determines that a change in the Contract Documents is required because of an emergency or Contractor's response, a Work Change Directive or Change Order will be issued.

7.10 Submittals

- A. Contractor shall review and coordinate shop drawings, samples, and other submittals with the requirements of the Work and the Contract Documents, and shall verify all related field measurements, quantities, dimensions, specified performance and design criteria, installation requirements, materials, catalog numbers, and similar information. Contractor shall confirm that the submittal is complete with respect to all related data included in the submittal.
- B. Shop drawings and samples must bear a stamp or specific written certification that Contractor has satisfied its obligations under the Contract Documents with respect to Contractor's review of that submittal, and that Contractor approves the submittal.
- C. With each shop drawing or sample submittal, Contractor shall give Engineer specific written notification, in a communication separate from the shop drawing or sample, of any variations that the shop drawing or sample may have from the requirements of the Contract Documents.

- D. Engineer will provide timely review of submittafs. Engineer's review and approval of submittals will not extend to the means, methods, techniques, sequences, or procedures of construction, or to safety precautions or programs.
- E. Engineer's review of shop drawings and samples will be only to determine if the items covered will, after installation or incorporation in the Work, comply with the requirements of the Contract Documents, and be compatible with the design concept of the completed Project as a functioning whole.
- F. Engineer's review and approval of a separate item in a shop drawing or sample does not indicate approval of the assembly in which the item functions.
- G. Contractor shall make corrections required by Engineer, return the required number of corrected copies of shop drawings, and submit new samples for review and approval. Contractor shall direct specific attention in writing to revisions other than the corrections called for by Engineer on previous submittals.
- H. Shop drawings are not Contract Documents.

7.11 Warranties and Guarantees

- A. Contractor warrants and guarantees to Owner that all Work will be in accordance with the Contract Documents and will not be defective. Engineer and its consultants are entitled to rely on Contractor's warranty and guarantee.
- B. Contractor hereby warrants all services and workmanship for two (2) years and agrees to assign any and all of the materials and manufacturers' warranties to the Owner. Neither final acceptance of the Project. nor final payment therefor. nor any provisions of this Contract shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services provided under this Contract are found to be defective, deficient or not in accordance with the Contract, including specifically all design services contemplated and/or provided hereunder. Contractor shall correct, remove and/or replace such services and/or materials promptly after receipt of a written notice from the Owner and to correct and pay for any other damage resulting therefrom to the Owner's property or the property of others such that the Owner receives the maximum benefit of the completed Project contemplated by this Contract.
- C. Contractor shall assign to Owner all warranties extended to Contractor by material suppliers and subcontractors. If an assignment of warranty requires the material supplier and/or subcontractor to consent to same, then Contractor shall secure the material supplier's and/or subcontractor's consent to assign said warranties to Owner.
- D. Contractor hereby covenants to the Owner that it shall perform the services necessary to complete the Project: (i) using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity: (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the Owner. Contractor hereby covenants to the Owner that any work product of Contractor shall not call for the use of, nor infringe, any patent, trademark, services mark,

copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the Owner.

7.12 Correction Period

A. If within <u>oAe year two years</u> after the date of substantial completion, any Work is found to be defective, or if the repair of any damages to the Site, adjacent areas that Contractor has arranged to use through construction easements or otherwise, or other adjacent areas used by Contractor as permitted by laws and regulations, is found to be defective, then Contractor shall promptly correct any such defective Work and repairs, at no cost to Owner.

7.13 Indemnification

- A. To tl:ie f1.1llest e11teAt permitted b¹.claw, aAel iA aelelitioA tea Ry etl:ier ebligatioRs of CeRtraaer 1:1neler tl:ie Centraa er etl:1erwise. CentFaeter sl:iall indemnify aAel l:iele l:larmless Owner anel eRgiReer, ane tl:ie offieers, elireeters, members, i:iartAers, empleyees, ageRts, eeAs1.1ltaAts, aRel s1:1beentraaers ef eael:l aRe aR¹f ef tl:leFA, from all lesses, eamages, easts, ane j1:1egFAents (inel1:1eiAg 1:1t not limiteEl te all fees aRel el:iarges ef engineers, arel:iiteets, attorneys, anel ett:ier i:irefossieAals, ane all ee1.1rt er arbitration or ett:ier elisp1:1te resel1.1tieA easts} arising frem tt:iirel party elaims or aaiens relatiAg to or res1:1ltiAg from tt:le perfarmaAee or f1.1rnist:liAg of tl:ie¹,A.ierk, pro¥ieleel tl:iat an¹,cs1cJel:i elaim, aetien, loss, eost, j1cJelgrneAt or elamage is attrib1cJtable to boelily iA:i1cJry, sicl(Aess, Elisease, or eleatl:1, er to elamage te or Elestrnetien ef tangible prei:ierty (ott:ier tt:ian tt:ie \ orl(itself), inel1cJeling tt:ie loss ef 1:1se res1:1lting tt:ierefrem, b1:1t eAly te the eMtent ea1:1seel bi.• aAy AegligeAt aet er omission of Centraetor, an¥ s1:1beeAtraetor, aRy s1:1i:iplier, er aA'/ ineli¥ieual or eAtity Elireetl•r or inElireetli.• eFAi:iloyeel by ani.• oftl:ieFA to i:ierferm ani. ef tl:le Work, or anveAe for whose aas aA't' oftheFA FAa:1be liable.
- B. Contractor agrees to indemnify and hold harmless the Owner and its officers, staff, and employees. from liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of Contractor and persons employed or utilized by Contractor in performance of services related to this construction contract. The obligations under this paragraph shall be limited to no more than Two Million Dollars (\$2,000,000,00), which amount the Owner and Contractor agree bears a reasonable commercial relationship to this Contract. Nothing in this Section is intended to waive or alter any other remedies that the Owner may have against the Contractor.
- C. Obligations under this section shall include the payment of all settlJments, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, and paralegals' fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

ARTICLE 8-0WNER'S RESPONSIBILITIES

8.01 Responsibilities

- A. Except as otherwise provided in the Contract Documents, Owner shall issue all communications to Contractor through Engineer.
- B. Owner shall make payments to Contractor as provided in this Contract.

- C. Owner shall provide the Site and easements required to construct the roject. This <u>Contract</u> grants to Contractor the right to enter the Owner's lands which are subject to and necessary to complete the Project contemplated by this Contract, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D. While at the Site, Owner's employees and representatives shall comply with the specific applicable requirements of Contractor's safety programs of which Owne has been informed.
- E. Owner shall furnish copies of any applicable Owner safety programs to Contractor.
- F. If Owner intends to contract with others for the performance of other w rk at or adjacent to the Site, unless stated elsewhere in the Contract Documents, Owner shall have sole authority and responsibility for such coordination.
- G. Owner shall not supervise, direct, or have control or authority over, nor be responsible for, Contractor's means, methods, techniques, sequences, or procedures of construction, or for related safety precautions and programs, or for any failure of Contractor to comply with laws and regulations applicable to the performance of the Work. Owner wil' not be responsible for Contractor's failure to perform the Work in accordance with the Co: tract Documents.

ARTICLE 9-ENGINEER'S STATUS DURING CONSTRUCTION

9.01 Engineer's Status

- A. Engineer will be Owner's representative during construction.
- B. Neither Engineer's authority or responsibility under this Article 9 o under any other provision of the Contract, nor any decision made by Engineer in good fai h either to exercise or not exercise such authority or responsibility, or the undertaking, exer ise, or performance of any authority or responsibility by Engineer, will create, impose, or give rise to any duty in contract, tort, or otherwise owed by Engineer to Contractor, its subcontractors, suppliers, or sureties, or to any employee or agent of any of them.
- c. Engineer will make visits to the Site at intervals appropriate to th various stages of construction. Engineer will not be required to make exhaustive or conti uous inspections to check the quality or quantity of the Work.
- D. Engineer will not supervise, direct, control, or have authority over or be responsible for Contractor's means, methods, techniques, sequences, or procedures of onstruction, or for related safety precautions and programs, or for any failure of Contractor o comply with laws and regulations applicable to the performance of the Work. Engineer wil not be responsible for Contractor's failure to perform the Work in accordance with the Con ract Documents.

ARTICLE 10-CHANGES IN THE WORK

10.01 Authority to Change the Work

A. Without invalidating the Contract and without notice to any surety, Ownr may, at any time or from time to time, order additions, deletions, or revisions in the Work Contractor agrees to ne otiate in ood faith to undertake additional work or services des red b the Owner. However no additional services shall be rovided by Contractor prior to the parties' successful ne otiations ofthe additional terms and comensation and excution of a written

Chan e Order. An ad-ustment in Contract Price shall be in accordance with the unit rices submitted with the Contractor's bid.

10.02 Change Orders

- A. Owner and Contractor shall execute appropriate Change Orders coverin
 - Changes in Contract Price or Contract Times which are agreed to by the parties, including any undisputed sum or amount of time for Work a ually performed in accordance with a Work Change Directive;
 - Changes in the Work which are: (a) ordered by Owner or (b) agree to by the parties or
 (c) resulting from the Engineer's decision, subject to the n ed for Engineer's
 recommendation if the change in the Work involves the design as set forth in the
 Drawings, Specifications, or otherwise), or other engineering or tee nical matters; and
 - 3. Changes in the Contract Price or Contract Times or other changes which embody the substance of any final binding results under Article 12.
- B. If the provisions of any bond require notice to be given to a surety of a y change affecting the general scope of the Work or the provisions of the Contract Docu rents (including, but not limited to, Contract Price or Contract Times), the giving of any such notice will be Contractor's responsibility. The amount of each applicable bond will be adjusted to reflect the effect of any such change.

10.03 Work Change Directive

A. A Work Change Directive may be issued to Contractor ordering an a dition, deletion, or revision in the Work. A Work Change Directive will not change the Contract Times, but is evidence that the parties expect that the modification orde ed or documented by the Work Change Directive will be incorporated in a subsequently is ued Change Order, following negotiations by the parties as to the Work Change Directives effect, if any, on Contract Price or Contract Times.

10.04 Field Orders

- A. Engineer may issue a Field Order to authorize minor changes in the Wor, provided that the changes do not involve an adjustment in the Contract Price or Contract imes.
- B. If Contractor believes that a Field Order justifies an adjustment in th Contract Price or Contract Times, then Contractor shall request such adjustment before p oceeding with the Work.

ARTICLE 11-DIFFERING SUBSURFACE OR PHYSICAL CONDITIONS

11.01 Differing Site Conditions Process

A. If Contractor believes that any subsurface or physical condition (includin but not limited to utilities or other underground facilities) that is uncovered or revealed at the Site either (1) differs materially from that shown or indicated in the Contract Docu ents, or (2) is of an unusual nature, and differs materially from conditions ordinarily encoun red and generally recognized as inherent in Work of the character provided for in the Co tract Documents, then Contractor shall promptly notify Owner and Engineer about such co dition. Contractor

shall not further disturb such condition or perform any Work in connection with the condition (except with respect to an emergency) until receipt of authorization to do so.

- 1. Contractor shall be entitled to an equitable adjustment in Contract Price or Contract Times, to the extent that the existence of a differing subsurface or physical condition, or any related delay, disruption, or interference, causes an increase or decrease in Contractor's cost of, or time required for, performance of the Work. Contractor shall not be entitled to any adjustment in the Contract Price or Contract Times if Contractor knew of, or should have known of, the existence of the condition prior to entry into the Contract.
- B. After receipt of notice regarding a possible differing subsurface or physical condition, Engineer will promptly:
 - 1. Review the condition in question;
 - 2. Determine if it is necessary for Owner to obtain additional exploration or tests with respect to the condition;
 - 3. Determine whether the condition falls within one of the two differing site condition categories described in Paragraph 11.01.A.;
 - 4. Obtain any pertinent cost or schedule information from Contractor;
 - 5. Advise Owner of Engineer's findings, conclusions, and recommendations, including recommendations to Owner regarding the Contractor's resumption of Work in connection with the subsurface or physical condition in question, the need for any change in the Drawings or Specifications, and possible Contract Price or Contract Times adjustments.
- C. After receipt of Engineer's findings, conclusions, and recommendations, Owner shall issue a written statement to Contractor regarding the subsurface or physical condition in question, addressing the resumption of Work in connection with such condition, indicating whether any change in the Drawings or Specifications will be made, adopting or rejecting Engineer's written findings, conclusions, and recommendations, in whole or in part, and granting any equitable adjustment in Contract Times or Contract Price to which Contractor is entitled.

ARTICLE 12-CLAIMS AND DISPUTE RESOLUTION

12.01 Claims Process

- A. The party submitting a claim shall deliver it directly to the other party to the Contract and the Engineer promptly (but in no event later than 10 days) after the start of the event giving rise thereto.
- B. The party receiving a claim shall review it thoroughly, giving full consideration to its merits. The two parties shall seek to resolve the claim through the exchange of information and direct negotiations. All actions taken on a claim must be stated in writing and submitted to the other party.
- C. If efforts to resolve a claim are not successful, the party receiving the claim may deny it by giving notice of denial to the other party. If the receiving party does not take action on the claim within 45 days, the claim is deemed denied.

D. If the dispute is not resolved to the satisfaction of the parties, Owner or Contractor shall give notice to the other party of the intent to submit the dispute to a court of competent jurisdiction unless the Owner and Contractor both agree to an alternative dispute resolution process.

ARTICLE 13-TESTS AND INSPECTIONS; CORRECTION OF DEFECTIVE WORK

13.01 Tests and Inspections

- A. Owner and Engineer will have access to the Site and the Work at reasonable times for observation, inspection, and testing. Contractor shall provide proper and safe conditions for such access.
- B. Contractor shall give Engineer timely notice of readiness of the Work for all required inspections and tests, and shall cooperate with inspection and testing personnel to facilitate required inspections and tests.
- C. Except as otherwise provided in the Contract Documents, Contractor shall be responsible for arranging, obtaining, and paying for all inspections and tests required: (1) by the Contract Documents; (2) by codes, laws, or regulations; (3) to attain Owner's and Engineer's acceptance of materials or equipment; and (4) to obtain Engineer's approval prior to purchase of materials, mix designs, or equipment.
- D. If any Work that is to be inspected, tested, or approved is covered by Contractor without written concurrence of Engineer, Contractor shall, if requested by Engineer, uncover such Work for observation. Such uncovering will be at Contractor's expense.

13.02 Defective Work

- A. Contractor warrants that the Work is not defective.
- B. Engineer has the authority to determine whether Work is defective, and to reject defective Work.
- C. Prompt notice of all defective Work of which Owner or Engineer has actual knowledge will be given to Contractor.
- D. The Contractor shall promptly correct all defective Work.
- E. When correcting defective Work, Contractor shall take no action that would void or otherwise impair Owner's warranty and guarantee on said Work.
- F. If the Work is defective or Contractor fails to supply sufficient skilled workers or suitable materials or equipment, or fails to perform the Work in such a way that the completed Work will conform to the Contract Documents, then Owner may order Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated.
- G. If the Contractor does not repair defective Work within a reasonable period of time. the Owner may, but is not obligated to, engage a third party to repair any defective Work at the Contractor's expense.
- H. <u>CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.</u>

ARTICLE 14-PAVMENTS TO CONTRACTOR

14.01 Progress Payments

A. Contractor shall prepare a schedule of values that will serve as the basis for progress payments. The schedule of values will be in a form acceptable to Engineer <u>and consistent</u> with the schedule of values submitted with Contractor's bid. Lump sum items will be broken into units that allow for measurement of Work in progress. For unit price work, the unit price breakdown in Article 5 will be used as the schedule of values.

14.02 Applications for Payments

- A. Contractor shall submit signed applications for payment to Engineer monthly, in a form acceptable to the Engineer. Contractor shall provide supporting documentation required by the Contract Documents. Owner will pay for Work completed as of the date of the application for payment. These invoices are due and payable in accordance with Florida's Local Government Prompt Payment Act. sections 218.70 through 218.80 of the Florida Statutes, and with the Owner's Aged Invoice Policy, which is available from the District Manager. Each invoice shall include such supporting information as the Owner may reasonably require Contractor to provide. All payments due and not made within the time prescribed by Section 218.735. Florida Statutes, shall bear interest from thirty (30) days after the due date at the rate of two percent (2%) per month on the unpaid balance in accordance with Section 218.74, Florida Statutes. Invoices must be received within 120 days from the time the work is completed and accepted by the Owner.
- B. Beginning with the second application for payment, each application must include an affidavit of Contractor stating that all previous progress payments have been applied to discharge Contractor's obligations associated with the prior applications for payment.
- C. The Owner may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence. in the form of Lien Releases or partial Waivers of Lien, to be submitted to the Owner by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the Owner shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the Owner, that any indebtedness of Contractor, as to services to the Owner, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes. Social Security payments. Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

14.03 Retainage

A. The Owner shall retain **five (5)%** of each progress payment until the Work is <u>swesUntiall «</u> complete. <u>Release of retainage shall be made with the final payment, subject to any set-offs the Owner may have. Procedures for withholding and release of retainage shall be in accordance with Florida law, including sections 218.735 and 255.078, *Florida Statutes*.</u>

14.04 Review of Applications

- A. Within 10 days after receipt of each application for payment, Engineer will either recommend payment and present the application for payment to Owner, or return the application for payment to Contractor indicating Engineer's reasons for refusing to recommend payment. The Contractor will make the necessary corrections and may resubmit the application for payment.
- B. Engineer will recommend reductions in payment (set-offs) which, in the opinion of the Engineer, are necessary to protect Owner from loss because the Work is defective and requires correction or replacement.
- C. The Owner is entitled to impose set-offs against payment based on any claims that have been made against Owner, or any incurred costs, losses, or damages, on account of Contractor's conduct in the performance of the Work; for defective Work; or for liquidated damages that have accrued as a result of Contractor's failure to complete the Work.

14.05 Contractor's Warranty of Title

- A. Contractor warrants and guarantees that title to all Work, materials, and equipment furnished under the Contract will pass to Owner free and clear of (1) all liens and other title defects, and (2) all patent, licensing, copyright, or royalty obligations, no later than 7 days after the time of payment by Owner.
- B. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Contract. Contractor shall keep the Owner's property free from any materialmen's or mechanics' liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Contract, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filling of notice thereof, the Owner, in addition to any and all other remedies available under this Contract, may terminate this Contract to be effective immediately upon the giving of notice of termination.

14.06 Substantial Completion

- A. When Contractor considers the Work ready for its intended use, Contractor shall request that Engineer issue a certificate of substantial completion. Contractor shall at the same time submit to Owner and Engineer an initial draft of punch list items to be completed or corrected before final payment.
- B. Promptly after Contractor's request, Engineer will inspect the Work with Owner and Contractor to determine the status of completion. If Engineer does not consider the Work substantially complete, Engineer will notify Contractor and Owner of the reasons for Engineer's decision.
- C. If Engineer considers the Work substantially complete, or upon resolution of all reasons for non-issuance of a certificate, Engineer will deliver to Owner and Contractor a certificate of substantial completion that will fix the date of substantial completion and include a punch list of items to be completed or corrected before final payment.

14.07 Final Inspection

A. Upon notice from Contractor that the entire Work is complete, Engineer will promptly make a final inspection with Owner and Contractor, and will notify Contractor of all particulars in which this inspection reveals that the Work is incomplete or defective. Contractor shall immediately take such measures as are necessary to complete such Work and remedy such defects.

14.08 Final Payment

- A. Contractor may make application for final payment after satisfactorily completing all Work, including providing all maintenance and operating instructions, schedules, guarantees, bonds, certificates or other evidence of insurance, certificates of inspection, annotated record documents, and other documents, and after final acceptance by [County] and/or the local utility provider, as applicable.
- B. The final application for payment must be accompanied (except as previously delivered) by:
 - 1. All documentation called for in the Contract Documents;
 - 2. Consent of the surety to final payment;
 - Satisfactory evidence that all title issues have been resolved such that title to all Work, materials, and equipment has passed to Owner free and clear of any liens or other title defects, or will so pass upon final payment;
 - 4. A list of all pending claims; and
 - 5. Complete and legally effective releases or waivers (satisfactory to Owner) of all lien rights arising out of the Work, and of liens filed in connection with the Work.
- C. The Work is complete (subject to surviving obligations) when it is ready for final payment as established by the Engineer's written recommendation of final payment and issuance of notice of the acceptability of the Work.

14.09 Waiver of Claims

- A. By making final payment, Owner waives its claim or right to liquidated damages or other damages for late completion by Contractor, except as set forth in an outstanding claim, setoff, or express reservation of rights by Owner. Owner reserves all other claims or rights after final payment. <u>Final payment shall not be construed to mean acceptance of defective work or improper materials.</u>
- B. The acceptance of final payment by Contractor will constitute a waiver by Contractor of all claims and rights against Owner other than those pending matters that have been duly submitted as a claim.

ARTICLE 15-SUSPENSION OF WORK AND TERMINATION

15.01 Owner May Suspend Work

A. At any time and without cause, Owner may suspend the Work or any portion thereof for a period of not more than 60 consecutive days by notice to Contractor and Engineer. Such notice will fix the date on which Work will be resumed. Contractor shall resume the Work on the date so fixed. <u>Unless such suspension of Work is due to Contractor's failure to comply</u>

- with the terms of the Contract Documents or other act, omission, or misconduct of the Contractor. Contractor shall be entitled to an adjustment in the Contract Price or Contract Times, to the extent directly attributable to any such suspension.
- B. When all or a portion of the Work is suspended for any reason, Contractor shall securely fasten down all coverings and other protections necessary to protect the Work and the Site from injury by the elements or otherwise.

15.02 Owner May Terminate for Cause

- A. Contractor's failure to perform the Work in accordance with the Contract Documents or other failure to comply with a material term of the Contract Documents will constitute a default by Contractor and justify termination for cause.
- B. If Contractor defaults in its obligations, then after giving Contractor and any surety 10 days' notice that Owner is considering a declaration that Contractor is in default and the termination of the Contract, Owner may proceed to:
 - 1. Declare Contractor to be in default, and give Contractor and any surety notice that the Contract is terminated; and
 - 2. Enforce the rights available to Owner under any applicable performance bond.
- C. Owner may not proceed with termination of the Contract under Paragraph 15.02.B if Contractor within 7 days of receipt of notice of intent to terminate begins to correct its failure to perform <u>and</u>, in the Owner's reasonable discretion, proceeds diligently to cure such failure.
- D. Subject to the terms and operation of any applicable performance bond, if Owner has terminated the Contract for cause, Owner may exclude Contractor from the Site, take possession of the Work, incorporate in the Work all materials and equipment stored at the Site or for which Owner has paid Contractor but which are stored elsewhere, and complete the Work as Owner may deem expedient.
- E. In the case of a termination for cause, if the cost to complete the Work, including related claims, costs, tosses, and damages, exceeds the unpaid contract balance, Contractor shall pay the difference to Owner.
- F. If Contractor has provided a performance bond, the provisions of that bond will govern over any inconsistent provisions of Paragraph 15.02.

15.03 Owner May Terminate for Convenience

A. Upon 7 days' notice to Contractor, Owner may, without cause and without prejudice to any other right or remedy of Owner, terminate the Contract. In such case. Owner will pay to Contractor all amounts due and not previously paid to Contractor for Work completed in accordance with the Contract prior to such notice, as well as the cost of reasonably protecting Work in place, and for Work thereafter completed as specified in such notice, as well as release and payment to Contractor of all retainage held by Owner related to the portion of the Work completed. No payments will be made for any potential costs of settling or paying claims arising out of termination of the Work under subcontracts, equipment leases, orders or other related arrangements. In s1:1eh ease, Centraeter sl=lall ee paid fer tl=le_ellewing, witl:101:1t d1:1_lieation of any iten:is:

- sompleted and acceptable work executed in accordance with the Contract Documents prior to the effective date of termination, less any set offs, and including fair and reasonable sums for overhead and profit on such Work;
- 2. Expenses sustained prior to the effective date of termination in performing services and urnishing labor, materials, or equipment as required by the Contract Documents in connection with uncompleted Work, plus fair and reasonable sums for overhead and profit on such expenses; and
- 3. Other reasonable expenses directly attributable to termination, including costs incurred to 13re13are a terA'liAatieA fer ceA-.•eAieAce cast 13re13esal.
- B. Contractor shall not be paid for any loss of anticipated profits, or reven e, post-termination overhead costs, <u>consequential damages of any kind.</u> or other economic oss arising out of or resulting from such termination.
- C. Upon any such termination. Contractor shall:
 - 1. <u>Immediate!</u> <u>discontinue Work on the date and to the extent s</u> <u>cified in the notice</u> <u>except to the extent necessary to protect Work in place:</u>
 - 2. Place no further orders for materials services or facilities oth r than as ma be necessa letion of such ortion of Work und r the Contract that is not terminated:
 - 3. Promptly make every reasonable effort to obtain cancellation upo.n terms reasonably satisfacto to Owner of all urchase orders and Subcontracts to the extent the relate to the erformance of Work terminated or assi n to Owner those orders and Subcontracts and revoke agreements specified in such notice:
 - 4. Items of the maintenance irotection and disposition of property acquired by Owner under the Contract, as may be necessary:
 - 5. Complete performance of any Work which is not terminated; and
 - 6. <u>Deliver to Owner an affidavit re</u> <u>arding the identity</u> <u>if unpaid potent</u> tial lienors and the amounts due to each.

15.04 Contractor May Stop Work or Terminate

A. If, through no act or fault of Contractor, (1) the Work is suspended for more than 60 consecutive days by Owner or under an order of court or other ublic authority, or (2) Owner fails fer 30 days to pay Contractor any sum finally determined to be due within the times provided herein, then Contractor may, upon 7 days' notice to Owner, and provided Owner does not remedy such suspension or failure within that time, either stop the Work until payment is received, or terminate the Contract and recover payme t from the Owner.

ARTICLE 16-CONTRACTOR'S REPRESENTATIONS

- 16.01 Contractor Representations
 - A. Contractor makes the following representations when entering into this ontract:

- 1. Contractor has examined and carefully studied the Contract Docu ents.
- Contractor has visited the Site, conducted a thorough visual exami ation of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- 3. The Contract Documents are generally sufficient to indicate and c nvey understanding of all terms and conditions for performance and furnishing of th Work. Should any error or inconsistenc a ear in the installation lans constrution s ecifications and or other Contract Documents Contractor before roceedi with the Pro-ect must noti the Owner for the oper adjustment, and in no case proceed with the Project in uncertainty.
- 4. Contractor's entry into this Contract constitutes an incontrovertib e representation by Contractor that, without exception, all prices in the Contract performing and furnishing the Work required by the Contract Documents.

ARTICLE 17-MISCELLANEOUS

17.01 Giving Notice

A. Whenever any provision of the Contract Documents requires the giving of notice to Owner, Engineer, or Contractor, such notice must be in writing, and delivered in person (by commercial courier or otherwise); OI by registered or certified mail: -A¥- Ma-tf.4D-i ecipient, with the words "Formal Notice" or similar in the e-mail's subject line.

17.02 Cumulative Remedies

A. The duties and obligations expressly imposed by this Contract, and the ights and remedies expressly available to the parties under this Contract, are in addition t, and are not to be construed in any way as a limitation of, any duties, obligations, rights, or emedies otherwise imposed or available by laws or regulations, by warranty or guarantee, o by other provisions of the Contract.

17.03 Limitation of Damages and Liability

- A. Neither Owner, Engineer, nor any of their officers, directors, members, p rtners, employees, agents, consultants, or subcontractors, shall be liable to Contractor to any claims, costs, losses, or damages sustained by Contractor on or in connection with a y other project or anticipated project.
- B. Nothin in this Contract shall be deemed as a waiver of the Owner's so or the Own limits of liabilit as set forth in section 768.28 Florida S and no in this Contract shall inure to the benefit of an third-arty for the purpose of llowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

17.04 No Waiver

A. A party's non-enforcement of any provision will not constitute a waiver *o* that provision, nor will it affect the enforceability of that provision or of the remainder of th s Contract.

17.05 Survival of Obligations

A. All representations, indemnifications, warranties, and guarantees ma in, required by, or given in accordance with the Contract, as well as all continuing obligat ons indicated in the Contract, will survive final payment, completion, and acceptance of the ork or termination of the Contract or of the services of Contractor.

17.06 Contractor's Certifications

A. Contractor certifies that it has not engaged in corrupt, fraudulent, c llusive, or coercive practices in competing for or entering into the Contract.

17.07 Controlling Law and Venue

- A. This Contract is to be governed by the law of the state in which the Proj ct is located.
- B. Each art consents that the venue for an liti out of or rel ted to this Contract shall be in St. Johns County. Florida.
- c. that either the Owner or Contracto is Contract b court roceedings or otherwise then the substantial! prevailing party shall be entitled to recover all fees and costs incurred includin reasonable attorne s' fees and cost for trial alternative dispute resolution, or appellate proceedings.

17.08 No Third-Party Beneficiaries

A. Solution shall accrue upon or by reason hereof, to or for the benefit of any third-party not a ormal party hereto. Nothing in this Contract expressed or implied is intended or shall be construed to confer upon any person or cor nother right remed un ason of this Contract or an provisions or conditions hereof; and all of the rovisions re resentations covenants and conditions he ein contained shall inure to the sole benefit of and shall be bindin u on the arties hereto not their res ective representatives, successors and assigns.

17.09 Independent Contractor

- is an activities and agreed that at all times the relationship of Contractor and its employees, Owner is the rela strain or an independent contractor and not that or an employee, agent, jointventure or partner of the Owner. Nothing in this Contract shall be interpreted or construed as creat or establishing the relationship of employer and employee between the Owner and C e direct! or s ackno ind or is not an em ontractor s ntractor's one directl or i em ontractor ees of Contractor and not eployees of the Owner and at all times entirely under Contractor's supervision, direction and control.
- B. In articular the Owner will not: i withhold FICASocial Security) from Contractor's a men ii make state or federal unem lo ment ins behalf- withhold state or federal income tax fro payment to Contractor; iv) make disabilit insurance contributions on behalf of ontractor; or v) obtain Workers' Compensation insurance on behalf of Contractor.

17.10 Assignment

- A. Contractor may not assign this Contract or any monies to become due hereunder without the prior written approval of the Owner. Any assignments attempted to be made by Contractor without the prior written approval of the Owner are void.
- B. Owner and Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

17.11 Severability

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

17.12 <u>Default and Protection Against Third-Party Interference</u>

A. A default by either party under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. Notwithstanding anything contained herein to the contrary, the Parties agree that neither party shall be entitled to consequential or special damages arising out of or relating to this Contract or termination of this Contract in accordance with the terms hereof. The Owner shall be solely responsible for enforcing its rights under this Contract against any interfering third-party. Nothing contained in this Contract shall limit or impair the Owner's right to protect its rights from interference by a third party to this Contract.

17.13 Scrutinized Companies Statement

A. In accordance with Section 287.135, Florida Statutes, Contractor represents that in entering into this Contract. neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel list created pursuant to Sections 215.4725 and 215.473, Florida Statutes, and in the event such status changes, Contractor shall immediately notify the Owner. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the Owner may immediately terminate this Contract.

17.14 Public Entity Crimes

A. Contractor represents that in entering into this Contract. Contractor has hot been placed on the convicted vendor list as described in Section 287.133(3)(a). Florida Statutes. within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the Owner whereupon this Contract may be terminated by the Owner.

17.15 Counterparts: Electronic Signatures

- A. This Contract ma be executed in an number of count and delivered shall be an ori inal however all such counterparts together shall constitute but one and the same instrument.
- B. Additional! Life parties acknowledge and agree that this Contract may be executed by electronic which shall be consider shall have the same force and effect as an ori lectronic si nature" shall include faxed versions of an ori inal si nature electronic si nature versions (e.g. via PDF) of an original signature, or signature created in a digital form

17.16 £-Verifv.

A. Contractor shall comply with and perform all applicable provisions of Section 448.095. Florida Statutes. Accordingly, to the extent required by Florida Statute. Contractor shall register with and use the United States Department of Homeland Security's E-Verify syste to verify the work authorization status of all newl hired em lo ees and shall com I with II re uirements of Section 448.095. Florida Statutes, as to the use of subcontractors. The Owne may terminate the Agreement immediately for cause if there is a good faith belief that the ContrillCtor has knowingly violated Section 448.091, Florida Statutes. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5I(cl. Florida Statutes. within the year immediately preceding the date of this Agreement.

17.17. Anti-Human Trafficking.

A. Contractor certifies <u>b</u> acce tance of this Contract that neither it nor i <u>s</u> rind als utilize coercion for labor or services as defined in Section 787.06. Florida Statutes, dontractor agrees to execute an affidavit in compliance with Section 787.06(13). Florida Statutes) and acknowledges that if Contractor refuses to <u>si</u> n <u>said</u> affidavit the Owner <u>ma</u> termi ate this Contract immediately.

<u>17.18</u> Foreign Influence.

A. <u>under Section 286.101. Florida Statutes. that Contractor must disclose an rior interest an contract with or an rant or ift fro a forei n count of concern as that term is defined within the above referenced statute.</u>

{Signatures on following page!

The Effective Date of the Contract is March 1, 2025.

Owner: Rivers Edge Community Development District

	(typed or printed name of organization)	typed of printed name of organization)
By:		By:
-	s,s881i,,, (Itldividual's signature)	(individual's signature)
Date:	2025-03-28	Jate: 3-19-2005
	(date signed)	(date signed)
Name:	Ahmed McIn\$"e	Name: <u>"Ga d l e V &vYt!.Jw</u>
ivaille.	(typed or printed)	(typed or printed)
Title:	Chai"man	and a second
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	(typed or printed)	(typed or printed) (If Contractor is a cor oration a ortnershi or a
	~ 7 -	joint ventue, attach evidence of authority to sign.)
Attest:	<u></u>	- Attest: Attest:
	<u> </u>	(individual's signature)
Title:		itle: Accomus
	<u></u>	(typed or printed)
	(individual's signature)	ddress for giving notices:
	A##i#\$an\$ Sec"e\$a"	3002 Philips Hwy
	(typed or printed)	Sacksonville, FL 32207
Address	s for giving notices:	
475 We	est Town Place	
Suite 1		
	justine, FL 32092	
	ated Representative:	Designated Representative:
	·	
Name:	Kevin McKendree	Name:-i- ev f\:- c)A:: ¹ / ₄ VQ
	(typed or printed)	(typed or printed)
Title:	Operations Manager	Title: Ou. Z;
A -1 -1	(typed or printed)	(typed or printed
Address	S:	2
160 Rive	erglade Run	2002 Philips Hwy
St. Johr	ns, Florida 32259	Jackson will Fr 32207
Phone:	904.679.5523	Phone: \underline{C} , $\underline{0}$ -5 03 , \underline{Q} $\underline{\uparrow}$
Email:	kmckendree@vestapropertyservices.com	Email: ,
Agreeme	ent.)	License No.: <u>6,.C>C</u> \4S" ull v"\S-
		(where applicable)
		•
		State: <u>Vt o U-A-</u>

Contractor: Crown Pool Cleaning, Inc.

D c%#ign En&el !e ID: C8681AE9-E1DA-4B81-B06B-AD8991637612

u.;;, t-LUKIIJA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P02000107842

Entity Name: CROWN POOL CLEANING, INC.

Current Principal Place of Business:

3002 PHILLIPS HWY JACKSONVILLE, FL 32207

Current Mailing Address:

3002 PHILIPS HIGHWAY JACKSONVILLE, FL 32207

FEI Number: 52-2386590 Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CORREIA, BRADLEY JASON 4886 RIVER BASIN DR N JACKSONVILLE, FL 32207 US

The above named entity submits this statement far the purpose of changing its registered office or registered agent, or bath, in the State of Florida.

SIGNATURE: BRADLEY CORREIA

02/04/2025

FILED Feb 04, 2025

Secretary of State

8631089996CC

Electronic Signature of Registered Agent Date

Officer/Director Detail:

Title P Title VP

NameCORREIA, BRADLEY JASONNameCORREIA, ASHLEE SHARPAddress3002 PHILLIPS HWYAddress3002 PHILIPS HIGHWAYCity-State-Zip:JACKSONVILLE FL 32207City-State-Zip:JACKSONVILLE FL 32207

I hereby certify that the /nfonnation indicated on this repolf or supplemental report is t,ve and accurate and that my electronic s/gnatun, shall have the same legal effect as if made under oath; thet I am an officer or director of the corporation or the receiver or t,vstee empowered to execute this report ss required by Chapter 607, Flonda Statutes: and that my name appears above, or on an attachment with all other /lke empowered.

VP

Electronic Signature of Signing Officer/Director Detail

RIVERS I(I>GI•: COMMUNITY DEVELOPMENT DISTRICT ORGANIZATION INFORMATION OF PROPOSER POOL REPAIR PRO.JECT

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	street Address 3002 Philips Hwy		
	P.O. Box (if uny)		
	пу засквопуще	itate f lorida	/.ip Cmk J JI}?
	elebuoue 304-858-4300	ax No.)	04-858-43.00
	I" Contm:1 Nam,: Brad Corr\'.i.!1 _		itle President / PM
	- Contact Name Dave Brogan	Title ln	nc_rilltgnd.;111 / Ptv!
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	areet Address 3002 Philips Hwy		
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	City J,,tC)l)ll_\'il_k	Stale 1-'I.	Zip Code ,32207
	ciepnone -904-858-4500	ax No.	004-858-4330
	I" Cunt act N,llllll' lha\l_('orrc_ia		the President / PM
	""Contact Name Dave Brogan	itle Sun	erintendent / PM

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li.		e or Proposer's H1111ding Company I:cc.1							
	roure	ss 0,500 University Parkway, Sarasota F1, 34240							

ivanic of Proposer's Bonding Agency Cecil W. Powell & Company

Address 11() N, N.cwman St. Jac so11yille, Fl, n oJ

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scope of services: Remove existing deek, repair gutter, install new deek, tile and marcite pool.

Jaies Serviced: November 2024 to current

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Contact:Ricky Spinks Co111uc1 Phone: <J0,tJ -2247 Co111ac1 Address: I IJ(b-+ liiHLJ | lii B_LyJ); 1s s mv)l1cJ FL 32 23

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Dates Serviced: September 2023 to July 2024

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11 ypc Nallir:tnd 'Ink or l'L-r,1111Sig1111ig1

This 9th day of chruary 2025

(Corporate Seal)

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TERI ANN HOWARD
MY COMMISSION # HH 363639
EXPIRES: August 5, 2027

Notary Public Expiration Date

StPERVISORY PERSONNEL

What is the experience of the ke management and s ;pervisory personnel of th.: Proposer compan for both administration as well as operations? (Anach resumes of key p.:rsonnel here)

	INDIVIDUAL'S NAME	I	PRESENT TITLE	DESCRIPTION OF DIRECT .JOB RESPONSJBILITI ES	\'EARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
	Brad Correi.i		President	Project :fanager	12 Years	22Years
	Dave Brogan		Superintendent	Superintendent	8 Years	.u Yi;!'ars
	Ashle Corrc:ia		Project Coordinaror	Project Coordinator	22 Years	22 Years
	Levi Brogan	_	Estimator	Estimator	4 Years	4 Years
=	Stephanie Spe,\ ick		Prnjecl Coordinator Purchasing	Project' Coordinator Purchasing	-i Y.:ars	25 Years
	Teri Howard		Accounting	Accounring	!6 Years	25 Year
	Candi \.1oom1an		Cornmerical: Residen1ial Pool Start <u>up</u>	Staning up and bal,mce of chemical chemisrn- of all pools	8 years	30 years



3002 Phillips Highway Jacksonville, FL 32207 Phone: 904.858.4300 CPC1456979

COMPANY/PERSONAL BIO

Crown Pools, Inc. is an industry leading swimming pool contractor that has been dedicated to bui.lding and maintaining superior swimming pools throughout Florida since 2002. By offering a full range of services from cleaning and maintenance to remodeling and new construction, we have acquired the expeltise needed to utilize the best means and methods during every phase of construction. Dave Brogan has been a Licensed Commercial Pool Contractor for over 30 years and personally contracted and built commercial pools in Jacksonville and extended throughout the state of Florida. Dave Brogan joined the Crown Pools team in 2015 and has been managing purchases and production for Commercial Swimming Pools within the organization. Crown Pools separates itself from the competition by providing the highest quality construction that is indeed built to last. The strategy implemented to achieve this high quality is to perform most of the construction with experienced in house employees rather than outsourced subcontractors. Crown Pools employs exceptionally talented project managers and craftsmen that are the best in the business with hundreds of years of combined experience. We work closely with the FDOH and our project designers throughout these projects to ensure the most efficient and effective code compliant construction is achieved. Through personal and business relationships we have created a strong network to help carry any project to the finish line.

For the RiverHouse Pool Project, Crown Pools will assign the following managers to the project:

BRAD CORREIA - PRESIDENT/PROJECT MANAG.ER DAVE BROGAN • ONSITE SUPERINTENDENT

Below is a list of various projects that Brad Correia and Dave Brogan have completed together as PM and Superintendent of Crown Pools, Inc.

COMMERCIAL CONTRUCTION EXPERJENCE@ Crown Pools Inc:

- 20 Mile Amenity Pool, Nocatee, FL
- Atlantic Beach Country Club Pool, Atlantic Beach, FL
- Agua Swim Club, Jacksonville, FL
- Bartram Creek Pavilion, Jacksonville, FL
- Bridgewater Preserve, Jacksonville, FL
- Camp I Am Special Pool, Saint Johns, FL
- Crosswater Amenity Pool, Ponte Vedra, FL
- Cypress Park Amenity Pool, Nocatee, FL
- Deerwood Country Club, Jacksonville, FL
- Episcopal School of Jacksonville, Jacksonville, FL

- Redhawk Amenity Pool, Jacksonville, FL
- Julington Lakes, Saint Johns, FL
- Lakeview Health Pool, Jacksonville, FL Latitude Margaritaville, Panama City Beach, FL
- Linda Lakes Pool, Middleburg, FL
- Lumber Creek Amenity Pool, Yulee, FL
- Markland Resident's Club Pool, St. Augustine, FL
- Ocean Ridge Amenity Pool, St. Augustine, FL
- Ocean Villas Condominium Pool, St. Augustine, FL
- Rivertown River Club Pool, Jacksonville, FL
- Riverlodge Pool and Lazy River, St. Johns, FL
- Sawgrass Country Club, Ponte Vedra Bch, FL
- SawmiH Lakes, Palm Coast, FL
- Seabrook Park Amenity, Ponte Vedra, FL
- Stonecrest Amenity, St. Johns, FL
- The Carlton of Bai.tram, Jacksonville, FL
- The Carlton of Brutram South, Jacksonville, FL
- The Carlton of West Melbourne, West Melbourne, FL
- The Point Apartment, Jacksonville, FL
- Timuquana Country Club, Jacksonville, FL
- Treaty Oaks Amenity Pool, St. Augustine, FL
- Watercolor Activity Pool, Santa Rosa Bch, FL
- Watercolor Family Pool, Santa Rosa Bch, FL
- Watercolor Lazy River, Santa Rosa Bch, FL
- Wells Creek Amenity Pool, Jacksonville, FL
- Wildlight Amenity Pool, Jacksonville, FL

SPLASH PADS/ WATER FEATURES

- Bartram Creek Preserve, Jacksonville, FL
- Baptist Therapy Brook, Jacksonville, FL
- Cinnamon Beach Splash Pad, Palm Coast, FL
- Eagle Harbor Splash Pad, Fleming Island, FL
- Sawgrass Wave/Surf Pool, Ponte Vedra Bch, FL
- St. Johns Golf and Country Club Splash Pad, St. Augustine, FL
- Summer Waves Shal'k Tooth Island, Jekyll Island, FL
- Watercolor Slide Addition, Santa Rosa Bch, FL

ENTRY FOUNTAINS

- Beachwalk at Twin Creeks, Saint Johns, FL
- Creekside at Twin Creeks, Saint Augustine, FL
- Watersong Fountain, Jacksonville, FL
- Wildlight Monument Fountain, Yulee, FL



3002 Pfilllips Higl1way Jacksonville, FL 32207 Phone: 904.858.4300 CPC/456979

COMPANY/PERSONAL BIO

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BRAD CORREIA - PRESIDENT/PROJECT MANAGER DAVE BROGAN - ONSITE SUPERINTENDENT

Below is a list of various projects that Brad Correia and Dave Brogan have completed together as PM and Superintendent of Crown Pools, Inc.

COMMERCIAL CONTRUCTION/RENOVATION EXPERIENCE:

- Timuquana Country Club, Jacksonville, FL
- Atlantic Beach Country Club Pool, Atlantic Beach, FL Deerwood Country Club, Jacksonville, FL Latitude Margaritavi.lle, Panama City Beach, FL Rivertown River Club Pool, Jacksonville, FL
- Riverlodge Pool and Lazy River, St. Johns, FL
- Sawgrass Country Club, Ponte Vedra Bch, FL
- Episcopal School of Jacksonville, Jacksonville, FL
- Wells Creek Amenity Pool, Jacksonville, FL
- 20 Mile Amenity Pool, Nocatee, FL
- Aqua Swim Club, Jacksonville, FL Baltram Creek Pavilion, Jacksonville, FL

- Bridgewater Preserve, Jacksonville, FL
- Camp I Am Special Pool, Saint Johns, FL
- Crosswater Amenity Pool, Ponte Vedra, FL
- Cypress Park Amenity Pool, Nocatee, FL
- Redhawk Amenity Pool, Jacksonville, FL
- Julington Lakes, Saint Johns, FL
- Lakeview Health Pool, Jacksonville, FL
- Linda Lakes Pool, Middleburg, FL
- Lumber Creek Amenity Pool, Yulee, FL
- Markland Resident's Club Pool, St. Augustine, FL
- Ocean Ridge Amenity Pool, St. Augustine, FL
- Ocean Villas Condominium Pool, St. Augustine, FL
- Sawmill Lakes, Palm Coast, FL
- Seabrook Park Amenity, Ponte Vedra, FL
- Stonecrest Amenity, St. Johns, FL
- The Carlton of Bartram, Jacksonville, FL
- The Carlton of Bartram South, Jacksonville, FL
- The Carlton of West Melbourne, West Melbourne, FL
- The Point Apartment, Jacksonville, FL
- Treaty Oaks Amenity Pool, St. Augustine, FL
- Watercolor Activity Pool, Santa Rosa Bch, FL
- Watercolor FamHy Pool, Santa Rosa Bch, FL
- Watercolor Lazy River, Santa Rosa Bch, FL
- Wildlight Amenity Pool, Jacksonville, FL

SPLASH PADS/ WATER FEATURES

- Bartram Creek Preserve, Jacksonville, FL
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- St. Johns Golf and Country Club Splash Pad, St. Augustine, FL
- Summer Waves Shark Tooth Island, Jekyll Island, FL
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ENTRY FOUNTAINS

- Beachwalk at Twin Creeks, Saint Johns, FL
- Creekside at Twin Creeks, Saint Augustine, FL
- Watersong Fountain, Jacksonville, FL
- Wildlight Monument Fountain, Yulee, FL

FFIIIA \'II FOi{ C'ORPOIUTIO

!->I\ 11 11F	Florida
1 1 1 1 1 1	Duva

Brad Correia

IIIIIL·1 Pr i prod:;, Inc.

(Officer must also sign here)

CORPORATE SFAL

Sworn to before me by means of a physical presence or online notarization this 4 day of

TERIANN HOWARD

MY COMMISSION # HH 383639

EXPIRES: August 6. 2027









My Company Profile

Company Information

Company Name

Crown Pool Ch:anin1-7 Inc.

Company ID

2201280

Employer Identification Number (EIN)

,2.238G590

DUNS Number

793484911

NAICSCode

238

Subsector

Specially Tr;{de Contractors

Doing Business As (OBA) Name

Crown Pools. Inc.

Enrollment Date

Jul 0·1. 2023

Unique Entity Identifier (UEI)

Total Number of Employees

20 lo •)9

Sector

C onstruction







CONSTRUCTION INDUSTRY LICENSING BOARD

THE COMMERCIAL POOL/SPA CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

CORREIA, BRADLEY J

CROWN POOL CLEANING INC 3002 PHILLIPS HWY JACKSONVILLE FI 32207

Taxona.com

LICENSE NUMBER: CPC1456979

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridalicense.com

ISSUED: 06/10/2024

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SWORN STATEMENT PI.JRSIJANTTO SECTION 287.1.I3(3)(a) FLOR1DA STATUTES, ON PIJBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUULIC OR OTHER OFFICIAL ALITHOHZED TO ADMINISTER OATHS.

Thts swom sta1c111c111 is .s11bmi1tcd 111 Riwr hlgc Cm11_111L1_1)ify Riwr hlgc Cm11_111L1_1]ify Riwr hlgc Cm11_111L1_1]i
By Brnd Coll"cia - President,,,
for Crnwu J>q11h.l1.1c. (pri111 muni: of cntil)' sub111i11in :- sworn mh:111:111)
whnst- businessaddress is 3002 Phillips Hwy. Jacksonville. F1, 32207
,111d (ir,1pplk'ablc) ils Fcdcrnl limployt r Idcntilirntion Number (FUN) is _j_2_;:.2Jll <i (il'thc="" 1101-'t-:in,="" 9p="" entity="" has="" i11cl11tlc="" individual="" nfthe="" number="" security="" signing="" slatcllll'.llt<="" social="" sworn="" td="" the="" this=""></i>

- I umkrstiind that " "pul.Jlk entity crim •" as dcfint·d in l'arngraph 87.133(I J(g.). F!m.i.lh! S1a1wi;s. means a violation or nny late or kdcral lnw by ;1 person with n:spcl·t *to* and directly related ICI the trnnsaction or businl'ss with any public entity·or with any agl'llC)' or politicnl subdivision of ,,ny other state or of the IJ11i1cd Stales, including. hul n<II limited to. any bid or co111ract for goods or servici.:s to be 1mwided to any publii: entity nr an agl'l1C)" or politic.il subdivision of any other slate ur or lhc Unit\-d States and involving antitrust. fraud. the fl. hribery. collusion. rricJ.:etccring. rnnspirncy, or material misrcpresc111a1ic,n.
- J. I urHkrstand that "convicted" or "cn11victi1m" s dd111cd in l'nragraph 287.t JJ(I)(b). FI_lld{_;i Srn u.lcs. Illl'an a linding ol'guih or a convir1io11ofa public entity crime. with or without iln adjudications 11fg11ih. in any l'cdcral or stille triul court ofreemd rdating to charges brought by indictment or inl1>rn1,11ion al'lcr July I. 1989. as a re ult nr a _jury verdict. nonjrny trial. nr c111ry or a please of guilty or nolo contendere.
- -I. I understaod that an "allili.ite" as ddined in Paragraph 287.I 3J(I)(a)..1Jm:il).il 1.1111ics. means:
 - I. A predecessor or successor of a pcrs1)11 n,11vic1cd or a public entity crime; 11r
 - J \\(^11\) cntity under lhc conlrol nfnny nnturnl pL·rs1111 who is ac1ivc in IhI m.i1rng.l'Illc11t oftlu: entity and whu hns been n111victcd of u public entity crime, The lcrm "ni"lili:itc" includes those officers dirN,tm·s. c:xcc111ivcs. partners. shareholders. employees. 111cmhcr . and agents who arc active in the management of an a1liliatc. The or nership by one IJcrson of shares ron titllling o controlling interest in ,mothl!r person, or a pooling. of cqui11111e111 or inrnmc nmong persons when 1101 for fair mnrkct "uluc under an arm·s length agreemem. shall he a pri111a facil· case that nnc person controls nnother per on. \(^11\) per on wllll know i11 ly l'I11crs into ajoi1\l ventUf'L' wirh a pen,on who has bcL'n convicted \(^11\),la publil' entity crime in Florida Jurin lhe prc1.:cding 36 months shall be considered c1n allilia1c.
- 5. I understand that a *·person" as dcfo1cd in Paragraph 287.1D(I)(c). fl11r:.i.!.l;L t_(!_\\J\;?., mc,111,; any natural person or cntily llrga11i1.cd umlcr the lawsnLmy state or ni"thc United States with the legal power 10 ..:111er into a binding. contrnct and which bid or ,lpplics 1<1 hid nn t·111111rat·1s for tile provision of goods or :;crvil·cs kl by ;1 public cn1ity. or which nrhcrwisl' 1n111sacts nr .ippli..:s IO rransact husinl'Ss wi1h a public cnlity. Till' 1en11 "pcrsrn1" includes

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COL| rY or |)\.\'11-.\ |

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this and subscribed before me by means of physical presence or online notarization, this are subscribed before me by means of physical presence or online



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I, Dead Covered and authorized in collusion or proposal rigging. Affiant is a Officer of principal) in the firm of Covered and authorized to make this predictive of the control of the co
Dated this 9th day of bruang, 2025
Signature by authorized representative of Proposer
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(Official Notary Signature (Scal)

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TERI ANN HOWARD

MY COMMISSION#HH 383639

EX.PIRES: AUilUSI 5, 2027

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Rivers Edge Community Development District

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ANTI-IIII J..\1 TILH'FIC'KINC; AFFIDAVIT

1. In Industry Brad Correia as position President all bd1air or Immp:inyl Crown Pools. Inc. (the "Contractor"), under penalty of perjury hereby allL'SL is folh,ws:

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 - (d) Iksll'O)ing. I·o11c,:ali11g. It.:nm,1ng. I'011li:-.l'.lling. w11hhold111g. 111 pos:-.l·s,111g any .ll'lual 111 p11rp11rll.'.d p.1s,1h1rl,.·l,a. or1lllwr i111111j!r.ill1111 d11l·11111c111, or any olher ;ll'lual 11r purporled g11h'l"111n,:11t 1dc11lilirat11111 dt1l'lll|1t:11l. ul any p,:I 011:
 - (1•) C.1using or thrl',1l..:11i11 to C.IIISI' lina11tial h,11·m tn any lwn,011;
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COMPANY

Ву:

N:1111c:

Brad Correle

Titk:

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SWORN TO AND SUBSCRIBED before me physical presence or remote notarization by

is personally known to me or \(\square\) who produced

as identification this 4++ day

of February 2025

TERIANN HOWARD
MY COMMISSION # HH 383639
SOLATZE TRIRED: August 5, 2027

Nolar) P11hlil

OFFICIAI. PROPOSAL FORM POOL. REPAIR PRO.JECT

ST. ,JOI1NS COIINT\', FL

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This Proposal has hct.•n pn.·1>:-u-ed by:

Name: Brad Correia

Company: Crown Pools, Inc.

Address: WM Philip Jlight, 10

Cily: lai.: s() nvilk: State: fl, /.ip Code: JUJ1.7.

Telephone: 904-858-4300

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Tht• r>roposcr unc.lcrslands and agrees to all items & n·quiremc111s listed in the Project Manual, eluted "January 13, 2025, includil1g nil addc11d11 issued during the hidding time, and is familiar with tht.• project lot.·ation and St. .Johns County "crmittin 1·cquircments. 111 accordance with the Request for Prnpnsals il1\illing prnp(lsals rm Riv_crs I·'.dge C'llll)mt1nity_!) ··H.•l_op1111.!1H Di.s.lrkl POQ,1_. J !.Yf\.ll{ PROff.CL !he undersigned prop1N's to priwick nll work necessary lo rnmpklc th1.• mwk specified lwn.:in as slH)\\11 011 plttns Scqp_e ShL·ct lated 1-17-2().2_ pn:pnrcd hy (·p1) and il1 acc1)rdn11ce with St. .Johns Count) Standards.

t>OCIIMENTS AND ADDENDA

The Proposer suhmils that it has carefully examined the si1c and existing silc conditions of lhc prnpnscd Wnrk. as well as the drawing.s an<I specificalinns. t\lso. Proposer has thoroughly revic\\cdot\cdot the Request liff Prnposals. I11struc1in11s 11, Prop11scrs. I:valmllil)II l'ritl'rii1. Standard Form I>f \grecl||L'||I|. (ic111:ral Co11ditin11s. S11ppk·111c11tary Co11ditil111s. Specifications and all other co111po11cnls or lhc C111111racl Drn:11111e11ts anti acknmvlcdgcs that it has received the 11ddc11dt1listed hclnw.

Addendum/RFI | f. Rcc ivcd (date):

\(\lambda \text{dcndum/IU'I} \) Rcccivcd (date):

\(\lambda \text{dtk11d11m/RFI II} \) Received (date):

QI',\LIFICATIONS

13y suhmi11ing this Proposal. till' Proposer certilies that ii satisfo∴s the !(iilowing qualificalions (inilinl l',1ch):

- HL (I) Proposer is a111horized to do husiness in Florida. and hold all required state federal, and local licenses, including those with St. Johns Co11111y, in good slanding:
- BC () | I'I'I)posL'r has n1 lcasl 1hrec (3) years cxpcriene.c wilh pro_jccls of similar size and scope:
- BC (.1) Proposer will i.:rnnply with comply with Florida's E-v1. ril)' requirements; and
- HC (•I) Proposer has attended !he 111:111datory pre-bid 1111.•etin .

TOIAI. PRICIN<;

i>rnposl.'r underslands thal thl.' Dis1ric1 may award a co11tn11.:t for all nf lhl.' Work or any rn111pot1l.'11t rher or. 10 modify thi: Work and II' cnmplete the \\Oi"k in plrnses in its discrl'lion. Proposer also understands that prii.:ing shall be hased on the unit prii.:ing submiue<las part nf this Propo al and that Proper musl submit n detailed schedule of values. With that understanding, the Proposer represents tllitt it can complete all Project i.:o1npnnc11ts for the total lump-sum price nf: \$_798,412._92____... (plc.1sc also provide a detailed schedule or values as a separate document .i1HI complete the Bid Price 1-'Imn pmvided).

t\111L'ndmc111s h> and , ai\'L'r-. uf the prm·isio11s umtained in this \ recml'tll """Y be made nnly h) all i11sIntmc111 in,, riling whid1 is c:,.;ccl1tcd hy both the District and the Contrnell11. The l'nmpensation provided li.ir hen:iu shall include all allownness to env1:r the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less npplicable 1rade discounts: Contractor"s costs for unlonding and handling a1 the site, labor. i11stallation costs. overhead, profit, and other expenses conte111plall'd li)r stated allmvaited a111ou111s: ancl there shall he nn adjustments to nllowam:cs ii' the ini.:rease i due to claimed (or prnvcd) escrt1:itions in the cost of materials. Inbor. i.:ons,tlta111s. equiptllclll rental costs. utilities. nr gas,1linc. The pricing and compc11su1irn1 herein included is a linn lump sum 1wice for thl' i.:,1mpleted Project and tl1is forms a material parl or the \(\)greemen1.

The undersigned Proposer. having. a thorough understanding or the Work required by the Co11lrad Documents, the site and 1.:,)1Hlitinns where the Work is to be perl"onned, local Inbnr conditions and all laws. regulations and other factors affecting perlormance of the Worl,; and having knowledge of the expense and difficulties attending perfi1rma111.:c Mthc Work, and having rully inspected the site in all pa11ic11lars, hereby proposes and agrees, if this l'roposal is m:cepted, to enter into the Construction Contract with the Owner 10 lilly perfi.1rm all Work in strict compliance with the Cnntracl Documents, including the assumption or all obligations, duties and respo11sihilities necessary 10 the successful completion nr the Project and the furnishing or all materials, rnd equipment required to be incorpar:itet1 in and form a permanent pm1 nf the Work: tnnls, equipment, supplies, transportation focilities, labor, superintende11cl and services requin.•.d to perform the Wnrk: a1uJ bonds, insurance, suhmiuals: nd all Ices inclwling without limitation permits, timber ta\escitation, etc., as indica1ed or specified in the Contract Doctu11cn1s 10 be performed or furnished by Proposer for the prices as indicated in the Proposal Summary.

TII\IF

(Please nlso attach n dctai led proposed schedule as a separah: document)

f>rop,)scr is available to begin the Wnrk tkscribed in this Project Manual starting **April 14**

Proposer submits that it can reneh Final (\cdot omplction or the work described in this Project Mnnual within **July 4, 2025** (78) d:1ys M the issuance nr a Notice 10 Prn ecd.

Tht· undersigned Propl)Scr ag.rces that this Proposal shall be valid for 11 period of si:-.:ty (60) days from the daw proposals are due. Proposal.'r hereby ack11owledges that any work provided and any cost incurre<1 by Proposer prit,r 10 receiving. b11th the Notice or ,\ward and the Notice ro Prl1Ceed \\'ill hc at Proposer's risk unless specifically agreed In in writing by the District.

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(Sit411cd)

Brad Correia

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(Notary Seal)

TERI ANN HOWARD
MV COMMI8810N #HH 383839
EXPIRES:Augu•1 6, 2027

TRI-: CH SAF1£TY .\(T {'Oi\IPLIANC STATI<:MENT

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his form must be certified in the presence of a notary public or other officer authorized to administer oaths.

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Dated this 9th day of February . 20

By: Brad Correio

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My Commission Expires: 8-5-202

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Signature of Notary Public taking acknowledgement

⁻ *Ir*,.<u>-</u>



CERTIFICATE OF LIABILITY INSURANCE

OAIE (MMIODIYYYY) 02/07/2025

THIS CERTIFICATE IS ISSUED **AS A** MATTER OF INFORMATION ONLY ANO CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED **BY** THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT **BETWEEN** THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIV&: OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(les) must have ADDITIONAL INSURED provision• or be endoreed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on tille rtificate holder in lieu of auch endoraement(a).

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Bldg 100, Ste 100		INSIIft!!R(.StAFFORDINGcov!!\ag!	NAICf
Jacksonville	FL 32256	INSURER,.: The Continental Insurance Company	315289
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CERTIFICATE OF LI-ABILITYINSURANCE

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1988-2011

D CORPORATION. All right reserved.



3002 Phillips Highway

Jacksonville, FL 32207

Phone: 904.858.4300

Documentation of Financial Capability

Crown Pools, Inc. is a financially sound corporation operating throughout the state of Florida on swimming pool construction and remodel projects with contract values exceeding 4 million dollars.

Please accept the following documents as proof of the financial capability to perform the proposed scope of work:

- Letter from Synovus Bank documenting bank account balance and line of credit availability.
- Engagement Letter from CPA for the annual upcoming 3rd party review of financial statements for 2024 in the event the District requests reviewed financial statements.

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[Financial information redacted]



INSURANCE. INTERNATIONAL FINANCIAL PLANNING AND SURETY BONDS SINCE I'IJI 219 N.Nh\'<INAN STRhI:.T • P.O. ORA \'(fbR 41490, JACKSONVILLH, PLORIDA 32203 1490

CECIL W. POWELL & COMPANY

PHONb 904 353 31111 • PAX 904 353 5722 • \VWw.cwpowcllins.com

Knowledgt and Wisdonr

February 6, 2025

Re: Crown Pools, Inc. 3002 Phillips Hwy

Jacksonville, FI 32207

To Whom It May Concern:

Cecil W. Powell & Company is the bonding agent for Crown Pools, Inc. Based on normal and standard underwriting criteria at the time of the request, Performance and Payment bonds will be provided on for projects up to \$5,000,000 with a \$10,000,000 aggregate with the provision that we and FCC/ Insurance Group reserve the right to review final contractual documents, bond forms, and obtain satisfactory evidence of funding prior to any final commitment to issue bonds, and do not assume liability to any third party, including yourselves, if we do not execute said bonds. FCC/ Insurance Group is "A" rated by A.M. Best.

Crown Pools, Inc. is an excellent contractor and we hold them in the highest regard. We feel extremely confident in our contractor and encourage you to offer them an opportunity to execute any upcoming projects.

If you should have any questions, please do not hesitate to give me a call.

Sincerely, /(

Ben Powell, AFSB, CRIS Senior Vice President 904.256.0104





Rivers Edge COO - Pool Resurfacing and Paver Decking Bid Sheet

Contract	or's Name: Crov	vn Pools _ı Inc.				
	Quant	Units		Unit Cost		Amount
BASE BID						
1 Marcite Fun Pool w/ FlorIda Roll-out Gutter	4,177	SQFT	\$	38.60	\$	161,232.2
Complete Gutter Chip						
Prep pool and all penetrations						
Remove existing tile						
New Gutter Bodies						
New -floor/Wall returns						
Approved Permakote Bonding Agent						
New \1GB Approved Main Drain frame and gates						
Cove Blue Pebble Finish (CL Industries)						
Tile Fun Pool (waterline,backsplash, steps/benches, and depth	+					
2 markers)	394	LNFT	\$	96.69	\$	38,095.8
6" x 6" non-skid WHITE bullnose tile at WATERLINE	394	LNFT				
6" x 6,tt smooth tile at BACKS PLASH, color TBD	394	LNFT				
2" x 6" non-skid BLACK bullnose tile on STEPS/BENCHES	266	LNFT				
2" x 1" WHITE tile at EXPANSION JOINT/ZERO ENTR'I	100	LNFT				
Depth Markers to meet code						
3 Expansion Joint Repair Fun Pool	28	LNFT	\$	166.08	\$	4,650.
Removal of existing expansion joint sealant material						
Full prep and installation of elastomeric joint material						
Tlie install on both sides of expansion joint						
4 New LED 1Zv lights Fun Pool/	10	Units	\$	1,268.30	\$	12,683.
5 Marcite Lap Pool w/ Flonda Roll-out Gutter	3,900	SQFT	\$	38.60	\$	150,540.
Complete Gutter Chip	2,200	J 30,1 1	Ψ	55.56	*	100,040.
Prep pool and all penetrations						
Remove existing tile						
New Gutter Bodies						
New Floor/Wall returns						

12 Tree Removal		2 Trees	\$	8,750.00	\$	17,500.
Fleid Material and Dorder, Color TBD						
sitting area Field Material and Border, Color TBD						
Includes covered area bewteen fun pool and lap pool and upper						
Paver Color TBD						
11 Paver Deck Remodel	12,170	SQFT	\$	23.40	\$	284,778
					•	
4x9 Bullnose Coping. Color TBD		LF				
Non-Skid Depth marker stations						
New'Shellock coping insuilled						
Removal of all existing coping and haul off						
10 Coping Remodel Lap Pool	304	LNFT	\$	67.59	\$	20,54
4x9 Bullnose Coping, Color TBD		LF				
Non-Skid Depth marker stations						
New Shellock coping installed						
Removal of all existing coping and haul off						
9 Coping Remodel Fun Pool	394	LNFT	\$	67.59	\$	26,630
Option B. Neuse old dive blocks (illelade ill base blu plice)	U	Office	Ψ		Ψ	
Option B: Reuse old dive blocks (include in base bid price)	6	Units	\$		\$	55,500
Option A: New dive blocks (include as alternate only)	6	Units	\$	9,250.00	\$	55,500
8 Dive Block replacement	6	Units	\$		S	
7 New LED 12v lights Lap Pool	8	Units	\$	1,268.30	\$	10,140
Depth Markers to meet code						
2" x 2" sheet tile for lap lanes	475	LNFT				
2" x 6" non-skid BLACK bullnose tile on STEPS/BENCHES	363	LNFT				
6" x 6-" smooth tile at BACKSPLASH, color TBD	301	LNFT				
6" x 6" non-skid WHITE bullnose tile at WATERLINE	304	LNFT				
Tile Lap Pool (watertine,backsplash, steps/benches; and depth markers)	304	LNFT	\$	184.06	\$	55,954
Cove Blue Pebble Finish (CL Industries)						
Approved Permakote Bonding Agent New VGB Approved Main Drain frame and gates						

Complete removal of (2) Medjool Palm Trees located at the Fun				
Pool expansion joint. Including stumps				
13 Payment and Performan e Bonds	NA	NA	2%BOND	\$ 15,655.16
100% of the contract price				
			BASE	\$ 798,412.92
Begin Date	·4/14/2025	i		
Substantial Completion Date	16/25/2025			
End Date	7/4/2025			
Calendar Days: NTP-Substantial Completion	72			
Calendar Days: Substantial Completion to Final Completion	78	}		

•Note: The quantities shown, herein are approximate only and are furnished solely for the purpose of showing the approximate scope of work to be performed. Each bidder shall examin the work site, shall familiarize itself with the Site conditions, and shall perform its own quantity take-off. Each bid shall'show all items of work and unit prices, inclusive of overhead and profit, necessary to perform all'work called for in the project specifications.

CONTINUAnoN SHEET

ATTACHMENT TO PAY APPLICATION PROJECT: River House Pools Repairs 0 0 0 0 ARCHITECTS PROJECT NO: 0 0 0 0 B B B B B B B B B B B B B B B	
River House Pools Repairs PERIOD TO: 0 0 ARCHITECTS PROJECT NO: 0	
O ARCHITECTS PROJECT NO: O O	
0	
A 8 C D E F G H	
Item Description of Work Scheduled Work Completed Materials Total % Balance Retainage	
No. Value From Previous This Period Presently Completed (G/C) To Finish	
Application Stored And Stored (C-G)	
(D + E) (Not In To Date	
Dor E) (D+ E+ F)	5%
1 MARCITE FUN POOL \$ 161,232.20 0 0 0% \$ 161,232.20	0
2 TILE FUN POOL \$ 38,095.86 0 0" \$ 38,095.86	0
3 EXPANSION JOINT REPAIR \$ 4,650.24 0 0% \$ 4,650.24	0
4 NEW LED 12V LIGHT FUN POOL \$ 12,683.00 0 8% S 12,683.00	0
5 MARCITT IAP POOL \$ 150,540.00 0 \$ 150,540.00	0
6 TILE LAP POOL \$ 55,954.24 0 0% \$ 55,954.24	0
7 NEW LED 12V LIGHTS LAP POOL \$ 10,146.40 0 9" \$ 10,146.40	0
8 DIVE BLOCK REPLACEMENT \$ 0	0
9 COPING FUN POOL \$ 26,630.46 0 \$ 26,630.46	0
10 COPING LAP POOL \$ 20,547.36 0 0 II \$ 20,547.36	0
11 PAVER DECK \$ 284,778.00 0 284,778.00	0
12 TREE REMOVAL \$ 17,500.00 0 17,500.00	0
13 PAYMENT & PROFORMANCE BONO \$ 15,655.16 0 \$ 15,655.16	0
0 O" 0	0
SUBTOTALS PAGE 2 \$ 798,41292 0 0 0 0 09' \$ 798,412.92	0

NARRATIVE OF COMPONENTS and SCHEDULE

1 - Marcite: Fun Pool w/Florida roll-out Gutter

Projected Schedule Duration - 10 days

Crown Pools to dechlorinate pool water prior to discharging to waste. The pool will be dewatered to secure shell prior to draining pools. Once pools are secured and drained, the pool will then be prepped to ensure proper adhesion of tile and Marcite. The perimeter gutter will be completely chipped down to remove all loose material and ensme waterline tile is level and gutter has appropriate 2" slope to meet f. DOH requirements. All existing gutter bodies, adjustable wall inlets, vacuum line penetrations, and main drains. Crown Pools will verify that gutter bodies are attached to the gutter drop pipes and not correct any that are not connected. Floor returns to be chipped out and new floor returns installed. Main Drains will be inspected and verified proper distance from pipe to frame and grate is obtained. New VGB compliant frame and grates will be installed, and ownership will be provided wilh the certification of the main drains and provided sign off form for FDOH. The existing pool finishes being power washed with a minimum of 8000 psi machine and ensures all loose material is completely removed from shell and hauled off site. Pneumatically applied CL Industries approved permakote bonding agent will cover entire shell prior to ti.le and Marcite install to ensure adequate adhesion. After installation of bonding agent, tile, and expansion joint repairs CL Jndustries Sunstone Pearl Cove Blue Marcitewill be applied. The Cove Blue finish carries a 15-year material and labor warranty. Pool will be filled and chemically balanced for proper turnover and FDOH inspection. Crown Pao.ls will perform a comprehensive inspection and walk-through with the client upon completion of this scope. Conduct final safety checks and obtain necessary FDOH approvals. All warranty documentation and maintenance guidelines will be included in the close-out documents.

2 -Tile: FunPool (watel'linc, b11cluplash, steps/benches, cx1>ansion joints, ze1·0 entr)', and dcplh markers)

Projected Schedule Duration - 21 days

All existing tile to be removed as necessary. Tiles not completely removed must be scarified and approved. ShouJd the existing tile become loose during prep, it will be removed to have proper adhesion to the shell. Once all tiles are removed, Crown Pools will install new tiles to meet current FDOH and FBC 454 building code requirements. Smooth Depth markers will be installed in backsplash within+/- 3" of measured depths when depth is measured 3 foot off adjacent pool wall. Decorative backsplash 6" x 6" tiles will be installed around perimeter just beneath coping (color TBD). Waterline tile will be WHITE 6" x 6" non-skid bullnose tile installed on face of gutter establishing waterline of pool. Code reads that "No riser shall exceed IO" and the intennediate risers shall be made uniform", per FDOH Chapter 64-E9 requirements. Should any step riser height not be within code, all risers will be adjusted for equal riser dimensions and be compliant upon completion of proposed scope and included in this proposal. For the steps and benches in the pools a BLACK 2" x 6" non-skid step tile will be installed. For the Expansion Joints and Zero Entry of the Fun Pool a 2" x 2" WHITE will be installed.

3 - Expansion Joint Repair: Fun Pool

Projected Schedule Duration - 5 days

This scope will occur during the preparation stage of the Fun Pool once drained. All existing expansion joint elastomeric sealant and backer rod to be removed. Inspection with ownership to ensure the existence of an approved water-stop within concrete shell. Should existing conditions of joint be approved by all parties' further preparation of joint will continue for installation of new backer rod, tile, and elastomeric caulking. Should the condition of the water stop not be in good condition, there may be additional charges to properly repair the existing expansion joint. Elastomeric joint materials to cure for a minimum of five days before filling shell. There must be a scheduled inspection and meeting to discuss this during the project, this is a very important component to this project.

4 - New LED 12v Lights: Fun Pool

Projected Schedule Duration - 2 days

Existing Lights (10) to be disconnect from junction boxes and removed. When removing these light cords from the conduit the grounding wire will also be removed. I0 new Pentair LED 12v Jntellibrite Architectural series lights will be pulled back in along with new ground wire for code compliance. Inside the pool light niche Aqua bond joint compound will be used to prevent the chlorine from corroding the ground wire. Once the light and ground wire are installed, all lights will be re-wired to the existing junction box. New light transformers and junction boxes are not included. Crown Pools will inspect and test alJ existing transformers and provide written reports on findings. In the event a transformer is bad or recommended to be replaced, a proper change order will be provided for approval. It is recommended by Crown Pools to replace all transformers during this scope.

5 - Marcite: Lap Pool w/ Florida roll-out Gutter

Projected Schedule Duration -10 days

Crown Pools to dechlorinate pool water prior to discharging to waste. The pool will be dewatered to secure shell prior to draining pools. Once pools are secured and drained, the pool will then be prepped to ensure proper adhesion of tile and Marcite. The perimeter gutter will be completely chipped down to remove all loose material and ensure waterline tile is level and gutter has appropriate 2" slope to meet FDOH requirements. All existing gutter bodies, adjustable wall inlets, vacuum line penetrations, and main drains. Crown Pools will verify that gutter bodies are attached to the gutter drop pipes and not correct any that are not connected. Floor returns to be chipped out and new floor returns installed. Main Drains will be inspected and verified proper distance from pipe to frame and grate is obtained. New VGB compliant frame and grates will be nstalled, and ownership wiJI be provided with the certification of the main drains and provided sign off form for FDOH. The existing pool finishes being power washed with a minimum of 8000 psi machine and ensures all loose material is completely removed from shell and hauled off site. Pneumatically applied CL Industries approved permakote bonding agent will cover entire shell prior to tile and Marcile install to ensure adequate adhesion. After installation of bonding agent, tile, and expansion joint repairs CL Industries Sunstone Pearl Cove Blue Marcite will be applied. The Cove Blue finish carries a 15-year material and labor warranty. Pool will be filled and chemically balanced for proper turnover and FDOH inspection. Crown Pools

Crown Pools Inc. /3002 Philips Highway, Jacksonville, FL 32207/904.8S8.4300/crownpoolsinc.com

will perform a comprehensive inspection and walk-through with the client upon completion of this scope. Conduct final safety checks and obtain necessary FDOH approvals. All warranty documentation and maintenance guidelines will be included in the close-out documents.

6 - Tile: Lap Pool (waterline, bacl<splush, steps/benches, depth markers, and race lanes and l11rgetJ)

Projected Schedule Duration - 21 days

All existing tile to be removed as necessary. Tiles not completely removed must be scarified and approved. Should the existing tile become loose during prep, it will be removed to have proper adhesion to the shell. Once all tiles are removed, Crown Pools will install new tiles to meet current FDOH and FBC 454 building code requirements. Smooth Depth markers will be installed in backsplash within+/- 3" of measured depths when depth is measured 3 foot off adjacent pool wall. Decorative backsplash 6" x 6" tiles will be installed around perimeter just beneath coping (color TBD). Waterline tile will be WHTTE 6" x 6" non-skid bullnose tile installed on face of gutter establishing waterline of pool. Code reads that "No riser shall exceed 10" and the intermediate risers shall be made uniform", per FDOH Chapter 64-E9 requirements. Should any step riser height not be within code, all risers will be adjusted for equal riser dimensions and be compliant upon completion of proposed scope and included in this proposal. For the steps and benches in the pools a BLACK 2" x 6" non-skid step tile will be installed. For the race lanes and targets a BLACK 2" x 2" race lane tile will be installed on the floor and as targets on the wall within regulations. Regarding the race lane tiles, the tile must be removed or scarified and the race lanes must be built up prior to tile install to confirm new plaster will meet finished tile in a level folili, this ensures race lanes are not lower than finish plaster which would create a "valley" for dirt and debris.

7 - New LED 12v Lights: Lap Pool

Projected Schedule Duration - 2 days

Existing Lights (8) to be disconnect from junction boxes and removed. When removing these light cords from the conduit the grounding wire will also be removed. 8 new Pentair LED 12v Intellibrite Architectural series lights will be pulled back in along with new ground wire for code compliance. Inside the pool light niche Aqua bond joint compound will be used to prevent the chlorine from corroding the ground wire. Once the light and ground wire are installed, all lights will be re-wired to the existing junction box. New light transformers and junction boxes are not included. Crown Pools will inspect and test all existing transformers and provide written repolts on findings. In the event a transformer is bad or recommended to be replaced, a proper change order will be provided for approval. It is recommended by Crown Pools to replace all transformers during this scope.

8 - Dive Block Replacement: Lap Pool

Projected Schedule Duration - 0 days

Existing Jump Blocks are designed with a single post design that slides into an anchor that is embedded in the beam of the pool. These anchors should be able to be reused unless there is visible failure once coping is removed, and the aL1chors can be inspected. Should there be deficiencies in the existing anchor application that requires the installation of new anchors it would be best to pour a footing behind the beam and set new anchors in said footing. There are options to the severity of what has to be reworked in this scope and what all is necessary. There needs to be a proper inspection and a scheduled meeting to discuss options once exposed.

Estimated pricing for all new Jump Blocks, Anchors, and support footing is below, this would be a gross maximum price for this scope. Should existing anchors in pool beam not be in good condition, there will be a formal estimate provided.

9 - Coping: Fun Pool

Projected Schedule Duration - 10 days

Crown Pools to remove all existing shellock coping. All loose material used as float under coping that is on the pool beam will be removed and cleaned. New 4" x 9" shellock coping will be installed around perimeter of pool and in all necessary areas. An expansion joint will be introduced every IO linear feet around the perimeter to help aid in expansion and contraction of the coping which will help mitigate delamination between the coping and the pool shell. Code compliant non-skid depth markers will be installed in the coping at all required locations around pool per original plans and current code requirements. Coping to be grouted with white sanded grout.

10 - Coping: Lap Pool

Projected Schedule Dul'ation -10 days

Crown Pools to remove all existing shellock copi.ng. All loose material used as float under coping that is on the pool beam will be removed and cleaned. New 4" x 9" shellock coping wi II be installed around perimeter of pool and in all necessary areas. An expansion joint will be introduced every 10 linear feet around the perimeter to help aid in expansion and contraction of the coping which will help mitigate delamination between the coping and the pool shell. Code compliant non-skid depth markers will be installed in the coping at all required locations around pool per original plans and current code requirements. Coping to be grouted with white sanded grout.

11 - Paver Deck: Fun Pool, Lap Pool, Covered Lanai area

Projected Schedule Duration -14 days

Crown Pools will provide and install structural mats on access paths to aid in preventing damage to existing sidewalks, pathways, buried cables or l.ines, and landscaping. Existing paver deck to removed and hauled off-site. Deck area to be prepped to ensure proper compaction for installation of new proposed pavers with provided new deck layout. All deck drainage to be inspected and reused, a formal report of drainage findings will be provided to confirm existing drainage package is in proper operation and no additional work is necessary. Crown pools to reinstaJI all existing raHs. All anchors for handrails and ladders should be embedded in a concrete footing beneath existing paver deck. An inspection of these footings and embeds will be conducted and provided to determine if additional work is necessary. There is potential for the addition of footings and anchors to properly set existing handrails and ladders. Should new rails and anchors be required, there will be a formal estimate provided.

12 - Tree Removal: Medjool palms at Fun Pool

Projected Schedule Duration -2 days

Crown Pools remove the 2 proposed medjool palm trees next to Fun Pool and haul off trunk and dig up and haul off root ball to ensure no decomposiLion of media beneath new paver deck.

RIVERTOWN

Project: RiverHouse Fun Pool and Lap Pool Resurfacing

Address: 156 Landing Street, St. Augustine, FL 32092

Re: Complete Renovation of Fun Pool and Lap Pool Interior Marcite, Tile, Expansion joint replacement, New LED Lights, and All Coping and surrounding Deck to include covered area between Fun Pool and Lap Pool and removal of select trees.

Vendor to propose to furnish all Supervision, Labor, Materials, and Equipment necessary to perform the following work:

Marcite: w/ Florida Roll-out Gutter

All labor and materials to drain, secure, power wash, prep, and plaster with CL Industries Cove Blue Pebble with 15-year triple back material and labor warranty from manufacturer, approved Installer, and your Commercial Pool Contractor. Prep involves draining of pool, removing all loose material and application of approved Permacote for sufficient Marcite cohesion. Vendor to have all loose materials removed and hauled off the job site. White goods and fittings included (Wall returns, main drains, Floor returns, etc.). Complete Gutter Chip to allow for code compliant slope of gutters.

- · Complete Gutter Chip
- Prep pool and all penetrations
- Remove existing Tile
- New Gutter Bodies
- New Floor/Wall returns
- Approved Permakote Bonding Agent
- New VGB Approved Main Drain frame and grates
- Cove Blue Pebble Finish

• Tile: Complete Perimeters of Fun Pool and Lap Pool

All Labor and Materials to remove all existing Tile. Installation of new tile to include Backsplash and non-skid bullnose Waterline. All Depth Markers on Backsplash and non-skid bullnose tile on all steps and benches per code.

Need final tile selection for backsplash

- 6" x 6" non-skid WHITE bullnose tile at WATERLINE
- 6" x 6" smooth tile at BACKSPLASH, color TBD
- 2" x 6" non-skid BLACK bullnose tile on STEPS/BENCHES
- 2" x 2" WHITE tile at EXPANSION JOINT/ZERO ENTRY
- Depth Markers to meet code

Expansion Joint Repair: Fun Pool

Remove existing expansion joint sealant material and install new material at time of remodel. Price to include full prep and installation of elastomeric joint material, tile to be installed on both sides of the expansion joint.

Dive Blocks:

Pricing requested. Dive block and footer repair/replacement.

- Option A: New dive blocks
- Option B: Reuse old dive blocks.

• Coping and Pavers: Complete perimeter coping and pool deck pavers in its entirety

Paver color selection TBD, priced to match existing style. Remove all existing Coping and haul off. All new Shellock coping to be installed around the perimeter of pool. Non-Skid Depth marker stations to be installed around the perimeter of pool to meet code. Field material installed with proper compacted base and perimeter border to match existing. Includes covered area between Fun Pool and Competition Pool. Paver deck shown in exhibit A.

- 4x9 Bullnose Coping, Color TBD
- Field Material and Border, Color TBD

Tree Removal:

Complete removal of two (2) Medjool Palm Trees located at the Fun Pool expansion joint.

Proposed Project Breakdown:

- Marcite Fun Pool (Cove Blue Pebble)
- Tile Fun Pool- (All tile on waterline, backsplash, steps/benches, and depth markers)
- · Expansion Joint Repair Fun Pool
- Marcite Lap Pool (Cove Blue Pebble)
- Tile Lap Pool (All tile on waterline, backsplash, steps/benches, and depth markers)
- Coping/Paver Deck Remodel (Coping, Deck Pavers, Perimeter Banding, Non-Skid Depth Markers)
- New LED 12v Lights both pools
- Tree Removal
- Requested pricing for dive blocks



COST-SHARE STATUS COVER SHEET

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

Pr	oposal: Basketball Lighting Repair
1.	Is the cost for this work intended to be shared?
	■ Yes (Please proceed to question 2)
	☐ No, the entire cost will be paid by: [Choose One] (Please leave remainder of form blank)
2.	If yes, please check one of the following:
	☐ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the <i>Interlocal Agreement</i> , and such Shared Costs are budgeted expenses in the current fiscal year budget.
	■ This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).
	[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party	Rivers Edge CDD								
Request:	Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)								
[☐ Addition of new improvements (Methodology Consultant and Engineer must sign)								
Attach service m	ne scope of supplemental services or describe the additional improvements requested to be added appearable that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary existing conduit from clubhouse electrical room to basketball court area (approximately 550').								
Install small 6 circuit	t 30 amp 240 volt panel at basketball court near bushline.								
Connect 120 volt cir	cuit at playground and 240 volt circuit for basketball lights to new panel.								
Total Proposed Compensation:	<u>\$ 5,200.00</u>								
Cost Share Calculation:	\$ 1,733.33 Rivers Edge \$ 1,733.33 Rivers Edge II \$ 1,733.33 Rivers Edge III								
Methodology Consultant Appro	oval: (Signature)								
	(Date)								
If requesting add	ition of new improvements:								
Engineer Approval:	(Signature)								
	(Date)								

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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

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

Estimate

All Service Electric Group, Inc.

1556 Whitlock Avenue Jacksonville, FL 32211

Date	Estimate #
4/10/2025	4672

Phone Number -- 904/744-5050

Name / Address	Work Performed A	At:		
River Town Vista Property Services 156 Landing St. St. Johns, FL 32259				
Description		Qty	Cost	Total
Furnish labor and materials to: Install new wiring in existing conduit from clubhouse electrical room to basket (approximately 550'). Install small 6 circuit 30 amp 240 volt panel at basketball court near bushline. Connect 120 volt circuit at playground and 240 volt circuit for basketball lights All provisions for voltage drop have been figured into wire sizing. *Existing wiring to playground will not allow more than 3 amps of current to make the drop requirements.	s to new panel.	ge	5,200.00	5,200.00
	То	tal	•	\$5,200.00

Signature approved by	
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RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2025, prepared and submitted proposed budgets (together, "Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026") to the Board of Supervisors ("Board") of the Rivers Edge II Community Development District ("District"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "Services") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* ("Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

- 1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. **DECLARING ASSESSMENTS.** Pursuant to Chapters 190, 197, and/or 170, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or

more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 20, 2025

HOUR: 9:00 a.m.

LOCATION: River House Amenity Center

156 Landing Street Saint Johns, FL 32259

- 4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least sixty (60) days prior to the hearing set above.
- **5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.
- **6. PUBLICATION OF NOTICE. N**otice of the public hearings shall be published in the manner prescribed in Florida law.
- 7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- **8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21ST DAY OF MAY, 2025.

ATTEST:	RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
Secretary	By: Its:

Exhibit A: Proposed Budget for Fiscal Year 2026

Community Development District

Proposed Budget FY 2026

Presented by:



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Rivers Edge II Community Development District Proposed Budget

General Fund

		Adopted Budget	A	ctuals Thru	Pr	ojected Next			F	Proposed Budget
Description		FY 2025		3/31/25		6 Months		9/30/25		FY 2026
REVENUES:										
Special Assessments - Tax Roll	\$	1,055,360	\$	1,040,689	\$	14,671	\$	1,055,360	\$	1,266,432
Special Assessments - Direct Bill		185,789		185,789		-		185,789		185,789
Administrative Assessments on Unplatted Land		-		-		-		-		60,606
Developer Contributions		1,286,220		253,272		808,822		1,062,094		1,010,925
Café Gross Sales		517,856		341,767		350,000		691,767		554,106
Miscellaneous Income		5,000		700		800		1,500		1,500 3,500
Special Events Insurance Proceeds		-		52,859		-		52,859		3,300
Interest		5,000		4,588		2,500		7,088		5,000
Cost Share Amenity - Rivers Edge III		-		3,896		-		3,896		-
Carry Forward Surplus		-		-,		-		-,		-
TOTAL REVENUES	\$	3,055,225	\$	1,883,561	\$	1,176,793	\$:	3,060,353	\$ 3	3,087,859
EXPENDITURES:										
Administrative										
Supervisor Fees	\$	-	\$	1,800	\$	4,800	\$	6,600	\$	4,800
FICA Taxes	-	-		138	-	367		505		367
District Engineering		15,000		3,379		11,621		15,000		15,000
District Counsel		30,000		11,850		18,150		30,000		35,000
District Management		39,326		19,663		19,663		39,326		41,292
Construction Accounting		3,710		-		3,710		3,710		-
Assessment Roll Administration		5,618		5,618		- 0.600		5,618		5,899
Dissemination Agent		5,618		3,009		2,609		5,618		5,899
Information Technology		2,022 1,348		1,011 674		1,011 674		2,022 1,348		2,124 1,416
Website Administration Annual Audit		5,000		0/4		5,000		5,000		5,500
Trustee Fees		10,000		-		10,000		10,000		11,000
Arbitrage Rebate		1,200		_		1,200		1,200		1,200
Telephone		200		35		165		200		200
Postage & Deleivery		500		522		150		672		1,000
Printing & Binding		250		177		73		250		250
Insurance General Liability		7,961		7,745		-		7,745		8,713
Legal Advertising		2,500		2,031		1,469		3,500		3,500
Other Current Charges		500		10		490		500		500
Office Supplies		150		4		146		150		150
Dues, Licenses & Subscriptions		175		175		-		175		175
TOTAL ADMINISTRATIVE	\$	131,079	\$	57,841	\$	81,299	\$	139,140	\$	143,985
Operations & Maintenance										
Grounds Maintenance										
Cost Share Landscaping - Rivers Edge	\$	801,623	\$	400,812	\$	400,811	\$	801,623	\$	500,283
Field Operations Management (Vesta)		39,438		19,719		19,719		39,438		41,230
Landscape Maintenance		424,716		210,537		214,179		424,716		429,489
Lake Maintenance		23,000		13,988		9,012		23,000		28,000
Landscape Contingency Irrigation Repairs and Replacement		80,000 37,000		32,135 25,149		47,865 11,851		80,000 37,000		80,000 40,000
Irrigation Repairs and Replacement Irrigation Water Use		70,000		25,149		45,651		70,000		70,000
Streetlighting		28,000		13,394		14,606		28,000		28,000
TOTAL COOLINDS MAINTENANCE	¢	1 502 777	¢	740.002	¢	763 604	¢.	1 502 777	¢ -	1 217 002
TOTAL GROUNDS MAINTENANCE	3	1,503,777	\$	740,083	\$	763,694)	1,503,777	.	1,217,002

Community Development District

Proposed Budget General Fund

		Adopted Budget	Ac	tuals Thru	Pr	ojected Next	Pro	jected Thru	F	Proposed Budget
Description		FY 2025		3/31/25		6 Months		9/30/25		FY 2026
Amenity Center - River Club										
Cost Share Amenity - Rivers Edge	\$	88,478	\$	44,239	\$	44,239	\$	88,478	\$	18,497
General Manager (Vesta)		46,793		24,148		22,645		46,793		48,911
Amenity Manager (Vesta)		29,632		14,816		14,816		29,632		56,504
Maintenance Service (Vesta)		103,123		51,561		51,562		103,123		109,264
Lifestyle Director (Vesta)		43,329		21,665		21,665		43,329		45,426
Facilities Attendant (Vesta)		113,852		56,926		56,926		113,852		-
Guest Services (Vesta)		-		-				-		97,381
Security Monitoring		5,000		210		4,790		5,000		5,000
Telephone		12,721		7,108		5,612		12,721		14,040
Insurance		78,540		73,323		-		73,323		79,689
Pool Chemicals (Poolsure)		10,000		6,784		6,000		12,784		15,000
Janitorial Services (Vesta)		32,875		16,437		16,438		32,875		34,833
Access Cards		3,500		-		3,500		3,500		3,500
Window Cleaning		3,500		-		3,500		3,500		1,000
Pressure Washing		-		- 0.460		2,500		2,500		2,500
Natural Gas		4,000		2,468		1,532		4,000		5,000
Electric		28,000		12,360		15,640		28,000		29,950
Water & Sewer		17,000		7,026		9,974		17,000		18,395
Repair and Replacements		75,000		66,623		8,377		75,000		90,000
Refuse Pest Control		20,000		13,319		6,681		20,000		26,000
		1,920		1,104		816		1,920		1,920
License & Permits		1,000 500		-		1,000 500		1,000 500		1,000 500
Other Current				12 200						
Special Events Holiday Decorations		30,000 23,000		13,380 14,150		16,620 8,850		30,000 23,000		30,000 35,000
Office Supplies & Postage		750		295		455		750		750
Contingency		5,000		293		2,000		2,000		2,706
Contingency		3,000				2,000		2,000		2,700
TOTAL AMENITY CENTER - RIVER CLUB	\$	777,513	\$	447,943	\$	326,637	\$	774,580	\$	772,766
Café Operations										
Café-Cost of Goods Sold	\$	239,259	\$	128,265	\$	110,994	\$	239,259	\$	256,008
Café-Labor	Ψ	241,176	Ψ	179,216	Ψ	61,960	Ψ	241,176	Ψ	258,058
Café-Bank Fees		22,631		13,877		8,753		22,631		24,215
Other Expenses related to Café Operations		2,550		275		2,275		2,550		2,729
Café Management		12,240		-		12,240		12,240		13,097
TOTAL CAFÉ OPERATIONS	\$	517,856	\$	321,633	\$	196,223	\$	517,856	\$	554,106
TOTAL CHI LOT EMITTONS	Ψ	317,030	Ψ	321,033	Ψ	170,223	Ψ	317,030	Ψ	331,100
Reserves										
General Reserves	\$	125,000	\$	25,000	\$	100,000	\$	125,000	\$	400,000
TOTAL RESERVES	\$	125,000	\$	25,000	\$	100,000	\$	125,000	\$	400,000
TOTAL EXPENDITURES	\$:	3,055,225	\$	1,592,500	\$	1,467,853	\$	3,060,353	\$ 3	3,087,858
EVERCE DEVENIES (EVERTINATIONS)	Φ.		¢	201.000	.	(204.060)	.	(0)	ø	_
EXCESS REVENUES (EXPENDITURES)	\$	0	\$	291,060	\$	(291,060)	\$	(0)	\$	0

Community Development District

Budget Narrative

Fiscal Year 2026

REVENUES

Special Assessments - Tax Roll

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

Special Assessments - Direct Bill

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

Developer Contributions

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

Café Gross Sales

Gross sales revenue from Café operations.

Miscellaneous Income

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

Interest

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

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

District Engineering

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

District Counse

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

District Management

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

Assessment Roll Administration

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

Dissemination Agent

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

Information Technology

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

Website Administration

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

Annual Audit

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

Trustee Fees

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

Arbitrage Rebate

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

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Administrative (continued)

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

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

Printing and Binding

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

Insurance General Liability

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Due, Licenses & Subscriptions

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

Expenditures - Grounds Maintenance

Cost Share Landscaping - Rivers Edge

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

Field Operations Management

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

Vendor	Description	Monthly	Annual
Vesta	Field OP Management	\$ 3,436 \$	41,230

Landscape Maintenance

The District contracted with Yellowstone to maintain the common areas of the District and Amenity Center.

Vendor	Description	Monthly	Annual
YellowStone	Landscape Maintenance	35,791	\$ 429,489

Lake Maintenance

 $The \, District \, receives \, lake \, maintenance \, services \, from \, Solitude \, Lake \, Management \, LLC.$

Vendor	Description	Monthly	Annual
Solitude Lake Management	Lake Maintenance	\$ 1,718	\$ 20,616
Solitude Lake Management	Additional Cleanup		2,384
	Contingency		5,000
	Total	•	\$ 28,000

Landscape Contingency

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

Irrigation Repair & Replacement

The cost of miscellaneous irrigation repairs and maintenance incurred.

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Grounds Maintenance (continued)

Irrigation Water Use

Water and re-use water needed for irrigation and maintenance of the common grounds provided by JEA.

Location	Meter Number	Monthly	Annual
114 Mistflower Dr	94647734	1,800	21,600
41 Keystone Corners BV	86131615	600	7,200
233 Shinnecock Drive	95047077	400	4,800
98 Shinnecock Drive	87743236	800	9,600
380 SHINNECOCK DR APT IR01	41263874	50	600
29 Mistlflower Drive	89241080	50	600
907 Keystone Corners BV Apt IR01	98557860	200	2,400
627 Keystone Corners BV APT IR01	86131621	1,679	20,149
Contingency		254	3,051
Total	·	\$ 5,833	\$ 70,000

Streetlighting

Estimated costs for electric billed to the District by FPL.

Location	Meter Number	Monthly	Annual
156 Riverglade Run	9420049059	\$ 37	\$ 448
154 Riverglade Run	6707560121	29	347
53 Mistflower Dr #FNTN	4743506067	865	10,381
233 SHINNECOCK DR #IRR	0162048490	26	314
106 Keystone Corners Blvd #LTG	7652214334	87	1,040
27 Keystone Corners Blvd #ENTRY	9019709360	1,184	14,204
Contingency		106	1,266
Total		\$ 2,333	\$ 28,000

Expenditures - Amenity Center - River Club

Cost Share Amenity - Rivers Edge

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

General Manager

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

Vendor	Description	Description			Annual
Vesta	General Manager	\$	4 076	\$	48 911

Amenity Manager

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

Maintenance Services

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

Vendor	Description	Monthly	Annual		
Vesta	Maintenance Service	\$	9.105	\$	109.264

Lifestyle Director

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

Guest Services

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

Security Monitoring

Maintenance costs of the security alarms/cameras.

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Amenity Center - River Club (continued)

Telephone

The estimated cost for telephone, internet, and cable services for the Amenity Center.

Vendor	Description	Description Monthly		
Comcast	Amenity Cntr	\$	610 \$	7,320
Comcast	Office		560	6,720
	Total		\$	14.040

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). The amount is based upon estimated premium for property insurance related to the Amenity and other District facilities.

Pool Chemicals

The District has contracted with Poolsure to provide chemicals for the Amenity Center swimming pools.

Vendor	Description	Monthly					
Poolsure	Pool Chemicals	\$ 1.250	\$	15.000			

Janitorial Services

The District has contracted with Vesta Property Services, Inc to provide janitorial cleaning for the Amenity Center.

Vendor	Description	Monthly	Annual
Vesta	Janitorial Services	\$ 2,903	\$ 34,833

Access Cards

Represents the estimated cost for access cards to the District's Amenity Center.

Window Cleaning

The District will have windows cleared inside and outside three times a year.

Pressure Washing

 $Estimated\ costs\ to\ have\ the\ District\ Amenity\ Center\ pressure\ washed.$

Natural Gas

The District is under contract with TECO Peoples Gas to provide gas fire place and gas grills.

Electric

Estimated costs for electric billed to the District by FPL.

Location	Meter Number	Monthly	Annual
160 Riverglade Run	5975385542	\$ 2,228	\$ 26,736
Contingency		 268	3,214
Total		\$ 2,496	\$ 29.950

Water & Sewer

Estimated costs for water and sewer for the amenity center billed to the District by JEA.

Location	Meter Number	Monthly	Annual	
160 Riverglade Run-Swimming Pool	84087156	\$ 118	\$ 1,414	
160 Riverglade Run-Sewer	84087139	526	6,312	
160 Riverglade Run-Water	84087139	205	2,456	
298 Riverglade Run	83547180	381	4,578	
Contingency		 303	3,636	
7	Total	\$ 1,533	\$ 18,395	

Repairs and Replacements

Represents regular cleaning, supplies, and repairs and replacements for District's Amenity Center.

Refuse

 $\label{lem:continuous} Garbage\ disposal\ services\ for\ the\ Amenity\ Centers\ provided\ by\ Republic\ Services.$

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Amenity Center - River Club (continued)

Pest Control

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

Licanca & Parmits

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

Other Current

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

Special Events

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

Holiday Decorations

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

Office Supplies & Postage

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

Contingency

 $Estimated\ costs\ for\ future\ unexpected\ costs\ incurred\ by\ the\ district.$

Expenditures - Café Operations

Cost of Goods Sold ("COGS")

Food and beverage costs along with supply incidentals.

Lahoi

 ${\it Staffing costs for Vesta personnel Caf\'e operations.}$

Rank fee

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

Other Expenses related to Café Operations

Represents the miscellaneous cost incurred by the Café.

Café Management

Represents management services for the Café.

Expenditures - Reserves

General Reserves

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

Community Development District

Proposed Budget

Debt Service Series 2020 Capital Improvement Revenue Bonds

Description		Adopted Budget FY 2025		tuals Thru 3/31/25		ojected Next 6 Months	Pr	ojected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:									
Special Assessments - Tax Roll	\$	462,928	\$	452,878	\$	10,050	\$	462,928	\$ 462,928
Special Assessments - Prepayment		-		11,217		-		11,217	-
Interest Earnings		5,000		13,347		5,000		18,347	5,000
Carry Forward Surplus ⁽¹⁾		318,060		330,897		-		330,897	341,936
TOTAL REVENUES	\$	785,987	\$	808,339	\$	15,050	\$	823,388	\$ 809,864
EXPENDITURES:									
Interest - 11/1	\$	163,321	\$	163,321	\$	-	\$	163,321	\$ 160,111
Principal Prepayment - 11/1		-		5,000		-		5,000	-
Principal Prepayment - 2/1		-		5,000		-		5,000	-
Interest - 2/1		-		61		-		61	160,111
Interest - 5/1		163,321		-		163,070		163,070	125,000
Principal - 5/1 Principal Prepayment - 5/1		130,000		-		130,000 15,000		130,000 15,000	135,000
ri incipai ri epayment - 3/1		-		-		13,000		13,000	-
TOTAL EXPENDITURES	\$	456,643	\$	173,383	\$	308,070	\$	481,453	\$ 455,223
Other Sources/(Uses)									
Interfund transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	\$ -
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$		\$	-	\$ -
TOTAL EXPENDITURES	\$	456,643	\$	173,383	\$	308,070	\$	481,453	\$ 455,223
EXCESS REVENUES (EXPENDITURES)	\$	329,345	\$	634,956	\$	(293,020)	\$	341,936	\$ 354,641
(1) Carry Forward is Net of Reserve Requirement Interest Due 11/1/26							\$ 157,209		

Rivers Edge II Community Development District

AMORTIZATION SCHEDULE

 $Debt\,Service\,Series\,2\,0\,2\,0\,Capital\,Improvement\,Revenue\,Bonds$

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	6,455,000	4.300%		160,111	160,111.25
05/01/26	6,455,000	4.300%	135,000	160,111	
11/01/26	6,320,000	4.300%		157,209	452,320.00
05/01/27	6,320,000	4.300%	145,000	157,209	,
11/01/27	6,175,000	4.300%	,	154,091	456,300.00
05/01/28	6,175,000	4.300%	150,000	154,091	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
11/01/28	6,025,000	4.300%	,	150,866	454,957.50
05/01/29	6,025,000	4.300%	155,000	150,866	,
11/01/29	5,870,000	4.300%	,	147,534	453,400.00
05/01/30	5,870,000	4.300%	160,000	147,534	, , , , , , , , , , , , , , , , , , , ,
11/01/30	5,710,000	4.900%	,	144,094	451,627.50
05/01/31	5,710,000	4.900%	170,000	144,094	,
11/01/31	5,540,000	4.900%	,	139,929	454,022.50
05/01/32	5,540,000	4.900%	180,000	139,929	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
11/01/32	5,360,000	4.900%	,	135,519	455,447.50
05/01/33	5,360,000	4.900%	190,000	135,519	100,117.00
11/01/33	5,170,000	4.900%		130,864	456,382.50
05/01/34	5,170,000	4.900%	195,000	130,864	,
11/01/34	4,975,000	4.900%		126,086	451,950.00
05/01/35	4,975,000	4.900%	205,000	126,086	,
11/01/35	4,770,000	4.900%		121,064	452,150.00
05/01/36	4,770,000	4.900%	220,000	121,064	,
11/01/36	4,550,000	4.900%	220,000	115,674	456,737.50
05/01/37	4,550,000	4.900%	230,000	115,674	100,707.00
11/01/37	4,320,000	4.900%	200,000	110,039	455,712.50
05/01/38	4,320,000	4.900%	240,000	110,039	100,7 12.00
11/01/38	4,080,000	4.900%	210,000	104,159	454,197.50
05/01/39	4,080,000	4.900%	250,000	104,159	10 1,177.00
11/01/39	3,830,000	4.900%	250,000	98,034	452,192.50
05/01/40	3,830,000	4.900%	265,000	98,034	102,172.00
11/01/40	3,565,000	5.150%	200,000	91,541	454,575.00
05/01/41	3,565,000	5.150%	280,000	91,541	15 1,5 7 5.00
11/01/41	3,285,000	5.150%	200,000	84,331	455,872.50
05/01/42	3,285,000	5.150%	295,000	84,331	100,072.00
11/01/42	2,990,000	5.150%	270,000	76,735	456,066.25
05/01/43	2,990,000	5.150%	310,000	76,735	100,000.20
11/01/43	2,680,000	5.150%	510,000	68,753	455,487.50
05/01/44	2,680,000	5.150%	325,000	68,753	155,167.50
11/01/44	2,355,000	5.150%	323,000	60,384	454,136.25
05/01/45	2,355,000	5.150%	340,000	60,384	10 1,100.20
11/01/45	2,015,000	5.150%	5 10,000	51,629	452,012.50
05/01/46	2,015,000	5.150%	360,000	51,629	102,012.00
11/01/46	1,655,000	5.150%	500,000	42,359	453,987.50
05/01/47	1,655,000	5.150%	380,000	42,359	155,767.56
11/01/47	1,275,000	5.150%	550,000	32,574	454,932.50
05/01/48	1,275,000	5.150%	400,000	32,574	10 1,702.00
11/01/48	875,000	5.150%	100,000	22,274	454,847.50
05/01/49	875,000	5.150%	420,000	22,274	13 1,0 17 .30
11/01/49	455,000	5.150%	120,000	11,459	453,732.50
05/01/50	455,000	5.150%	445,000	11,459	456,458.75
	133,000				
Total		\$	6,445,000	5,074,618	\$ 11,519,618

Community Development District

Proposed Budget

$Debt\,Service\,Series\,2\,0\,2\,1\,Capital\,Improvement\,Revenue\,Bonds$

Description		Adopted Budget FY 2025		tuals Thru 3/31/25		ojected Next 6 Months	Pr	ojected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:									
Special Assessments -Tax Roll	\$	305,842	\$	300,111	\$	5,730	\$	305,842	\$ 305,887
Special Assessments - Direct		245,810		245,811		-		245,811	245,810
Special Assessments - Prepayment		- -		873,878		- -		873,878	- -
Interest Income		5,000		21,052		5,000		26,052	5,000
Carry Forward Surplus ⁽¹⁾		241,052		233,337		-		233,337	252,051
TOTAL REVENUES	\$	797,704	\$:	1,674,190	\$	10,730	\$	1,684,920	\$ 808,748
EXPENDITURES:									
Interest - 11/1	\$	168,220	\$	167,945	\$	-	\$	167,945	\$ 149,075
Principal Prepayment - 11/1		-		5,000		-		5,000	-
Principal Prepayment - 2/1		-		875,000		-		875,000	-
Interest - 2/1		-		7,921		-		7,921	-
Interest - 5/1		168,220		-		152,003		152,003	149,075
Principal - 5/1		215,000		-		195,000		195,000	200,000
Principal Prepayment - 5/1		-		-		30,000		30,000	-
TOTAL EXPENDITURES	\$	551,440	\$:	1,055,866	\$	377,003	\$	1,432,869	\$ 498,150
Other Sources/(Uses)									
viner ovar eco/ (voes)	\$	-	\$	-	\$	-	\$	_	\$ -
Interfund transfer In/(Out)									
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$	-	\$ -
TOTAL EXPENDITURES	\$	551,440	\$:	1,055,866	\$	377,003	\$	1,432,869	\$ 498,150
EXCESS REVENUES (EXPENDITURES)	\$	246,264	\$	618,323	\$	(366,272)	\$	252,051	\$ 310,598
(1) Carry Forward is Net of Reserve Requirement Interest Due 11/1/26							\$ 146,675		

Community Development District

AMORTIZATION SCHEDULE

 $Debt\,Service\,Series\,2\,0\,2\,1\,Capital\,Improvement\,Revenue\,Bonds$

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	8,155,000	2.400%		149,075	149,075.00
05/01/26	8,155,000	2.400%	200,000	149,075	113,070.00
11/01/26	7,955,000	3.000%	200,000	146,675	495,750.00
05/01/27	7,955,000	3.000%	205,000	146,675	,
11/01/27	7,750,000	3.000%	,	143,600	495,275.00
05/01/28	7,750,000	3.000%	210,000	143,600	,
11/01/28	7,540,000	3.000%	,,,,,,	140,450	494,050.00
05/01/29	7,540,000	3.000%	215,000	140,450	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
11/01/29	7,325,000	3.000%	,	137,225	492,675.00
05/01/30	7,325,000	3.000%	225,000	137,225	,
11/01/30	7,100,000	3.000%		133,850	496,075.00
05/01/31	7,100,000	3.000%	230,000	133,850	
11/01/31	6,870,000	3.500%		130,400	494,250.00
05/01/32	6,870,000	3.500%	235,000	130,400	
11/01/32	6,635,000	3.500%		126,288	491,687.50
05/01/33	6,635,000	3.500%	245,000	126,288	
11/01/33	6,390,000	3.500%		122,000	493,287.50
05/01/34	6,390,000	3.500%	255,000	122,000	
11/01/34	6,135,000	3.500%		117,538	494,537.50
05/01/35	6,135,000	3.500%	265,000	117,538	
11/01/35	5,870,000	3.500%		112,900	495,437.50
05/01/36	5,870,000	3.500%	275,000	112,900	
11/01/36	5,595,000	3.500%		108,088	495,987.50
05/01/37	5,595,000	3.500%	285,000	108,088	
11/01/37	5,310,000	3.500%		103,100	496,187.50
05/01/38	5,310,000	3.500%	295,000	103,100	
11/01/38	5,015,000	3.500%		97,938	496,037.50
05/01/39	5,015,000	3.500%	305,000	97,938	
11/01/39	4,710,000	3.500%		92,600	495,537.50
05/01/40	4,710,000	3.500%	315,000	92,600	
11/01/40	4,395,000	3.500%		87,088	494,687.50
05/01/41	4,395,000	3.500%	325,000	87,088	
11/01/41	4,070,000	4.000%		81,400	493,487.50
05/01/42	4,070,000	4.000%	340,000	81,400	
11/01/42	3,730,000	4.000%		74,600	496,000.00
05/01/43	3,730,000	4.000%	350,000	74,600	
11/01/43	3,380,000	4.000%		67,600	492,200.00
05/01/44	3,380,000	4.000%	365,000	67,600	
11/01/44	3,015,000	4.000%		60,300	492,900.00
05/01/45	3,015,000	4.000%	380,000	60,300	
11/01/45	2,635,000	4.000%		52,700	493,000.00
05/01/46	2,635,000	4.000%	395,000	52,700	
11/01/46	2,240,000	4.000%		44,800	492,500.00
05/01/47	2,240,000	4.000%	415,000	44,800	
11/01/47	1,825,000	4.000%		36,500	496,300.00
05/01/48	1,825,000	4.000%	430,000	36,500	
11/01/48	1,395,000	4.000%		27,900	494,400.00
05/01/49	1,395,000	4.000%	445,000	27,900	
11/01/49	950,000	4.000%		19,000	491,900.00
05/01/50	950,000	4.000%	465,000	19,000	
11/01/50	485,000	4.000%		9,700	493,700.00
05/01/51	485,000	4.000%	485,000	9,700	494,700.00
Total		\$	8,155,000 \$	4,846,625	\$ 13,001,625

Rivers Edge II Community Development District

Proposed Budget Capital Reserve Fund

Description	Adopted Budget FY 2025		Actuals Thru 3/31/25		Projected Next 6 Months		Projected Thru 9/30/25		Proposed Budget FY 2026	
REVENUES:										
Interest Income Capital Reserve Funding - Transfer In Carry Forward Balance	\$	1,000 125,000 129,484	\$	802 25,000 162,933	\$	500 100,000	\$	1,302 125,000 162,933	\$	1,000 400,000 54,811
TOTAL REVENUES	\$	255,484	\$	188,735	\$	100,500	\$	289,235	\$	455,811
EXPENDITURES:	Ψ	233,101	Ψ_	100,733	Ψ	100,500	Ψ_	207,233	Ψ	133,011
Repair and Replacements	\$	50,000	\$	23,408	\$	5,000	\$	28,408	\$	50,000
Capital Outlay		-		161,016		45,000		206,016		-
RiverHouse Access Control System (C/S)		-		-		-		-		4,422
RiverHouse Painting (C/S)		-		-		-		-		26,733
RiverHouse Furniture (C/S)		-		-		-		-		23,584
RiverHouse A/C Unit Replacement (C/S)		-		-		-		-		32,428
RiverHouse Tennis Court Fencing (C/S)		-		-		-		-		23,584
RiverHouse Pool Pump Sand Filtration (C/S)		-		-		-		-		36,850
Permanent Holiday Lighting (C/S)		-		-		-		-		22,995
Playground Equipment (C/S)		-		-		-		-		5,896
Pocket Parks Equipment Repair/Replacement (C/S)		-		-		-		-		13,075 2,948
Maintenance Golf Cart (C/S) Maintenance Work Truck (C/S)		-		-		-		-		19,162
TOTAL EXPENDITURES	\$	50,000	\$	184,424	\$	50,000	\$	234,424	\$	261,677
Other Sources/(Uses)										
Transfer in/(Out)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$		\$		\$	-	\$	
TOTAL EXPENDITURES	\$	50,000	\$	184,424	\$	50,000	\$	234,424	\$	261,677
EXCESS REVENUES (EXPENDITURES)	\$	205,484	\$	4,311	\$	50,500	\$	54,811	\$	194,134

Rivers Edge II Community Development District Non-Ad Valorem Assessments Comparison 2025-2026

Neighborhood	0&M Units	Bonds 2020 Units	Bonds 2021 Units	Annual Maintenance Assessments				Annual Debt Assessments						
				FY 2026	FY 2025	Increase/	Increase/ (decrease)		crease/ (decrease) FY 2026		2026	FY 2	FY 2025	
								Series	Series	Series	Series	Total		
								2020	2021	2020	2021			
Townhomes	184	34	150	\$1,172.46	\$977.05	\$195.41	20.00%	\$743.98	\$743.98	\$743.98	\$743.98	\$0.00		
Single Family - 30'-39' Lot	102	68	34	\$1,287.97	\$1,073.31	\$214.66	20.00%	\$695.83	\$695.68	\$695.83	\$695.68	\$0.00		
Single Family - 40'-49' Lot	226	152	74	\$1,512.86	\$1,260.72	\$252.15	20.00%	\$899.79	\$899.59	\$899.79	\$899.59	\$0.00		
Single Family - 50'-59' Lot	204	91	112	\$1,778.63	\$1,482.19	\$296.44	20.00%	\$1,103.74	\$1,103.50	\$1,103.74	\$1,103.50	\$0.00		
Single Family - 60'-69' Lot	0	0	0	\$0.00	\$0.00	\$0.00	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Single Family - 70'-79' Lot	65	65	0	\$2,453.28	\$2,044.40	\$408.88	20.00%	\$1,499.64	\$0.00	\$1,499.64	\$0.00	\$0.00		
Single Family - 80' Lot	50	50	0	\$2,719.04	\$2,265.87	\$453.17	20.00%	\$1,703.59	\$0.00	\$1,703.59	\$0.00	\$0.00		
Total	831	460	370											



RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT ADOPTING A SPONSORSHIP POLICY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District anticipates hosting recreational events for which expenses may be offset by outside sponsorships; and

WHEREAS, the Board of Supervisors ("Board") of the District accordingly finds that it is in the best interest of the District to establish by resolution a Sponsorship Policy as may be amended or updated from time to time for immediate use and application.

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

- **SECTION 1.** The Sponsorship Policy attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Sponsorship Policy shall remain in full force and effect until such time as the Board may amend or replace it.
- **SECTION 2.** The District's Amenity Manager is authorized to identify events and programs which may be eligible for sponsorship opportunities and to implement the Sponsorship Policy as needed for such programs and events.
- **SECTION 3**. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.
- **SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 21st day of May 2025.

ATTEST:	RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT						
Secretary/Assistant Secretary	Chairperson, Board of Supervisors						

Exhibit A: Sponsorship Policy

Rivers Edge II Community Development District Sponsorship Policy

Adopted May 21, 2025

- 1. Generally; Purpose. The Rivers Edge II Community Development District (the "District") was created pursuant to the provisions of Chapter 190, *Florida Statutes*, for the purpose of providing ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction, including recreational events. The purpose of this Sponsorship Policy (the "Policy") is to establish a set of guidelines for sponsorships to support District programs. The fundamental purpose of this Policy is to provide a means by which to augment the District's operating budgets, and this Policy is designed to protect and promote the health, safety and welfare of District patrons, consistent with that fundamental purpose.
- 2. <u>Eligible Events and Programs.</u> The District, through its amenity management company, shall have sole authority to identify events or programs eligible for sponsorships, to establish sponsorship levels and thresholds for each event or program, and to establish any advertisement or promotional opportunities connected with said sponsorship.

3. Sponsorship Application.

- (a) In order to sponsor an event or program, an applicant shall submit a completed application form and, if eligible for sponsorship advertising or other promotional activities, a mock-up of the proposed advertisement or promotional material.
- (b) Each applicant shall obtain and attach to the application the written consent for the display of such advertisement of the person having the right to use, and possession of, the advertisement's content.
- (c) Any advertising in which the identity of the sponsor is not readily and unambiguously identifiable must include the following phrase to identify the sponsor in clearly visible letters: "Paid for by _____."
- (d) Applications shall be considered on a first-come, first-served basis and may be denied due to lack of availability of space for advertising, among other reasons.

4. Limited Public Forum Status; Prohibited Advertisements.

- (a) The District's acceptance of advertising or promotional materials in exchange for sponsorships does not provide or create a general public forum for expression. Rather, as noted, the District's fundamental purpose behind allowing advertisements is to generate revenue to support the District's operating budgets.
- (b) In furtherance of that limited purpose, the District retains strict control over the nature of the advertisements or promotional materials accepted, and finds that the following types of advertisements or promotional materials are inconsistent with the limited purpose of this Policy and shall be prohibited:
 - i. Materials promoting obscene or sexually explicit material (including adult/mature rated films, television, or video games; or adult entertainment facilities or services);
 - ii. Materials promoting religious or political material;

- iii. Materials promoting alcohol, tobacco products, or other age-restricted substances;
- iv. Materials promoting firearms or weapons;
- v. Materials that are false or misleading;
- vi. Materials that contain any material that is an infringement of copyright, trademark or service mark, or is otherwise unlawful or illegal;
- vii. Materials that promote any activity or product that is illegal under federal, state, or local law;
- viii. Materials that contain any profane language or portray images or descriptions of graphic violence; and
- ix. Materials that are demeaning or disparaging toward an individual, group of individuals, entity, or entities.
- **5. No Endorsement.** The District's acceptance of an advertisement from an applicant in no way constitutes an endorsement of the sponsor or the content or message of any advertisement or promotional materials.
- **6.** Reservation of Rights. The District reserves the right to suspend, modify or revoke the application of any of the standards in this Policy as the District's Board deems necessary in its sole discretion to comply with legal mandates, to accommodate the primary purpose of this Policy, or otherwise to further serve the best interests of the District.