### Rívers Edge II Community Development Districts

June 18, 2025

### AGENDA

June 11, 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, June 18, 2025 at 9:00 a.m. at the RiverHouse, 156 Landing Street, St. Johns, Florida 32259.

Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Staff Reports
  - A. Landscape Maintenance Report
  - B. District Engineer
  - C. District Counsel
  - D. District Manager
  - E. General Manager Monthly Operations and Pond Reports

#### IV. Approval of Consent Agenda

- A. Minutes of the May 9, 2025 Special Joint Meeting and May 21, 2025 Regular Board Meeting
- B. Financial Statements as of April 30, 2025
- C. Check Register
- V. Consideration of Yellowstone Hurricane Pre-Approval Authorization
- VI. Consideration of EcoLab Aged Invoice
- VII. Consideration of Proposal for Golf Cart Signage

- VIII. Discussion of the Fiscal Year 2026 Budget
  - IX. Continued Discussion of the Event Sponsorship Policy
  - X. Supervisor Requests
  - XI. Audience Comments
- XII. Next Scheduled Meeting July 16, 2025 at 9:00 a.m. at the RiverHouse
- XIII. Adjournment

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

THIRD ORDER OF BUSINESS

A.



#### Rivers Edge CDD – I, II, and III

#### Landscape Update for July 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.
  - $\circ$   $\;$  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 Finishing mulching the week of July 7th
  - Annual flowers have been installed, along with fresh and rich soil. We raised the beds for a better show. We will install Purple Angelonia in the back, Gold Lace Coleus in the middle, and Lipstick Pentas in front. This will give the Summer feel and look amazing. The next rotation will be October.
    - The low beds have caused the flowers in the past to decline prematurely and not show off as intended.
      - This is caused by the flowers staying too saturated which causes the roots to rot.
  - Proper mowing heights for each type of turf will be achieved throughout the winter and early spring months.
    - Because of this you will see scalping occasionally until the proper height is achieved.
      - Ex. If you want to maintain a height of 4in you need to drop the level of the existing canopy of the turf to between 3.5-3.75 so that the new green growth is what is showing after each mowing occurrence moving forward.

- Irrigation
  - Techs have been running through system and making repairs as we go.
  - All clocks are being set to run three times a week due to Warm temperatures and the drought we are in. We are experiencing Low pressure due to JEA not having enough water supply.
  - Drought stressed turf is recovering from the little amount of rain. We anticipate more consistent rain coming in July
  - $\circ$   $\;$  Lead tech is working with IQ system to help system run more efficiently.
  - We are setting 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.
  - 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 Liquid Fertilizer. 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.
  - o Lead tech is Treating roses with bone meal and liquid fertilizer
- Arbor
  - We will continue to lift low hanging trees throughout community each week for line of site issues, safety issues, aesthetics, and improved tree health with balanced weight distribution from the branches.

*E*.

### RIVERTOWN

**RECDD's Monthly Operations Report** 

Date of report: 06/18/2025

Submitted by: Kevin McKendree & Richard Losco

#### RECDD I

#### Filter Equipment for RiverHouse Pools:

The sand filters for both pools need repair. The sand needs to be changed out. When performing a change out there will need to be internal parts changed as they will be broken due to their age. Unfortunately, the manufacturer of these filters went out of business years ago and the parts are not available. This will make the filters have to be replaced. The slab cracking issues are band aided as well, and the slabs need to be removed and built properly up to current codes. We will be gathering quotes for this from Crown Pools as they are remodeling the pool and are best suited to perform this task. We will also be inquiring about the pool heater repair/replacement as well during this process.

#### **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 28<sup>th</sup> 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 and tables have arrived and are in place.

#### 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.

#### 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.

#### **RiverHouse Family Pool Leak:**

The expansion joint that opened is being repaired by Crown Pools. This repair started Monday 5/12. We opened Memorial Day. This is now complete.

#### **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. This is now complete.

#### Splash Pad:

The splash pad by the welcome center was closed by the health department due to a malfunctioning chemical controller. During this change out it was discovered that the chemical pumps are rotted out as well, they are on order and will be installed asap once they arrive.

#### **Entrance Waterfall:**

The Rivertown Main St entrance waterfall keeps shutting off. This is due to the VFD (variable frequency drive) going into protection mode due to the high heat inside of the coffin. Replacement fans have been ordered for the VFD itself and the coffin exhaust. These will be installed by a professional once they arrive.

#### **RECDD II**

#### **Umbrellas for RiverClub:**

Fifteen umbrellas and bases were ordered for the RiverClub to replace all the old broken ones. These will match the existing umbrellas as they are from the same manufacturer and color. They are 4 weeks out for delivery.

#### **Tiles on RiverClub Pool:**

Some of the border tiles at the expansion joint began coming off due to a leak at the joint. We had the pool puttied last month and the tiles will be replaced soon. We needed to ensure the leak was secured before replacing the tiles.

#### **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. Solitude will be installing a 5HP replacement and the product has been ordered. These units are built to order so it will be a month or so before it gets installed.

#### 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 installed rubber door sweeps on the outside of the doors to stop water intrusion.

#### 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 have resodded half of this area and will resod the rest soon when we get more rain in the forecast. We switched to Bermuda turf from Zoysia as we believe it will fare better to the extensive foot traffic.

#### Haven Play Park Sign:

The Haven play park sign was destroyed over the weekend beyond repair. A replacement has been ordered.

#### 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. We are working with Yellowstone's tree division to make a 15 ft clearance cut throughout the problematic areas.

#### CDD owned truck:

The truck appears to be leaking coolant again and is overheating. It is currently in the shop for repair.

#### Action items from last month's CDD meeting:

• Standing Water at Roycroft and Ruskin:

This roadway is owned by Saint John's County and is not maintained by the CDD; therefore we cannot perform any maintenance on it. I called the county's Roads and Bridges department and placed a complaint which they may or may not address depending on whether they view this as a real issue.

#### • Ligustrum in center roundabout:

A treatment for fungus was performed in April and seems to have been effective as the tree is bouncing back. We will continue to monitor

#### • Golf cart path going into the Lodge:

An irrigation break blew out some asphalt and made a crater. The irrigation has been fixed, and we are awaiting a hot patch when they asphalt further down Rivertown Main. The area is coned off for now for safety.

#### • Street light base at the Preserves Cul de Sac:

There is a break at the bottom of this base. Sternberg light accessories must be ordered in large quantities so we may need to weld a plate and paint this to repair it.

(Continued)

### RIVERTOWN

**RECDD's Lifestyle Report** 

#### Date of report 06/18/2025

#### Submitted by: Kim Fatuch

#### **Ongoing Projects**

- Budgeting for the Renaissance Fair to allocate sponsorships
- Ready to show Holiday Lighting Quotes to the board

#### **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.

• Huge turnout for this event with roughly 160 people attending. Despite the 100-degree weather, people seemed to enjoy it.



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, Command Center 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

#### June Events

- 6.6.25 Violette Lani at the Café
- 6.7.25 Let's Get Nauti Adult Pool Party
  - Adults are invited to a fun nautical themed event at the Riverclub complete with pool games and more! Of course, there are amazing Café specials to go along with this event as well.
  - $\circ$  200 attendees and a great day in the sun!



- 6.20.25 Dustin Bradley at the Café
  - Live music is always a huge hit in the café, and we are pleased to bring some new musicians this summer
- 6.21.25 Annual Luau
  - Lanakilas are back for a second year to regale the community with their Hawaiian flare and fire show at the Riverhouse Pool. Backwoodz and Sunset Slush will be onsite for food and beverage needs as well. Don't forget to dive into the tiki hut for a cool treat or slide down the inflatable slide.
- 6.28.25 Buddy Bus
  - We have partnered with Baptist Health to bring the Buddy Bus here to Rivertown to offer Mammogram services right in the neighborhood.

(Continued)

### RIVERTOWN

RECDD's Amenity Manager Report

#### Date of report 06/18/2025

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/Slide Hours: 11am 7pm
- Full repair of both pools scheduled to begin Sept 2, 2025.

#### \*Closed Mondays\*

#### **Fitness Center:**

- 4am 12am
- Matrix is going to replace several machines and parts damaged by rust and corrosion. Working out delivery/installation dates.

#### **Other Updates:**

- Fire Sprinkler Service completed 5.29.2025
- **Rec Pool Repair:** Expansion joint damage fixed, RiverHouse family pool and slide opened on Monday 5.26.2025.

#### RiverClub

#### **Amenity Hours:**

- Sun, Mon, Wed, Thurs: 10am 9pm
- Fri & Sat: 10am 10pm

#### \*Closed Tuesdays\*

#### **Updates:**

- Interior & Exterior painting of main building complete
- 5 Smooth Stones replacing two blown landscaping speakers. Will provide a quote to potentially replace the staked landscape speakers with the more durable 360 speakers.

#### RiverLodge

#### Amenity Hours (Airnasium, Fireplace Patio, Lounge Area):

- Sun, Mon, Tues, Thurs: 10am 9pm
- Fri & Sat: 10am 10pm
- \*Closed Wednesdays\*

#### Water Activity Pool & Lifeguard Hours:

• 10am – 8pm

#### \*Closed Wednesdays\*

#### Lazy River & Volleyball Court Hours:

• 10am – Dusk

#### \*Closed Wednesdays\*

#### **Fitness Center:**

- 4am 12am
- MoveFit Flooring completed install of 1" tile rubber flooring in Dumbbell Area on 6/5/2025.

#### **Other Updates:**

- RiverHouse Cabana Rentals made prior to the pool expansion joint closing were relocated to the Lounge seating area at the RiverLodge. Will now resume at the RiverHouse Cabana.
  - Wayne Automatic conducted the regular inspection of the fire system at the RiverLodge on 6/5/2025.

### RIVERTOWN

**RECDD's Café Report** 

Date of report: 06/18/2025

Submitted by: Lisa McCormick & Richard Losco

Square POS Net Sales were up 24.6% for the month of April @ \$84,386 compared to \$67,729 prior year. Events around the community included Music Bingo, Trivia, Jazz Quintet, Rockability on the River, Spring Fling Vendor Fair, Build A Bunny, and Community Garage Sale.

Cost of Goods Sold (Food and Beverage) were @ 38.8% in the month of April, compared to 39.4% prior year, a decrease of <0.6>%. We will continue to minimize food and beverage costs while maintaining food quality.

Food & Beverage as % of Revenue:				
Target	12-Month	% Rate – 40%		
Optimal	12-Month	% Rate – 35%		
Actual	April '25	% Rate – 39%		

Gross Wages as % of net sales were 24.1% in the month of April, compared to 25.5% prior year, a decrease of <1.4>%. We exceeded our 12-month "Optimal Rate" of 30% due to high sales volume for the month and the continuous monitoring of staffing levels and hours.

Gross	Wages	as	%	of	Revenue:

Target	12-Month	% Rate – 35%
Optimal	12-Month	% Rate – 30%
Actual	April '25	% Rate – 24%

We continue to pursue qualified candidates for all restaurant positions and to maintain our current employee base. The human resource department has been a strategic partner in coordinating such hires and we appreciate all that they do for us.

Additional equipment is needed such as a new commercial turbo oven, ice machine, and prep table refrigerator, to keep up with current sales volume. Also, creating additional storage space is a necessity for inventory management and control. We will be submitting a Request for Funds at the June '25 meeting for approval of an ice machine and possible prep table refrigerator to mitigate some of the square footage/layout issues that are being brought forth to improve efficiencies and service in the Café. New bar stools have arrived at the café with us finalizing booth design and purchase with Chairman Smith's input; these decisions are influenced by the Café Survey responses from the residents.

It does appear that the current trends in revenue and expenses will allow us to better understand and predict future financial outcomes so to budget and plan for the needs of the Café.

		Account	Rivers Edge II CDD
Work Order	00808591	Contact	Jason Davidson
Work Order Number	00808591	Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
Created Date	5/22/2025		
Work Details			
Specialist Comments to Customer	Report reflects work done on 5/21/25. Water levels are continuing to drop from lack of rain. This is exposing banks and increasing submersed growth. I used herbicide to manage invasive and nuisance growth. I added more herbicide with persistant activity to pond NN to treat the slender spikerush. Per your approval, we will provide you with a proposal to Metafloc this pond to control nutrients. I treated perimeter algae in ponds NN, 2 & 3 with algaecide. Dye was added to some ponds to reduce light penetration and suppress growth. Probiotics were added to pond 5 for nutrient control. There is a small gator in pond 2 exhibiting signs of being fed. It approached me when I was by the water and followed me the whole time. Let's hope for some rain! Thank you for being a Solitude customer!	Prepared By	KYLE FOLLANSBEE

		Account	Rivers Edge II CDD
Work Order	00808591	Contact	Jason Davidson
Work Order Number	00808591	Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date

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5/22/2025

Status Produ	uct Work Type
Inspected	
Treated	
Treated	
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Service Parameters		
Asset	Product Work Type	Specialist Comments to Customer
Rivers Edge CDD II Pond UU	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond SS	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond NN	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond TT	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond KK	TRASH / DEBRIS COLLECTION (IN HOUSE)	

Work Order	
Work Order	
Number	

Created Date

00808591 00808591

5/22/2025

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

Created Date 5/22/2025		
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	

# SELITUDE

		Account	Rivers Edge II CDD
Work Order	00808591	Contact	Jason Davidson
Work Order	00808591	Address	73 Shinnecock Drive
Number			Saint Johns, FL 32259
			United States

Created Date 5/22/2025

0,00000 0000 0,22,2020		
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	

# SELITUDE

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Work Order	00808591	Contact	Jason Davidson	
Work Order	00808591	Address	73 Shinnecock Drive	
Number			Saint Johns, FL 32259	
			United States	

Created Date 5/22/2025 Rivers Edge CDD II Pond RC1 MONITORING LAKE WEED CONTROL Rivers Edge CDD II Pond RC1 Rivers Edge CDD II Pond RC1 ALGAE CONTROL Rivers Edge CDD II Pond 12 SHORELINE WEED CONTROL Rivers Edge CDD II Pond 12 MONITORING LAKE WEED CONTROL Rivers Edge CDD II Pond 12 ALGAE CONTROL Rivers Edge CDD II Pond 12 SHORELINE WEED CONTROL Rivers Edge CDD II Pond 8 Rivers Edge CDD II Pond 8 MONITORING Rivers Edge CDD II Pond 8 LAKE WEED CONTROL Rivers Edge CDD II Pond 8 ALGAE CONTROL SHORELINE WEED CONTROL Rivers Edge CDD II Pond 5 MONITORING Rivers Edge CDD II Pond 5 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 SHORELINE WEED CONTROL Rivers Edge CDD II Pond 4 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 ALGAE CONTROL Rivers Edge CDD II Pond 9 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

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Work Order	00808591	Contact	Jason Davidson
Work Order Number	00808591	Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 5/22/2025 ALGAE CONTROL Rivers Edge CDD II Pond 14 SHORELINE WEED CONTROL Rivers Edge CDD II Pond 6 Rivers Edge CDD II Pond 6 MONITORING Rivers Edge CDD II Pond 6 LAKE WEED CONTROL Rivers Edge CDD II Pond 6 ALGAE CONTROL SHORELINE WEED CONTROL Rivers Edge CDD II Pond 2 Rivers Edge CDD II Pond 2 MONITORING LAKE WEED CONTROL Rivers Edge CDD II Pond 2 Rivers Edge CDD II Pond 2 ALGAE CONTROL SHORELINE WEED CONTROL Rivers Edge CDD II Pond 1 Rivers Edge CDD II Pond 1 MONITORING LAKE WEED CONTROL Rivers Edge CDD II Pond 1 Rivers Edge CDD II Pond 1 ALGAE CONTROL Rivers Edge CDD II Pond 5 Rivers Edge CDD II Pond 8 Rivers Edge CDD II Pond 4 Rivers Edge CDD II Pond 7 Rivers Edge CDD II Pond 9 Rivers Edge CDD II Pond RC2 Rivers Edge CDD II Pond JJ Rivers Edge CDD II Pond 13 Rivers Edge CDD II Pond 15 Rivers Edge CDD II Pond 10 Rivers Edge CDD II Pond 11 Rivers Edge CDD II Pond 12 Rivers Edge CDD II Pond RC1 Rivers Edge CDD II Pond 1 Rivers Edge CDD II Pond SS Rivers Edge CDD II Pond UU Rivers Edge CDD II Pond TT Rivers Edge CDD II Pond NN

Rivers Edge CDD II Pond KK Rivers Edge CDD II Pond 14

Rivers Edge CDD II Pond CR3

		Account	Rivers Edge II CDD
Work Order	00808591	Contact	Jason Davidson
Work Order Number	00808591	Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
Created Date	5/22/2025		
Rivers Edge CD	D II Pond 3		
Rivers Edge CD	D II Pond 2		
Rivers Edge CD	D II Pond 6		



NAME / ID:	<mark>Deputy</mark>			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD103426			4

#### **ACTIVITY / COMMENTS:**

SJSO25CAD103469, SJSO25CAD103476, SJSO25CAD103483, SJSO25CAD103497, SJSO25CAD103508, SJSO25CAD103525

6 written warnings for excessive speed, assisted Cpl. Sims on one of his traffic stops, and actively looked for ebike violations however observed none.

Multiple rounds of patrols conducted throughout the entire neighborhood.



NAME / ID:	Sergeant			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD108719			3

#### **ACTIVITY / COMMENTS:**

Total Contacts:3 Citations:0 Warnings:3 Top speed meausred by Radar was, \*\*38 MPH on RiverTowwn Main Street

An illegally parked vehicle was observed on Orange Branch Trail and Fiddlewood Dr. Vehicle did not have a tag, was parked within 15 feet of a hydrant and was parked against the flow of traffic. Contact was made with the owner who moved the vehicle.

Multiple rounds of patrols conducted throughout the entire neighborhood.



NAME / ID:	<mark>Deputy</mark>			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD113003			4

#### **ACTIVITY / COMMENTS:**

SJSO25CAD113010, SJSO25CAD113016, SJSO25CAD113026, SJSO25CAD113020, SJSO25CAD113034, SJSO25CAD113071

6 written warnings for excessive speed.

Multiple rounds of patrols conducted throughout the entire neighborhood to include the construction site.



NAME / ID:	Sergeant			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD113895			6

#### **ACTIVITY / COMMENTS:**

Total Contacts:8 Citations:3 Warnings:7 Top speed meausred by Radar was, \*\*40 MPH on RiverTowwn Main Street

Multiple rounds of patrols conducted throughout the entire neighborhood.



NAME / ID:	Deputy				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS	
	SJSO25CAD115000			6	

#### **ACTIVITY / COMMENTS:**

Total Contacts:7 Citations: 4 Warnings:3 Top speed meausred by radar was; , \*\*47MPH onKeystone Corners\*\*

\*\*\*Responded to a crash with injuries just south of Rivertown on SR 13 \*\*\*



NAME / ID:	<mark>Deputy</mark>			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD116593			4

#### **ACTIVITY / COMMENTS:**

SJSO25CAD116627, SJSO25CAD116640, SJSO25CAD116660, SJSO25CAD116683, SJSO25CAD116700

4 written warnings for excessive speed, 1 written warning for illegal tint, 1 verbal warning for failure to provide driver's license and 1 verbal warning for failure to provide proof of insurance.

Multiple rounds of patrols conducted throughout the entire neighborhood.

FOURTH ORDER OF BUSINESS

A.

Minutes of Special Meeting Rivers Edge, Rivers Edge II, Rivers Edge III Community Development District

A special meeting of the Board of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Friday, May 9, 2025 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

**Rivers Edge** Mac McIntyre Frederick Baron Robert Cameron Christopher White

#### **Rivers Edge II**

DJ Smith Jason Thomas Jarrett O'Leary Donna WeMett James Reid

#### **Rivers Edge III**

DJ Smith Jason Thomas Jarrett O'Leary Stacey Robertson

Also present were:

Corbin deNagy Lauren Gentry *by phone* Mary Grace Henley Richard Losco Jason Davidson Jay King Kevin McKendree Kimberly Fatuch Ken Council Ryan Stillwell Brad Correia Chairman Vice Chairman Supervisor Supervisor

Supervisor

Chairman

Supervisor Supervisor

Supervisor

Chairman Vice Chairman Supervisor Supervisor

District Manager District Counsel District Counsel Vesta General Manager Vesta Regional Manager Vesta Property Services Vesta Field Operations Manager Vesta Lifestyle Director Vesta Amenity Manger District Engineer Crown Pools The following is a summary of the discussions and actions taken at the May 9, 2025 joint special meeting.

#### FIRST ORDER OF BUSINESS Roll Call

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

#### SECOND ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

#### THIRD ORDER OF BUSINESS Discussion on Pool Repairs

Mr. McKendree informed the Boards that over the course of the last year there have been a lot of issues with the joint expansion repair. About three weeks ago, a resident pointed out that the tile that surrounds the joint started to crack and the joint opened up wider than it has been before. The pool had to be shut down for safety reasons. There are two options to fix the problem: a temporary repair of the expansion joint or moving forward with the pool resurfacing project. The downtime for the temporary repair would be two weeks and it would cost \$12,500 with a \$5,000 contingency for potential plaster repairs due to delamination after draining the pool. The downtime for the pool resurfacing is about 60 days.

Mr. Cameron pointed out that 2,200 gallons of water are being lost each day since the pool has been closed. He's concerned that the water is going under the pool and asked if the contractor will check for a void under the pool when the resurfacing project is done.

Mr. Correia stated that he looked into making the repair part of the remodel, however it will not work. He recommended making the repair now to get the pool up and running by Memorial Day. In response to Mr. Cameron's concerns about a void, Mr. Correia stated that some holes could be drilled off to the side to get an idea if there's a void.

Mr. Baron asked what the full resurfacing will involve.

Mr. Crown responded we drain it. We'll obviously try our best to keep the plaster as saturated as possible. The purpose of putting the \$5,000 contingency in there is there are some rough spots in there and if that pops up, they probably won't. But I've got to put it in there, drain the pool down, cut that tile out, pull out the joint compound, clean that up, reset a true two by two tile like we use now and put the elastomeric caulk back in and give it a good four day dry time and

then fill the pool back up. The work itself will take about a week. It's really that you can't fill that pool back up immediately. The joint compound needs to set up properly. The repair is pretty close to what we would be doing anyhow. We just don't need to go through the whole process all the way up the walls, through the gutter, into the backsplash because we don't have any failure. And we'll pull out all that joint compound because it needs to have elasticity. The pool's moving. But when you stick pool putty in there to fill it, because that's about the only product you can fill water in, it hardens up. So that particular tile is a pretty weak tile. So basically, when it tries to move, that joint compound is so hard, it's breaking that whole nose all that time.

Ms. WeMett asked if Mr. Correia thinks the patch will hold to September.

Mr. Correia responded absolutely. We're going to get the elastomeric caulk in the entire joint, but there's no reason to pull out the rest of the tile that's just below water level. So, I'm just trying to keep this emergency repair expense to a minimum, since we are coming back in.

Mr. Baron asked is your highest risk the void, or is it something else we haven't foreseen?

Mr. Correia responded I would say I think our biggest risk is that \$5,000 contingency. When you drain the pool and that plaster starts to dry up. If it pops up or delaminates, then we have to do a little bit of a patch. Not the end of the world. But right now, as Kevin said, it's more of a safety hazard having that sharp glass down there. If you go pack more pool putty in there, then you probably will have more issues.

Mr. Cameron asked when you have the pool drained down, are you going to take a cursory look at everything else?

Mr. Correia responded we can, because that's something even if we step off a foot from that joint and drill a 2-inch or 3-inch hole or just enough to see if there's a void, we can patch that and it's not going to be a problem.

Mr. Cameron stated I'm talking about the rest of the expansion joint.

Mr. Correia stated I do believe that the majority of what's failing is that hard compound in there and that pool wanting to move like it does and breaking that tile. So, we're going to pull all that out and follow it. We're just not going to do all that tile there because it's really not necessary.

Mr. McIntyre stated my concern is initially we were headed towards fixing the pool because we've already been on long past borrowed time. It was the residents that I guess decided that they needed to have that one pool out of three and stretch that grace period even further. Now we're looking at exactly what we've warned about for repair, that we're looking at \$12,500, at least, \$17,500 on the other end. If it stops there, depending on what's found, the pool's already shut down. My thing is that \$17,500 or \$12,500 ultimately needs to be spent someplace else or will need to be spent someplace else important in the future and we're draining our coffer of a big expense for a temporary repair. I just think it's time to rip the band aid off and get it done and be done with it. The pool's already closed. The residents are already pissed off. They're going to be pissed off even more to potentially find out, well, now that it's off limits and broken, we're just going to go ahead and fix it. So, all three boards are going to lose either way. But where we could win is saving that money for a temporary fix that's necessary for feelings and happiness, but not necessary from a fiscal financial standpoint.

Mr. Correia stated you're basically spending the \$12,500 to give them the pool for the summer.

Mr. McIntyre stated right. But in my opinion, I may be by myself. I just don't see that as a responsible use of funds because it's not something that if you fix it, we're good for another three to five years and that's the end of it. You guys have to come back and fix it anyway. So, we're paying twice for the same job. One is just an emergency repair, but it's not really an emergency. We're just trying to, I guess, keep everyone happy. But I just don't think that's a reasonable usage of either CDD's money because something else will follow this year where that amount, if not more, can be put to better use. We're all adults, and there are two other pools. There's a lazy river and they still have the lap pool. So, it's not a situation that the community is pool less and everybody now has to go, well, there goes the summer. It's an inconvenience for some, but not for most or all because there were two other facilities. That's my opinion.

Ms. WeMett stated I agree with you. Our job is to protect the amenity centers and provide safe facilities for the residents. I think at that last meeting there was too much emotion. It's great if we have community goodwill for our swim team, but there are other facilities in the area, other communities and I'm sure would lend them their pools if they need extra pools. We have the River Lodge, we have River Club. Some communities only have one pool. We have three pools and the Watersong residents have four pools. So, it's not like we're shutting down the whole summer. We shouldn't be wasting money to patch something that we're going to spend seven hundred and some thousand dollars for you to fix. I know some residents will be upset. There's a British Swim Club. I looked up British Swim Club the other day. It's a franchise. They're all over Jacksonville and this county. You can go anywhere and get swim lessons. So, I think we emotionally got a little carried away. But I agree that you never know what's going to pop up later this year. Something could get struck by lightning. We need to be more conservative with our funds.

Mr. White stated I know we slated it out and originally cleaned it for September. How fast could you start? That's question number one. And then I have a follow up.

Mr. Correia that's kind of tough. Obviously if we don't do this repair and we're going to keep the pool closed, we are going to try our hardest to get in there sooner than later. Our original durations were set up to basically have these things done I think by July 4<sup>th</sup> and the manpower we have, we're not really picking up much time doing one and doing the other later. The durations are about the same because we have enough men to put on both pools. My problem right now is giving you guys a date. If we don't do this and we keep the pool closed, when could we actually come in? I do think that July 4th, we're not going to meet that. So, we're already getting into, if we don't do this, that pool is pretty much shut down for the summer.

Mr. White stated so my next question is, then, if we were to keep the pool closed, we would have to immediately drain it, because right now, water's leaking. What is that costing us per day?

Mr. Cameron stated I don't have per day. But monthly, it's around \$181 plus chemicals.

Mr. White stated how much more damage is going to occur.

Mr. Correia stated the concern with draining it and leaving it open is just the reality is draining that pool and letting everything dry out is good for you guys. It's good for us. We get all the loose material out of there. It's the liability of having that open shell. We can drill holes and prevent, but it's just not typically the smartest move to just leave a pool sitting empty.

Mr. White stated and if it stayed full, we're going to lose 2,000 gallons of water a day, and we're going to be paying for that, too.

Mr. McIntyre stated we're also wondering where the water is going to go and if it's going to find a weak spot. Because obviously this isn't the first repair. It's had other repairs and the same spot. So we also have to worry about was there anything previously? We're just stringing this along.

Mr. White stated agreed. And that's where I sit on this. I understand there's two other pools. My thing is more so we have an issue with the void that we don't know anything about. It

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could be an issue. It could not be an issue. We've got water that's draining out of there every day. We drain it. That's great for the refurbish, but then that opens up for liability because the other pool's still open and there's kids running around with an empty pool. One kid falls five feet. Which that was an issue with the liability piece and insurance at the last meeting we had. So, I feel like there's other things at play.

Mr. Smith stated there's no fix besides this?

Mr. Correia stated I mean we can do the putty. Somebody can jump in there and pull those pieces of tile off and just pack it with the pool putty. I mean it could last until September.

Mr. McKendree stated we've actually puttied it numerous times though. That putty's not going to hold.

Mr. Correia stated typically from season to season, going from cold to warm and warm to cold is when that stuff starts breaking down.

Mr. Smith stated you'll be getting in before the next season.

Mr. Correia stated correct. So that is on your side. So with that thought process, it could hold. I mean it might move a little bit more and pop some off and you jump back in there. You could definitely do that if Kevin's willing to do it. Obviously if you're hiring us to come out and keep doing that, you're going to end up spending this. You would just go ahead and do this. Unless somebody here on staff can buy a case of it and just put it in there.

Mr. Thomas stated \$12,500 or \$17,500 is relatively a small amount of money for our cost share program to keep the pool open for two months. I think we need to look at it that way, guys. Keep it open for Memorial Day. We'll keep it open for 4th of July. It seems like a no brainer to me.

Mr. Reid stated I know I'm relatively new up here, but for the last two years before that I sat in the audience many, many months by myself. The resident turnout here is for whatever reason pretty abysmal. But the day when we discussed the pool, that was by far the most crowded I've ever seen it. And the vast majority of people came here because they were very adamant about wanting the pool open during the summer. I don't think \$12,500 is a whole lot of money in the grand scheme of things.

Mr. Baron motioned to approve resurfacing the pool entirely.

Ms. Henley asked are we talking about just the family pool. We could still keep the lap pool open?

Mr. Correia stated that's a good point. We can segment off with temporary fencing the lap pool from the family pool. Keep the lap pool open. I think that's an option.

Mr. Cameron asked how much would the fencing set us back?

Mr. Correia stated probably a couple thousand dollars.

Mr. McIntyre stated asked how confident are you that we can securely block off the regular pool from the lap pool to ensure that we have the highest level of safety and blockage from residents looking or some kid just wandering.

Mr. McKendree stated at the end of the day anything can be broken into. The question is, do you want to just segment off that pool with a six-foot temporary fence and leave the four-foot boundary fence or do you want to do six foot temporary fence around all of that in the pool.

Mr. Correia stated when we discussed some of these projects, Kevin and I looked at basically running right through the gate right here, the entry exit to the family pool. Right at the entry right there, come across that sidewalk and then go back to the back and close that whole area off. What that would do is close off that access back by that pool equipment on the back right. What he's saying is, do we put a temporary fence up around the entire perimeter where you still have deck access around the pool?

Mr. McIntyre stated I think there should be no access whatsoever. No deck, no nothing. I can't get through anywhere. That's what it would have to be to ensure the highest level of success of safety.

Mr. White stated we've been doing a lot with the dog park and the locks in the past year. How much could you estimate we've spent repairing that, that whole piece there.

Mr. Davidson responded around \$1,600. Those locks are about \$800 each.

Mr. McKendree stated and we had to get a new fence or gate. So about \$3,000 on that one dog park

Mr. White stated was that cost shared across all three or is it just CDD one?

Mr. Davidson stated it is part of repair and replacements. So, my understanding, yes, that will be cost shared.

Mr. White stated I'm just trying to figure out we've spent that much money to keep nonresidents out. We're talking about trying to let residents use an amenity and we're just pissing

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money away. I just, I don't understand that. I feel like it's an amenity, we should use it. We have how many more houses in here than we did last year. There's going to be an influx on the other amenity centers. Fencing it off is a huge liability. Which that concerns me. Like some kid's going to drop in that pool at some point or some kid's going to hop in to go skate it or do something.

Mr. Correia stated you guys have gotten by pretty well on these pools over the past 20 years. We have to replace those expansion joints every five to seven years on the new pools that we've built out. So, you think about a ten to fifteen thousand dollar expense. Most of these properties are needing to prepare for that within that five-to-seven-year range, depending how many people are picking at it and the elevation chemistry. Because the only product out there has a 5 part per million chlorine rate and we know these pools exceed that on a regular basis.

Ms. Henley stated had talked about earlier doing potentially a phased approach to this whole thing where we do the family pool first and then the lap pool. Is that essentially what you're thinking?

Mr. Baron stated yes, for the family pool to be done.

Mr. White stated but that puts us at an unknown start date for that. Or does that hold us out until September, that it's shut down?

Mr. Correia stated I will do everything in my power.

Mr. Baron stated it's doing it right is what it's doing. I think Mac made it very clear on how he expressed it of how the community has reacted. I understand, but fiscally and everything else, it's the right thing to do it in the right way.

Mr. White stated I mean, I get it. We also just talked about spending on Christmas lights the last meeting. So like this is where I sit.

Mr. Thomas stated it's four grand per CDD.

Mr. Smith stated we're paying the majority of this in CDDs II and III.

Mr. Cameron stated I'm willing to do the repair in my opinion, as long as we have some guarantee that after we do the repair, before they do the final repair of the pool in September, that we make sure that there's no void under there. When we have the pool drained at that time we need to core through the pool.

Mr. Correia stated we can try. The problem is asking for a guarantee is extremely tough in a situation like that. I mean, if we drill a hole and we can probe down a foot, then yes, maybe we do a small grout injection. But if there's a one inch void between dirt, what else can we do? We don't want to get into cutting that shovel. So, we can take those precautions just as an extra check.

Mr. White stated that void would exist if we do this repair or not do the repair. Because the waters already leaked. It's more about stopping the leak or drip, redoing the whole thing and leaving it empty.

Mr. Cameron stated I just want it looked at when we do the final. The main reason I want it looked at is, yes, normally a pool is put in properly. Nothing else in this pool situation was put in properly by the original vendor. Because I went through the plans. They do not match anything that was approved by the county, and I have the final plans. Okay, so that's my concern. I know that you would put rock down before. I'm not sure that they did. You're telling us that there's not a void because of the way you would build it.

Mr. Correia stated that's correct.

Mr. Cameron stated okay. So as long as we had a guarantee that we are going to investigate it at the time that we rebuild the pool, I have the thing for the amount of money. You know, we spend that much money on the bathroom. You talk about the dog park, and our people in this community use that dog park. We use the bathroom at the River Front Park and we've spent probably \$4,000 last year just repairing it. Sooner or later, that belongs to the county. And that's really an amenity for everybody in the county. So, if we can spend \$4,000 there, we can waste \$17,000 here. So, unless somebody else wants to go with Fred's motion, I motion that we do the repair now with the stipulation that we look to see that there's a void at a later date.

# Mr. McInture seconded the motion to approve resurfacing the pool entirely.

Mr. Baron stated I'm taking the advice of the engineer. You made the case earlier that the right way to do it is to do the full repair. As an engineer myself and having some experience with pools and having investigated this a little bit, a void is a serious issue that you can get. Seeing 2,000 gallons go. I want it repaired correctly the first time.

Mr. Stillwell stated just to clarify, you're referring to my comments several months ago? Mr. Baron responded yes. On VOICE VOTE as follows, the motion to approve resurfacing the pool entirely failed 2-2. Rivers Edge CDD: Supervisor Baron – Aye Supervisor McIntyre – Aye Supervisor White – Nay Supervisor Cameron – Nay

Mr. Cameron stated I move that we do the patch as outlined in the quote.

On MOTION by Mr. Cameron, seconded by Mr. White, the quote to patch the expansion joints at an amount not to exceed \$17,500 failed 2-2. Rivers Edge CDD: Supervisor Baron – Nay Supervisor McIntyre – Nay Supervisor White – Aye Supervisor Cameron – Aye

Mr. deNagy stated we need direction on this.

Mr. White stated I'll make one more comment. Theoretically, we are voted into these positions by the homeowners in this community. I know at times we're just appointed because we have someone that runs against us, but we're placed here because of this community and because of people that live here. I understand it was brought up that we should run like a business. And I don't disagree, but I feel like we have an obligation to this community, to kids, to the parents, to the mom who wants to bring her kid early in the morning to go in the pool and doesn't want to be bothered with another pool that's overcrowded for a couple months. I feel like, as a CDD, we have an obligation to everyone that lives here. Further, if there's a void, the void's going to be there today, it's going to be there tomorrow. It'll be there four months from now when it gets worked on. If it's there, it's there. There's nothing we can do about it. So, we'd love to get it fixed and addressed if we get there. My concern is we have an issue now and we just need to fix it. We've also spent a lot more money on other things that I've seen. Everyone's passionate about something a little bit different. That's where we spend the money. We were willing to put in cameras and do all kinds of crazy stuff to keep people with their dogs out of the dog park and I think that was more than what we're talking about right now from a cost

standpoint. And that was just a temporary fix and a test. So, we want to do that for one single amenity that only a small subset of the community uses.

Mr. Cameron stated I'd say 75% of our community uses that dog park. I'm sure that the pool is the same. My problem is in the future, what are they going to do when Mattamy builds out? Because by that time the River Club pool's going to need repaired and they'll really be bitching because it'll really be crowded then.

Mr. White stated I get that. I'm talking about right now. I think there's an obligation for the community to do what's right.

Mr. deNagy asked could we hear from Rivers Edge II and Rivers Edge III? I know that they can't necessarily vote on this project, but maybe that could allow us to move forward.

Mr. Smith stated I'm with Bob and Chris. That's my stance on it. They're arguing about \$4,000. It's going to be fixed. This is just to allow people to use the pool for the summer.

Mr. Thomas stated I agree we should do it the right way. But if we can postpone the right way for a couple months to let the residents enjoy pool, it's \$3 a resident. Maybe not even that much.

Mr. Correia stated the reality behind the discussion of a patch and a full repair, what we're doing is what we would do at the full repair. We're just calling it a patch because there's areas up top that we don't need to get into. We're going through the same exact motion of what we would do if we were doing the full blown remodel. There's one way to do it.

Mr. McIntyre stated unfortunately, without Scott here, we're stuck and everything is dead in the water. We can't move forward either way. That right there I find unacceptable because we can't just leave here today with it just in limbo. So, for the sake of moving forward and team spirit with guarantees that it's going to get done correctly and hopefully there aren't any issues, I'm willing to change my vote. I still feel how I feel, but I'm willing to change my vote to move forward so that we don't leave here in a stalemate. Because I think that then would be a waste of everybody's time for even showing up today.

> On MOTION by Mr. White, seconded by Mr. Cameron, the quote to patch the expansion joints at an amount not to exceed \$17,500 was approved 3-1. Rivers Edge CDD: Supervisor Baron – Nay Supervisor McIntyre – Aye

Supervisor White – Aye Supervisor Cameron – Aye

Ms. Henley stated we'll do a change order to the contract we already have. Does this replace the expansion point repair that's in the agreement already?

Mr. Correia stated no, it's in addition to that.

Mr. Cameron stated how long does it take to drain the pool?

Mr. Correia stated a couple hours.

Mr. Cameron stated because we have the same consideration when we're draining the pool that it's not safe for the kids to.

Mr. McKendree stated that's a good point. Mr. Cameron. What do we do in the meantime while the pools draining? Do we shut down the lap pool and the family pool facilities over there?

Mr. White stated I think shut the whole thing down.

Mr. McIntyre stated there's got to be some compromise. It's either it's done for the summer, or they give us a week or two weeks of the whole pool facility being shut down.

Mr. White stated and we need to get a hold of everyone that's using that for the next couple weeks from when we start.

Mr. McIntyre stated I do have a question. And it kind of goes back to securing the area that I mentioned earlier. I guess it feels like it came across as if it was really not a feasible option of the fencing because at some point, somewhere, somebody's going to get in there or skate in there. Would it not be the same precaution when they do come to do the full repair? Because then we'd have to leave the lap pool open and then worry about fencing off the area. So, we're kind of back in that same scenario, of having to seal off one side of the pool.

Mr. Cameron stated unless we shut the entire situation down for the two weeks.

Mr. McIntyre stated when we initially said we just want the whole thing done. Drain it, leave it, just do the whole thing we were talking about fencing, it appeared that the discussion was, well, that's a little too risky because somebody's kid's going to get in there or teenagers are going to come at night and figure, oh, let's skateboard. So how are we going to do the fencing?

Mr. McKendree stated everything will be shut down.

Mr. McIntyre stated okay, I didn't want to bump up against the whole thing about residents being upset that the lap pool's closed and Bartram's upset, like, because again, if we're bending to make this happen, then I just want to make sure if there's bending the other way, that it's possible. But it doesn't appear that we're going to be looking at that because everything's shut down twice. Once for two weeks and then the second time for however long it takes to get it done. Because swim season is over.

Mr. deNagy stated since the cost share was brought up, I ran the numbers really quick and based on my quick math, with \$17,500 total cost, the River's Edge CDD's portion would be \$5,551.07. Rivers Edge II CDD's portion would be \$5,811.88. Rivers Edge III CDD's portion would be \$6,137.05.

Ms. Henley stated we would just need motions to approve the cost-share from the Rivers Edge II and Rivers Edge III boards.

On MOTION by Mr. Reid, seconded by Mr. Smith, sharing the cost of the expansion joint patch totaling \$17,500 was approved 4-1. Rivers Edge II CDD: Supervisor Smith – Aye Supervisor Thomas – Aye Supervisor O'Leary – Aye Supervisor Reid – Aye Supervisor WeMett – Nay

On MOTION by Mr. Smith, seconded by Mr. Thomas, sharing the cost of the expansion joint patch totaling \$17,500 was approved 4-0. Rivers Edge III CDD: Supervisor Smith – Aye Supervisor Thomas – Aye Supervisor O'Leary – Aye Supervisor Robertson – Aye

On MOTION by Mr. White, seconded by Mr. Cameron, sharing the cost of the expansion joint patch totaling \$17,500 was approved 4-0. Rivers Edge CDD: Supervisor McIntyre – Aye Supervisor Baron – Aye Supervisor Cameron – Aye Supervisor White – Aye

# FOURTH ORDER OF FBUSINESS

**Discussion of Basketball Court Lighting** 

Mr. McKendree stated we got resident concerns of the basketball court lights not working so we started diving into it. We had the contractor come back out to diagnose why the breaker was tripping, and he found a dead time clock that actually controls the playground equipment. He bypassed that, got it back up, says everything's good, turns it on. They hold for a little bit. Turns out they don't hold for 10 minutes. So, as they warm up, it starts tripping the breaker. I had our electrician coming out because their guy couldn't figure it out. And he looks into it and it turns out when they tied in for a power source it has just enough power to supply it, but the wire supplying it is 500ft away from the breaker and it's too small of a wire, so it ends up tripping the breaker. So, both of the electricians had to be on site to come up with a solution for this. They both agreed that running a larger gauge wire out to a separate control panel that the basketball court lights will be affixed to. We have a quote from the original installer for \$5,200.

Mr. Stilwell stated by way of history, if everyone will step back to when we said move forward with the pickleball courts. Pickleball courts were a project previously. The boards had gotten quotes for basketball lighting over the years, multiple times, I think over the lifetime that I've been up here for basketball court lighting. We did not design the lighting. We included lighting plans from a lighting manufacturer in the bid that required the bidder to investigate the location of the power source and provide that which was similar to how it was bid previously. So, there was not an electrical engineer involved on anyone's account from that perspective. I'm not an electrical engineer, just so everyone knows. What Kevin said is more than I even understand from that perspective. That being said, we have electrical contractors that are professionals. What we as staff discussed and the reason I'm here today is because we can choose to go hire an electrical engineer to investigate this situation, do these things because I'm not capable of doing that, Kevin's not capable of doing that, or Vesta from that perspective. But we thought better served to bring this to the board because it's \$5,200 and by the time we hire an electrical engineer, investigate from that perspective, we're going to spend a couple thousand dollars.

Mr. Cameron stated they were supposed to investigate the breakers, the wire and everything and they dropped the ball. The contractor we hired dropped the ball because the way you described and the way you wrote the bid is they, they found the source and wrote what the requirements were. So why didn't they size the wire? They size the wire for the size of the breaker. If a 30amp breaker, you put a number 10. But you also figure the footage, the distance. I've done DC all my life. If I run DC from 12 feet, it's two 750s. If I run it 25 feet it's four 750s. Every time you go further, it's more. They failed to figure that out. Mr. Stilwell stated you understand that. I do not. That's why I'm here to ask the board if they would like us to hire an engineer to pursue this. That was not done in the original contract. If you would like us to make that move, we will make that move and bring that to the board of the next month's meeting.

Mr. Baron stated I think the question is back to legal. From the standpoint of the contract, the way the contract is written, does it say in there within the bid that the contractor supplies the breaker and wire from the source all the way to the lighting? If it does, then Mr. Cameron is correct.

Ms. Henley stated it says the contractor will be required to locate the source of power for the proposed lighting sources and produce conduit as needed. So, we had asked about this before the meeting and the general opinion was this particular issue would have been a change order regardless if this had come up during construction. I am not an expert on electrical engineering either.

Mr. Stilwell stated they located a power source. Again, outside my area of expertise. The lights turned on. We validated that with construction. We did not leave them on long enough that the amperage built up, that the wire then shorted. That's what I understand.

Mr. Cameron stated yeah. The wire's heating up, causing additional resistance going to the. Going to the lights. I understand it perfectly.

Mr. White stated in my opinion, that's on the contractor to make sure of that. We just turn the lights on because we didn't come on for a duration of what we would use the space for.

Mr. Thomas stated it would have been a change order.

Mr. Smith stated they would have upsized the wire at that time.

Mr. White stated I guess my question is, why wasn't that done to test it? Because now we're having an issue where the amperage is too high and it's killing it. So, at some point then it's going to just continue to damage fixtures. I get it, you found the power source, but it wasn't enough to run what needed to be there. That change order shouldn't happen if it was supposed to happen. You should have called that out at the beginning. So I don't know where we stand from a contractual standpoint, like, if there's anything there that we can leverage.

Mr. Stilwell stated what I didn't want to do is spend eight hours going back and forth with the contractors when we would have to bill the board for it. That's the whole reason I'm here. If you would like us to take that motion or that action, we will absolutely take that action.

Mr. Cameron stated my question to Kevin is the original contractor, his price is 5,000?

Mr. McKendree responded the original contractor, it was about \$5,200 to make the necessary work to make it okay.

Mr. Cameron stated what did the other contractor do?

Mr. Stilwell stated he originally was going to give me a bid, and he said he didn't want anything to do with it. Essentially running that gauge wire 500ft, there wasn't an amount of money that would be okay for him to do it. It's a terrible job.

Mr. Thomas asked why is that?

Mr. McIntyre stated that's a long way for conduit to run.

Mr. Cameron stated is the conduit size big enough to run the four gauge?

Mr. Stilwell stated it's an inch and a half. It should be.

Mr. McKendree stated that price sounds really good.

Mr. Cameron stated he's going to guarantee it'll work then?

Mr. McKendree stated yes.

Mr. Stilwell stated so that quote is \$5,200. So, we would either need to move forward with that or move forward with staff going back to the contractor.

Mr. McIntyre asked who is the contractor.

Mr. Stillwell responded Brogden Builders.

Mr. McIntyre stated isn't that the Rivertown resident?

Mr. Stilwell stated yes, sir.

Mr. McIntyre stated if it was done for expediency and cost savings, that kind of sucks even more if that was the case being a resident. The \$5,200 is Brogdon's price?

Mr. McKendree responded that is the subcontractor's price. Brogdon sent out their subcontractor to meet with us.

Mr. White asked can we get Brogdon to meet with us then if he's a homeowner in the community?

Mr. Stilwell stated I'm happy to do that. What I didn't want to do is have you guys pay me to meet with Brogdon and continue to go through this process and spend \$5,000 that we didn't have to. That was the whole purpose. There was an opportunity because you're having a joint meeting. We just wanted to get direction.

Mr. White stated I would love to have them here today. So maybe we invite him to be here at the next meeting to talk through it. Because this is a much bigger thing for me.

Mr. McIntyre stated I can't speak for anybody else, but if I owned the company and my company did something here in Rivertown, and I was a resident, I would go so far above and beyond because I would want to make it the best that it could be because one, I live here. Number two, I would hope that that would garner more work from an outstanding level of going above and beyond. But it seems like seems, strictly my opinion, no allegation, that it was just run of the mill. This is how it's going to be done. If there's no change order, just run it. At the very least if they didn't want to do the extra as hey, we're just going to go above and beyond, then maybe a greater case should have been made to say hey, I get it, but from a professional standpoint you have to know that this is a very high risk of happening and you should reconsider maybe making this a change order. I just don't know if the proper case was made for the understanding. I don't do electric. But as soon as I heard the length and under gauge wire, I knew exactly what was going on. That it was too far of a stretch with low gauge and not enough power is continuing to fully travel.

Mr. McKendree stated it's essentially a junction box in that playground. That's where they're tying into.

Mr. White asked were they running 500 feet of wire?

Mr. McKendree responded no, there's 500-feet of wire from the breaker out to the playground. And then they tied into the junction box that's out on the playground to control the playground lights.

Mr. McIntyre stated okay that changes the whole thing.

Mr. McKendree stated they got 106 volts, which should have been enough to supply the lights. But they weren't able to know where that came from.

Mr. McIntyre stated okay, so the problem is they didn't actually run the wire so they couldn't have made any upgrades.

Mr. Cameron stated you're telling me that there's not a separate meter or power source at the playground. So, from the playground to 140 here where the panel is, did we move the problem? Is the wire correct from the panel in 140 to the playground?

Mr. McKendree responded that is the wire that is being replaced.

Mr. McIntyre stated so this estimate includes putting in a new breaker and upgrading the wire.

Mr. McKendree stated they're putting a separate sub panel out there at the basketball court with just the lights on it and that's it.

Mr. Baron stated they never touched it. If it came in, it would have come in as a work order change. The work order change would have added this from the main to the sub panel where they work from the sub panel out to the lighting of the courts. You would have ended up with this charge anyway.

Mr. Stilwell stated I think you have paid more up front had it been a change order, because you would been paying the general contractor as well.

On MOTION by Mr. McIntyre, seconded by Mr. Cameron, electrical work to repair the basketball court lighting issues totaling \$5,200 was approved 4-0. Rivers Edge CDD: Supervisor McIntyre – Aye Supervisor Baron – Aye Supervisor White – Aye Supervisor Cameron – Aye

Mr. deNagy stated for the cost share, with \$0.02 in rounding, you're looking at \$1,733.16 split in thirds between the districts.

On MOTION by Mr. Reid, seconded by Ms. WeMett, sharing one third of the cost of the basketball court lighting repairs totaling \$5,200 was approved 5-0. Rivers Edge II CDD: Supervisor Smith – Aye Supervisor Thomas – Aye Supervisor O'Leary – Aye Supervisor Reid – Aye Supervisor WeMett – Aye

On MOTION by Mr. Thomas, seconded by Mr. Smith, sharing one third of the cost of the basketball court lighting repairs totaling \$5,200 was approved 4-0. Rivers Edge III CDD: Supervisor Smith – Aye Supervisor Thomas – Aye Supervisor O'Leary – Aye Supervisor Robertson – Aye

On MOTION by Mr. McIntyre, seconded by Mr. White, sharing one third of the cost of the basketball court lighting repairs totaling \$5,200 was approved 4-0. Rivers Edge CDD: Supervisor McIntyre – Aye Supervisor Baron – Aye Supervisor Cameron – Aye Supervisor White – Aye

#### FIFTH ORDER OF BUSINESS

**Other Business** 

There being none, the next item followed.

## SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McIntyre, seconded by Mr. White, adjourning the meeting was approved 4-0. Rivers Edge CDD: Supervisor McIntyre – Aye Supervisor Baron – Aye Supervisor Cameron – Aye Supervisor White – Aye

On MOTION by Ms. WeMett, seconded by Mr. Reid, adjourning the meeting was approved 5-0. Rivers Edge II CDD: Supervisor Smith – Aye Supervisor Thomas – Aye Supervisor O'Leary – Aye Supervisor Reid – Aye Supervisor WeMett – Aye

On MOTION by Mr. Thomas, seconded by Mr. O'Leary, adjourning the meeting was approved 4-0. Rivers Edge III CDD: Supervisor Smith – Aye Supervisor Thomas – Aye Supervisor O'Leary – Aye Supervisor Robertson – Aye Secretary/Assistant Secretary

Chairman/Vice Chairman

#### 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, May 21, 2025 at 9:59 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

D.J. Smith Jason Thomas Jarrett O'Leary Donna WeMett James Reid	Chairman Vice Chairman Supervisor Supervisor Supervisor
Also present were:	
Corbin deNagy	District Manager
Lauren Gentry by phone	District Counsel
Mary Grace Henley by phone	District Counsel
Ryan Stilwell by phone	District Engineer
Richard Losco	General Manager
Jason Davidson	Regional General Manager
Kevin McKendree	Field Operations Manager
Mike Scuncio	Landscape Manager
Blake Dougherty	Yellowstone Landscape
Malcolm Santos	Yellowstone Landscape
Kim Fatuch	Assistant General Manager
Lisa McCormick	Vesta
Ken Council	Amenity Manager
Several Residents	

The following is a summary of the discussions and actions taken at the May 21, 2025 meeting.

# FIRST ORDER OF BUSINESS Roll Call

Mr. deNagy called the meeting to order at 9:59 a.m. and called the roll.

#### **SECOND ORDER OF BUSINESS**

**Public Comment** 

There were no comments at this time.

#### THIRD ORDER OF BUSINESS

**Staff Reports** 

### A. Landscape Maintenance – Report

Mr. Santos provided an overview of Yellowstone's report. He stated the mulching will be fully complete by the end of the month. The irrigation team has been running through the system and making repairs as they go. He noted they must have 3-day rain delays when it rains, but they need the rain. He offered to answer any questions.

Ms. WeMett thanked the landscaped team for growing the grass back to where it was.

Mr. Smith asked if there needs to be a turnover in Waterstone 4. Mr. Scuncio stated that was finished yesterday.

### **B.** District Engineer

Mr. Stilwell stated the revised golf cart path plan has been submitted to the county and the comments are due back at the end of the month.

Ms. WeMett asked when they will see the revised map for Rivers Edge II. Mr. Stilwell stated he will send that to the staff to be sent out this week.

### C. District Counsel- Rates for 2026 and 2027

Ms. Gentry stated the legislative session that was held recently did not pass many laws that affect the CDDs. She provided an overview of the updated rates for 2026 and 2027. She noted this will not take effect until October 1, 2025. These rates are based off of the old firm and have not changed. Ms. Gentry noted a typo on the Rate Sheet that was provided in the package. She stated the Paralegal rates for October 1, 2025 through December 1, 2026 should be from \$170-\$190. The changes are establishing ranges for the different attorneys to allow them to set their prices based on their experience. They are proposing to move to January 1 increases, rather than October 1, 2025 will stay the same until December 31, 2026 and they will start the January increases on January 1, 2027.

On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor the Rates for 2026 and 2027 from District Counsel were approved.

**D.** District Manager – Report on the Number of Registered Voters (947) Mr. deNagy stated there are currently 947 registered voters in the district.

#### E. General Manager - Monthly Operations and Pond Reports

Copies of the monthly reports were included in the agenda package. Mr. Losco stated for the month of April the café has \$84,386 in sales, with the best sale day of the week consistently being Saturdays and the sale tickets per employee have been \$263. He noted the top employee for sales of the month was Lainey Doll with \$17,115. The pool umbrellas have been installed at the River Club. Memorial Day Weekend is typically the busiest weekend of the year, and they are hoping to have the RiverHouse Pool open after the repairs. He stated they are waiting for Crown Pools to give their approval to open the pool. For Memorial Day Weekend, the to-go window for the café will be open to help with the crowds in the café. The painting at the RiverClub is almost complete. They are currently painting the kayak shed and will finish with touch-ups after.

Ms. Fatuch noted there is some discrepancy with the sale tickets per employee. She added it has been hard with the space they have and the number of customers they have but hopes having the to-go window open will help this issue.

Ms. WeMett thanked Ms. McCormick and Ms. Fatuch for their hard work.

#### FOURTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Minutes of the April 16, 2025 Meeting
- B. Financial Statements as of March 31, 2025
- C. Check Register

Copies of the minutes, the financial statements, and the check register were included in the agenda package for the Board's review. He noted the variance looks at the budget and it pro-rates it equally over 12 months, however many line items do not have an equal amount each month.

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

# FIFTH ORDER OF BUSINESS Consideration of Cost Share Requests

## A. Ratification of Slide Tower Decking

Mr. Losco presented a cost share request for Slide Tower Decking. He noted this was approved in February to add additional decking costs in the projects. The totals cost is \$8,696.48.

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the cost share request for Slide Tower Decking was ratified.

### **B.** Consideration of Replacing the Fountain at the Keystone Corners Entrance

Mr. Losco presented a cost share request to replace the fountain at the Keystone Corners Entrance. He stated there are two products provided by Solitude. The first is the "3 horsepower lake series fountain," with a five-year warranty on the fountain and a three-year warranty on the lights for \$14,580. The second is the "5 horsepower lake series" with three nozzle spray patterns and 12 lights with the same warranties for \$19,347.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request to Replace the Fountain at the Keystone Corners Entrance for \$19,347 was ratified.

Ms. WeMett asked why the pond needs to be circulated because the pond is barely visible. Mr. Smith stated the 5 horsepower will have a higher spray and be more visable. The fountain will also stop algae from growing.

## C. Emergency RiverHouse Pool Repair

Mr. Losco presented a cost share request for the Emergency RiverHouse Pool Repair. He stated this was approved for \$12,500 with an additional amount not to exceed \$5,000.

> On MOTION by Mr. Smith seconded by Mr. O'Leary with all in favor the cost share request for the Emergency RiverHouse Pool Repair was ratified.

## D. RiverHouse Pool Resurfacing and Pool Deck Replacement

Mr. Losco presented a cost share request for the RiverHouse Pool Resurfacing and Pool Deck Replacement. He stated this was approved at \$798,112. 92 with Crown Pools.

On MOTION by Mr. Smith seconded by Mr. O'Leary with all in favor the cost share request for the RiverHouse Pool Resurfacing and Pool Deck Replacement was ratified.

#### E. Basketball Court Lighting Repair

Mr. Losco presented a cost share request for the Basketball Court Lighting Repair. He stated this was approved at the joint meeting for \$5,200 with the All Service Electric group.

On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor the cost share request for the Basketball Court Lighting Repair was ratified.

#### FIFTH ORDER OF BUSINESS

### Consideration of Resolution 2025-06, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption

Mr. deNagy presented the resolution and proposed FY 26 budget on page 245 of the agenda package. He stated this must be approved by June 15<sup>th.</sup> On page 247 is the proposed budget for the general fund. He noted they are proposing a 20% increase on the budget. This is due to looking at future costs. For the revenue costs, there is a \$5,000 increase build in for the approved legal rates increase.

Ms. WeMett stated what they have for the Supervisor Fees does not seem to allow for any extra meetings. Mr. deNagy stated if there is to be a special meeting, there will be overage.

Mr. deNagy stated the Cost Share Landscape for Rivers Edge has dropped from \$801,623 to \$500,283. The Cost Share Amenity also decreases from \$88,478 to \$18,497. He noted the Café Operations equal out. The Reserves has increased from \$125,000 to \$400,000 with no intention of any reserve being leftover at the end of the year.

Mr. deNagy stated the proposed budget for the Capital Reserve is on page 258 of the agenda package. The line items written out under are the cost share requests related to the Amenity Center, which all three districts will have. He noted there are two sections to the cost share requests: Landscape, Irrigation & Stormwater and Amenities. In both situations, they add up the total costs for all three districts. However, in the case of Landscape, Irrigation & Stormwater, Rivers Edge II and III are not built out, meaning the numbers are projections. He added they are suggesting August 20<sup>th</sup> as the public hearing date and this budget is a high-water budget.

On MOTION by Mr. Smith seconded by Mr. O'Leary with all in favor Resolution 2025-06, Approving the Proposed Budget for Fiscal Year 2026 and Setting the Public Hearing Date for August 20, 2025 was approved.

#### **SEVENTH ORDER OF BUSINESS Consideration of Resolution 2025-07, Adopting** a Policy for Event Sponsorships

Ms. Gentry presented Resolution 2025-07, Adopting a Policy for Event Sponsorships. She stated Ms. Fatuch has come up with a program where she can collect sponsorships for events to help offset the costs. This resolution will set up the parameters for what is and is not allows for advertising in the events. This policy will allow Vesta to pinpoint the events that qualify for the sponsorship program and sets the types of advertising that is not allowed.

> On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor Resolution 2025-07, Adopting a Policy for Event Sponsorships was approved.

#### **EIGHTH ORDER OF BUSINESS**

There were no comments at this time.

#### NINTH ORDER OF BUSINESS

There were no comments at this time.

## **TENTH ORDER OF BUSINESS**

Next Scheduled Meeting – June 18, 2025 at 9:00 a.m. at the RiverHouse

## **ELEVENTH ORDER OF BUSINESS**

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

Adjournment

Secretary/Assistant Secretary

Chairman/Vice Chairman

**Audience Comments** 

**Supervisor Requests** 

*B*.



Community Development District

# Unaudited Financial Reporting

April 30, 2025



**Rivers Edge II** Community Development District Combined Balance Sheet

April 30, 2025

	General Fund		1	Debt Service Fund	Сар	vital Reserve Fund	Cap	ital Project Fund	Totals Governmental Funds		
Assets:											
Cash:											
Operating Account	\$	936,002	\$	-	\$	38,267	\$	-	\$	974,268	
Due from Other	Ŷ	5,569	Ŷ	-	*		Ŷ	-	Ŷ	5,569	
Due from Vesta - Café		185,309		-		-		-		185,309	
Due from Capital Project Fund Series 2020				-		-		1,138		1,138	
Investments:											
State Board of Administration (SBA)		5,536		-		80,061		-		85,598	
Custody		1,810		-		-		-		1,810	
Series 2020											
Reserve		-		232,094		-		-		232,094	
Revenue		-		625,757		-		-		625,757	
Prepayment		-		11,516		-		-		11,516	
Construction		-		-		-		6,101		6,101	
<u>Series 2021</u>											
Reserve		-		275,181		-		-		275,181	
Revenue		-		599,487		-		-		599,487	
Construction		-		-		-		2,003		2,003	
Prepaid Expenses		4,800		-		-		-		4,800	
Deposits		16,840		-		-		-		16,840	
Total Assets	\$	1,155,866	\$	1,744,036	\$	118,328	\$	9,242	\$	3,027,471	
Liabilities:											
Accounts Payable	\$	92,135	\$	-	\$	34,735	\$	-	\$	126,870	
Accrued Expenses		13,582		-		-		-		13,582	
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	\$	124,513	\$	-	\$	34,735	\$	1,138	\$	160,386	
Fund Balance:											
Nonspendable:											
Prepaid Items	\$	4,800	\$	-	\$	-	\$	-	\$	4,800	
Deposits		16,840		-		-		-		16,840	
Restricted for:											
Debt Service - Series		-		1,744,036		-		-		1,744,036	
Capital Project - Series		-		-		-		8,104		8,104	
Assigned for:						00 500				00 500	
Capital Reserve Fund		-		-		83,593		-		83,593	
Unassigned		1,009,712		-		-		-		1,009,712	
Total Fund Balances	\$	1,031,352	\$	1,744,036	\$	83,593	\$	8,104	\$	2,867,085	

#### **Community Development District**

#### **General Fund**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted			rated Budget		Actual				
		Budget	Thr	u 04/30/25	Th	ru 04/30/25	1	Variance		
D										
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		853,272		853,272		-		
Café Gross Sales		517,856		302,083		438,025		135,943		
Special Events		-		-		-		-		
Miscellaneous Income		5,000		2,917		725		(2,192)		
Insurance Proceeds		-		-		52,859		52,859		
Interest		5,000		5,000		5,997		997		
Cost Share Amenity - Rivers Edge III		-		-		3,896		3,896		
Total Revenues	\$	3,055,225	\$	2,404,420	\$	2,581,253	\$	176,833		
	\$	3,033,223	3	2,404,420	Þ	2,301,233	3	1/0,033		
Expenditures:										
General & Administrative:										
Supervisor Fees	\$	-	\$	-	\$	2,200	\$	(2,200)		
FICA Expense		-		-		168		(168)		
District Engineering		15,000		8,750		10,858		(2,108)		
District Counsel		30,000		17,500		16,402		1,098		
District Management		39,326		22,940		22,940		(0)		
Construction Accounting		3,710		2,164		-		2,164		
Assessment Roll Administration		5,618		5,618		5,618		_,		
Dissemination Agent		5,618		3,277		4,077		(800)		
information Technology		2,022		1,180		1,179		0		
Website Administration		1,348		787		786		0		
Annual Audit		5,000		-		-		_		
rustee Fees		10,000		5,833		-		5,833		
Arbitrage Rebate		1,200		-		-		-		
Telephone		200		117		35		82		
Postage & Deleivery		500		500		584		(84)		
Printing & Binding		250		146		184		(38)		
insurance General Liability		7,961		7,961		7,745		216		
Legal Advertising		2,500		1,458		2,031		(573)		
Other Current Charges		500		292		10		282		
Office Supplies		150		88		5		83		
Dues, Licenses & Subscriptions		175		175		175		-		
'otal General & Administrative	\$	131,079	\$	78,785	\$	74,997	\$	3,788		
Operations & Maintenance										
Ground Maintenance:										
Cost Share Landscaping - Rivers Edge	\$	801,623	\$	467,613	\$	467,613	\$	(0)		
Field Operations Management (Vesta)		39,438		23,006		23,006		-		
andscape Maintenance		424,716		247,751		245,626		2,125		
ake Maintenance		23,000		13,417		15,775		(2,359)		
andscape Contingency		80,000		80,000		102,479		(22,479)		
rrigation Repairs and Replacement		37,000		21,583		29,539		(7,955)		
rrigation Water Use		70,000		40,833		25,581		15,253		
Streetlighting		28,000		16,333		15,782		551		

#### **Community Development District**

**General Fund** 

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pro	rated Budget		Actual		
		Budget	Th	ru 04/30/25	Thi	ru 04/30/25		Variance
<u>Amenity Center - River Club:</u>	¢	00.470	¢	51 (12)	¢	51 (12)	¢	(0)
Cost Share Amenity - Rivers Edge	\$	88,478	\$	51,612	\$	51,612	\$	(0)
eneral Manager (Vesta)		46,793		27,296		28,187		(891)
menity Manager (Vesta)		29,632		17,285		17,285		0
laintenance Service (Vesta)		103,123		60,155		60,155		0
ifestyle Director (Vesta)		43,329		25,275		25,275		-
acilities Attendant (Vesta)		113,852		66,414		66,414		(0)
ecurity Monitoring		5,000		2,917		210		2,707
elephone		12,721		7,420		8,415		(994)
isurance		78,540		78,540		73,323		5,217
ool Chemicals (Poolsure)		10,000		5,833		7,943		(2,109)
anitorial Services (Vesta)		32,875		19,177		19,177		0
ccess Cards		3,500		2,042		-		2,042
/indow Cleaning		3,500		2,042		-		2,042
atural Gas		4,000		2,333		3,210		(876)
lectric		28,000		16,333		14,208		2,125
Vater & Sewer		17,000		9,917		8,157		1,759
epair and Replacements		75,000		43,750		69,731		(25,981)
efuse		20,000		11,667		15,677		(4,010)
est Control		1,920		1,120		1,226		(106)
icense & Permits		1,000		583		-		583
ther Current		500		292		-		292
pecial Events		30,000		17,500		15,902		1,598
loliday Decorations		23,000		13,417		14,150		(733)
office Supplies & Postage		750		438		295		142
ontingency		5,000		2,917		1,305		1,612
onungency		3,000		2,717		1,505		1,012
Subtotal Amenity Center - River Club	\$	777,513	\$	486,274	\$	501,858	\$	(15,584)
afé Operations:								
afé-Cost of Goods Sold	\$	239,259	\$	139,568	\$	161,196	\$	(21,628)
afé-Labor	Φ	239,239	φ	140,686	Ψ	219,542	Ψ	(78,856)
				13,201				
afé-Bank Fees		22,631		,		18,164		(4,963)
ther Expenses related to Café Operations		2,550		1,488		275		1,213
afé Management		12,240		7,140		-		7,140
Subtotal Café Operations	\$	517,856	\$	302,083	\$	399,177	\$	(97,094)
otal Operations & Maintenance	\$	2,799,146	\$	1,698,893	\$	1,826,436	\$	(127,543)
otal Expenditures	\$	2,930,225	\$	1,777,678	\$	1,901,433	\$	(123,755)
xcess (Deficiency) of Revenues over Expenditures	\$	125,000	\$	626,742	\$	679,820	\$	300,588
ther Financing Sources/(Uses):								
apital Reserve Funding	\$	125,000	\$	25,000	\$	25,000	\$	-
otal Other Financing Sources/(Uses)	\$	125,000	\$	25,000	\$	25,000	\$	-
et Change in Fund Balance	\$	0	\$	601,742	\$	654,820	\$	300,588
und Balance - Beginning	\$	-			\$	376,533		
	φ				φ	370,333		
und Balance - Ending	\$	0			\$	1,031,352		

Community Development District

Month to Month

	Oct	Nov	,	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:														
Special Assessments - Tax Roll	\$ -	\$ 502,823	\$ 34	8,849 \$	- \$	165,239 \$	23,777 \$	- \$	- \$	- \$	- \$	- \$	- \$	1,040,689
Special Assessments - Direct Bill	34,310	151,480		-	-	-	-	-	-	-	-	-	-	185,789
Developer Contributions		253,272		-	-	-	-	600,000	-	-	-	-	-	853,272
Café Gross Sales	52,537	46,717	4	9,179	45,452	55,386	92,497	96,258	-	-	-	-	-	438,025
Miscellaneous Income	155	25		395	40	55	30	25	-	-	-	-	-	725
Insurance Proceeds	-	-		-	52,859	-	-	-	-	-	-	-	-	52,859
Interest	191	107		414	1,344	1,077	1,454	1,410	-	-	-	-	-	5,997
Cost Share Amenity - Rivers Edge III	3,896	-		-	-	-	-	-	-	-	-	-	-	3,896
Total Revenues	\$ 91,089	\$ 954,424	\$ 39	8,837 \$	99,694 \$	221,758 \$	117,758 \$	697,692 \$	- \$	- \$	- \$	- \$	- \$	2,581,253
Expenditures:														
<u>General &amp; Administrative:</u>														
Supervisor Fees	\$ -	\$ -	\$	- \$	800 \$	400 <b>\$</b>	600 \$	400 \$	- \$	- \$	- \$	- \$	- \$	2,200
FICA Expense	-	-		-	61	31	46	31	-	-	-	-	-	168
District Engineering	2,481	125		648	-	125	-	7,478	-	-	-	-	-	10,858
District Counsel	2,002	3,263		2,309	1,989	2,287	-	4,552	-	-	-	-	-	16,402
District Management	3,277	3,277		3,277	3,277	3,277	3,277	3,277	-	-	-	-	-	22,940
Construction Accounting	-	-		-	-	-	_	-	-	-	-	-	-	· · ·
Assessment Roll Administration	5,618	-		-	-	-	-	-	-	-	-	-	-	5,618
Dissemination Agent	668	468		468	468	468	468	1,068	-	-	-	-	-	4,077
Information Technology	169	169		168	169	169	169	169	-	-	-	-	-	1,179
Website Administration	112	112		112	112	112	112	112	-	-	_	-	_	786
Annual Audit	112	112		112	112	112	112	112		-	-	_	_	700
Trustee Fees		-		-	-	-	-	-	-	-	-	-	-	
Arbitrage Rebate														
Telephone	1	4		-	20	4	6	-	-	-	-	-	-	35
-	64	216		60	55	48	78	62	-	-	-	-	-	584
Postage & Deleivery								62	-	-	-	-	-	
Printing & Binding	24	7		80	21	13	32	7	-	-	-	-	-	184
Insurance General Liability	7,745	-		-	-	-	-	-	-	-	-	-	-	7,745
Legal Advertising	1,080	-		951	-	-	-	-	-	-	-	-	-	2,031
Other Current Charges	-	-		10	-	-	-	-	-	-	-	-	-	10
Office Supplies	1	0		0	0	1	1	1	-	-	-	-	-	5
Dues, Licenses & Subscriptions	175	-		-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 23,418	\$ 7,641	\$	8,084 \$	6,974 \$	6,935 \$	4,789 \$	17,156 \$	- \$	- \$	- \$	- \$	- \$	74,997
<b>Operations &amp; Maintenance</b>														
<u>Ground Maintenance:</u>														
Cost Share Landscaping - Rivers Edge	\$ 66,802	\$ 66,802	\$ 6	6,802 \$	66,802 \$	66,802 \$	66,802 \$	66,802 \$	- \$	- \$	- \$	- \$	- \$	467,613
Field Operations Management (Vesta)	3,287	3,287		3,287	3,287	3,287	3,287	3,287	-	-	-	-	-	23,006
Landscape Maintenance	35,089	35,089	3	5,089	35,089	35,089	35,089	35,089	-	-	-	-	-	245,626
Lake Maintenance	1,787	1,787		2,273	1,787	1,787	4,567	1,787	-	-	-	-	-	15,775
Landscape Contingency	3,440	1,780	1	1,515	2,225	13,175	-	70,344	-	-	-	-	-	102,479
Irrigation Repairs and Replacement	4,775	-		3,648	1,612	15,114	-	4,389	-	-	-	-	-	29,539
Irrigation Water Use	4,563	7,451		6,245	3,113	1,753	1,225	1,232	-	-	-	-	-	25,581
Streetlighting	1,928	1,917		2,235	2,501	2,592	2,221	2,388	-	-	-	-	-	15,782
Subtotal Ground Maintenance	\$ 121,671	\$ 118,113	\$ 13	1,095 \$	116,416	5 139,598 \$	5 113,191 \$	185,319 \$	- \$	- \$	- \$	- \$	- \$	925,401

Community Development District

Month to Month

		Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center - River Club:														
Cost Share Amenity - Rivers Edge	\$	7,373 \$	7,373 \$	7,373 \$	7,373 \$	7,373 \$	7,373 \$	7,373 \$	- \$	- s	- \$	- \$	- \$	51,612
General Manager (Vesta)	Ŷ	4,018	3,899	4,130	4,044	4,030	4,027	4,039	-	-	-	-	-	28,187
Amenity Manager (Vesta)		2,469	2,469	2,469	2,469	2,469	2,469	2,469	-	-	-	-	-	17,285
Maintenance Service (Vesta)		8,594	8,594	8,594	8,594	8,594	8,594	8,594	-	-	-	-	-	60,155
Lifestyle Director (Vesta)		3,611	3,611	3,611	3,611	3,611	3,611	3,611	-	-	-	-	-	25,275
Facilities Attendant (Vesta)		18,081	894	9,488	9,488	9,488	9,488	9,488				_		66,414
Security Monitoring		10,001	-	105	5,400	-	105	5,400	_	_	_	_	_	210
Telephone		1,147	1,148	1,148	1,148	1,211	1,306	1,306	_	_	_	_	_	8,415
Insurance		73,323	-	-	-	-	-	1,500					_	73,323
Pool Maintenance (Vesta)		/3,323	_	-	-	-	-	-	-	-	-	-	-	/3,323
Pool Chemicals (Poolsure)		1,103	1,103	1,103	1,158	1,158	1,158	1,158	-	-	-	-	-	7,943
									-	-	-	-	-	
Janitorial Services (Vesta)		2,740	2,740	2,740	2,740	2,740	2,740	2,740	-	-	-	-	-	19,177
Access Cards		-	-	-	-	-	-	-	-	-	-	-	-	-
Window Cleaning		-	-	-	-	-	-		-	-	-	-	-	
Natural Gas		333	364	421	452	379	517	742	-	-	-	-	-	3,210
Electric		1,908	1,825	1,947	2,479	2,315	1,885	1,848	-	-	-	-	-	14,208
Water & Sewer		778	1,580	1,357	1,122	1,101	1,087	1,131	-	-	-	-	-	8,157
Repair and Replacements		1,373	2,806	25,816	21,684	11,969	2,974	3,109	-	-	-	-	-	69,731
Refuse		2,042	2,042	2,028	2,025	2,604	2,579	2,357	-	-	-	-	-	15,677
Pest Control		119	119	500	122	122	122	122	-	-	-	-	-	1,226
License & Permits		-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current		-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events		4,022	-	225	5,783	800	2,550	2,522	-	-	-	-	-	15,902
Holiday Decorations		2,830	-	-	11,320	-	-	-	-	-	-	-	-	14,150
Office Supplies & Postage		295	-	-	-	-	-	-	-	-	-	-	-	295
Contingency		-	-	-	-	-	-	1,305	-		-	-	-	1,305
Subtotal Amenity Center - River Club	\$	136,158 \$	40,567 \$	73,055 \$	85,611 \$	59,965 \$	52,586 \$	53,914 \$	- \$	- \$	- \$	- \$	- \$	501,858
Café Operations:														
Café-Cost of Goods Sold	\$	23,605 \$	17,213 \$	17,627 \$	17,758 \$	20,595 \$	31,467 \$	32,930 \$	- \$	- s	- \$	- \$	- \$	161,196
	\$	23,805 \$ 30,306	27,936	26,825		20,595 \$ 28,505		40,327	- ⊅	- 3	- 5	- 3	- 3	219,542
Café-Labor					30,467		35,176		-	-	-	-	-	
Café-Bank Fees		2,233	1,777	2,922	1,851	2,175	2,920	4,287	-	-	-	-	-	18,164
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 \$	77,544 \$	- \$	- \$	- \$	- \$	- \$	399,177
Total Operations & Maintenance	\$	313,973 \$	205,605 \$	251,525 \$	252,378 \$	250,839 \$	235,340 \$	316,777 \$	- \$	- \$	- \$	- \$	- \$	1,826,436
Total Expenditures	\$	337,391 \$	213,247 \$	259,609 \$	259,352 \$	257,774 \$	240,128 \$	333,933 \$	- \$	- \$	- \$	- \$	- \$	1,901,433
Totai Expenditures	ş	537,571 \$	213,247 \$	239,009 \$	239,332 \$	237,774 \$	240,120 \$	333,933 \$	,	)	- 3	- ,	- 4	1,701,433
Excess (Deficiency) of Revenues over Expenditures	\$	(246,302) \$	741,178 \$	139,229 \$	(159,657) \$	(36,017) \$	(122,370) \$	363,759 \$	- \$	- \$	- \$	- \$	- \$	679,820
Other Financing Sources/Uses:														
Capital Reserve Funding	\$	- \$	- \$	- \$	25,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	25,000
Total Other Financing Sources/Uses	\$	- \$	- \$	- \$	25,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	25,000
Net Change in Fund Balance	\$	(246,302) \$	741,178 \$	139,229 \$	(134,657) \$	(36,017) \$	(122,370) \$	363,759 \$	- \$	- \$	- \$	- \$	- \$	654,820

#### **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 04/30/25	Thr	ru 04/30/25	Ţ	/ariance
Revenues:							
Special Assessments - Tax Roll	\$ 462,928	\$	462,928	\$	452,878	\$	(10,050)
Prepayments	-		-		11,217		11,217
Interest Income	5,000		5,000		16,494		11,494
Total Revenues	\$ 467,928	\$	467,928	\$	480,589	\$	12,661
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	\$	307,206	\$	2,600
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 11,285	\$	304,606	\$	307,206	\$	2,600
Fund Balance - Beginning	\$ 318,060			\$	562,162		
Fund Balance - Ending	\$ 329,345			\$	869,368		

#### **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 04/30/25	Th	ru 04/30/25	Variance
Revenues:						
Special Assessments - Tax Roll	\$ 305,842	\$	305,842	\$	300,111	\$ (5,730)
Special Assessments - Direct Bill	245,810		245,810		224,235	(21,575)
Prepayments	-		-		873,878	873,878
Interest Income	5,000		5,000		23,791	18,791
Total Revenues	\$ 556,652	\$	556,652	\$	1,422,017	\$ 865,365
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	\$	366,150	\$ (22,282)
Other Financing Sources/(Uses):						
Transfer In/(Out)	\$ -	\$	-	\$	-	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$ -
Net Change in Fund Balance	\$ 5,212	\$	388,432	\$	366,150	\$ (22,282)
Fund Balance - Beginning	\$ 241,052			\$	508,518	
Fund Balance - Ending	\$ 246,264			\$	874,668	

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

# **Capital Projects Funds**

Description		SE 2020	S	E 2021
Revenues				
Interest	\$	157	\$	52
Transfer In	Ŧ	-	Ţ	-
Total Revenues	\$	157	\$	52
Total Revenues	Ψ	157	Ψ	52
<u>Expenditures</u>				
Capital Outlay	\$	-	\$	-
Transfer Out		-		-
Total Expenditures	\$	-	\$	-
Excess Revenues (Expenditures)	\$	157	\$	52
Beginning Fund Balance	\$	4,806	\$	3,089
Ending Fund Balance	\$	4,963	\$	3,140

**Community Development District** 

**Capital Reserve Fund** 

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual	
	Budget	Thru	04/30/25	Thru 04/30/25		Variance
Revenues						
Capital Reserve Funding	\$ 125,000	\$	25,000	\$	25,000	\$ -
Developer Contributions	-		-		114,016	114,016
Interest	1,000		583		802	219
Total Revenues	\$ 126,000	\$	25,583	\$	139,818	\$ 114,235
Expenditures:						
Repair and Replacements	\$ 50,000	\$	29,167	\$	23,408	\$ 5,759
Capital Outlay	-		-		195,751	(195,751)
Total Expenditures	\$ 50,000	\$	29,167	\$	219,159	\$ (189,992)
Excess (Deficiency) of Revenues over Expenditures	\$ 76,000	\$	(3,583)	\$	(79,341)	\$ 304,227
Other Financing Sources/(Uses)						
Transfer In/(Out)	\$ -	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$ -	\$	-	\$	-	\$
Net Change in Fund Balance	\$ 76,000			\$	(79,341)	
Fund Balance - Beginning	\$ 193,794			\$	162,933	
Fund Balance - Ending	\$ 269,794			\$	83,593	

# **Rivers Edge II**

**Community Development District** Long Term Debt Report

Series 2020, Capital	Improvement Revenue Bonds		
Interest Rate:	4.5	5% - 5.3%	
Maturity Date:	5	/1/2026	
Reserve Fund Definition	50% of Maximum	Annual Debt at Is	ssuance
Reserve Fund Requirement	\$	232,094	
Reserve Fund Balance		232,094	
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

Interest Rate:	2.4	7% - 3.75%		
Maturity Date:	5	/1/2051		
Reserve Fund Definition	50% of Maximur	n Annual Debt	t at Is	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		RECEIVED							
		SERIES 2020	SERIES 2021							BALANCE DUE /
		DEBT INVOICED	DEBT INVOICED		TOTAL NVOICED	SERIES 2020	SERIES 2021			(DISCOUNTS
ASSESSED TO	# UNITS	NET	NET	FY25 O&M	NET	DEBT PAID	DEBT PAID	O&M PAID	TOTAL PAID	NOT TAKEN)
MATTAMY	552	-	159,510.14	68,619.00	228,129.14	-	159,510.14	68,618.99	228,129.13	0.01
TOLL	100	-	86,300.36	117,170.26	203,470.62	-	64,725.27	117,170.26	181,895.53	21,575.09
TOTAL DIRECT BILLS	652	-	245,810.50	185,789.26	431,599.76	-	224,235.41	185,789.25	410,024.66	21,575.10
NET REVENUE TAX ROLL	831	459,262.58	304,342.40	1,055,360.37	1,818,965.35	452,877.99	300,111.48	1,040,688.94	1,793,678.41	25,286.94
TOTAL REVENUE	1,483	459,262.58	550,152.90	1,241,149.63	2,250,565.11	452,877.99	524,346.89	1,226,478.19	2,203,703.07	46,862.04
		0.000	04.00%	400.000	07.000/					

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	



# **Rivers Edge II** Community Development District

# **Check Run Summary**

April 30, 2025

Fund	Date	Check No.	Amount
General Fund			
Payroll	4/17/25	50011-50012	\$ 369.40
		Sub-Total	\$ 369.40
<b>General Fund</b> Accounts Payable	4/11/25	1965-1979	\$ 155,358.53
		Sub-Total	\$ 155,358.53
<b>Capital Reserve Fund</b> Accounts Payable			\$ -
		Sub-Total	\$ -
Total			\$ 155,727.93

RUN 4/17/25 PAGE 1	CHECK CHECK AMOUNT DATE	184.70 4/17/2025		369.40
PAYROLL CHECK REGISTER	EMPLOYEE NAME	DONNA L WEMETT	JAMES M	TOTAL FOR REGISTER
ЪА	EMP #	1		LOL
PR300R	CHECK #	50011		

RED2 RIVERS EDGE II DLAUGHLIN

# **Attendance Sheet**

District Name: <u>Rivers Edge II CDD</u>

Board Meeting Date: April 16, 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: District Vianager Signature

<u>4/16/2021</u> Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/10/25 PAGE 1
\*\*\* CHECK DATES 04/01/2025 - 04/30/2025 \*\*\* RIVERS EDGE II - GENERAL FUND
BANK A RIVERS EDGE II CDD

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
4/11/25 00002	4/01/25 90 202504 310-51300-3 APR MANAGEMENT FEES	34000	*	3,277.17	
	4/01/25 90 202504 310-51300-3 APR WEBSITE ADMIN	35100	*	112.33	
	4/01/25 90 202504 310-51300-3 APR INFO TECH	35100	*	168.50	
	4/01/25 90 202504 310-51300-3 APR DISSEM AGENT SRVCS	32400	*	468.17	
	4/01/25 90 202504 310-51300-5 OFFICE SUPPLIES	51000	*	.75	
	4/01/25 90 202504 310-51300-4 POSTAGE	12000	*	61.53	
	4/01/25 90 202504 310-51300-4	12500	*	6.60	
	COPIES	GOVERNMENTAL MANAGEMENT SERVICES			4,095.05 001965
4/11/25 00182	4/01/25 90013287 202504 320-57200-6 CLEANING SERVICES		*	1,305.00	
	CLEANING SERVICES	STORM CLEAN INC DBA MR STEAMLUX			1,305.00 001966
4/11/25 00006	4/01/25 13129562 202504 320-57200-4 APR POOL CHEMICALS	46210	*	1,158.31	
		POOLSURE			1,158.31 001967
4/11/25 00012	4/07/25 CS-2025- 202504 320-57200-4 CS LANDSCAPE APR 2025	19100		66,801.92	
	4/07/25 CS-2025- 202504 320-57200-4 CS AMENITY APR 2025	19200	*	7,373.17	
	CS AMENIII APR 2025	RIVERS EDGE CDD			74,175.09 001968
4/11/25 00214	4/07/25 MOPP80MK 202504 320-57200-4 4/6 BAR CART RENTAL	19400		900.00	
	1/0 BAR CART RENTAL	RITA BUTCH			900.00 001969
4/11/25 00129	3/26/25 PSI15333 202503 320-57200-4	46800	*	2,275.00	
	FISH STOCKING	SOLITUDE LAKE MANAGEMENT			2,275.00 001970
4/11/25 00129	4/01/25 PSI15639 202504 320-57200-4	16800	*	1,787.00	
	AFR DAKE MAINTENANCE	SOLITUDE LAKE MANAGEMENT			1,787.00 001971
4/11/25 00011	4/03/25 62052249 202504 320-57200-4 APR PEST CONTROL	13500	*	122.23	
		TURNER PEST CONTROL			122.23 001972

RED2 RIVERS EDGE II OKUZMUK

AP300R *** CHECK DATES 04	YEAR-TO-DATE A /01/2025 - 04/30/2025 *** RI BA	CCOUNTS PAYABLE PREPAID/COMPUTER VERS EDGE II - GENERAL FUND NK A RIVERS EDGE II CDD	CHECK REGISTER	RUN 6/10/25	PAGE 2
CHECK VEND# DATE 1	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
4/11/25 00010 3	/31/25 425899 202503 320-57200-3 MAR BILLABLE MILEAGE 1/3	4000	*	127.62	
	MAR BILLABLE MILLEAGE 1/3	VESTA PROPERTY SERVICES INC			127.62 001973
4/11/25 00010 4		4000	*	3,899.42	
4	APR GEN MANAGEMENT SRVCS /01/25 425494 202504 320-57200-3 APR FIELD OPS	4300	*	3,286.50	
4	/01/25 425494 202504 320-57200-3 APR LIFESTYLE SRVCS		*	3,610.75	
4	/01/25 425494 202504 320-57200-3 APR AMEN MANAGEMENT SRVCS		*	2,469.33	
4	/01/25 425494 202504 320-57200-3	4200	*	8,593.58	
4	APR FAC MANAGEMENT SRVCS /01/25 425494 202504 320-57200-5	1200	*	2,739.58	
4	APR JANITORIAL SRVCS /01/25 425494 202504 320-57200-3 APR FACILITY ATTENDANT	4100	*	9,487.67	
	AFR FACILITI ATTENDANT	VESTA PROPERTY SERVICES INC			34,086.83 001974
4/11/25 00195 3	/24/25 25315979 202503 320-57200-6 JANITORIAL SUPPLIES		*	49.98	
	UANTIONIAL SUFFILLS	W.B. MASON CO., INC.			49.98 001975
	/25/25 25319374 202503 320-57200-6 JANITORIAL SUPPLIES	0000	*	86.98	
		W.B. MASON CO., INC.			86.98 001976
	/02/25 25338416 202504 320-57200-6		*	99.97	
	JANITORIAL SUPPLIES	W.B. MASON CO., INC.			99.97 001977
	/01/25 892245 202504 320-57200-4		*	2,914.00	
	APR LANDSCAPE MAINT POND	YELLOWSTONE LANDSCAPE			2,914.00 001978
4/11/25 00131 4	/01/25 892247 202504 320-57200-4	6100		32,175.47	
	APR LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE			32,175.47 001979
			NK A		
			GISTER		
			010101	100,000.00	

RED2 RIVERS EDGE II OKUZMUK

### **Governmental Management Services, LLC**

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

> Invoice #: 90 Invoice Date: 4/1/25 Due Date: 4/1/25 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 - April 2025 Website Administration - April 2025 Information Technology - April 2025 Dissemination Agent Services - April 2025 Office Supplies Postage Copies		3,277.17 112.33 168.50 468.17 0.75 61.53 6.60	112.33 168.50 468.17 0.75 61.53
APR 03 2025			
	Total		\$4,095.05
	Paym	ents/Credits	\$0.00
	Balan	ce Due	\$4,095.05

.\*

# Invoice



Rivers Edge CDD2 (River Club) 475 West Town Place Suite 114 St. Augustine, FL 32092

#### المحافظ 🖏 🖏 🐛 🐛 🌜

Kmckendree@vestapropertyservices.com

AMOUNT DUE	\$1,305.00
DUE DATE	Apr 01, 2025
PAYMENT TERMS	Upon receipt
SERVICE DATE	Apr 01, 2025
INVOICE	#90013287

#### CONTACT US

239 Meadow Creek Dr Jacksonville, FL 32259

⟨. (904) 813-1401
 aaronsemmens@me.com

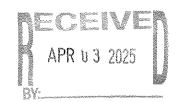
Service completed by: Aiden Malloy

### INVOICE

S)awlog:	son and some SS	apinit ingée	200.294
Custom Services - Outdoor Furniture	2.0	\$75.00	\$150.00
2 loveseats near Rivercafe			
Custom Services - Outdoor Furniture	8.0	\$12.00	\$96.00
8 seat bottoms (chairs near Rivercafe)			
Custom Services - Outdoor Furniture	1.0	\$240.00	\$240.00
2 couches and 2 chairs closer to entry and river cafe 75 per couch 45 per chair			
Custom Services - Outdoor Furniture	11.0	\$45.00	\$495.00
11 arm chairs surrounding the game room area			
Custom Services - Outdoor Furniture	1.0	\$45.00	\$45.00
Large mattress in porch swing			
Custom Services - Outdoor Furniture On Riverside Of Pool	1.0	\$230.00	\$230.00
1 couch and 2 arm chairs (times 2 groups of same set up) (2 couches and 4 arm chairs)			
Chair - Large (in game room)	1.0	\$49.00	\$49.00
Large or recliner style chair			

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

Richard Losco



Amount Due	\$1,305.00
Job Total	\$1,305.00
Duval (7%)	\$0.00
Total Tax	\$0.00
Subtotal	\$1,305.00

Thank you for doing business with us. We always look forward to serving you.

See our Terms & Conditions



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

Date Invoice# 4/1/2025 131295627812

	Net 20
Due Date	4/21/2025
PO #	

Bill To	S	hip To
Rivers Edge CDD2 Government Management Services 475 West Town Place suite 114 St. Augustine FL 32092	1	River Club 60 Riverglade Run st. Johns FL 32259
	4 1	

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
				L

Approved RECDD 2 Submitted to AP 3.19.25 By Kevin McKendree Kevin McKendree 
 Tax
 \$0.00

 Total
 \$1,158.31

 Amount Paid/Credit Applied
 \$0.00

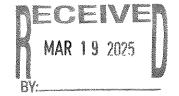
 Balance Due
 \$1,158.31

Subtotal

\$1,158.31

**Click Here to Pay Now** 







## **Rivers Edge CDD**

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

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

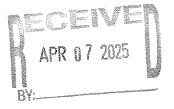
	DESCRIPTION		AMOUNT
Cost Share - Landscaping for April 2025	1.320.57200.49100	\$	66,801.92
Cost Share - Amenity for April 2025	1.320.57200.49200	\$	7,373.17
	APR U7 2025		
anna an the second s	то	TAL \$	74,175.08

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!



DATE: 4/7/25 INVOICE # CS-2025-APR



Approved CDD II Submitted to AP on 4.7.25 by Kimberly Fatuch

Kimberly Fatuch

Invoice #MQPP80MKIU

Invoice for River	Edge CDD 2
\$900.00	Due upon receipt
PAY INVOICE	

Billed to

**Rivers Edge CDD 2** 

475 West Town Pl #114

St. Augustine, FL 32092

kfatuch@vestapropertyservices.com



## Order summary

Bar Cart Rental Only 4-6-25	\$1,250.00
Qty: 1	
\$1,250.00 / Item	
Subtotal	\$1,250.00
Discount	-\$350.00
Total	\$900.00
Please make checks payable to:	

deletesta lla

Sip Social Jax

141 Black Water Way

St. Johns, FL 32259



#### Please Remit Payment to: Page: 1 Solitude Lake Management, LLC 1320 Brookwood Drive Invoice Number: PSI153337 Suite H 3/26/2025 Little Rock, AR 72202 Invoice Date: Phone #: (888) 480-5253 Fax #: (888) 358-0088 Ship To: Rivers Edge II CDD Bill 475 West Town Place To: Rivers Edge II CDD St. Augustine, FL 32259 475 West Town Place United States Jacksonville, FL 32259 14024 Customer ID Ship Via P.O. Number 3/26/2025 P.O. Date Ship Date 3/26/2025 Our Order No. Due Date 4/25/2025

Terms	Net 30					
ltem/Descrip	tion	Unit	Order Qty	Quantity	Unit Price	Total Price
Fish Stocking						
One-Time Ser						
Rivers Edge C BLUEGILL			1	1	2,275.00	2,275.00
SUNFISH, RED	DEAR		1	1	_,	•
	stocked with 18lbs 5.5" + Redear Shellc					
racker and 50	lbs 5.5"+ Bluegill					

Approved RECDD 2 Submitted to AP 3.26.25 By Kevin McKendree

MAR 2.6 2025 BY:

Kevin McKendree

Amount Subject to Sales Tax 0.00 Amount Exempt from Sales Tax 2,275.00

Subtotal:	2,275.00
Invoice Discount:	0.00
Total Sales Tax	0.00
Payment Amount:	0.00
Total:	2,275.00

### INVOICE



Please Remit Payment to:		INVC
Solitude Lake Management, LLC		I
1320 Brookwood Drive		
Suite H	Invoice Number:	PSI
Little Rock, AR 72202	Invoice Date:	4/
Phone #: (888) 480-5253		
Fax #: (888) 358-0088		
	~ .	
	Ship	

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

# OICE

#### Page: 1

A Massalling to

Invoice Number:	PSI156399
Invoice Date:	4/1/2025

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

Ship Via Ship Date Due Date Terms	4/1/2025 5/1/2025 Net 30			Custome P.O. Num P.O. Date Our Orde	ber	14024 4/1/2025
ltem/Descrip		Unit	Order Qty	Quantity	Unit Price	Total Price
Rivers Edge C Rivers Edge C Rivers Edge C Rivers Edge C			1	1	1,787.00	1,787.00
Rivers Edge C Rivers Edge C Rivers Edge C Rivers Edge C Rivers Edge C	CDD II Pond 4 CDD II Pond 7 CDD II Pond 5 CDD II Pond 8 CDD II Pond 12 CDD II Pond RC1		Subr By K	oved RECDI nitted to AP evin McKend in McKend	4.2.25 Iree	



Subtotal:	1,787.00
Invoice Discount:	0.00
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

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

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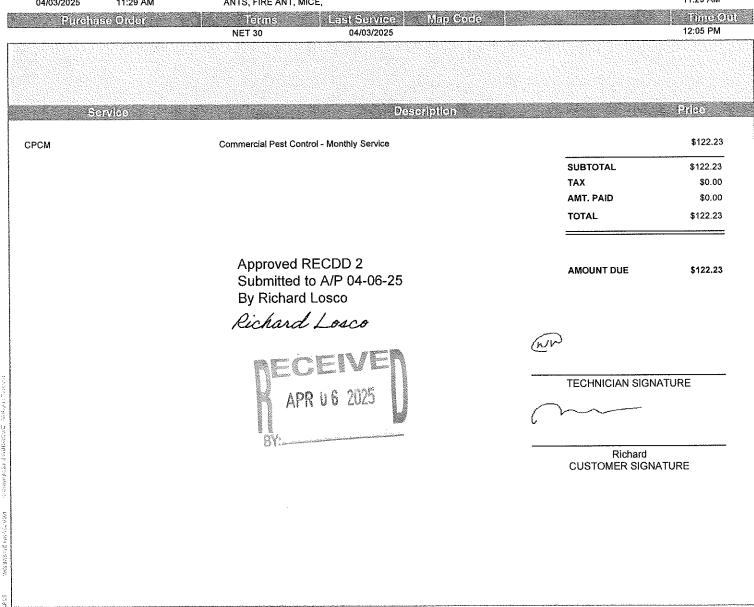
# Service Slip/Invoice

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PAYMENT ADDRESS: Turner Pest Control LLC - P.O. Box 600323 - Jacksonville, Florida 32260-0323 904-355-5360 - Toll Free: 800-225-5366 - turnerpest.com

Bill To:	[275347]		Work Location:	[275347]	904-679-5733		1
	Rivers Edge CDD 2			RiverClub(R			1
	Richard Losco 475 West Town Place			Richard Lose 160 Rivergla			
	Suite 114		,		FL 32259-8795		
	Saint Augustine, FL 32092-	-3648					
Work Date	Time	Tangel Pest	Teshnishn			Timeth	1
04/03/2025	11:29 AM	ANTS, FIRE ANT, MICE,		un subser branches den in anterneten in Argent bit		11:29 AM	



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

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

#### PLEASE PAY FROM THIS INVOICE

Vesta,	Invoice	
Vesta Property Services, Inc.	Invoice # Date	425899 03/31/2025
245 Riverside Avenue Suite 300	Terms	Net 30
Jacksonville FL 32202	Due Date	04/30/2025
	Memo	Billable Mileage split
<b>Bill To</b> Rivers Edge CDD II c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine FL 32092		

-W

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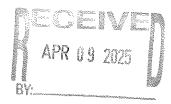
Description March 2025	Quentity	state	AMAGAMAN
Billable Mileage <del>Sep</del> t split in 3	1	127.62	127.62

Total 127.62

Received 04/07/2025

Corbin de Nagy

04/09/2025



		:	Vesta Mileage Report				
ame:	Name: Kevin McKendree	Month	Mar-25		I		
040		Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
3/3	Daily mileage	Rivertown	Rivertown	58.9	Riversedge CDD		58.9
/4	Dailv mileade	Rivertown	Rivertown	46.3	iversedge CDD	(	46.3
3/5	Daily mileade	Rivertown	Rivertown	22	iversedge CDD		22
3/6	Daily mileage	Rivertown	Rivertown	25.4	Riversedge CDD		25.4
3/7	Daily mileade	Rivertown	Rivertown	15.8	iversedge CDD	(	15.8
3/10	Daily mileade	Rivertown	Rivertown	49.7	iversedge CDD		49.7
3/11	Daily mileade	Rivertown	Rivertown	44.1	iversedge CDD		44.1
3/12	Daily mileace	Rivertown	Rivertown	21.2	iversedge CDD	(	21.2
3/13	Daily mileage	Rivertown	Rivertown	35.9	iversedge CDD		35.9
3/14	Daily mileage	Rivertown	Rivertown	18.3	iversedge CDD		18.3
3/17	Daily mileage	Rivertown	Rivertown	36.4	iversedge CDD	(	36.4
3/18	Daily mileage	Rivertown	Rivertown	38.5	iversedge CDD		38.5
3/19	Daily mileage	Rivertown	Rivertown	12.6	iversedge CDD	(	12.6
3/20	Daily mileage	Rivertown	Rivertown	29.3	iversedge CDD	0	29.3
3/21	Daily mileage	Rivertown	Rivertown	8.5	iversedge CDD		8.5
3/24	Daily mileage	Rivertown	Rivertown	60.4	iversedge CDD		60.4
3/25	Daily mileage	Rivertown	Rivertown	31.2	iversedge CDD		31.2
3/26	Daily mileage	Rivertown	Rivertown	33.9	iversedge CDD		33.9
3/27	Daily mileage	Rivertown	Rivertown	23.6	iversedge CDD		23.6
3/28	Daily mileage	Rivertown	Rivertown	29.8	iversedge CDD		29.8
3/31	Daily mileage	Rivertown	Rivertown	54.3	iversedge CDD		54.3
						Total Mileage	696
						Reimbursement Rate	\$0.550
						Total Reimbursement	\$382.86
						Date Submitted in Paycom	4/1/25
					-		

\$127.62



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

#### **Bill To**

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

# Invoice

Invoice # Date

# Terms

04/01/2025

425494

Net 30

Due Date

Memo

05/01/2025

**Rivers Edge CDDII** 

DESCRIPTION	energility	Rate	ANNOLUNI
General management services	1	3,899.42	3,899.42
Field Ops	1	3,286.50	3,286.50
Lifestvle services	1	3,610.75	3,610.75
Amenity management services	1	2,469.33	2,469.33
Facility maintenance services	1	8,593.58	8,593.58
Janitorial services	1	2,739.58	2,739.58
Facility Attendant	1	9,487.67	9,487.67

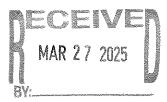
Thank you for your business.

Total

34,086.83

Corbin deNagy

3/27/2025





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

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

PM(P) Invoice Number 253159797 Customer Number C3178877 Invoice Date 03/24/2025 04/23/2025 Due Date 03/21/2025 Order Date S151577881 Order Number WEB Order Method

(Page 1)

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

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

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

### Important Messages

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

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

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

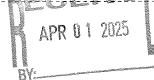
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX6639AK	LINER,REPRO,33X39 1.5ML,BK 100/CT	2	СТ	24.99	49.98
		TAX & BO		SUBTOTAL: POSITS TOTAL: ORDER TOTAL: Total Due:	49.98 0.00 49.98 49.98

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

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

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



Approved RECDD 2 Submitted to A/P 04-01-25 By Richard Losco

Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	253159797
Invoice Date	03/24/2025
Terms	Net 30
Total Due	49.98

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

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



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

Address Service Requested 888-WB-MASON www.wbmason.com PM(P)Invoice Number253193741Customer NumberC3178877Invoice Date03/25/2025Due Date04/24/2025Order Date03/24/2025Order NumberS151621565Order MethodWEB

(Page 1)

Rivers Edge CDD 2 475 W Town Place # 114 Saint Augustine FL 32092 Delivery Address River Club Attn.: Ken 160 Riverglade Run Saint Johns FL 32259

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

### Important Messages

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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRC05002 GPC21000	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH TOWEL,MLTFLD 2PLY,125PKWE(2053635)	1	CT CT	49.99 36.99	49.99 36.99
				SUBTOTAL:	86.98

SUBTOTAL:	86.98
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	86.98
Total Due:	86.98

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

MASON WING BUT

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

Approved RECDD 2 Submitted to A/P 04-01-25 By Richard Losco

APR 0 1 2025

Richard Losco

81.

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

Remittance Section			
Customer Number	C3178877		
Invoice Number	253193741		
Invoice Date	03/25/2025		
Terms	Net 30		
Total Due	86.98		

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

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



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

Address Service Requested 888-WB-MASON www.wbmason.com PM(P) Invoice Number 253384167 Customer Number C3178877 Invoice Date 04/02/2025 Due Date 05/02/2025 Order Date 04/01/2025 Order Number S151855653 Order Method WEB

(Page 1)

Rivers Edge CDD 2 475 W Town Place # 114 Saint Augustine FL 32092 Delivery Address River Club Attn.: Lynn 160 Riverglade Run Saint Johns FL 32259

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

#### Important Messages

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

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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
MRCP200N	TOWEL, MFOLD, 16PK/250.NTTN, 16PK/CT	1	СТ	20.99	20.99
	TISSUE, TOILET, 4.4X3.1, 2PLY, 500SHT, 96/CT	1	СТ	57,99	57.99
	CLOROX BLEACH LIQUID COMMERCIAL SOLUTIONS GERMICIDAL CONCEN	1	СТ	20.99	20.99
		1	07		

SUBTOTAL:	99.97
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	99.97
Total Due:	99.97

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

MASON WHO BUT

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

Approved RECDD 2 Submitted to A/P 04-08-25 By Richard Losco

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



Remittance Section			
Customer Number	C3178877		
Invoice Number	253384167		
Invoice Date	04/02/2025		
Terms	Net 30		
Total Due	99.97		

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

C31788772533841672533841670000000099970



#### **Bill To:**

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

Property Name: Rivers Edge II - Pond Banks

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

## INVOICE

INVOICE #	INVOICE DATE
892245	4/1/2025
TERMS	PO NUMBER
Net 30	

### <u>Remit To:</u>

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

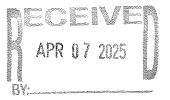
Invoice Due Date: May 1, 2025

Invoice Amount: \$2,914.00

Description	rent Amount
Monthly Landscape Maintenance April 2025	\$2,914.00



# IN COMMERCIAL LANDSCAPING



Approved RECDD II Submitted to AP on 4.7.2025 by Jason Davidson

ason Davidson

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

- <b>A</b> .		INVOICE			
YELL	OWSTONE	INVOICE #	INVOICE DATE		
	N D S C A P E	892247	4/1/2025		
<u>Bill To:</u>		TERMS	PONUMBER		
Rivers Edge	CDD II	Net 30			
	perty Services vn Pl Suite 114 ne, FL 32092	<u>Remit To:</u> Yellowstone La PO Box 10101			
Property Name:	Rivers Edge CDD II	Atlanta, GA 30	392-1017		
Address:	475 West Town Place Suite 114 St. Augustine, FL 32092	Invoice Due Date:	May 1, 2025		
		Invoice Amount:	\$32,175.47		
Description			Current Amount		
Monthly Landscap	pe Maintenance April 2025		\$32,175.47		
1 <sup>10</sup>					
		Invoice Tot	al \$32,175.47		

# IN COMMERCIAL LANDSCAPING

Approved RECDD II Submitted to AP on 4.7.2025 by Jason Davidson APR 07 2025

ason Davidson

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

FIFTH ORDER OF BUSINESS



904.268.2626 tel 904.683.7327 fax

2662 Robert Street Jacksonville, FL 32207

www.yellowstonelandscape.com

May 19, 2025

# Hurricane Update/Planning

## **Dear Valued Client:**

Hurricane season is June 1 through November 30. At Yellowstone we are committed to keeping your community at the forefront of our concerns. Typically, there are warning systems in place for hurricanes that allow ample time for evacuation and/or preparedness procedures to be implemented. When a Hurricane Watch is issued for the Jacksonville area, Yellowstone will activate our Hurricane Preparation Planning.

We will likely have a slight shift in our normal mowing operations during. If we need to postpone mowing services, the turf may be a little taller during the following week's mowing operations, but we should recover and resume normal operations with no issues. In the event additional cleanup is required, we will let you know in advance once site inspections have been completed post storm. If major damage occurs, we will stack down trees and limbs for pickup via our tree care grapple truck. The cleanup will be billed on a "Time and Materials" basis. This is the best option as it is unknown what damage will occur. Once it is determined that the cleanup is a billable event, a proposal will be generated based on the extent of cleanup required.

Our goal is to stay in communication regarding our plan throughout the storm event.

We sincerely request that you pre-register in order for us to plan appropriately to include your community in our clean-up schedule. By registering your community now, this authorization affords you as quick of a response, as possible, providing it is safe for our staff and vehicles to travel while obeying all enforcement and curfew laws. Please return the signed letter to us by email. Typically, after a hurricane, phones and fax machines are not working and because of evacuations, it is impossible to find a community representative to sign and authorize a work order to begin cleanup operations. Our employees know the importance of their role after a storm. If safety or imposed curfew is not an issue, we will be ready to begin the cleanup process of your community the day after the storm, provided we have a signed authorization on file.

## Below is how we categorize our cleanup efforts in severe weather:

- **Phase One:** Evaluation of your site by Yellowstone Representative
  - a. Photos taken
  - b. Notes on down limbs, trees, debris, and cleanup needed
  - c. Tagging of trees [Removal (red ribbon) or Staking (green ribbon)]
  - d. It is our goal to save as much landscape material as possible to prevent costs from accumulating
- **Phase Two:** Clearing a path and replants
  - a. Remove trees, branches, and debris from roadways and sidewalks
    - 1. Place debris in a safe place clear of blocking flow of traffic
    - 2. Confirm the debris placement with YOU
  - b. Remove trees, branches, and debris from cars or buildings AFTER INSURANCE AGENT HAS DOCUMENTED THE INCIDENT
  - c. Free up any drainage challenges (Storm drains along curbs or retention drains)
  - d. Stake up as many trees that are down with appropriate staking devices
- **<u>Phase Three:</u>** Final cleanup and resume normal operations
  - a. Resume mowing
  - b. Perform a punch list of detail items
  - c. Write up any plant replacements (if needed)

Communication will be key during this time and please know that we will address the clean-ups as quickly as we can.

# **Hurricane Pre-Approval Authorization Form**

By signing below, Yellowstone is authorized to begin clean-up, once local authorities have lifted safety precautions or imposed curfews, at the following rates:

General Labor- \$120/ Man Hour Arbor Crew Labor- \$200/ Man Hour Landscape Truck Dump Fee- \$500/ Each Grapple Truck Dump Fee- \$1500/ Each

Initials

Authorized Signature

Contact PH#

Print Name

PROPERTY NAME

Email Contact

Alternate PH# (Land Line)



SIXTH ORDER OF BUSINESS



### Invoice 6346874847

				<u> </u>	
Bill To Address	505877669	Invoice Date	PO Numbe	er D	elivery Number
Rivers Edge Community Development District 2 475 West Town Place Suite 114 St. Augustine FL 32092		07/22/2024	N/A		N/A
		Supply Date	Order Numb	ber s	Shipping Plant
		07/22/2024	N/A		McDonough
Remit To Address		Ship To Address			505877669
Ecolab Inc.		Rivers Edge CDD 2			
PO Box: 32027 NEW YORK NY 10087		160 RIVERGLADE RU SAINT JOHNS FL 32			
USA			200		
FEIN 41-0231510					
Sold To Address	505877669		Ferms of Delivery ar	d Payment	
Rivers Edge CDD 2		Delivery Terms: N/A			
160 RIVERGLADE RUN		Mode of Transportation: N/A			
SAINT JOHNS FL 32259		Payment Due Date:	08/21/2024		
		Payment Terms:	Due within 30	) days net	
	Custom	er Information			
To prevent fraud, you must contact Customer Service o	r your Ecolab re	presentative before cha			
To sign up for our convenient auto-pay program or to pa					
Pay your invoice ONLINE through our nev	N ECOIAD Ea	sy Pay feature - v	isit easypay.ecc	lab.com	
Item No Material No Descrip	otion	Quan	tity UOM	Unit Price	Amount
10 EXP00012 Delivery & Program S	Startup Fee		1 EA	500.0	
Returns may be subject to a restocking fee.	Total Weight:	0.000 lbs	Sub Total		500.00
Invoice Notes:			Total Before	Taxes	500.00
DM ELT 115/60/1			Sales Tax		0.00
For questions please contact Customer Service INS		800-352-5326	DAVMENT D		500.00
Unit price includes the rental fee for any dispensing equ			PAYMENT D		
time as customer has consumed all ECOLAB products	and fails to time	ly reorder the ECOLAB	product, the rental ag	reement shall t	erminate, and
ECOLAB will take possession of such dispensers. ECO					
any dispenser rendered unusable through normal use a amount of any surcharge.	any dispenser rendered unusable through normal use and wear. Payment of the invoice constitutes Customer's acceptance and agreement of the amount of any surcharge.				reement of the Page 1 of 1

SEVENTH ORDER OF BUSINESS

# American Architectural Graphics, Inc.

2312 Hibiscus Drive Edgewater, Florida 32141 (386)427-6810

To: Riveretown

160 Riverglade Run Saint Johns, FL 32259 Project: Keystone Corner Golf Cart Signage

Attention: Kevin McKendreePhone: 904-679-5523Copy To:Phone:Terms: Due upon completion.Projected to ship: 4-6 weeks from receipt of signed proposal.

Qty.	Description	Unit Price	Extension
1	30"x30" R4-11 Carts Use Path/ Ahead	1,362.00	1,362.00
1	8"x24" No Golf Carts on Path	1,130.00	1,130.00
1	18"x18" Golf Cart Stop Sign	1,158.00	1,158.00
2	24"x24" Wayfinding	1,225.00	2,450.00
2	18"x18" Golf Cart Access	1,158.00	2,316.00
3	24"x24" No Golf Cart Access	1,225.00	3,675.00

TOTAL: \$12,091.00

\*Price does not include sales tax.

Subject to acceptance within  $\underline{30}$  days, or may be void at the option of American Architectural Graphics, Inc. Deposit of  $\underline{0.00}$  will accompany order.

Date 6

Acceptance of Proposal: The above fees, specifications, conditions are hereby accepted. You are authorized to do work as specified. Payments will be made as outlined.

Date\_\_\_\_

EIGHTH ORDER OF BUSINESS



Community Development District

Approved Budget FY 2026

Presented by:



# Table of Contents

1-2	General Fund
3-7	Narratives
8-9	Debt Service Fund Series 2020
10-11	Debt Service Fund Series 2021
12	Capital Reserve Fund
13	Assessment Schedule

**Community Development District** 

**Approved Budget** 

**General Fund** 

Description	Adopted Budget FY 2025	A	ctuals Thru 4/30/25		ojected Next 5 Months	Pro	ojected Thru 9/30/25	1	Approved Budget FY 2026
	112023		1/30/23	_	5 MOIILIIS	_	5750725		112020
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		853,272		212,597		1,065,869		994,793
Café Gross Sales	517,856 5,000		438,025		250,000 500		688,025 500		554,106 1,500
Miscellaneous Income	5,000		- 725		350		1,075		3,500
Special Events	-		52,859				52,859		5,500
Insurance Proceeds Interest	5,000		5,997		2,000		7,997		- 5,000
Cost Share Amenity - Rivers Edge III	3,000		3,896		2,000		3,896		5,000
Carry Forward Surplus			3,090				3,090		
carry ror ward surplus	-		-		-		-		-
TOTAL REVENUES	\$ 3,055,225	\$	2,581,253	\$	480,118	\$	3,061,371	\$	3,071,727
EXPENDITURES:									
Administrative									
Supervisor Fees	\$ -	\$	2,200	\$	3,000	\$	5,200	\$	4,800
FICA Taxes	-		168		230		398		367
District Engineering	15,000		10,858		4,142		15,000		15,000
District Counsel	30,000		16,402		13,598		30,000		35,000
District Management	39,326		22,940		16,386		39,326		41,292
Construction Accounting	3,710		-		3,710		3,710		-
Assessment Roll Administration	5,618		5,618		-		5,618		5,899
Dissemination Agent	5,618		4,077		1,541		5,618		5,899
Information Technology	2,022		1,179		843		2,022		2,124
Website Administration	1,348		786		562		1,348		1,416
Annual Audit	5,000		-		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		584		150		734		1,000
Printing & Binding	250		184		66		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		5		145		150		150
Dues, Licenses & Subscriptions	175		175		-		175		175
TOTAL ADMINISTRATIVE	\$ 131,079	\$	74,997	\$	62,697	\$	137,694	\$	143,985
<b>Operations &amp; Maintenance</b>									
Grounds Maintenance									
Cost Share Landscaping - Rivers Edge	\$ 801,623	\$	467,613	\$	334,010	\$	801,623	\$	500,283
Field Operations Management (Vesta)	39,438		23,006		16,433	-	39,438		41,230
Landscape Maintenance	424,716		245,626		179,090		424,716		429,489
Lake Maintenance	23,000		15,775		7,225		23,000		28,000
Landscape Contingency	80,000		102,479		(22,479)		80,000		80,000
Irrigation Repairs and Replacement	37,000		29,539		7,461		37,000		40,000
Irrigation Water Use	70,000		25,581		44,419		70,000		70,000
Streetlighting	28,000		15,782		12,218		28,000		28,000
TOTAL GROUNDS MAINTENANCE	\$ 1,503,777	\$	925,401	\$	578,376	\$	1,503,777	\$	1,217,002

## **Community Development District**

Approved Budget

**General Fund** 

		Budget	AC	ctuals Thru	Pro	ojected Next	Pro	jected Thru		Approved Budget
Description		FY 2025		4/30/25		5 Months		9/30/25		FY 2026
<u>Amenity Center - River Club</u>										
Cost Share Amenity - Rivers Edge	\$	88,478	\$	51,612	\$	36,866	\$	88,478	\$	2,365
General Manager (Vesta)		46,793		28,187		18,606		46,793		48,911
Amenity Manager (Vesta)		29,632		17,285		12,347		29,632		56,504
Maintenance Service (Vesta)		103,123		60,155		42,968		103,123		109,264
Lifestyle Director (Vesta)		43,329		25,275		18,054		43,329		45,426
Facilities Attendant (Vesta)		113,852		66,414		47,438		113,852		-
Guest Services (Vesta)		-		-		-		-		97,381
Security Monitoring		5,000		210		4,790		5,000		5,000
Telephone		12,721		8,415		4,306		12,721		14,040
Insurance		78,540		73,323		-		73,323		79,689
Pool Chemicals (Poolsure)		10,000		7,943		6,000		13,943		15,000
Janitorial Services (Vesta)		32,875		19,177		13,698		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		5,500		-		2,500		2,500		2,500
Natural Gas		4,000		3.210		790		4,000		5,000
Electric		28,000		14,208		13,792		28,000		29,950
Water & Sewer		17,000		8,157		8.843		17,000		18,395
				69,731		.,				
Repair and Replacements		75,000				5,269		75,000		90,000
Refuse Pest Control		20,000		15,677		4,323		20,000		26,000
		1,920		1,226		694		1,920		1,920
License & Permits		1,000		-		1,000		1,000		1,000
Other Current		500		-		500		500		500
Special Events		30,000		15,902		14,098		30,000		30,000
Holiday Decorations		23,000		14,150		8,850		23,000		35,000
Office Supplies & Postage		750		295		455		750		750
Contingency		5,000		1,305		2,000		3,305		2,706
TOTAL AMENITY CENTER - RIVER CLUB	\$	777,513	\$	501,858	\$	275,186	\$	777,043	\$	756,634
<u>Café Operations</u>										
Café-Cost of Goods Sold	\$	239,259	\$	161,196	\$	78,064	\$	239.259	\$	256,008
Café-Labor	Ψ	241,176	Ψ	219,542	Ψ	21,634	Ψ	241,176	Ψ	258,058
Café-Bank Fees		22,631		18,164		4,467		22,631		238,038
Other Expenses related to Café Operations		2,550		275		2,275		2,550		24,213
Café Management		12,240				12,240		12,240		13,097
TOTAL CAFÉ OPERATIONS	\$	517,856	\$	399,177	\$	118,679	\$	517,856	\$	554,106
		,	+		-	,	-	,	*	,
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	3,055,225	\$	1,926,433	<b>\$</b> :	1,134,938	\$ 3	3,061,371	\$ 3	3,071,727
EXCESS REVENUES (EXPENDITURES)	\$	0	\$	654,820	\$	(654,820)	\$	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 Counsel**

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
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#### 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 com	mon areas of the District and	Ame	enity Center	
	Vendor	Description		Monthly	Annual
	YellowStone	Landscape Maintenance	\$	35,791	\$ 429,489
Lake Maintenance					
The District receives lake ma	aintenance 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

rrigation Water Use					
Vater and re-use water needed for irrigation and m	aintenance of the common grounds prov	vided	l by JEA.		
ocation	Meter Number		Monthly		Annual
14 Mistflower Dr	94647734		1,800		21,600
1 Keystone Corners BV	86131615		600		7,200
33 Shinnecock Drive	95047077		400		4,800
8 Shinnecock Drive	87743236		800		9,600
80 SHINNECOCK DR APT IR01	41263874		50		600
9 Mistlflower Drive	89241080		50		600
07 Keystone Corners BV Apt IR01	98557860		200		2,400
27 Keystone Corners BV APT IR01	86131621		1,679		20,149
					2051
5			254		3,051
ntingency Total		\$	254 5,833	\$	70,000
ontingency Total treetlighting	- FPL.	\$		\$	
ontingency Total treetlighting stimated costs for electric billed to the District by	- FPL. Meter Number	\$		\$	70,000
ontingency Total treetlighting stimated costs for electric billed to the District by ocation		<b>\$</b>	5,833	<b>\$</b>	70,000
ontingency	Meter Number	Ţ	5,833 Monthly		70,000 Annua
ontingency Total treetlighting stimated costs for electric billed to the District by ocation 56 Riverglade Run 54 Riverglade Run	<b>Meter Number</b> 9420049059	Ţ	<b>5,833</b> Monthly 37		<b>70,000</b> <b>Annua</b> 448
Total treetlighting stimated costs for electric billed to the District by ocation 56 Riverglade Run	<b>Meter Number</b> 9420049059 6707560121	Ţ	<b>5,833</b> <b>Monthly</b> 37 29		<b>70,000</b> <b>Annua</b> 448 347
Total treetlighting istimated costs for electric billed to the District by ocation 56 Riverglade Run 54 Riverglade Run 3 Mistflower Dr #FNTN	<b>Meter Number</b> 9420049059 6707560121 4743506067	Ţ	<b>5,833</b> <b>Monthly</b> 37 29 865		<b>70,000</b> <b>Annua</b> 448 347 10,381
Total treetlighting istimated costs for electric billed to the District by ocation 56 Riverglade Run 54 Riverglade Run 3 Mistflower Dr #FNTN 33 SHINNECOCK DR #IRR	<b>Meter Number</b> 9420049059 6707560121 4743506067 0162048490	Ţ	<b>5,833</b> <b>Monthly</b> 37 29 865 26		<b>70,000</b> <b>Annua</b> 448 347 10,381 314
Total treetlighting stimated costs for electric billed to the District by ocation 56 Riverglade Run 54 Riverglade Run 3 Mistflower Dr #FNTN 33 SHINNECOCK DR #IRR 06 Keystone Corners Blvd #LTG	Meter Number 9420049059 6707560121 4743506067 0162048490 7652214334	Ţ	<b>5,833</b> <b>Monthly</b> 37 29 865 26 87		<b>70,000</b> <b>Annua</b> 448 347 10,381 314 1,040

#### 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	Monthly			Annual
Vesta	General Manager \$	5	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-today 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, issuance of access cards and policy enforcement.

#### Security Monitoring

Maintenance costs of the security alarms/cameras.

**Community Development District** 

**Budget Narrative** 

Fiscal Year 2026

#### Telephone

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

Vendor	Description	Monthly	Annual
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	Annual
	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 ar	nenity center billed to the District by JEA.	Monthly	Annual

Location	Meter Number	Montiny	Annuar
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
	Total	\$ 1,533	\$ 18,395

#### **Repairs and Replacements**

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

#### Refuse

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.

#### License & Permits

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.

#### Labor

Staffing costs for Vesta personnel Café operations.

#### Bank fees

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

Approved Budget

Debt Service Series 2020 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2025		Actuals Thru 4/30/25		Projected Next 5 Months		Projected Thru 9/30/25		Approved 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		16,494		4,000		20,494		5,000
Carry Forward Surplus <sup>(1)</sup>		318,060		330,897		-		330,897		344,083
TOTAL REVENUES	\$	785,987	\$	811,486	\$	14,050	\$	825,535	\$	812,011
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		-
Principal - 5/1		130,000		-		130,000		130,000		135,000
Principal Prepayment - 5/1		-		-		15,000		15,000		-
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	\$	638,103	\$	(294,020)	\$	344,083	\$	356,788
<sup>(1)</sup> Carry Forward is Net of Reserve Re	quiromo	nt				Interest D	4	1 /1 /0 /	¢	157 200

<sup>(1)</sup> 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 2020 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	
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%		115,674	456,737.50
05/01/37	4,550,000	4.900%	230,000	115,674	
11/01/37	4,320,000	4.900%		110,039	455,712.50
05/01/38	4,320,000	4.900%	240,000	110,039	
11/01/38	4,080,000	4.900%		104,159	454,197.50
05/01/39	4,080,000	4.900%	250,000	104,159	
11/01/39	3,830,000	4.900%		98,034	452,192.50
05/01/40	3,830,000	4.900%	265,000	98,034	
11/01/40	3,565,000	5.150%		91,541	454,575.00
05/01/41	3,565,000	5.150%	280,000	91,541	
11/01/41	3,285,000	5.150%		84,331	455,872.50
05/01/42	3,285,000	5.150%	295,000	84,331	
11/01/42	2,990,000	5.150%		76,735	456,066.25
05/01/43	2,990,000	5.150%	310,000	76,735	
11/01/43	2,680,000	5.150%		68,753	455,487.50
05/01/44	2,680,000	5.150%	325,000	68,753	
11/01/44	2,355,000	5.150%		60,384	454,136.25
05/01/45	2,355,000	5.150%	340,000	60,384	
11/01/45	2,015,000	5.150%		51,629	452,012.50
05/01/46	2,015,000	5.150%	360,000	51,629	
11/01/46	1,655,000	5.150%		42,359	453,987.50
05/01/47	1,655,000	5.150%	380,000	42,359	
11/01/47	1,275,000	5.150%		32,574	454,932.50
05/01/48	1,275,000	5.150%	400,000	32,574	-
11/01/48	875,000	5.150%		22,274	454,847.50
05/01/49	875,000	5.150%	420,000	22,274	
11/01/49	455,000	5.150%	,	11,459	453,732.50
05/01/50	455,000	5.150%	445,000	11,459	456,458.75
Total		\$	6,445,000	5,074,618	\$ 11,519,618

Community Development District

Approved Budget

Debt Service Series 2021 Capital Improvement Revenue Bonds

FY 2025	Actuals Thru 4/30/25		Projected Next 5 Months		Pr	ojected Thru 9/30/25	Approved Budget FY 2026	
\$ 305,842	\$	300,111	\$	5,730	\$	305,842	\$	305,887
245,810		224,235		-		224,235		245,810
-		873,878		-		873,878		-
5,000		23,791		5,000		28,791		5,000
241,052		233,337		-		233,337		233,215
\$ 797,704	\$ :	1,655,354	\$	10,730	\$	1,666,084	\$	789,912
\$ 168,220	\$	167,945	\$	-	\$	167,945	\$	149,075
-		5,000		-		5,000		-
-		875,000		-		875,000		-
-		7,921		-		7,921		-
168,220		-		152,003		152,003		149,075
215,000		-		195,000		195,000		200,000
-		-		30,000		30,000		-
\$ 551,440	\$ 1	1,055,866	\$	377,003	\$	1,432,869	\$	498,150
\$ -	\$	-	\$	-	\$	-	\$	-
\$ -	\$	-	\$	-	\$	-	\$	-
\$ 551,440	\$ :	1,055,866	\$	377,003	\$	1,432,869	\$	498,150
\$ 246,264	\$	599,487	\$	(366,272)	\$	233,215	\$	291,762
\$ \$ \$ \$	<ul> <li>245,810</li> <li>5,000</li> <li>241,052</li> <li><b>* 797,704</b></li> <li><b>* 168,220</b></li> <li>-</li> <li>168,220</li> <li>215,000</li> <li>-</li> <li><b>* 551,440</b></li> <li><b>* 551,440</b></li> </ul>	245,810 5,000 241,052 <b>* 797,704 \$ 1</b> <b>*</b> 168,220 \$ 168,220 215,000 <b>* 551,440 \$ 1</b> <b>*</b> \$ <b>* 551,440 \$ 1</b> <b>*</b> \$	245,810       224,235         873,878       873,878         5,000       23,791         241,052       233,337         \$ 797,704       \$ 1,655,354         \$ 168,220       \$ 167,945         -       5,000         -       5,000         -       5,000         -       5,000         -       7,921         168,220       -         168,220       -         215,000       -         215,000       -         \$ 551,440       \$ 1,055,866         \$       -         \$       -         \$       -         \$       -         \$       \$ 1,055,866	245,810       224,235         -       873,878         5,000       23,791         241,052       233,337         \$       797,704       \$ 1,655,354       \$         \$       168,220       \$ 167,945       \$         \$       168,220       \$ 167,945       \$         \$       168,220       -       5,000         -       215,000       -       7,921         168,220       -       -       -         215,000       -       -       -         \$       551,440       \$ 1,055,866       \$         \$       -       \$       -       \$         \$       -       \$       -       \$         \$       -       \$       -       \$         \$       551,440       \$ 1,055,866       \$         \$       -       \$       -       \$         \$       -       \$       -       \$         \$       -       \$       -       \$         \$       -       \$       -       \$         \$       -       \$       -       \$         \$       -       \$	245,810       224,235       -         -       873,878       -         5,000       23,791       5,000         241,052       233,337       -         \$       797,704       \$ 1,655,354       \$       10,730         \$       797,704       \$ 1,655,354       \$       10,730         \$       797,704       \$ 1,655,354       \$       10,730         \$       797,704       \$ 1,655,354       \$       10,730         \$       168,220       \$ 167,945       \$       -         -       5,000       -       -       -         -       7,921       -       -       -         168,220       -       152,003       195,000       -         168,220       -       30,000       30,000       -         \$       551,440       \$ 1,055,866       \$       377,003         \$       -       \$       -       -       -         \$       -       \$       -       -       -         168,220       -       \$       377,003       -       -         \$       551,440       \$ 1,055,866       \$       377,003	245,810       224,235       -       -         5,000       23,791       5,000       23,791         241,052       233,337       -       -         \$       797,704       \$ 1,655,354       \$       10,730       \$         \$       168,220       \$ 1,655,354       \$       10,730       \$         \$       168,220       \$ 167,945       \$       -       \$         -       5,000       -       -       \$       \$         -       797,704       \$ 1,655,354       \$       10,730       \$         \$       168,220       \$ 167,945       \$       -       \$         -       7,921       -       -       -       152,003       -         168,220       -       152,003       195,000       -       195,000       -       -         168,220       -       -       30,000       -       -       30,000       -       -         \$       551,440       \$ 1,055,866       \$       377,003       \$       -         \$       -       \$       -       \$       -       \$       -       -       \$         \$       -	245,810       224,235       -       224,235         873,878       -       873,878         5,000       23,791       5,000       28,791         241,052       233,337       -       233,337         \$       797,704       \$ 1,655,354       \$       10,730       \$       1,666,084         \$       168,220       \$ 167,945       \$       -       \$       167,945         -       5,000       -       \$       5,000       -       \$         -       5,000       -       \$       5,000       -       \$         -       5,000       -       5,000       -       \$       \$         -       7,921       -       -       7,921       -       7,921         168,220       -       152,003       152,003       152,003       152,003         215,000       -       30,000       30,000       30,000       30,000         \$       -       \$       377,003       \$       1,432,869         \$       -       \$       -       \$       -         \$       -       \$       -       \$       -         \$       -	245,810       224,235       -       -       224,235       -       224,235       -       224,235       -       873,878       -       873,878       5,000       28,791       233,337       -       -       33,000       -       -       37,000       -       -       37,000       -

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 <u>\$ 146,675</u>

**Community Development District** 

**AMORTIZATION SCHEDULE** 

Debt Service Series 2021 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	
11/01/26	7,955,000	3.000%		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	· · · <b>,</b> · · · · · ·
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%	,2	27,900	494,400.00
05/01/49	1,395,000	4.000%	445,000	27,900	,
11/01/49	950,000	4.000%	- 10,000	19,000	491,900.00
05/01/50	950,000	4.000%	465,000	19,000	
11/01/50	485,000	4.000%	,2	9,700	493,700.00
05/01/51	485,000	4.000%	485,000	9,700	494,700.00
. , 					-
Total		\$	6 8,155,000	\$ 4,846,625 \$	13,001,625

**Community Development District** 

**Approved Budget** 

**Capital Reserve Fund** 

Description	Budget		Actuals Thru Projected Next 4/30/25 5 Months		ojected Thru 9/30/25	Approved Budget FY 2026			
REVENUES:									
Interest Income	\$	1,000	\$	802	\$	300	\$ 1,102	\$	1,000
Capital Reserve Funding - Transfer In		125,000		25,000		100,000	125,000		400,000
Developer Contributions		-		114,016		-	114,016		-
Carry Forward Balance		129,484		162,933		-	162,933		133,892
TOTAL REVENUES	\$	255,484	\$	302,751	\$	100,300	\$ 403,051	\$	534,892
EXPENDITURES:									
Repair and Replacements	\$	50,000	\$	23,408	\$	5,000	\$ 28,408	\$	50,000
Capital Outlay		· -		195,751		45,000	240,751		-
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
Maintenance Golf Cart (C/S)		-		-		-	-		2,948
Maintenance Work Truck (C/S)		-		-		-	-		19,162
TOTAL EXPENDITURES	\$	50,000	\$	219,159	\$	50,000	\$ 269,159	\$	261,677
Other Sources/(Uses)									
Transfer in/(Out)	\$	-	\$	-	\$	-	\$ -	\$	-
TOTAL OTHER SOURCES/(USES)	\$	•	\$	-	\$	-	\$ -	\$	•
TOTAL EXPENDITURES	\$	50,000	\$	219,159	\$	50,000	\$ 269,159	\$	261,677
EXCESS REVENUES (EXPENDITURES)	\$	205,484	\$	83,592	\$	50,300	\$ 133,892	\$	273,215

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

2025-2026

Neighborhood	O&M Units	Bonds 2020 Units	Bonds 2021 Units	Annual Maintenance Assessments					Annual Debt Assessments					
				FY 2026	FY 2025	Increase/ (decrease)		Increase/ (decrease) FY 2026		rease) FY 2026		FY 2	2025	Increase/ (decrease)
									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											