### Rívers Edge II Community Development Districts

July 16, 2025

### AGENDA

July 9, 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, July 16, 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 June 18, 2025 Meeting
- B. Financial Statements as of May 31, 2025
- C. Check Register

#### V. Consideration of Cost Share Requests

- A. Gardens South Alleyway Repairs
- B. Keystone Corners Golf Cart Signage
- C. Permanent Holiday Lighting

- VI. Consideration of Amenity Suspension
- VII. Overview of Capital Reserve Study
- VIII. Discussion of the Fiscal Year 2026 Budget
  - IX. Review of the District's Goals and Objectives for Fiscal Year 2025
  - X. Discussion of a Joint Meeting in September
  - XI. Supervisor Requests
- XII. Audience Comments
- XIII. Next Scheduled Meeting August 20, 2025 at 9:00 a.m. at the RiverHouse
- XIV. 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
  - We have detailed and cleaned up the RiverHouse and RiverClub. This week the team will trim all the shrubs to the proper level. Including low trees in the parking lots.
  - Team is spraying for weeds throughout the community and trimming shrubs.
  - Teams are working on full maintenance every week.
  - $\circ$   $\,$  We will ensure that all tree suckers are removed from the base of the trees.
  - Team has been spraying all mulch beds for clean appearance.
  - $\circ$   $\,$  We are removing as much Moss from trees as we get to each section.
  - Teams have removed numerous trees and limbs that have fallen at no charge. Larger trees will be proposed for removal by the arbor team.
  - Mattamy, Vesta, and Yellowstone are doing monthly drives throughout the community to check on the status of concerned areas and the overall appearance of the community.
  - Annual flowers will be installed in the next couple weeks along with fresh and rich soil. We raised the beds for a better show.
    - 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.
      - Mulch installation and straw is complete.

#### Irrigation

- Techs have been running through the system and making repairs as we go.
- $\circ$   $\,$  All clocks are set to run 3 times a week due to the amount of rain we have had
- Lead tech is working with an IQ system to help the system run more efficiently.

- $\circ$   $\,$  We are setting five-day rain delays when we have rain
- Other options are being looked at to make the system more efficient and save on the annual water cost.
  - Items being looked at:
    - Eliminating bubblers on established trees that do not need them anymore
    - Making sure all rain sensors are operational
    - Adding rain sensors to battery operated valves
      - Each area will be different depending on layout and justification of cost.
        - Some will be looked at to be added to a clock with wiring.
        - Others will be looked at for rain sensor installation and hidden by plant material if required.

#### • Fert/Chem

- $\circ$   $\,$  Our techs will be treating turf weeds throughout the community.
- $\circ$   $\;$  Lead tech is Treating roses with bone meal and liquid fertilizer.
- Active Chinch bugs in the community and our techs treating that with arena applications.
- 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: 07/16/2025

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 the internal parts changed as they will be broken due to their age. Unfortunately, the manufacturer of these filters went out of business years ago and the parts are not available. This will make the filters have to be replaced. The slab cracking issues are band aided as well, and the slabs need to be removed and built properly up to current codes. We will 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.

#### 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.

#### 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, everything has been installed, and we are working on balancing the water before having the health department reopen this. This was reopened 6/26.

#### 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. This is now completed, and the waterfall is staying on.

#### Gym Door:

The gym door at the RiverHouse is not closing properly due to a leaking hydraulic arm and a broken top latch. These parts are on order and will be installed as soon as they arrive.

#### Drake Elms along Riverwalk Blvd:

The elms lining this street are infested with mistletoe which is causing the trees to die when factors like drought come around. We are working with Yellowstone's tree division to have an extensive cutback/removal of 32 trees in the area.

#### Riverhouse rental side broken window:

An exterior pane of a window was shattered on the rental side of the RiverHouse over the weekend of 6/21. These windows are made by Pella and cannot be worked on by other glass companies, so we are working through Pella directly to fix.

#### Streetlights near Orange Branch and Kendall Crossing intersection:

All lights attached to the circuit panel at the corner of OBT and Kendall Crossing became nonoperational this week. This is due to the meter dropping a leg on the load side when under a load indicating the meter needs to be replaced. We have them working temporarily until FPL arrives to fix the issue.

#### Landscaping on LongLeaf Pine Parkway:

Due to the turn lane lengthening in front of Bartram Trail Highschool, some of our landscaping was removed. We called the county's roads and bridges department, and they stated that landscape material planted within right of ways is subjected to be removed and not replaced by the county without notice. They stated that we could replant material here if we wanted but it would again be subjected for removal in the future if they wanted to do further projects or repairs.

#### <u>RECDD II</u>

#### 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. These have been delivered and set up.

#### **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. The unit has shipped, and we hope to have it installed by the end of July.

#### CDD 2 Golf Cart Path Signage Update:

The signage that was approved in last month's meeting has been ordered. These are custom made to order so our target install date is August 1<sup>st</sup>.

#### RECDD 3

#### Haven Play Park Sign:

The Haven play park sign was destroyed over the weekend of 5/31, beyond repair. A replacement has been ordered. This is now installed and complete.

#### **Riverlodge Gym:**

We had commercial grade, padded rubber flooring installed by the free weights in the gym to prevent damage to the existing flooring material. This is now complete.

#### **RiverLodge bathrooms:**

We had a nonslip coating applied to the bathrooms at the RiverLodge to help prevent water slippage from the pool area. This is now complete.

#### **RiverLodge Water Activity Pool:**

We had a power outage Wednesday night 6/18. When power returned the main circulation pump for the water activity pool did not prime correctly and the pump ran dry until we discovered it Thursday morning, causing excessive heat to the internal components. With the help of Crown Pools, we were back up and running in the morning of 6/20 and everything seemed to be running fine.

#### Parking Lot lights at Lodge:

Approximately 5 of the solar lights in the parking lot have become non-operational within the last month. We are working on the warranty to get these fixed.

#### Fountain in front of RiverLodge:

The fountain in front of the RiverLodge became non-operational this week. We are working through the warranty first to get this fixed.

#### 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.

### RIVERTOWN

**RECDD's Lifestyle Report** 

#### Date of report 07/16/2025

#### Submitted by: Kim Fatuch

#### **Ongoing Projects**

- Awaiting board approval for the Renaissance Fair to allocate sponsorships
- Finalizing details for permanent lighting to set up install date if CDD 2 & 3 approve thanks

#### 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.
  - $\circ\quad$  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.
  - Biggest turnout for events all year. Roughly 300+ people attended. Tons of accolades as people were leaving at the end.
  - Received \$226 revenue share from sunset slush some of the largest numbers we've seen this summer from them.
  - Pictures were taken by Rivertown Resident Igor with InvIGORate Media pictures to come.

- 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.

#### July Events

- 7.4.25 Golf Cart Parade followed by music at the RiverClub and Food trucks at the House and Lodge
- 7.11.25 Reduce, Reuse, Recycle Regatta at the Lodge
  - Residents are invited to create a mini boat using only the recycled items provided. We will then race the boats in the Lazy River.
- 7.12.25 Back-to-School Breakfast Buffet and Physicals
  - Brought to residents by R&R Collective. Kids can get their school physicals done early by licensed providers and enjoy a delicious breakfast buffet.
- 7.18.25 MnN Duo at the RiverClub
  - Live music back at the RiverClub
- 7.31.25 Poolside Murder Mystery
  - o Residents 18+ are invited to participate in a Poolside Murder Mystery Party
  - This is a ticketed event charging \$25 per resident
  - $\circ$   $\,$  Currently 120 residents signed up, registration closes on July 24th  $\,$

### RIVERTOWN

RECDD's Amenity Manager Report

#### Date of report 07/16/2025

#### Submitted by: Ken Council

#### **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 4 machines and treadmill parts damaged by rust and corrosion. Scheduled Friday, 6/11/2025.

#### **Other Updates:**

- Commercial Fitness out on 6.18.2025 to service treadmills.
- Ace Doors has ordered to repair the gym entrance doors.

#### RiverClub

#### **Amenity Hours:**

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

#### \*Closed Tuesdays\*

#### **Updates:**

- 5 Smooth Stones replaced two blown landscaping speakers on Friday 6.20.2025.
- Ace Doors came out on 7.2.2025 to service Café entrance double doors and the door from kitchen to loading dock.

#### RiverLodge

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

- 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 – 30 minutes before sunset

#### \*Closed Wednesdays\*

#### **Fitness Center:**

- 4am 12am
- Ace Doors came out on 7.2.2025 to service Fitness Center entrance double doors. The door handles were loose.

#### **Other Updates:**

• Mr. Steamlux came out on 6.18.2025 to spray slip resistant coating on all 3 restrooms in pool bath building to help prevent slip and falls.

(Continued)

### RIVERTOWN

**RECDD's Cafe Report** 

Date of report 07/16/2025

Submitted by: Lisa McCormick & Richard Losco

Square POS Net Sales were down 4.3% for the month of May @ \$92,666 compared to \$96,823 prior year. Events around the community included Music Bingo, Trivia Night, Fresh Music Friday, Mother's Day Brunch, Barks N Brews, and Amphitheater Entertainment. The Memorial Day Weekend was a huge success with many compliments and accolades from the residents. For the 4-day Memorial weekend, net sales totaled \$23,366, representing 24% of total sales for the month of May.

Cost of Goods Sold (Food and Beverage) was 40.0% in the month of May, compared to 40.0% prior year. We are seeing further consistency in purchases of food & beverage so to calculate cashflow and profitability with our operations. Our purchasing methodology for our alcoholic beverages has drastically improved our inventory management and cost.

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

Gross Wages as % of net sales were 23.6% in the month of May, compared to 22.4% prior year, an increase of 1.2%. We continue to exceed our expectations in managing labor hours in relation to sales volume due to seasonality.

Gross Wages as % of Revenue:				
Target	12-Mo	nth	% Rate – 35%	
Optimal	12-Mo	nth	% Rate – 30%	
Actual	April	'25	% Rate – 24%	

We continue to retain our current kitchen staff by creating a positive and supportive environment which fosters motivation and increases productivity. We currently have 2 job openings for cooks.

Our 6-month health inspection was conducted by the State of Florida, Division of Hotels and Restaurants, on June 18, 2025, with a follow-up visit on June 19, 2025. The follow-up visit denoted that no violations were observed and we met inspection standards during the visit.

We purchased a new refrigerated sandwich prep table unit for the kitchen to replace our 2018 unit. KAD Electric performed an electrical evaluation due to circuit breaker issues and rewired breakers and installed several new electrical outlets. Several equipment items are being reviewed and will be presented to DJ Smith, Mattamy, for his input and direction. I have also contacted Micamy Design Studio and requested a revised proposal with photographs of the booths, tables, and chairs to present to DJ concerning cost and quality of product to ensure the aesthetic/look for the new RiverClub Café furniture. Jade Dutson, Micamy Design, who has been communicating with DJ, states that a revised proposal with inspirational pictures will be included for our review within the next week. I also requested that the proposal be broken down into two segments for costing purposes: Booths and Tables/Chairs.

Again, 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.

Work Order Work Order Number Created Date	00827210 00827210 6/26/2025	Contact Address	Jason Davidson 73 Shinnecock Drive Saint Johns, FL 32259 United States
Work Details			
Specialist Comments to Customer	Report reflects work performed on 6/25/25. Herbicide was used to manage invasive and nuisance vegetation along the perimeters of treated ponds and any accessible trash removed. Dye was added to ponds to reduce light penetration and suppress growth. Algae was treated in ponds RC2,UU,CR3,KK,JJ,9,4,5,15,1 & 2. Aquatic herbicide was used to manage submersed vegetation in ponds UU,CR3,15,1,2 & JJ. Probiotics were added to ponds NN & KK to help reduce nutrients contributing to growth. The water levels are starting to get better. I saw a small gator in KK, but it was keeping it's distance. Thank you for being a Solitude customer!	Prepared By	KYLE FOLLANSBEE

Account

Rivers Edge II CDD

		Account	Rivers Edge II CDD
Work Order	00827210	Contact	Jason Davidson
Work Order Number	00827210	Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 6

6/26/2025

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

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

Work Order	
Work Order	
Number	

00827210 00827210 Account Contact Address Rivers Edge II CDD Jason Davidson 73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 6/26/2025		
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	00827210	Contact	Jason Davidson
Work Order Number	00827210	Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 6/26/2025

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

		Account	Rivers Edge II CDD
Work Order	00827210	Contact	Jason Davidson
Work Order	00827210	Address	73 Shinnecock Drive
Number			Saint Johns, FL 32259
			United States

Created Date 6/26/2025 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 Rivers Edge CDD II Pond 4 SHORELINE WEED CONTROL Rivers Edge CDD II Pond 4 MONITORING Rivers Edge CDD II Pond 4 LAKE WEED CONTROL Rivers Edge CDD II Pond 4 ALGAE CONTROL Rivers Edge CDD II Pond 9 SHORELINE WEED CONTROL Rivers Edge CDD II Pond 9 MONITORING Rivers Edge CDD II Pond 9 LAKE WEED CONTROL ALGAE CONTROL Rivers Edge CDD II Pond 9 Rivers Edge CDD II Pond 3 SHORELINE WEED CONTROL MONITORING Rivers Edge CDD II Pond 3 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 MONITORING Rivers Edge CDD II Pond 14

Rivers Edge CDD II Pond 14 LAKE WEED CONTROL

Rivers Edge CDD II Pond SS

# SELITUDE

		Account	Rivers Edge II CDD
Work Order	00827210	Contact	Jason Davidson
Work Order Number	00827210	Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
	C10C1000F		

Created Date 6/26/2025 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 7 Rivers Edge CDD II Pond 5 Rivers Edge CDD II Pond 8 Rivers Edge CDD II Pond 12 Rivers Edge CDD II Pond 9 Rivers Edge CDD II Pond 4 Rivers Edge CDD II Pond 15 Rivers Edge CDD II Pond RC2 Rivers Edge CDD II Pond JJ Rivers Edge CDD II Pond CR3 Rivers Edge CDD II Pond RC1 Rivers Edge CDD II Pond 10 Rivers Edge CDD II Pond 11 Rivers Edge CDD II Pond 13 Rivers Edge CDD II Pond UU Rivers Edge CDD II Pond 1 Rivers Edge CDD II Pond 2 Rivers Edge CDD II Pond KK Rivers Edge CDD II Pond TT Rivers Edge CDD II Pond NN

		Account	Rivers Edge II CDD
Work Order	00827210	Contact	Jason Davidson
Work Order Number	00827210	Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
Created Date	6/26/2025		
Rivers Edge CD	D II Pond 6		
Rivers Edge CDD II Pond 14			
Rivers Edge CDD II Pond 3			



NAME / ID:	<mark>Deputy</mark>			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD124194			4

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

SJSO25CAD124200, SJSO25CAD124214, SJSO25CAD124238, SJSO25CAD124283, SJSO25CAD124300, SJSO25CAD124316, SJSO25CAD124323

7 traffic stops resulting in 6 written warnings and 1 verbal for excessive speed, 2 verbal warnings for failure to provide registration, 1 verbal warning for failure to provide insurance.

Multiple rounds of patrols conducted throughout the entire neighborhood.



	_			
NAME / ID:	<mark>Deputy</mark>			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD124966			4

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

SJSO25CAD124979, SJSO25CAD124986, SJSO25CAD124995, SJSO25CAD125022, SJSO25CAD125029

Responded to a "fraud" in which complainant advised someone attempted to open a credit card in his name. Complainant also advised his credit is already locked so the application was denied and no money was taken, provided with a CAD card and advised to call back if he needed further. Also issued 4 written warnings for excessive speed.

Multiple rounds of patrols conducted throughout the entire neighborhood.



NAME / ID:	<mark>Deputy</mark>			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD131499			12

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

Total Contacts:11 Citations:2 Warnings:8 Top speed meausred by Radar was, \*\*39 MPH on RiverTowwn Main Street

Disturbance with naked male parked in median at kendall crossing and rolling water run, resulted in arrest. Several contacts regarding speed enforcement.

Multiple rounds of patrols conducted throughout the entire neighborhood.



NAME / ID:	<mark>Deputy</mark>			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD146067			6

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

SJSO25CAD146115, SJSO25CAD146121, SJSO25CAD146148, SJSO25CAD146173, SJSO25CAD146181, SJSO25CAD146254, SJSO25CAD146274

7 traffic stops resulting in 6 written warnings for excessive speed, 1 verbal warning for excessive speed, and 3 verbal warnings for failure to provide registration.

Multiple rounds of patrols conducted throughout the entire neighborhood as well as multiple citizen contacts.

FOURTH ORDER OF BUSINESS

A.

#### MINUTES OF MEETING RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rivers Edge II Community Development District was held on Wednesday, June 18, 2025 at 9:19 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

D.J. Smith	Chairman
Jason Thomas	Vice Chairman
Jarrett O'Leary	Supervisor
Donna WeMett	Supervisor
James Reid	Supervisor
Also present were:	
Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Jeff Mason	District Engineer
Richard Losco	General Manager
Jason Davidson	Regional General Manager
Kevin McKendree	Field Operations Manager
Mike Scuncio	Landscape Manager
Several Residents	

The following is a summary of the discussions and actions taken at the June 18, 2025 meeting.

#### FIRST ORDER OF BUSINESS Roll Call

Mr. deNagy called the meeting to order at 9:19 a.m. and called the roll.

#### SECOND ORDER OF BUSINESS Public Comment

A resident stated that parents of kids on sports teams are asking for use of the fields, and any damage to the fields will be a shared cost for Rivers Edge II and III. He asked if that is within the Board's purview.

Mr. Smith responded that his thought would be no, because there are county-owned fields on State Road 13 that they should have full access to. The District's fields were not put in place for the kind of traffic that a school team would produce, so he does not think this

District would want to cost share that. Ms. WeMett questioned if it would increase the liability to the District and if it would require more insurance.

Ms. Gentry responded that agreements are put in place with the school that require they have insurance, and they also have sovereign immunity. However, any time there are more people on the property, if something were to happen, the District would likely be pulled into a lawsuit.

#### THIRD ORDER OF BUSINESSStaff Reports

#### A. Landscape Maintenance – Report

Mr. Scuncio provided an overview of Yellowstone's report.

#### **B.** District Engineer

There being nothing to report, the next item followed.

#### C. District Counsel

Ms. Gentry reminded the board members to complete their Form 1 by July 1st.

#### **D.** District Manager

There being nothing to report, the next item followed.

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

Copies of the monthly reports were included in the agenda package. Mr. Losco informed the Board that the Rivers Edge CDD Board will be considering a proposal for permanent holiday lighting for all three amenity centers at their meeting, which totals \$78,296. There would be a cost savings of around \$18,000 per year between the three districts should the boards choose to approve the permanent lighting. This item will be placed on the July agendas for Rivers Edge II and III.

#### FOURTH ORDER OF BUSINESS Approva

#### 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

Copies of the minutes, the financial statements, and the check register totaling \$155,727.93 were included in the agenda package for the Board's review. Ms. WeMett provided some corrections to the minutes that will be included in the final version.

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

### FIFTH ORDER OF BUSINESSConsideration of Yellowstone Hurricane<br/>Pre-Approval Authorization

Mr. deNagy presented the proposal for advance approval of hurricane cleanup efforts should it be needed. The rates are \$120 per hour for general labor, \$200 per hour for arbor crew labor, \$500 per landscape truck dump, and \$1,500 per grapple truck dump.

On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor the proposal from Yellowstone to provide hurricane cleanup was approved.

#### SIXTH ORDER OF BUSINESS Consideration of EcoLab Aged Invoice

Mr. deNagy presented the invoice from July of 2024 totaling \$500. Mr. Losco added that the invoice is for a delivery fee for a new dishwasher for the RiverClub delivered on July 22, 2024. The billing title was incorrect when the invoice was initially received, and the vendor was asked to change the error multiple times. The corrected invoice was finally received on May 28, 2025.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor invoice 6346874847 from EcoLab was approved.

#### SEVENTH ORDER OF BUSINESS Consideration of Proposal for Golf Cart Signage

Mr. Losco presented a proposal from American Architectural Graphics, Inc. totaling \$12,091 for updating the signage for the golf cart path to alleviate the safety concerns brought up by Supervisor WeMett. The revised plan for the additional signage was approved by St. Johns County on June 4<sup>th</sup>. The signs will be placed along Keystone Corners, within the Manor and within HighPointe neighborhoods.
On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor the proposal from American Architectural Graphics, Inc. for updated golf cart path signage was approved.

Mr. Smith stated that he believes this should be a cost share item.

Ms. Gentry stated that the item will be placed on the Rivers Edge CDD and Rivers Edge III agendas for consideration.

Ms. WeMett stated that posting the new golf cart path map to each CDD's website would be helpful, but it would also be helpful if Vesta would circulate the map in an e-blast.

Mr. Losco stated that the new policy will be posted on the RiverTown Amenities website as well.

Mr. Reid asked if it would be possible to update the community maps on the CDD websites and to label the ponds so people can reference a specific pond when they have concerns.

Mr. deNagy stated that staff will work together to produce a map to place on the websites.

#### EIGHTH ORDER OF BUSINESS Discussion of the Fiscal Year 2026 Budget

Mr. deNagy noted that there have been no major changes to the budget since it was presented at the last meeting. He also informed the Board that he just received the first draft of the capital reserve study and is in the process of reviewing it. The annual contribution recommended in the study for the capital reserve fund is \$196,000.

#### NINTH ORDER OF BUSINESS Continued Discussion of the Event Sponsorship Policy

Ms. Gentry stated that this item will be discussed further with the Rivers Edge CDD at their meeting. If Rivers Edge CDD decides not to grant approval of this policy, this item will be placed back on the Rivers Edge II and Rivers Edge III agendas as this only works if all three districts utilize this policy since events tend to be community wide.

#### TENTH ORDER OF BUSINESS Supervisor Requests

Ms. WeMett stated that there is an agenda item on the Rivers Edge CDD agenda to discuss the splash pad repair. Her concern is cost sharing. She recommended that some sort of

supplemental maintenance agreement be created if Vesta is going to continue maintaining property owned by Mattamy.

Mr. Smith stated that they are only maintaining the splash pad, which is strictly for residents. He added that he is fine with a supplemental agreement being put in place outlining that Vesta is maintaining it, because it is a community benefit. Ms. Gentry added that staff will be discussing the matter with the Rivers Edge CDD board and will report back.

Ms. WeMett expressed concern with the proximity of the nearby pond and asked if there's something that could be done to create a barrier to prevent children from falling into the pond.

Mr. Smith stated that there are no plans to install a barrier or fence.

#### **ELEVENTH ORDER OF BUSINESS**

There were no comments at this time.

#### **TWELFTH ORDER OF BUSINESS**

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

**Audience Comments** 

THIRTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

*B*.



Community Development District

## Unaudited Financial Reporting

May 31, 2025



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

May 31, 2025

	General Fund		Ì	Debt Service Fund	Ca	pital Reserve Fund	Cap	ital Project Fund	Totals Governmental Funds	
Assets:										
Cash:										
Operating Account	\$	665,911	\$	-	\$	83,532	\$	-	\$	749,443
Assessments Receivable		2,072		1,499		-		-		3,571
Due from Other		5,569		-		-		-		5,569
Due from Vesta - Café		204,790		-		-		-		204,790
Due from Capital Project Fund Series 2020		-		-		-		1,138		1,138
Investments:										
State Board of Administration (SBA)		5,558		-		61		-		5,619
Custody		2,047		-		-		-		2,047
Series 2020										
Reserve		-		230,399		-		-		230,399
Revenue		-		333,919		-		-		333,919
Construction		-		-		-		6,122		6,122
Series 2021										
Reserve		-		249,300		-		-		249,300
Revenue		-		272,837		-		-		272,837
Construction		-		-		-		2,009		2,009
Prepaid Expenses		7,300		-		-		-		7,300
Deposits		16,840		-		-		-		16,840
Total Assets	\$	910,087	\$	1,087,954	\$	83,593	\$	9,270	\$	2,090,904
Liabilities:										
Accounts Payable	\$	3,473	\$	-	\$	-	\$	-	\$	3,473
Accrued Expenses		13,136		-		-		-		13,136
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	\$	35,405	\$	-	\$	-	\$	1,138	\$	36,543
Fund Balance:										
Nonspendable:										
Prepaid Items	\$	7,300	\$	-	\$	-	\$	-	\$	7,300
Deposits		16,840		-		-		-		16,840
Restricted for:										
Debt Service - Series		-		1,087,954		-		-		1,087,954
Capital Project - Series		-		-		-		8,132		8,132
Assigned for:						83,593				83,593
Capital Reserve Fund Unassigned		- 850,542		-		03		-		83,593 850,542
Total Fund Balances	\$	874,682	\$	1,087,954	\$	83,593	\$	8,132	\$	2,054,360
Total Liabilities & Fund Balance	\$	910,087	\$	1,087,954	\$	83,593	\$	9,270	\$	2,090,904

#### **Community Development District**

#### **General Fund**

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

	 Adopted Prorated Budget Actual						
	Budget	Th	ru 05/31/25	Th	ru 05/31/25	I	/ariance
D							
Revenues:							
Special Assessments - Tax Roll	\$ 1,055,360	\$	1,055,360	\$	1,042,761	\$	(12,599)
Special Assessments - Direct Bill	185,789		185,789		185,789		-
Developer Contributions	1,286,220		870,785		870,785		-
Café Gross Sales	517,856		517,856		540,778		22,922
Special Events	-		-		-		-
Miscellaneous Income	5,000		3,333		852		(2,482)
Insurance Proceeds	-		-		52,859		52,859
Interest	5,000		5,000		6,256		1,256
Cost Share Amenity - Rivers Edge III	-		-		3,896		3,896
Total Revenues	\$ 3,055,225	\$	2,638,123	\$	2,703,977	\$	65,854
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ -	\$	-	\$	3,000	\$	(3,000]
FICA Expense	-		-		230		(230)
District Engineering	15,000		10,000		11,142		(1,142
District Counsel	30,000		20,000		16,402		3,598
District Management	39,326		26,217		26,217		(0)
Construction Accounting	3,710		2,473		-		2,473
Assessment Roll Administration	5,618		5,618		5,618		-
Dissemination Agent	5,618		3,745		4,895		(1,150
Information Technology	2,022		1,348		1,348		0
Website Administration	1,348		899		899		0
Annual Audit	5,000		-		-		-
Trustee Fees	10,000		6,667		1,541		5,126
Arbitrage Rebate	1,200		-		-		-
Telephone	200		133		35		98
Postage & Deleivery	500		500		656		(156)
Printing & Binding	250		167		190		(24)
Insurance General Liability	7,961		7,961		7,745		216
Legal Advertising	2,500		1,667		2,063		(396
Other Current Charges	500		333		10		323
Office Supplies	150		100		5		95
Dues, Licenses & Subscriptions	175		175		175		-
Fotal General & Administrative	\$ 131,079	\$	88,004	\$	82,170	\$	5,834
<b>Operations &amp; Maintenance</b>							
Ground Maintenance:							
Cost Share Landscaping - Rivers Edge	\$ 801,623	\$	534,415	\$	534,415	\$	(0)
Field Operations Management (Vesta)	39,438		26,292		26,292		-
Landscape Maintenance	424,716		283,144		280,716		2,428
Lake Maintenance	23,000		15,333		17,562		(2,229)
Landscape Contingency	80,000		80,000		112,994		(32,994)
rrigation Repairs and Replacement	37,000		37,000		40,226		(3,226)
Irrigation Water Use	70,000		46,667		28,487		18,179
Streetlighting	28,000		18,667		17,655		1,012
Subtotal Ground Maintenance	\$ 1,503,777	\$	1,041,518	\$	1,058,347	\$	(16,829)

#### **Community Development District**

**General Fund** 

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

		Adopted	Pro	rated Budget		Actual			
		Budget	Th	ru 05/31/25	Th	ru 05/31/25	I	Variance	
Amenity Center - River Club:	<i>•</i>	00.450		50005		50.005		(0)	
Cost Share Amenity - Rivers Edge	\$	88,478	\$	58,985	\$	58,985	\$	(0)	
eneral Manager (Vesta)		46,793		31,195		32,217		(1,022)	
menity Manager (Vesta)		29,632		19,755		19,755		0	
laintenance Service (Vesta)		103,123		68,749		68,749		0	
ifestyle Director (Vesta)		43,329		28,886		28,886		-	
acilities Attendant (Vesta)		113,852		75,901		75,901		(0)	
ecurity Monitoring		5,000		3,333		210		3,123	
elephone		12,721		8,480		9,720		(1,240)	
isurance		78,540		78,540		73,323		5,217	
ool Chemicals (Poolsure)		10,000		6,667		9,101		(2,434)	
nitorial Services (Vesta)		32,875		21,917		21,917		0	
ccess Cards		3,500		2,333		-		2,333	
/indow Cleaning		3,500		2,333		-		2,333	
atural Gas		4,000		2,667		3,745		(1,079)	
lectric		28,000		18,667		16,263		2,403	
/ater & Sewer		17,000		11,333		9,525		1,808	
epair and Replacements		75,000		50,000		73,560		(23,560)	
efuse		20,000		13,333		16,853		(3,520)	
est Control		1,920		1,280		1,348		(68)	
icense & Permits		1,000		667		350		316	
ther Current		500		333		-		333	
pecial Events		30,000		20,000		21,116		(1,116)	
oliday Decorations		23,000		15,333		14,150		1,183	
office Supplies & Postage		25,000		500		295		205	
ontingency		5,000		3,333		1,305		2,028	
onungency		3,000		3,333		1,303		2,028	
Subtotal Amenity Center - River Club	\$	777,513	\$	544,522	\$	557,276	\$	(12,755)	
afé Operations:									
afé-Cost of Goods Sold	\$	239,259	\$	159,506	\$	198,438	\$	(20.021)	
	ф		Ф	,	Ф	-	Ф	(38,931)	
afé-Labor		241,176		241,176		261,663		(20,487)	
afé-Bank Fees		22,631		15,087		22,074		(6,987)	
ther Expenses related to Café Operations		2,550		1,700		860		840	
afé Management		12,240		8,160		-		8,160	
Subtotal Café Operations	\$	517,856	\$	425,629	\$	483,034	\$	(57,405)	
atal Anovations & Maintananao	\$	2 700 146	\$	2 0 1 1 6 6 0	\$	2,098,658	\$	(96,090)	
otal Operations & Maintenance		2,799,146	Þ	2,011,669	\$	2,090,030	3	(86,989)	
otal Expenditures	\$	2,930,225	\$	2,099,673	\$	2,180,828	\$	(81,155)	
xcess (Deficiency) of Revenues over Expenditures	\$	125,000	\$	538,450	\$	523,149	\$	147,009	
<u>ther Financing Sources/(Uses):</u>		125,000	\$	25,000	\$	25,000	\$	-	
	\$								
<i>ther Financing Sources/(Uses):</i> apital Reserve Funding otal Other Financing Sources/(Uses)	\$ \$	125,000	\$	25,000	\$	25,000	\$	-	
apital Reserve Funding otal Other Financing Sources/(Uses)	\$	125,000						147.009	
apital Reserve Funding	\$ \$		\$ \$	25,000 513,450	\$	25,000 498,149	\$ \$	147,009	
apital Reserve Funding otal Other Financing Sources/(Uses)	\$	125,000						147,009	

Community Development District

Month to Month

speed absersements       0       15,400       - <th></th> <th>_</th> <th>Oct</th> <th>: N</th> <th>ov</th> <th>Dec</th> <th>Jan</th> <th>Feb</th> <th>March</th> <th>April</th> <th>May</th> <th>June</th> <th>July</th> <th>Aug</th> <th>Sept</th> <th>Total</th>		_	Oct	: N	ov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
speed all consistence informations         1	venues:															
speak         3pack         1st, 4so         -	ecial Assessments - Tax Roll	\$	-	\$ 502,82	3 \$	348,849 \$	- \$	165,239 \$	23,777 \$	- \$	2,072 \$	- \$	- \$	- \$	- \$	1,042,761
newspace<			34,310		0	-	-			-	-	-	-	-		185,789
chá conside52.5747.7747.9747.9747.9755.3692.49796.2512.727554Maxance Procesis52.85755Intrest1911074141,34410771.4541.0171.012.7255565557555777 <t< td=""><td></td><td></td><td>-</td><td></td><td></td><td>-</td><td>-</td><td>-</td><td>-</td><td>600,000</td><td>17,513</td><td>-</td><td>-</td><td>-</td><td></td><td>870,785</td></t<>			-			-	-	-	-	600,000	17,513	-	-	-		870,785
Mission concess       155       25       395       40       55       30       25       127       1	-		52,537	46,71	7	49,179	45,452	55,386	92,497	96,258	102,753	-	-	-	-	540,778
Interst Carphone Amenity-Rivers Edge III       1917       107       1,454       1,410       259       .	scellaneous Income		155	2	5	395	40	55	30	25	127	-	-	-	-	852
Catcheroneming-Reversedge III       3.399       3.9       9.9       9.9       9.9       9.9       9.9       9.9       9.9       9.9       9.1078       9.008	surance Proceeds		-		-	-	52,859	-	-	-	-	-	-	-	-	52,859
Total Revenue         \$         91,089         \$         95,444         \$         99,694         \$         21,758         \$         097,692         \$         12,724         \$ <td>lerest</td> <td></td> <td>191</td> <td>10</td> <td>7</td> <td>414</td> <td>1,344</td> <td>1,077</td> <td>1,454</td> <td>1,410</td> <td>259</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>6,256</td>	lerest		191	10	7	414	1,344	1,077	1,454	1,410	259	-	-	-	-	6,256
Sequentities           Garend Administrative           Garend Administrative           S <td>st Share Amenity - Rivers Edge III</td> <td></td> <td>3,896</td> <td></td> <td>-</td> <td>3,896</td>	st Share Amenity - Rivers Edge III		3,896		-	-	-	-	-	-	-	-	-	-	-	3,896
Annal Additionational Additional Ad	tal Revenues	\$	91,089	\$ 954,42	4 \$	398,837 \$	99,694 \$	221,758 \$	117,758 \$	697,692 \$	122,724 \$	- \$	- \$	- \$	- \$	2,703,977
Supervisor Fees         s	penditures:															
PRA Expense6131463161District Engineering $2,481$ 125 $648$ - $125$ - $7,478$ $284$ 11District Consel $2,002$ $3,263$ $2,309$ $19,99$ $2,287$ - $4,552$ 16District Management $3,277$ $3$	neral & Administrative:															
District Engineering2,4811256481257,4782.8411District Consel2,0023,2632,3032,3091,9892,2874,55211District Management3,277<	pervisor Fees	\$	-	\$	- \$	- \$	800 \$	400 \$	600 \$	400 \$	800 \$	- \$	- \$	- \$	- \$	3,000
District Engineering2,4811256481257,4782.8411District Consel2,0023,2632,3032,3091,9892,2874,55211District Management3,277<	CA Expense		-		-	-	61	31	46	31	61	-	-	-	-	230
District Management3,277	strict Engineering		2,481	12	5	648	-	125	-	7,478	284	-	-	-	-	11,142
Construction <t< td=""><td>strict Counsel</td><td></td><td>2,002</td><td>3,26</td><td>3</td><td>2,309</td><td>1,989</td><td>2,287</td><td>-</td><td>4,552</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>16,402</td></t<>	strict Counsel		2,002	3,26	3	2,309	1,989	2,287	-	4,552	-	-	-	-	-	16,402
Assessment Roll Administration $5.618$ $-$	strict Management		3,277	3,27	7	3,277	3,277	3,277	3,277	3,277	3,277	-	-	-	-	26,217
Dissemination Agent $668$ $468$ $468$ $468$ $468$ $468$ $468$ $468$ $1008$ $818$ $  -$	nstruction Accounting		-		-	-	-	-	-	-	-	-	-	-	-	-
Information Technology169 <td>sessment Roll Administration</td> <td></td> <td>5,618</td> <td></td> <td>-</td> <td>5,618</td>	sessment Roll Administration		5,618		-	-	-	-	-	-	-	-	-	-	-	5,618
Website Administration112 <td>ssemination Agent</td> <td></td> <td>668</td> <td>46</td> <td>8</td> <td>468</td> <td>468</td> <td>468</td> <td>468</td> <td>1,068</td> <td>818</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>4,895</td>	ssemination Agent		668	46	8	468	468	468	468	1,068	818	-	-	-	-	4,895
Annal Addit </td <td>-</td> <td></td> <td>169</td> <td>16</td> <td>9</td> <td>168</td> <td>169</td> <td>169</td> <td>169</td> <td>169</td> <td>168</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>1,348</td>	-		169	16	9	168	169	169	169	169	168	-	-	-	-	1,348
Tratee Fees       -       1 <th1< th=""> <th1< td=""><td>ebsite Administration</td><td></td><td>112</td><td>11</td><td>2</td><td>112</td><td>112</td><td>112</td><td>112</td><td>112</td><td>112</td><td>-</td><td>-</td><td>-</td><td>-</td><td>899</td></th1<></th1<>	ebsite Administration		112	11	2	112	112	112	112	112	112	-	-	-	-	899
Arbitrage Rebate       -	nual Audit					-	-	-	-	-	-	-	-	-	-	-
Telefone         1         4         -         20         4         6         -	ustee Fees		-		-	-	-	-	-	-	1,541	-	-	-	-	1,541
Postage & Deleivery         64         216         60         55         48         78         62         72         -         -         -           Printing & Binding         24         7         80         21         13         32         7         7         -         -         -         -           Insurance General Liability         7,745         -         -         -         -         -         -         7         2         -         7         -	bitrage Rebate		-		-	-	-	-	-	-	-	-	-	-	-	-
Printing & Binding         24         7         80         21         13         32         7         7         - <td>lephone</td> <td></td> <td>1</td> <td></td> <td>4</td> <td>-</td> <td>20</td> <td>4</td> <td>6</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>35</td>	lephone		1		4	-	20	4	6	-	-	-	-	-	-	35
Printing & Binding         24         7         80         21         13         32         7         7         - <td>-</td> <td></td> <td>64</td> <td>21</td> <td>6</td> <td>60</td> <td>55</td> <td>48</td> <td>78</td> <td>62</td> <td>72</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>656</td>	-		64	21	6	60	55	48	78	62	72	-	-	-	-	656
Legal Advertising 1,080 - 951 32 2			24		7	80	21	13	32	7	7	-	-	-	-	190
Legal Advertising 1,080 - 951 32 2	surance General Liability		7,745			-	-	-	-	-	-	-	-	-	-	7,745
	-		1,080			951	-	-	-	-	32	-	-	-	-	2,063
Other Current Charges 10	her Current Charges		-		-	10	-	-	-	-	-	-	-	-	-	10
Office Supplies 1 0 0 0 1 1 1 0	fice Supplies		1		0	0	0	1	1	1	0	-	-	-	-	5
			175		-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative \$ 23,418 \$ 7,641 \$ 8,084 \$ 6,974 \$ 6,935 \$ 4,789 \$ 17,156 \$ 7,172 \$ - \$ - \$ - \$ - \$ 82	tal General & Administrative	\$	23,418	\$ 7,64	1 \$	8,084 \$	6,974 \$	6,935 \$	4,789 \$	17,156 \$	7,172 \$	- \$	- \$	- \$	- \$	82,170
Operations & Maintenance	<u> Operations &amp; Maintenance</u>															
Ground Maintenance:	ound Maintenance:															
CostShareLandscaping-RiversEdge \$ 66,802 \$ 66,802 \$ 66,802 \$ 66,802 \$ 66,802 \$ 66,802 \$ 66,802 \$ 66,802 \$ - \$ - \$ - \$ 534	st Share Landscaping - Rivers Edge	\$	66,802	\$ 66,80	2 \$	66,802 \$	66,802 \$	66,802 \$	66,802 \$	66,802 \$	66,802 \$	- \$	- \$	- \$	- \$	534,415
Field Operations Management (Vesta) 3,287 3,287 3,287 3,287 3,287 3,287 3,287 3,287 3,287 26	eld Operations Management (Vesta)		3,287	3,28	7	3,287	3,287	3,287	3,287	3,287	3,287	-	-	-	-	26,292
			35,089				35,089			35,089	35,089	-	-	-	-	280,716
Lake Maintenance 1,787 1,787 2,273 1,787 1,787 4,567 1,787 1,787 - 17	ke Maintenance		1,787	1,78	7	2,273	1,787	1,787	4,567	1,787	1,787	-	-	-		17,562
Landscape Contingency 3,440 1,780 11,515 2,225 13,175 - 70,344 10,515 112	ndscape Contingency		3,440	1,78	0	11,515	2,225	13,175	-	70,344	10,515	-	-	-	-	112,994
						3,648	1,612		-			-	-	-	-	40,226
				7,45	1				1,225			-	-	-	-	28,487
	-											-	-	-	-	17,655
Subtotal Ground Maintenance \$ 121,671 \$ 118,113 \$ 131,095 \$ 116,416 \$ 139,598 \$ 113,191 \$ 185,319 \$ 132,946 \$ - \$ - \$ - \$ - \$ 1,058	ubtotal Ground Maintenance	\$	121,671	\$ 118,11	3 \$	131,095 \$	116,416 \$	139,598 \$	113,191 \$	185,319 \$	132,946 \$	- \$	- \$	- \$	- \$	1,058,347

Community Development District

Month to Month

		Oct	Nov	Dec	Jan	Feb	March	April	Мау	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 \$	7,373 \$	- \$	- \$	- \$	- s	58,985
General Manager (Vesta)	Ŷ	4,018	3,899	4,130	4,044	4,030	4,027	4,039	4,030	-	-	-	-	32,217
Amenity Manager (Vesta)		2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	_		_	_	19,755
Maintenance Service (Vesta)		8,594	8,594	8,594	8,594	8,594	8,594	8,594	8,594	_	_	_		68,749
Lifestyle Director (Vesta)		3,611	3,611	3,611	3,611	3,611	3,611	3,611	3,611			_	_	28,886
Facilities Attendant (Vesta)		18,081	894	9,488	9,488	9,488	9,488	9,488	9,488					75,901
Security Monitoring		10,001	094	105	5,400	5,400	105	5,400	9,400	-	-	-	-	210
Telephone		1,147	1,148	1,148	1,148	1,211	1,306	1,306	1,306	-	-	-	-	9,720
-		73,323	1,140	1,140	1,140	1,211	1,300	1,500	-	-	-	-	-	73,323
Insurance		/3,323	-	-	-	-	-	-	-	-	-	-	-	/3,323
Pool Maintenance (Vesta)		1 102	-	- 1 1 0 2	1 1 5 0	1 1 5 0		1 1 5 0	1 1 5 0	-	-	-	-	-
Pool Chemicals (Poolsure)		1,103	1,103	1,103	1,158	1,158	1,158	1,158	1,158	-	-	-	-	9,101
Janitorial Services (Vesta)		2,740	2,740	2,740	2,740	2,740	2,740	2,740	2,740	-	-	-	-	21,917
Access Cards		-	-	-	-	-	-	-	-	-	-	-	-	-
Window Cleaning		-	-	-	-	-	-	-	-	-	-	-	-	-
Natural Gas		333	364	421	452	379	517	742	536	-	-	-	-	3,745
Electric		1,908	1,825	1,947	2,479	2,315	1,885	1,848	2,055	-	-	-	-	16,263
Water & Sewer		778	1,580	1,357	1,122	1,101	1,087	1,131	1,368	-	-	-	-	9,525
Repair and Replacements		1,373	2,806	25,816	21,684	11,969	2,974	3,109	3,828	-	-	-	-	73,560
Refuse		2,042	2,042	2,028	2,025	2,604	2,579	2,357	1,177	-	-	-	-	16,853
Pest Control		119	119	500	122	122	122	122	122	-	-	-	-	1,348
License & Permits		-	-	-	-	-	-	-	350	-	-	-	-	350
Other Current		-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events		4,022	-	225	5,783	800	2,550	2,522	5,215	-	-	-	-	21,116
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 \$	55,419 \$	- \$	- \$	- \$	- \$	557,276
Café Operations:														
Café-Cost of Goods Sold	s	23,605 \$	17,213 \$	17,627 \$	17,758 \$	20,595 \$	31,467 \$	32,930 \$	37,242 \$	- s	- \$	- \$	- s	198,438
Café-Labor	Ŷ	30,306	27,936	26,825	30,467	28,505	35,176	40,327	42,121			4	-	261,663
Café-Bank Fees		2,233	1,777	2,922	1,851	2,175	2,920	4,287	3,910	-	-	_	_	22,074
Other Expenses related to Café Operations		- 2,233	1,/ / /	2,922	275	2,175	2,920	4,207	585					860
Café Management		-	-	-	275	-	-	-	202	-	-	-	-	800
Cale Management		-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Café Operations	\$	56,144 \$	46,926 \$	47,375 \$	50,350 \$	51,276 \$	69,563 \$	77,544 \$	83,857 \$	- \$	- \$	- \$	- \$	483,034
Total Operations & Maintenance	\$	313,973 \$	205,605 \$	251,525 \$	252,378 \$	250,839 \$	235,340 \$	316,777 \$	272,222 \$	- \$	- \$	- \$	- \$	2,098,658
	•	005004 Å	040.04 <b>8</b> Å	000 coo d	050.050 Å		0.40.400 Å	000.000 Å	050005 Å	<b>^</b>	<b>^</b>	<b>^</b>	*	2 4 0 0 0 0 0
Total Expenditures	\$	337,391 \$	213,247 \$	259,609 \$	259,352 \$	257,774 \$	240,128 \$	333,933 \$	279,395 \$	- \$	- \$	- \$	- \$	2,180,828
Excess (Deficiency) of Revenues over Expenditures	\$	(246,302) \$	741,178 \$	139,229 \$	(159,657) \$	(36,017) \$	(122,370) \$	363,759 \$	(156,671) \$	- \$	- \$	- \$	- \$	523,149
Other Financing Sources/Uses:														
Capital Reserve Funding	\$	- \$	- \$	- \$	25,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	25,000
Total Other Financing Sources/Uses	\$	- \$	- \$	- \$	25,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	25,000
						•								

#### **Community Development District**

Debt Service Fund Series 2020

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

	Adopted		Pror	ated Budget		Actual		
		Budget	Thr	u 05/31/25	Thr	u 05/31/25	7	/ariance
Revenues:								
Special Assessments - Tax Roll	\$	462,928	\$	462,928	\$	453,780	\$	(9,148)
Prepayments		-		-		11,217		11,217
Interest Income		5,000		5,000		19,514		14,514
Total Revenues	\$	467,928	\$	467,928	\$	484,510	\$	16,583
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		163,321		163,070		251
Principal - 5/1		130,000		130,000		130,000		-
Principal Prepayment - 5/1		-		-		15,000		(15,000)
Total Expenditures	\$	456,643	\$	456,643	\$	481,453	\$	(24,810)
Excess (Deficiency) of Revenues over Expenditures	\$	11,285	\$	11,285	\$	3,058	\$	(8,227)
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	11,285	\$	11,285	\$	3,058	\$	(8,227)
Fund Balance - Beginning	\$	318,060			\$	562,162		
Fund Balance - Ending	\$	329,345			\$	565,220		

#### **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 05/31/25	Th	ru 05/31/25	Variance
Revenues:							
Special Assessments - Tax Roll	\$	305,842	\$	305,842	\$	300,709	\$ (5,133)
Special Assessments - Direct Bill		245,810		245,810		245,811	1
Prepayments		-		-		873,878	873,878
Interest Income		5,000		5,000		26,687	21,687
Total Revenues	\$	556,652	\$	556,652	\$	1,447,085	\$ 890,433
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		168,220		152,003	16,218
Principal - 5/1		215,000		215,000		195,000	20,000
Principal Prepayment - 5/1		-		-		30,000	(30,000)
Total Expenditures	\$	551,440	\$	551,440	\$	1,432,869	\$ (881,429)
Excess (Deficiency) of Revenues over Expenditures	\$	5,212	\$	5,212	\$	14,217	\$ 9,005
Other Financing Sources /(Uses):							
Transfer In/(Out)	\$	-	\$	-	\$	-	\$ -
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$ -
Net Change in Fund Balance	\$	5,212	\$	5,212	\$	14,217	\$ 9,005
Fund Balance - Beginning	\$	241,052			\$	508,518	
Fund Balance - Ending	\$	246,264			\$	522,734	

#### **Community Development District**

**Capital Reserve Fund** 

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

	Adopted	Pror	ated Budget		Actual			
	Budget	Thru 05/31/25		Thr	u 05/31/25	Variance		
Revenues								
Capital Reserve Funding	\$ 125,000	\$	25,000	\$	25,000	\$	-	
Developer Contributions	-		-		114,016		114,016	
Interest	1,000		667		803		136	
Total Revenues	\$ 126,000	\$	25,667	\$	139,819	\$	114,152	
Expenditures:								
Repair and Replacements	\$ 50,000	\$	33,333	\$	23,408	\$	9,925	
Capital Outlay	-		-		195,751		(195,751)	
Total Expenditures	\$ 50,000	\$	33,333	\$	219,159	\$	(185,826)	
Excess (Deficiency) of Revenues over Expenditures	\$ 76,000	\$	(7,667)	\$	(79,340)	\$	299,978	
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-	
Total Other Financing Sources (Uses)	\$ -	\$	-	\$	-	\$	-	
Net Change in Fund Balance	\$ 76,000			\$	(79,340)			
Fund Balance - Beginning	\$ 193,794			\$	162,933			
Fund Balance - Ending	\$ 269,794			\$	83,593			

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

#### **Capital Projects Funds**

Description	SE 2020	SE 2021
<u>Revenues</u>		
Interest	\$ 178	\$ 59
Transfer In	-	-
Total Revenues	\$ 178	\$ 59
<u>Expenditures</u>		
Capital Outlay	\$ -	\$ -
Transfer Out	-	-
Total Expenditures	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 178	\$ 59
Beginning Fund Balance	\$ 4,806	\$ 3,089
Ending Fund Balance	\$ 4,984	\$ 3,147

Community Development District Long Term Debt Report

#### Series 2020, Capital Improvement Revenue Bonds

Interest Rate:	4.5% - 5.3%						
Maturity Date:	5/1/2026						
Reserve Fund Definition	50% of Maximum Annual Debt at Is	suance					
Reserve Fund Requirement	\$ 230,399						
Reserve Fund Balance	230,399						
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)					
Less: May 1, 2025 (Mandatory)		(130,000)					
Less: May 1, 2025 (Prepayment)		(15,000)					
Current Bonds Outstanding	\$	6,445,000					

Series 2021, Capital	Improvement Revenue Bonds							
Interest Rate:	2.4	7%-3.75%						
Maturity Date:	5	/1/2051						
Reserve Fund Definition	50% of Maximum Annual Debt at Issuance							
Reserve Fund Requirement	\$	249,300						
Reserve Fund Balance		249,300						
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					
Less: May 1, 2025 (Mandatory)			(195,000					
Less: May 1, 2025 (Prepayment)			(30,000					
Current Bonds Outstanding		\$	8,155,000					

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

			ASSES	SED		ſ					
		SERIES 2020	SERIES 2021								BALANCE DUE /
		DEBTINVOICED	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		-	86,300.36	117,170.26	203,470.62	-
TOTAL DIRECT BILLS	652	-	245,810.50	185,789.26	431,599.76		-	245,810.50	185,789.25	431,599.75	0.01
NET REVENUE TAX ROLL	831	459,262.58	304,342.40	1,055,360.37	1,818,965.35		453,779.71	300,709.03	1,042,761.04	1,797,249.79	21,715.56
TOTAL REVENUE	1,483	459,262.58	550,152.90	1,241,149.63	2,250,565.11	Į	453,779.71	546,519.53	1,228,550.29	2,228,849.54	21,715.57
		0.000/	400.000/	400.000/	400.000/						

DIRECT BILL PERCENT COLLECTED	0.00%	100.00%	100.00%	100.00%
TAX ROLL PERCENT COLLECTED	98.81%	98.81%	98.81%	98.81%
TOTAL PERCENT COLLECTED	98.81%	99.34%	98.98%	99.04%

(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
TAX CERTIFICATES	6/13/2025	901.72	597.55	2,072.11	3,571.38
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		453,779.71	300,709.03	1,042,761.04	1,797,249.79



# **Rivers Edge II** Community Development District

## Check Run Summary

May 31, 2025

Fund	Date	Check No.		Amount
General Fund				
Payroll	5/14/25	50013-50014	\$	369.40
	5/28/25	50015-50016		369.40
		Sub-Total	\$	738.80
General Fund	•		-	
Accounts Payable	5/23/25	1980-2031	\$	266,634.88
	5/30/25	2032-2042		8,217.88
		Sub-Total	\$	274,852.76
Capital Reserve Fund				
Accounts Payable	5/23/25	18	\$	14,540.00
	5/30/25	19		20,195.00
		Sub-Total	\$	34,735.00
Total			\$	310,326.56

pr300r	PA	YROLL CHECK REGISTER	RUN	5/14/25 1	PAGE	1
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECH DATH		
50013	1	DONNA L WEMETT	184.70	5/14/2025	5	
50014	2	JAMES M REID JR	184.70	5/14/202	5	
	TOT.	AL FOR REGISTER	369.40			

RED2 RIVERS EDGE II DLAUGHLIN

## **Attendance Sheet**

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

## Board Meeting Date: May 9, 2025 Joint Special Meeting

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

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

**Approved for Payment:** 

Corbin de Nagy District Manager Signature

05/13/2025 Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

PR300R	PAY	ROLL CHECK REGISTER	RUN	5/28/25	PAGE	1
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHEC DAT		
50015	1	DONNA L WEMETT	184.70	5/28/202	5	
50016		JAMES M REID JR	184.70	5/28/202	5	
	TOTA	L FOR REGISTER	369.40			

RED2 RIVERS EDGE II DLAUGHLIN

## **Attendance Sheet**

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

Board Meeting Date: May 21, 2025 Meeting

   	Name	In Attendance	Fee
	DJ Smith Chairman		N/A
2	Jason Thomas Vice Chairman	$\checkmark$	N/A
3	Jarrett O'Leary Assistant Secretary	$\checkmark$	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 Manager Signature

<u>\$7/21/2025</u> Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER *** CHECK DATES 05/01/2025 - 05/31/2025 *** RIVERS EDGE II - GENERAL FUND BANK A RIVERS EDGE II CDD	RUN 7/08/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME STATUS DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	AMOUNT	CHECK AMOUNT #
5/23/25 00215 4/29/25 08152RIV 202504 320-57200-49400 * 8/15 3HR LIVE MUSIC ALEXANDER AFFRONTI	350.00	350.00 001980
5/23/25 00102 4/14/25 42272135 202504 320-57200-60000 * ACTIVE SCRAPER/MAT ONYX CINTAS	180.76	180.76 001981
5/23/25 00102 4/14/25 52644303 202504 320-57200-60000 * FIRST AID SUPPLIES CINTAS	42.88	
5/23/25 00102 5/12/25 42301625 202505 320-57200-60000 * ACTIVE SCRAPER/MAT ONYX	214.04	214 04 001983
5/23/25 00102 5/12/25 52696097 202505 320-57200-60000 * FIRST AID SUPPLIES CINTAS	49.44	
5/23/25 00179 1/22/25 5 202501 310-51300-32400 * AMORT SE2020 PREPAY 1/22/25 5 202501 310-51300-32400 * AMORT SE2021 PREPAY DISCLOSURE SERVICES LLC	100.00 500.00	600.00 001985
5/23/25 00179 4/15/25 6 202505 310-51300-32400 * AMORT SE2020 PREPAY 4/15/25 6 202505 310-51300-32400 * AMORT SE2021 PREPAY DISCLOSURE SERVICES LLC	100.00 250.00	350.00 001986
5/23/25 00216 4/14/25 25018 202504 320-57200-49400 * 6/20 3HR LIVE MUSIC DUSTIN BRADLEY HUMBERT	750.00	750.00 001987
5/23/25 00069 5/13/25 45533 202505 320-57200-60000 * DOUBLE DOORS TO CAFE RPR DYNAMIC SECURITY PROFESSIONALS, INC	170.00	170.00 001988
5/23/25 00191 4/10/25 46841 202504 320-57200-60000 * DYE TEST/EXP JOINTS/EPOXY EPIC POOLS & HARDSCAPE	1,600.00	1,600.00 001989
5/23/25 00002 5/01/25 91 202505 310-51300-34000 * MAY MANAGEMENT FEES	3,277.17	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/08/25 PAGE 2 \*\*\* CHECK DATES 05/01/2025 - 05/31/2025 \*\*\* RIVERS EDGE II - GENERAL FUND BANK A RIVERS EDGE II CDD

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SUB	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	5/01/25 91 202505 310-51300-3510 MAY WEBSITE ADMIN	00	*	112.33	
	5/01/25 91 202505 310-51300-3510	00	*	168.50	
	MAY INFO TECH 5/01/25 91 202505 310-51300-3240		*	468.17	
	MAY DISSEM AGENT SRVCS 5/01/25 91 202505 310-51300-5100	00	*	.24	
	OFFICE SUPPLIES 5/01/25 91 202505 310-51300-4200 POSTAGE	00	*	71.94	
	5/01/25 91 202505 310-51300-4250	00	*	6.60	
	COPIES G(	OVERNMENTAL MANAGEMENT SERVICES			4,104.95 001990
5/23/25 00217	5/01/25 25-00256 202505 310-51300-4800	00	*	31.66	
	NTC OF JOINT BOS MTG	ACKSONVILLE DAILY RECORD			31.66 001991
5/23/25 00218	5/01/25 TNV001 202505 320-57200-4940	0.0	*	1,200,00	
	5/18 2HR PERFORMANCE AI	NDREW JONES			1,200.00 001992
3/23/23 UULZU	4/15/25 12047 202503 310-51300-3150 MAR GENERAL COUNSEL	00	*	2,062.54	
	K	ILINSKI VAN WYK PLLC			2,062.54 001993
5/23/25 00120	5/18/25 12302 202504 310-51300-3150 APR GENERAL COUNSEL		*		
	K	ILINSKI VAN WYK PLLC			2,489.56 001994
5/23/25 00053	4/16/25 49388405 202505 320-57200-4940 5/8 DJ MUSIC BINGO	00	*	300.00	
	4/16/25 49388405 202505 320-57200-4940	00	*	300.00	
	5/22 DJ IRIVIA	IVE ENTERTAINMENT SOLUTIONS			600.00 001995
5/23/25 00053	5/08/25 4999583 202505 320-57200-4940 6/7 DJ POOL PARTY	00	*	400.00	
	5/08/25 4999583 202505 320-57200-494( 6/12 DJ MUSIC BINGO	00	*	300.00	
	5/08/25 4999583 202505 320-57200-4940	00	*	300.00	
		IVE ENTERTAINMENT SOLUTIONS			1,000.00 001996
5/23/25 00199	5/17/25 20250515 202505 320-57200-4940 6/7 3HR A LA CARTE		*	315.00	
		HOTOBOOTH ST JOHNS LLC			315.00 001997

AP300R *** CHECK DATES	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/C 05/01/2025 - 05/31/2025 *** RIVERS EDGE II - GENERAL FU BANK A RIVERS EDGE II CDD	OMPUTER CHECK REGISTER RUN 7/08/ ND	25 PAGE 3
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS AMOU	NTCHECK AMOUNT #
5/23/25 00006	5/01/25 13129562 202505 320-57200-46210	* 1,158.	31
	MAY POOL CHEMICALS POOLSURE		1,158.31 001998
5/23/25 00008	3/27/25 54329 202502 310-51300-31100	* 516.	10
	FEB ENGINEERING SERVICES PROSSER		516.10 001999
5/23/25 00012	4/14/25 04142025 202504 310-51300-31100	* 6,962.	
	PROSSER ENGINEER-PBALL CT 5/05/25 CS-2025- 202505 320-57200-49100	* 66,801.	92
	CS LANDSCAPE MAY 2025 5/05/25 CS-2025- 202505 320-57200-49200	* 7,373.	17
	CS AMENITY MAY 2025 RIVERS EDGE CDD		81,137.35 002000
5/23/25 00198	4/22/25 6312 202504 320-57200-60000	* 87.	
	SECURITY APPLIANCE MATRIX ITG INC		87.50 002001
5/23/25 00129	5/01/25 PSI16402 202505 320-57200-46800	* 1,787.	
	MAY LAKE MAINTENANCE SOLITUDE LAKE MANAGEMENT	,	1,787.00 002002
5/23/25 00169	5/19/25 92421 202505 320-57200-49400	* 1,349.	
	7/31 MURDER MYSTERY DEP THE MURDER MYSTERY COMPA	NY	1,349.50 002003
5/23/25 00157	5/01/25 1133 202505 320-57200-60000	* 1,500.	
	RMV 10 OUTDOOR CIEL FANS TMT ELECTRIC LLC		1,500.00 002004
5/23/25 00219	3/07/25 120 202503 320-57200-49400	* 300.	
	3HR LIVE MUSIC VANN HARDIN		300.00 002005
5/23/25 00010	3/31/25 425925-2 202503 320-57200-49400	* 50.	
	TRIVIA PRIZES 3/31/25 425925-2 202503 320-57200-60000	* 239.	98
	1/3 GOLF CART BATTERIES VESTA PROPERTY SERVICES	INC	289.98 002006
5/23/25 00010	4/06/25 RT040620 202504 320-57200-49400	* 172.	
	EVENT STAFF ASSISTANCE VESTA PROPERTY SERVICES	INC	172.04 002007
		INC	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGI *** CHECK DATES 05/01/2025 - 05/31/2025 *** RIVERS EDGE II - GENERAL FUND BANK A RIVERS EDGE II CDD	STER RUN 7/08/25	PAGE 4
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME STATUS DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	AMOUNT	CHECK AMOUNT #
5/23/25 00010 4/30/25 426582 202504 320-57200-34000 * APR BILLABLE MILEAGE 1/3	139.66	
VESTA PROPERTY SERVICES INC		139.66 002008
5/23/25 00010 5/01/25 426053 202505 320-57200-34000 *	3,899.42	
MAY GEN MANAGEMENT SRVCS 5/01/25 426053 202505 320-57200-34300 *	3,286.50	
MAY FIELD OPS 5/01/25 426053 202505 320-57200-34010 *	3,610.75	
MAY LIFESTYLE SRVCS 5/01/25 426053 202505 320-57200-34400 *	2,469.33	
MAY AMEN MANAGEMENT SRVCS 5/01/25 426053 202505 320-57200-34200 *	8,593.58	
MAY FAC MANAGEMENT SRVCS 5/01/25 426053 202505 320-57200-51200 *	2,739.58	
MAY JANITORIAL SRVCS 5/01/25 426053 202505 320-57200-34100 *	9,487.67	
MAY FACILITY ATTENDANT VESTA PROPERTY SERVICES INC		34,086.83 002009
5/23/25 00195 4/09/25 25353416 202504 320-57200-60000 *	41.98	
JANITORIAL SERVICES W.B. MASON CO., INC.		41.98 002010
5/23/25 00195 4/15/25 25364154 202504 320-57200-60000 *	28.98	
JANITORIAL SUPPLIES W.B. MASON CO., INC.		28.98 002011
5/23/25 00195 4/23/25 25380992 202504 320-57200-60000 *	64.48	
JANITORIAL SUPPLIES W.B. MASON CO., INC.		64.48 002012
5/23/25 00195 4/24/25 25384135 202504 320-57200-60000 *		
JANITORIAL SUPPLIES W.B. MASON CO., INC.		115.98 002013
5/23/25 00195 4/25/25 25388096 202504 320-57200-60000 *	313.90	
JANITORIAL SUPPLIES W.B. MASON CO., INC.		313.90 002014
5/23/25 00195 5/01/25 25400258 202505 320-57200-60000 *	105.97	
JANITORIAL SUPPLIES W.B. MASON CO., INC.		105.97 002015
5/23/25 00207 5/14/25 S124333 202505 320-57200-60000 *	672.75	
COOLING SYSTEM RPR WEATHER ENGINEERS INC		672.75 002016

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER *** CHECK DATES 05/01/2025 - 05/31/2025 *** RIVERS EDGE II - GENERAL FUND BANK A RIVERS EDGE II CDD	RUN 7/08/25	PAGE 5
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME STATUS DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	AMOUNT	CHECK AMOUNT #
5/23/25 00131 3/31/25 883121 202503 320-57200-46102 * MAR IRRIG RPR HIGH POINT *	745.80	
YELLOWSTONE LANDSCAPE		745.80 002017
5/23/25 00131 3/31/25 883123 202503 320-57200-46102 * DECODER RPLC ZONES 5 & 6	1,105.60	
YELLOWSTONE LANDSCAPE		1,105.60 002018
5/23/25 00131 4/22/25 897739 202504 320-57200-46101 * INSTALL MULCH (SUB)	70,344.37	
YELLOWSTONE LANDSCAPE		70,344.37 002019
5/23/25 00131 4/22/25 897740 202504 320-57200-46102 * APR 106 KEYSTONE CORNER	1,789.00	
YELLOWSTONE LANDSCAPE		1,789.00 002020
5/23/25 00131 11/04/24 797631 202505 320-57200-46101 * HURRICANE HELENE CLEANUP	4,350.00	
YELLOWSTONE LANDSCAPE		4,350.00 002021
5/23/25 00131 11/07/24 801798 202505 320-57200-46102 * MAINLINE RPR HIGH POINTE	1,039.00	
YELLOWSTONE LANDSCAPE		
5/23/25 00131 11/07/24 801799 202505 320-57200-46102 * RIVER CLUB TROUBLESHOOT	1,844.00	
YELLOWSTONE LANDSCAPE		1,844.00 002023
5/23/25 00131 12/26/24 825692 202505 320-57200-46102 * DEC CLOVER BROOK DECODER	645.80	
YELLOWSTONE LANDSCAPE		645.80 002024
DEC 380 STERN WHEEL	890.00	
YELLOWSTONE LANDSCAPE		890.00 002025
5/23/25 00131 5/01/25 903561 202505 320-57200-46100 * MAY LANDSCAPE MAINT POND		
YELLOWSTONE LANDSCAPE		2,914.00 002026
5/23/25 00131 5/01/25 903563 202505 320-57200-46100 * MAY LANDSCAPE MAINTENANCE	32,175.47	
YELLOWSTONE LANDSCAPE		32,175.47 002027
5/23/25 00131 5/09/25 913651 202505 320-57200-46101 * SPRING FLOWERS/ANNUALS	5,365.00	
YELLOWSTONE LANDSCAPE		5,365.00 002028

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER *** CHECK DATES 05/01/2025 - 05/31/2025 *** RIVERS EDGE II - GENERAL FUND BANK A RIVERS EDGE II CDD	R CHECK REGISTER	RUN 7/08/25	PAGE 6
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/23/25 00131 5/09/25 913652 202505 320-57200-46102 CONTROLLER RPL MISSFLOWER	*	2,632.00	
YELLOWSTONE LANDSCAPE			2,632.00 002029
5/23/25 00211 5/08/25 05082025 202505 320-57200-49400 5/23 BIZA JAZZ ZACHARY KAZMIERSKI	*	150.00	150 00 002020
			150.00 002030
5/23/25 00131 12/26/24 825691 202505 320-57200-46102 DEC SILKGRASS DECODERS	*	665.70	
YELLOWSTONE LANDSCAPE			665.70 002031
5/30/25 00193 4/21/25 APC-1999 202504 320-57200-60000 PLUMBING SERVICES	*	292.50	
ROBERT CHICOSKI			292.50 002032
5/30/25 00108 5/12/25 923889 202505 320-57200-53100 HOOD & FILTERS CLEANING	*	585.00	
HOOD & FILLERS CLEANING HOODZ OF GREATER JACKSONVILLE			585.00 002033
5/30/25 00011 5/20/25 62064742 202505 320-57200-43500	*	122.23	
MAY PEST CONTROL TURNER PEST CONTROL			122.23 002034
5/30/25 00123 5/23/25 7762287 202505 310-51300-32300	*	1,250.00	
FY25 TRUSTEE FEES SE2021 5/23/25 7762287 202505 300-15500-10000	*	2,500.00	
FY26 TRUSTEE FEES SE2021 5/23/25 7762287 202505 310-51300-32300	*	290.63	
INCIDENTAL EXPENSES			4,040.63 002035
U.S. BANK 5/30/25 00195 5/14/25 25425975 202505 320-57200-60000		101.98	
JANITORIAL SUPPLIES			101.98 002036
W.B. MASON CO., INC.			101.98 002036
5/30/25 00195 5/15/25 25428718 202505 320-57200-60000 JANITORIAL SUPPLIES		184.42	
W.B. MASON CO., INC.			184.42 002037
5/30/25 00195 5/16/25 25432451 202505 320-57200-60000 JANITORIAL SUPPLIES	*	9.09	
W.B. MASON CO., INC.			9.09 002038
5/30/25 00195 5/21/25 25443101 202505 320-57200-60000 JANITORIAL SUPPLIES	*	24.99	
W.B. MASON CO., INC.			24.99 002039

*** CHECK DATES 05/01/2025 - 05/31/2025 *** RIVERS	ITS PAYABLE PREPAID/COMPUTER CHECK REGISTER EDGE II – GENERAL FUND RIVERS EDGE II CDD	RUN 7/08/25	PAGE 7
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB S	VENDOR NAME STATUS SUBCLASS	AMOUNT	CHECK AMOUNT #
5/30/25 00207 5/19/25 S124663 202505 320-57200-60000 REFRIGERANT TEMPERATURE	*	204.44	
	THER ENGINEERS INC		204.44 002040
5/30/25 00131 3/21/25 879400 202503 320-57200-46102 DECODER RPLC AT GATE	*	749.00	
	LOWSTONE LANDSCAPE		749.00 002041
5/30/25 00131 5/19/25 916498 202505 320-57200-46102 DECODER RPLC RIVER CLUB	*	1,903.60	
	LOWSTONE LANDSCAPE		1,903.60 002042
	TOTAL FOR BANK A	274,852.76	
	TOTAL FOR REGISTER	274,852.76	

# INVOICE

#### Alex Affronti

2266 Treasure Point Rd. Green Cove Springs, Florida 32043

#### **BILL TO**

-

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

INVUICE	Ħ
INVOICE	DATE

08152rivertown 04/29/2025

DESCRIPTION	AMOUNT

Live music Friday August. 15, 2025 6:00-9:00pm

350.00

TOTAL

\$350.00

Approved CDD II Submitted to AP on 4.29.25 by Kimberly Fatuch

Kimberly Fatuch

APR 29 2025 Super-

**TERMS & CONDITIONS** 

Thank you

Please acknowledge receipt of invoice

	TAS. He workday	REMIT PAYMENT TO: CINTAS P.O. BOX 631025 CINCINNATI, OH 45263-1025	VIEW & PAY YOUR BILLS ONLINE WWW.CINTAS.COM/MYACCOUNT	CUSTOMER SVC/BILLING CINTAS FAX # PAYMENT INQUIRY	833-290-0514 904-741-6116 866-636-0160
			INVOICE		
SHIP TO:	RIVERS EDGE II CI 160 RIVERGLADE I SAINT JOHNS, FL 3	RUN	INV	DICE # DICE DATE IVICE TICKET #	4227213518 04/14/2025 4227213518
BILL TO:		COMMUNITY ASSOCIAION MMUNITY DEV. DISTRICT 2 _ 32092-3649	PAY PAY SOF	.D TO # /ER # /MENT TERMS RT # TAS ROUTE	20958738 10596960 NET 10 EOM 02800002682 22 / DAY 1 / STOP 019

EMP#/LOCK#	MATERIAL	DESCRIPTION		FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	ТАХ
L	X10184	3X5 ACTIVE SCRAPER		04	F	2	12.423	24.85	N
	X10186	4X6 ACTIVE SCRAPER		04	F	3	13.804	41.41	Ν
	X10189	3X5 XTRAC MAT ONYX		04	F	4	20.706	82.82	Ν
	X10192	4X6 XTRAC MAT ONYX		04	F	1	23.466	23.47	N
			SUBTOTAL					172.55	
		SERVICE CHARGE						8.21	Ν
		SUBTOTAL	Approve	d REC	DD 2			180.76	÷
		ТАХ	Submitt	ed to A	/P 04	-16-2	5	0.00	I .
		TOTAL USD	By Rich	ard Lo	SCO			180.76	,
			Richa	rd L	osci	9			

You will notice the annual price adjustment on your involces beginning in May. Rental rates are being adjusted to account for increases in labor, fleet expenses, raw material costs, and utilities. Thanks for your trust in Cintas. We remain committed to providing you with the highest quality service in our industry.

Signature : Cust. Name: RIVERS EDGE II CDD KIM FATUCH 11:17 AM 04/14/25 SeldTa# 0020958738 S0# 4227213518 Invoice Total Payment on Account \$180.76 \$0.00



		Maria		
	APR		na se	
NV.	ويوريدون وروي وروي وروي وروي وروي وروي وروي ور	(complete to begin shed	1610-5019 (1030-500 A 10000)	



CINTAS P.O. Box 631025 CINCINNATI, OH 45263-1025 Service / Billing # (904)5 Fax # (904)5 Payment Inquiry # (866)6

(904)562-7000 (904)562-7020 (866)636-0160

Invoice

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

Invoice # 5264303207 Invoice Date 04/14/2025 Credit Terms NET 30 DAYS Customer # 12663109 Cintas Route LOC #0292 ROUTE 0009 Order # 7054785223 Payer # 10596960

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

Material	#	Description		Qua	ntity	Unit Price	Ext Price Tax
Unit	00000000009585183	Unit Description:	FRONT OFF	ICE F	Α		
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00
120		CABINET ORGANIZED		1	EA	\$0.00	\$0.00
130		EXPIRATION DATES CHECKED		1	EA	\$0.00	\$0.00
132		BBP KIT CHECKED		1	EA	\$0.00	\$0.00
44249		ELASTIC STRIP SMALL		1	BAG	\$11.89	\$11.89
50030		ANTISEPTIC WIPES SMALL		1	BAG	\$8.04	\$8.04
					ı	Jnit Subtotal:	\$19.93
Unit	00000000999900999	Unit Description:	Other				
400		SERVICE CHARGE		1	EA	\$22.95	\$22.95
					l l	Jnit Subtotal:	\$22.95
					Invo	pice Sub-total	\$42.88
						Тах	\$0.00
						Invoice Total	\$42.88

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

Note

Approved RECDD 2 Submitted to A/P 04-16-25 By Richard Losco

Richard Losco





	THE WORKDAY"	REMIT PAYMENT TO: CINTAS P.O. BOX 631025 CINCINNATI, OH 45263-1025	VIEW & PAY YOUR BILLS ONLINE: WWW.CINTAS.COM/MYACCOUNT	CUSTOMER SVC/BILLING CINTAS FAX # PAYMENT INQUIRY	833-290-0514 904-741-6116 866-636-0160
			INVOICE		
SHIP TO:	RIVERS EDGE II C	DD	INVO	DICE #	4230162542
	160 RIVERGLADE		INVO	NCE DATE	05/12/2025
	SAINT JOHNS, FL	32259-6953	SER	VICE TICKET #	4230162542
			SOL	D TO #	20958738
			PAY	ER#	10596960
<b>BUL TO</b> .		COMMUNITY ASSOCIAION	PAY	MENT TERMS	NET 10 EOM
BILL TO:			SOF	T #	02800002682

UNIT PRICE LINE TOTAL TAX FREQ EXCH QTY DESCRIPTION EMP#/LOCK# MATERIAL 2 14.675 F 04 **3X5 ACTIVE SCRAPER** X10184 F 3 16.307 4X6 ACTIVE SCRAPER 04 X10186 F 24.461 04 4 3X5 XTRAC MAT ONYX X10189 F 27.721 04 1 4X6 XTRAC MAT ONYX X10192 SUBTOTAL SERVICE CHARGE SUBTOTAL Approved RECDD 2 TAX Submitted to A/P 05-13-25 By Richard Losco TOTAL USD

Richard Losco

CINTAS ROUTE

You will notice the annual price adjustment on your invoices beginning in May. Rental rates are being adjusted to account for increases in labor, fleet expenses, raw material costs, and utilities. Thanks for your trust in Cintas. We remain committed to providing you with the highest quality service in our industry.

Signature :

Johnathan Perry SoldTo# 0020958738 Invoice Total \$214.04

RIVERS EDGE COMMUNITY DEV. DISTRICT 2

475 W TOWN PL

ST AUGUSTINE, FL 32092-3649

Cust. Name: RIVERS EDGE II CDD 11:04 AM 05/12/25 SO# 4230162542 Payment on Account \$0.00



22 / DAY 1 / STOP 020

29.35

48.92

97.84

27.72

203.83

10.21

214.04

214.04

0.00

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CINTAS P.O. Box 631025 CINCINNATI, OH 45263-1025 Service / Billing # (904)562-7000 Fax # (904)562-7020 Payment Inquiry # (866)636-0160

Invoice

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

Invoice # 5269609708 Invoice Date 05/12/2025 Credit Terms NET 30 DAYS Customer # 12663109 Cintas Route LOC #0292 ROUTE 0009 Order # 7055416211 Payer # 10596960

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

Material #		Description		Quar	ntity	Unit Price	Ext Price	Tax
Unit	000000000009585183	Unit Description:	FRONT OFFICI	EFA	4			
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00	
120		CABINET ORGANIZED		1	EA	\$0.00	\$0.00	
130		EXPIRATION DATES CHECKED		1	EA	\$0.00	\$0.00	
132		BBP KIT CHECKED		1	EA	\$0.00	\$0.00	
55555		HARD SURFACE DISINFEC SVC		1	EA	\$10.45	\$10.45	
100039		TRIPLE ANTIBIOTIC OINT SM		1	BAG	\$14.04	\$14.04	
						Unit Subtotal:	\$24.49	
Unit	00000000999900999	Unit Description:	Other					
400		SERVICE CHARGE		1	EA	\$24.95	\$24.95	
						Unit Subtotal:	\$24.95	
					Inv	oice Sub-total	\$49.44	
						Тах	\$0.00	
						Invoice Total	\$49.44	

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

Note

Approved RECDD 2 Submitted to A/P 05-13-25 By Richard Losco *Richard Losco* 

13 2025 BY



**Disclosure Services LLC** 

1005 Bradford Way Kingston, TN 37763

# Invoice

Date	Invoice #
1/22/2025	5

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

Terms	Due Date	
	1/22/2025	

		Description	Amount	
Amortization	-1-25 Prepay \$5,000	Description	Amount	100.00
		P	otal ayments/Credits alance Due	\$600.00 \$0.00 \$600.00
	Phone #	E-mail		9000.00
8	365-717-0976	tcarter@disclosureservices.info		

**Disclosure Services LLC** 

1005 Bradford Way Kingston, TN 37763

Invoice
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Date	Invoice #	
4/15/2025	6	

Bill To

Rivers Edge II CDD C/O GMS, LLC

Terms	Due Date
	4/15/2025

	Description	Amount	
Amortization Schedule Series 2020 5-1-25 Prepay \$15,0 Amortization Schedule Series 2021 5-1-25 Prepay \$30,0	000		).00
			50.00
			50.00
Phone #	E-mail		
865-717-0976	tcarter@disclosureservices.info		

### DUSTIN BRADLEY MUSIC

1010 4th St N. Jacksonville Beach, Fl. 32250

dbhumbert@gmail.com (386)-546-8355

# INVOICE

Date Issued: 4/14/2025

Date Due: 6/20/2025

Invoice Number: 25018

**BILL TO** 

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

Live Music Performance 6/20/2025 6-9pm

DESCRIPTION	(O)II Y	IUINITT IPIRIICIE	LINE TOTAL
Live Music Performance			\$750
			an and a standard and a standard strategy of provide a strategy of the standard strategy of the strategy of the

**EVENT** 

Payment Instructions: Cash or Check (payable to "Dustin Bradley") due on the date of services provided. If a check is to be mailed, please send to the address listed above on this document.

SUBTOTAL

DISCOUNT -SUBTOTAL LESS DISCOUNT -Balance Due \$750

APR 1 5 2025

Approved CDD II Submitted to AP on 4.15.25 by Kimberly Fatuch

Kimberly Fatuch

Additional Notes:

Thank you for your support of Dustin Bradley Music. We look forward to working with you!
Dynamic Security Professionals, Inc.

P.O. Box 23861 Jacksonville, FL 32241 EF0001108

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

5/13/2025	45533

P.O. No. Terms Due on receipt Amount Rate Description Quantity 85.00 Called to site to check double doors to cafe. Checked maglocks and 85.00 1 tested units to verify they were locking properly. Explained how the doors work on the time schedule through the Aurora software to personnel. All doors working properly 85.00 85.00 Trip Fee 1 Thank you for your business. Subtotal \$170.00

Location 160 Riverglade Run St. Johns, Florida 32259



Approved RECDD 2 Submitted to A/P 05-13-25 By Richard Losco

Richard Losco

Sales Tax (6.5%) \$0.00 Total \$170.00 **Payments/Credits** \$0.00 **Balance Due** \$170.00

# Invoice

 Date
 Invoice #

 5/13/2025
 45533



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

Ï	n	V	0	Ī	С	e

Date	Invoice #
4/10/2025	46841

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904-417-5100 Phone

Bill To	Job Address	
Rivers Edge CDD Two 475 West Town Place Ste 114 St. Augustine, FL 32092	Riverclub 160 Riverglade Run Saint Johns, FL 32259	

P.O. Number	Terms	Rep	Project
		DB	

Quantity	Description	Price Each A	mount
	Dye test and fill the 2 expansion joints with underwater epoxy. Leaks were found through out and repairs were made.	1,600.00	1,600.00
Thank you	for your business, we appreciate it very much.	Total	\$1,600.00
		Payments/Credits	\$0.00
		Balance Due	\$1,600.00

debbie@epicpool.com	www.epicpool.com
APR 15 202	Approved RECDD 2 Submitted to AP 4.15.25 By Kevin McKendree Kevin McKendree

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

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

# Invoice

Invoice #: 91 Invoice Date: 5/1/25 Due Date: 5/1/25 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 - May 2025 Website Administration - May 2025 Information Technology - May 2025 Dissemination Agent Services - May 2025 Office Supplies Postage Copies	16 46 7	7.17       3,277.17         2.33       112.33         8.50       168.50         8.17       468.17         0.24       0.24         1.94       71.94         6.60       6.60
MAY 0 7 2025 BY:		
		\$4,104.95
	Payments/Credi Balance Due	ts \$0.00 \$4,104.95

Jacksonville	Daily	Record
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A Division of DAILY RECORD & OBSERVER, LLC

> P.O. Box 1769 Jacksonville, FL 32201 (904) 356-2466

#### INVOICE

May 1, 2025

Date

Attn: Courtney Hogge		
GMS, LLC		
475 West Town Place, Ste 114		
Saint Augustine	FL	32092



Serial # 25-00256J PO/File #	\$31.66 \$95.00
	Payment Due
Notice of Special Joint Meeting of the Board of Supervisors	
	\$95.00
Rivers Edge CDD, Rivers Edge II CDD and Rivers Edge III CDD	Publication Fee
Case Number	Amount Paid
Publication Dates 5/1	<b>Payment Due Upon Receipt</b>
County St. Johns	For your convenience, you may remit payment online at www.jaxdailyrecord.com/ send-payment.

Payment is due before the Proof of Publication is released. If your payment is being mailed, please reference Serial # 25-00256J on your check or remittance advice.

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

#### NOTICE OF SPECIAL JOINT MEETING OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE CDD, RIVERS EDGE II CDD,

AND RIVERS EDGE III CDD A special joint meeting of the Boards of Supervisors of the Rivers Edge Community Development District, Rivers Edge II Community Development District, and Rivers Edge III Community Development District (together, the "Districts") will be held on Friday, May 9, 2025, at 11:00 a.m. at the River House Amenity Center, 156 Landing Street, Saint Johus, Florida. The purpose of the special meeting is to discuss pool repairs and conduct any and all business coming before the District's Boards of Supervisors (together, "Boards"). A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager (o Governmental Management Services LLC – North Florida, at (904)940-5850 or 475 West Town Place, Suite 114, St. Augustine, FL 32092 ("District Manager's Office"). The meeting will be conducted

The meeting will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

ante, time, ante piace to be specified on the record at the meeting. At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that

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

District Manager May 1 00 (25-00256J)

#### Julia Gulia Band

INVOICE

INV001

531 Aquatic Drive, Atlantic Beach, FL, USA 9043459663 juliaguliaband@outlook.com



BILL TO	DATE
Kimberly Fatuch	05/01/2025
Kimberly Fatuch	DUE DATE
Rivers Edge CDD II 475 West Town PL Suite 114 St. Augustine, FL 32092	05/18/2025
□ 904-679-5523	PO #
kfatuch@vestapropertyservices.com	PO #
Katon & totapiepo Geo meeter	001

BALANCE DUE

USD \$1,200.00

DESCRIPTION	R	ATE QTY	AMOUNT
<b>Performance</b> Performance from 4-6pm on May 18th.	\$1,200	.00 12 hours	\$1,200.00
a a musicu a da a seguin e na anna anna anna anna anna anna an	TOTAL	ντο, <sub>αν</sub> ο <sup>τ</sup>	\$1,200.00
	BALANCE DUE		USD \$1,200.00

Approved CDD II Submitted to AP on 5.17.25 by Kimberly Fatuch

Kimberly Fatuch





Invoice # 12047

Date: 04/15/2025 Due On: 05/15/2025 -----



# KILINSKI | VAN WYK Kilinski | Van Wyk PLLC

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

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

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

Туре	Attorney	Date	Notes Q	uantity	Rate	Total
Service	LG	03/05/2025	Respond to homeowner inquiry regarding trademark cease and desist.	0.20	\$305.00	\$61.00
Service	LG	03/07/2025	Review draft agenda.	0.20	\$305.00	\$61.00
Service	LG	03/07/2025	Research case law regarding public comment periods; prepare amendments to Opportunity to be Heard Resolution.	0.10	\$305.00	\$30.50
Service	LG	03/12/2025	Review and revise February minutes.	0.30	\$305.00	\$91.50
Service	JK	03/14/2025	Confer with supervisor re: plat/ ownership impacts on RE2CDD budget; coordinate with Vesta on dissemination of communication	0.20	\$305.00	\$61.00
Service	LG	03/14/2025	Review CDD joinder language for Rivertown Shores Phase 2 covenants.	0.50	\$305.00	\$152.50
Service	MGH	03/17/2025	Review and analyze agenda package and materials for Board consideration, including staff reports and supporting materials, meeting and workshop minutes, financial statements, funding requests, and related District documents, in preparation for Board meeting.	0.70	\$285.00	\$199.50
Service	LG	03/17/2025	Prepare for board meeting.	0.30	\$305.00	\$91.50
Service	JK	03/17/2025	Call with Board member on SJC items	0.20	\$305.00	\$61.00

Service	MGH	03/18/2025	Review correspondence from Board supervisor regarding communications	0.10	\$285.00	\$28.50
			with County Commissioner on Rivertown plat approval and County roadway ownership.			
Service	JK	03/18/2025	Confer re: plat status	0.10	\$305.00	\$30.50
Service	LG	03/19/2025	Travel to and attend Board meeting.	2.70	\$305.00	\$823.50
Expense	KB	03/19/2025	Travel: Mileage - LG.	77.83	\$0.67	\$52.15
Expense	КВ	03/19/2025	Travel: Hotel - LG.	1.00	\$32.93	\$32.93
Expense	КВ	03/19/2025	Travel: Meals - LG.	1.00	\$10.96	\$10.96
Service	LG	03/24/2025	Finalize Vesta contract for signatures.	0.30	\$305.00	\$91.50
Service	RVW	03/25/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$305.00	\$61.00
Service	LG	03/26/2025	Review status of action items from meeting.	0.20	\$305.00	\$61.00
Service	LG	03/28/2025	Research e-bike regulations.	0.20	\$305.00	\$61.00
Non-billa	ble entries					
Service	MGH	03/07/2025	Review draft agenda for upcoming Board meeting and identify legal follow-up items.	0.20	\$285.00	\$57-00
Service	MGH	03/19/2025	Prepare for and attend Board meeting; confer with District staff and Board members regarding ongoing District matters.	1.40	\$ <del>285.00</del>	<del>\$388.0</del> (
Expense	KB	03/19/2025	Travel: Mileage - MGH.	27.00	\$0.67	\$18.00
Expense	KB	03/19/2025	Travel: Meals - MGH.	4.00	\$ <del>9.25</del>	\$9.2
Service	MGH	03/25/2025	Review District Manager meeting notes.	0.10	\$ <del>285.00</del>	\$ <u>28-</u> 5

Total \$2,062.54

#### **Detailed Statement of Account**

#### **Current Invoice**

Invoice Number Due On Amount Due	
Invoice Number Due On Amount Due	

Payments Received

Balance Due

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12047	05/15/2025	\$2,062.54	\$0.00	\$2,062.54
			Outstanding Balance	\$2,062.54
			Total Amount Outstanding	\$2,062.54

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

Please pay within 30 days.

Corbin de Nagy 04/21/2025





Invoice # 12302

Date: 05/18/2025 Due On: 06/17/2025 -----



# KILINSKI | VAN WYK Kilinski | Van Wyk PLLC

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

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

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

Туре	Attorney	/ Date	Notes	Quantity	Rate	Total
Service	LG	04/02/2025	Provide information regarding 2025 ethics training requirements.	0.40	\$305.00	\$122.00
Service	CD	04/02/2025	Review and respond to email from District Staff (2); Research Notary Statute 117.03; Format Termination for upload to Simplifile; Upload Termination to St. John's County Recording through Simplifile. Email to District Staff regarding same.	1.00	\$190.00	\$190.00
Service	MGH	04/02/2025	Review draft agenda for upcoming Board meeting and follow up on legal items as needed.	0.20	\$285.00	\$57.00
Service	LG	04/03/2025	Review March minutes.	0.20	\$305.00	\$61.00
Service	MGH	04/03/2025	Review and analyze Florida legal authority on e-bikes, electronic scooters, and motorcycles.	0.20	\$285.00	\$57.00
Service	SD	04/08/2025	Confer with district staff and download Estoppel Certificate and Termination of Cost Share Agreement	0.10	\$190.00	\$19.00
Service	LG	04/09/2025	Review request for easement in the Shores Phase 1.	0.40	\$305.00	\$122.00
Service	LG	04/09/2025	Receive executed Vesta contract; update files regarding same.	0.10	\$305.00	\$30.50
Service	LG	04/09/2025	Analyze documents needed for FY 2026 budget processes.	0.20	\$305.00	\$61.00
Service	MGH	04/11/2025	Analyze strategy for budget	0.10	\$285.00	\$28.50

			documents and timeline for submission.			
Service	MGH	04/15/2025	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting; confer with District staff regarding agenda items.	0.90	\$285.00	\$256.50
Service	MGH	04/16/2025	Prepare for and attend Board meeting.	1.60	\$285.00	\$456.00
Service	LG	04/16/2025	Research aged invoice procedures and cost-share procedures.	0.40	\$305.00	\$122.00
Expense	KB	04/16/2025	Travel: Mileage - MGH.	18.00	\$0.67	\$12.06
Service	LG	04/17/2025	Coordinate call with staff regarding district procedures.	0.10	\$305.00	\$30.50
Service	MGH	04/18/2025	Analyze overall status of ongoing District projects.	0.10	\$285.00	\$28.50
Service	LG	04/22/2025	Prepare policy on sponsorship advertising.	0.30	\$305.00	\$91.50
Service	LG	04/23/2025	Confer with district staff regarding license agreement procedures, cost- share procedures, and landscape approval procedures.	0.60	\$305.00	\$183.00
Service	MGH	04/23/2025	Prepare for and attend District staff meeting to discuss procedures for agenda items and common District agreements.	0.70	\$285.00	\$199.50
Service	LG	04/24/2025	Prepare license agreement information form; research interlocal cost-share procedures and confer with DeNagy regarding same.	0.70	\$305.00	\$213.50
Service	MGH	04/24/2025	Review and revise draft event program license agreement information form.	0.10	\$285.00	\$28.50
Service	LG	04/29/2025	Review correspondence regarding event on CDD property.	0.10	\$305.00	\$30.50
Service	MGH	04/29/2025	Review draft published notice of special joint meeting.	0.10	\$285.00	\$28.50
Service	RVW	04/30/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$305.00	\$61.00
Non-billa	ble entries					
Service	LG	04/15/2025	Review agenda and prepare for	0.40	\$305.00	\$122.00

			Board meeting.			
Service	MGH	04/17/2025	Review District Manager meeting notes.	0.10	\$285.00	\$28.50
					Total	\$2,489.56
			REC	ENER	Cort	bin de Nagi
Detaile	ed Stat	ement of <i>i</i>	Account MA	Y 19 2025		5/19/2025
Other I	nvoices			anna a' an State Charles ann an State S		
Invoic	e Number	Due O	n Amount Due Payı	ments Received	Balar	nce Due
12047		05/15/20	25 \$2,062.54	\$0.00	H	\$2,062.54
Curren	t Invoice					
Invoid	e Number	Due O	n Amount Due Payı	ments Received	Balaı	nce Due
12302		06/17/20	25 \$2,489.56	\$0.00	)	\$2,489.56
				Outstanding B	Balance	\$4,552.10

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

Please pay within 30 days.



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

11925 Alden Trace Blvd N Jacksonville FL 32246

Invoice Number: 49388405

Description	Daita	i line	Pla	K©
DJ for Music Bingo	5/8/2025	6:30pm	\$	300.00
DJ for Trivia	5/22/2025	6:30pm	\$	300.00
	<u> </u>			
, e., e				

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

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Approved CDD II Submitted to AP on 4.17.25 by Kimberly Fatuch APR 16 2025

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

11925 Alden Trace Blvd N Jacksonville FL 32246

Invoice Number: 4999583

ভালগ্রাধীতায়	Daites	Таме	- Ph	(eic)
DJ for Pool Party	6/7/2025	4pm-7pm	\$	400.00
DJ for Music Bingo	6/12/2025	6:30pm	\$	300.00
DJ for Trivia	6/26/2025	6:30pm	\$	300.00

#### Total Due

\$ 1,000.00

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



Approved CDD II Submitted to AP on 5.8.25 by Kimberly Fatuch

Kimberly Fatuch

Invoice From

PHOTO DiBOOTH St. Johns -----

Photobooth St. Johns photoboothstjohns@gmail.com 904-640-9139

Invoice For	Rivers Edge CDD II	Invoice Number	20250515-02
	Kimberly Fatuch	Invoice Date	May 17, 2025
	475 W Town Pl Suite 114	Event Date	June 7, 2025
	St. Augustine, FL 32092	Final Payment Due	May 31, 2025
	kfatuch@vestapropertyservices.comm		
	720-285-6311		

Description	Quantity	Unit Price	Amount
Hourly - A La Carte (3 hours)	1	\$325	\$325 T
Saturday, June 7, 2025: 4:00 PM to 7:00 PM			
Riverclub, 160 Riverglade Run, St. Johns County, FL, 32259			
Package Includes:			
<ul> <li>Delivery, Set up and Pick up/Break down</li> </ul>	÷		
<ul> <li>Unlimited Digital Photos</li> </ul>			
<ul> <li>Unlimited Animated GIFs and Boomerangs</li> </ul>			
Professional Lighting			
<ul> <li>WiFi (T-Mobile)</li> </ul>	:	:	
<ul> <li>Instant copy via text, email or QR code</li> </ul>			
<ul> <li>Copy of all images sent to host within 24 hours of event</li> </ul>			
<ul> <li>Price is for Photo Booth Only (backdrops and add-ons are available to be selected for an extra cost)</li> </ul>			
Personalization	1	\$40	\$40 T
Includes: We'll design a Personalized Welcome Screen and matching Photo	-		
Frame (for digital or printed photos). We'll include your personalized text like "Jadyn's Sweet 16", "Welcome to the Smith's Wedding" and match your theme.		i	
	:		
Discount code: RIVERTOWN	1	\$-50	\$-50 T

#### Venmo

Find us at https://www.venmo.com/u/Jackie-Freeman-13

#### **Total Cost**

\$315

Approved CDD II Submitted to AP on 5.17.25 by Kimberly Fatuch

This invoice was generated on May 17, 2025 at 10:54 AM EDT



Welcome to **PHOTOBOOTH ST JOHNS**! We are delighted to provide you with our photo booth rental services. Please carefully review the following Terms of Service ("Terms") that outline the agreement between you (referred to as "Client," "Customer," "You," or "Your") and **PHOTOBOOTH ST JOHNS** (referred to as "Company," "We," "Us," or "Our") regarding the use of our photo booth rental equipment and services. By booking, you acknowledge that you have read, understood, and agree to be bound by these Terms. **RENTAL AGREEMENT** 

Rental Period: The rental period begins at the agreed start time and ends at the agreed end time on the agreed dates . Additional charges will apply for extending the rental period beyond the agreed times and date.

Booking Confirmation: We can confirm your booking only after you've made the required non-refundable retainer payment and received a confirmation from us. We reserve the right to cancel or reschedule a booking if unforeseen circumstances arise, in which case a full refund will be provided.

#### **RETAINER, PAYMENT, CHANGES and CANCELLATION**

Retainer: A non-refundable retainer of \$99.00 is due upon signing the contract. This will reserve the date of your rental. Payment: The remaining balance and any applicable taxes are due in full at least 7 days before your event.

Changes: Any request for a date, time, or location change must be made in writing at least 7 days before your original event date. Changes are subject to photobooth availability and receipt of a new Service Contract. If an alternate date, time, or location is not available, the non-refundable retainer of \$99.00 shall be forfeited and no photobooth services will be provided. Any cancellation occurring less than 7 days before the event date shall forfeit all payments received.

Cancellation by Client: In the event of cancellation, the following refund policy applies. If the cancellation is made 7 days or more before the event date and full payment was made, a refund of everything except for the non-refundable retainer of \$99.00, will be provided.

. <u>Gancellation by Company:</u> We reserve the right to cancel a booking due to unforeseen circumstances, acts of God, weather, or if we believe the event may breach our policies or local laws. In such cases, a full refund will be provided.

#### PREPARATION

Space: Client agrees to pre-arrange appropriate indoor space and access for the photo booth at event's venue. Event space for the photo booth delivery should be on solid, level ground and accessible at least 1.5 hours prior to the event start time. The photo booth with a backdrop requires a space of at least 10'W x 10'L x 8'H. Client will ensure there are no obstacles that will make delivery and set up of the photo booth unachievable.

Parking: Client shall provide parking for Company's vehicle while at Client's Event. The parking space shall be within close proximity to the venue, and Client shall provide any necessary parking permit or pass prior to the event date.

Power: Client agrees to supply a dedicated standard 120V, 3 prong, electrical outlet within 15 feet of location for photo booth operation, unless client is adding the rental of our portable power bank for an additional fee.

WiEi: Company is not responsible for insufficient social media features when the WiFi is below the required Internet speed or not functioning. We provide a T-Mobile connection WiFi connection or can use the venues WiFi where available. Client is responsible for making sure T-Mobile service works at venue or the venue has another WiFi option.

#### PERSONALIZATION

Personalization of Touch-to-Start Screen and Digital Photo Frame Template: Company will design a template based on info supplied by Client, including colors, theme, and ideas. Company is not responsible for typos on photo template once approved. Design changes to photo template are limited to 2. Changes beyond 2 will incur a fee of \$10 per change. We will submit a sample template and ask for your approval via email.

#### MODEL RELEASE

PHOTOBOOTH ST JOHNS, LLC reserves the right to use images produced with its photobooth under this Agreement to transfer to a third-party, host, store, cache, reproduce, publish, display (publicly or otherwise), perform (publicly or otherwise), distribute, transmit, modify, adapt, and create derivative works, and to reproduce the same images, in each case for the purpose of promoting the Company, its services, and other good-faith business purposes. For example, photos may appear on our website homepage or social media for advertising or marketing materials. CLIENT WARRANTS THAT IT HAS ACTUAL AUTHORITY TO AGREE TO THE USE OF THE LIKENESS OF ALL PERSONS INCLUDED IN THE IMAGES IN THIS MANNER AND SHALL INDEMNIFY THE COMPANY IN ACCORDANCE WITH THE INDEMNIFICATION CLAUSE PROVIDED IN THIS AGREEMENT BELOW. All photos are property of PHOTOBOOTH ST JOHNS, LLC. The commercial use of the photos without proper acknowledgement/permission from us is prohibited. A private photo gallery will be assigned to each event. We do not sell photos to 3rd party companies.

#### LIABILITY AND INDEMNITY

<u>Client Responsibility:</u> The client is responsible for the conduct of all event participants using the photo booth. Children under 12 years of age need to be accompanied by a parent. Our photo booth, related equipment, backdrops, props and other add-ons, shall be used solely for its intended purpose and in accordance with our instructions. Any damage caused by anyone, due to misuse, neglect, or intentional actions will be the responsibility of the client and will incur additional charges. Damage shall not be limited to, but shall include: physical contact resulting in broken equipment, any power failure resulting in surge damage, and/or liquid damage from event. Client agrees that restitution must be made within 7 days of damage in form of replacement equipment. The cost to replace a photobooth starts at \$5,000.There is a per prop fee for missing props of \$20 per item. Backdrops start at \$300 and Backdrop stands start at \$500.

Liability: We shall not be held liable for any loss, damage, injury, or claims arising out of or related to the use of our services, equipment, or props. This includes but is not limited to any direct, indirect, incidental, or consequential damages.

Indemnity. The customer agrees to indemnify, defend, and hold harmless PHOTOBOOTH ST JOHNS, LLC, its employees, and agents from any claims, liability, demands, damages, loses, and expenses arising from the client's use of our services. Client will indemnify us against any and all liability associated with the use of pictures taken within by us, our representatives, employees or affiliates at Client's Event, provided that any use by us is in accordance with the initiated terms of this agreement. If any provision of these terms shall be unlawful, void, or for any reason unenforceable under Contract Law, then that provision shall be deemed separate and shall not affect the validity and enforceability.

#### **MISCELLANEOUS TERMS**

<u>Good-Eaith</u>: In the event Company is unable to supply a working photobooth for the Service period, Client shall be refunded. Prior to any party commencing an action, each party shall meet in a good-faith attempt to resolve their differences. Should both parties be unable to resolve their dispute, both parties agree to submit their dispute to a neutral mediator. Both parties agree to the jurisdiction, venue, and choice of law of Company's principal place of business at the time of the execution of this Agreement.

Modification: We reserve the right to modify or update these Terms at any time without prior notice. The updated Terms will be effective from the date of publication on our website.

Entire Agreement: These Terms constitute the entire agreement between you and PHOTOBOOTH ST JOHNS, LLC regarding the use of our services and supersede any prior agreements or understandings. Client understands and agrees that all sales and service fees are final unless cancelled according to the terms in the above change

and cancellation policy. By booking our photo booth rental services, you affirm that you have read, understood, and agreed to these Terms of Service. If you have any questions or concerns, please contact us for clarification.

Signed by: Kimberly Fatuch

Signed On: May 17, 2025 at 10:49 AM EDT

IP Address: 50.73.252.238



# Invoice

Date Invoice# 5/1/2025 131295628356

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

Terms	Net 20
Due Date	5/21/2025
PO #	

Bill To	Ship To
Rivers Edge CDD2 Government Management Services 475 West Town Place suite 114 St. Augustine FL 32092	River Club 160 Riverglade Run St. Johns FL 32259

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

1 1

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

	Subtotal	\$1,158.31
	Тах	\$0.00
	Total	\$1,158.31
Amount Paid/C	redit Applied	\$0.00
	Balance Due	\$1,158.31

**Click Here to Pay Now** 



Approved RECDD 2 Submitted to AP 4.16.25 By Kevin McKendree

Kevin McKendree

APR 16 2025 1. Second





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

				March 27, 2025 Project No: Invoice No:	5 P0113094. 54329	70
River's Edge II CDD c/o Government Man Attn: Corgin deNagy 3196 Merchants Row Tallahassee, FL 323	/ Blvd. Ste 130	LC				
Project For services includin <u>Professional Servic</u> Expense Billing Reimbursable Expe	es from February 0		item and attend	Feb CDD meeting		
Travel - Reimbu					8.90	
	rsable- Mileage Clier	nt OV			5.10	
	Total Reimbursa			1.15 times	14.00	16.10
				Total this	Task	\$16.10
Task 1: 0 & M						
Professional Perso	nnel					
			Hours	Rate	Amount	
Vice President	<b>—</b>		2.00	250.00	500.00	
	Totals Total Labor		2.00		500.00	500.00
				Total this	Taek	\$500.00
				Total this	Tuon	<i><b>QQQQQ</b></i>
				Total this Inv	voice	\$516.10
Outstanding Invoid	es					
	umber	Date	Balance		Invoice re	eceived 4/14/20

54179 Total

2/27/2025

125.00 125.00 2025

Corbin de Nagy

4/14/2025



COM	<b>Rivers Edge II</b> MUNITY DEVELOPMENT DI	STRICT
	General Fund	APR 14 2025
	Check Request	
Date	Amount	Authorized By
April 14, 2025	\$6,962.26	Corbin deNagy
	Payable to:	1. Adversionary -
	Rivers Edge CDD #12	
Date Check Needed:	Budget Catego	ory:
ASAP	001.310.51300	0.31100
at the second	Intended Use of Funds Requeste	ed:
(	Cost Share 1/4 related to the follow	wing:
P	rosser Engineering - Pickeball Co	ourts
	·	

#### Rivers Edge - Pickleball Court Cost Share Prosser Engineering

				Task							
							Reimburseable				
Invoice	Date	1	2	3	4A	4B	Expenses	Total	<b>RE1 Share</b>	<b>RE2 Share</b>	<b>RE3 Share</b>
51319	11/21/23	375.00		ione de See				375.00	187.50	93.75	93.75
51514	12/19/23	2,250.00	1,475.00		•		17.63	3,742.63	1,871.32	935.66	935.66
51855	2/19/24	1,125.00	2,950.00				4.69	4,079.69	2,039.85	1,019.92	1,019.92
52071	3/18/24		4,425.00				0.90	4,425.90	2,212.95	1,106.48	1,106.48
52304	4/22/24		4,425.00				7.59	4,432.59	2,216.30	1,108.15	1,108.15
52515	5/29/24		1,475.00	1,537.50	700.00		79.70	3,792.20	1,896.10	948.05	948.05
52659	6/21/24				1,925.00		44.10	1,969.10	984.55	492.28	492.28
52777	7/15/24				875.00		178.37	1,053.37	526.69	263.34	263.34
53086	8/27/24					1,312.50	1.27	1,313.77	656.89	328.44	328.44
53465	10/21/24		•			543.75	25.35	569.10	284.55	142.28	142.28
53863	12/23/24				-	1,587.50	51.87	1,639.37	819.69	409.84	409.84
54038	2/3/25					450.00	6.33	456.33	228.17	114.08	114.08
		3,750.00	14,750.00	1,537.50	3,500.00	3,893.75	417.80	27,849.05	13,924.53	6,962.26	6,962.26

#### **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

DESCI	RIPTION		AMOUNT
Cost Share - Landscaping for May 2025	1.320.57200.49100	\$	66,801.92
Cost Share - Amenity for May 2025	1.320.57200.49200	\$	7,373.17
	Y 19 2025		
L	Ŧ	OTAL \$	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!



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DATE: 5/5/25 INVOICE # CS-2025-MAY



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Date	Invoice #
4/22/2025	6312

SecureSI

P.O. Box 600947 Saint Johns, FL 32260

D II Place				
L 32092	P.O. No.	Terms		Project
Description	an a	Rate		Amount
Resource: Jacob Whitehurst Rivers Edge CDD Confirmation of IPs and EDI install -worked with Ken to update the IPs on both meraki firewa comcast EDI circuit information	alls at CDD 2 with new		87.50	87.50
	APR 2.9 2025 Approved RECDI Submitted to A/P By Richard Losco	04-29-25		
	Place L 32092 Description Ticket # 2693395 Work Role: Technician Work Type: Re Resource: Jacob Whitehurst Rivers Edge CDD Confirmation of IPs and EDI install -worked with Ken to update the IPs on both meraki firewar comcast EDI circuit information -tested that the circuit came online after working with con Sales Tax	Place L 32092 P.O. No. P.O. No. P.O. No. P.O. No. P.O. No. Ticket # 2693395 Work Role: Technician Work Type: Remote - Infrastructure Resource: Jacob Whitehurst Rivers Edge CDD Confirmation of IPs and EDI install -worked with Ken to update the IPs on both meraki firewalls at CDD 2 with new comcast EDI circuit information -tested that the circuit came online after working with comcast tech Sales Tax	Place L 32092 P.O. No. Terms P.O. No. Terms P.O. No. Terms Resource: Jacob Whitehurst Rivers Edge CDD Confirmation of IPs and EDI install -worked with Ken to update the IPs on both meraki firewalls at CDD 2 with new comcast EDI circuit information -tested that the circuit came online after working with comcast tech Sales Tax	Place L 32092 P.O. No. Terms P.O. No. Terms P.O. No. Terms P.O. No. Terms Resource: Jacob Whitehurst Rivers Edge CDD Confirmation of IPs and EDI installworked with Ken to update the IPs on both meraki firewalls at CDD 2 with new comeast EDI circuit information -tested that the circuit came online after working with comeast tech Sales Tax

E-mail Phone # 904-425-3792 accounting@securesi.net

**Total Invoice** 



#### INVOICE **Please Remit Payment to:** Page: 1 Solitude Lake Management, LLC 1320 Brookwood Drive Suite H Invoice Number: PSI164028 Little Rock, AR 72202 Invoice Date: 5/1/2025 Phone #: (888) 480-5253 Fax #: (888) 358-0088 Ship **Rivers Edge II CDD** To: Bill 475 West Town Place To: Rivers Edge II CDD St. Augustine, FL 32259 475 West Town Place United States Jacksonville, FL 32259 Customer ID 14024 Ship Via P.O. Number Ship Date 5/1/2025 P.O. Date 5/1/2025 Our Order No. Due Date 5/31/2025 Terms Net 30 Quantity **Unit Price Total Price** Item/Description Unit **Order Qty** 1,787.00 1.787.00 1 1 Annual Maintenance May Billing 5/1/2025 - 5/31/2025 Rivers Edge CDD II Pond 1 Rivers Edge CDD II Pond 2 Rivers Edge CDD II Pond 6 Rivers Edge CDD II Pond 14 Rivers Edge CDD II Pond 3 Rivers Edge CDD II Pond 9 Rivers Edge CDD II Pond 4 Rivers Edge CDD II Pond 7 02 Rivers Edge CDD II Pond 5 Rivers Edge CDD II Pond 8 Rivers Edge CDD II Pond 12 RY Rivers Edge CDD II Pond RC1 Rivers Edge CDD II Pond 10 Approved RECDD 2 Rivers Edge CDD II Pond 11 Submitted to AP 5.2.25 Rivers Edge CDD II Pond 13 By Kevin McKendree Rivers Edge CDD II Pond 15 Rivers Edge CDD II Pond RC2 Kevin McKendree 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

Amount Subject to Sales Tax0.00Subtotal:1,787.00Amount Exempt from Sales Tax1,787.00Invoice Discount:0.00Total Sales Tax0.00Total Sales Tax0.00Payment Amount:0.000.00

1,787.00

The Murder Mystery Company 4550 Airwest Drive SE Kentwood, MI 49512

Invoice Date: 05-19-2025 Invoice #: 92421 Event Date: 07-31-2025 Payment Terms: Deposit/Final Federal Employer ID Number: 35-2374460

Invoice To: Rivers Edge CDD 2 475 West Town PI Ste 114 St. Augustine, FL 32059

Send Remittance Details to: Kaitlin Jandron Events Manager murdermysterykaitlin@gmail.com

Download W9

Bill To Address: The Murder Mystery Company 4550 Airwest Drive SE Kentwood, MI 49512

hE	EC		IV	E
K	MAY	۱ÿ	202	5
DV.				

Approved CDD II Submitted to AP on 5.19.25 by Kimberly Fatuch

Kimberly Fatuch

Description	Total	Paid	Due
Murder Mystery Event Deposit	\$1349.50	\$0.00	\$1349.50
Murder Mystery Event Final Payment	\$1349.50	\$0.00	\$1349.50
		Total	\$2,699.00

#### Thank you for your business!

#### **Terms and Conditions**

Deposit payment is due to officially reserve the event date. Final payment is due the Thursday before the event date. If Deposit was paid within 90 days of the event, the same card will be automatically charged for Final payment. All payments are non-refundable. For checks, please send the check to: The Murder Mystery Company 4550 Airwest Drive SE Kentwood, MI 49512 Please include your Invoice Number on the check for faster processing. For any questions regarding your invoice, please contact: Kaitlin Jandron murdermysterykaitlin@gmail.com

#### TMT Electric, LLC

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

## TMT ELECTRIC

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Where Quality Always Matters

904-789-0193

#### Veteran Owned

INVOICE					
BILL TO Rivers Edge CD 475 West Town Saint Augustine,	Place Ste 114		INVOICE DATE TERMS DUE DATE	1133 05/01/2025 Net 30 05/31/2025	
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Removed ten old outdoor ceiling fans at the Riverclub. Assembled and installed ten new outdoor ceiling fans. Verified correct operation upon completion.		1,500.00	1,500.00
Please make chec	k payable to TMT Electric LLC.	SUBTOTAL			1,500.00
		XAT			0.00
	red RECDD 2 ted to AP 5.1.25	TOTAL			1,500.00
By Kev	vin McKendree	BALANCE DUE			\$1,500.00

Kevin McKendree

MAY 0 1 2025 BY

#### Vann Hardin

Street Address City, ST ZIP Code Phone: Phone Fax: Fax

TO: Rivers Edge CDD 2 475 West Town PI #114 St. Augustine, FL 32092

#### COMMENTS OR SPECIAL INSTRUCTIONS:

Please make check payable to Vann Hardin.

# INVOICE

INVOICE # 120 DATE: 03/07/2025



Approved CDD II Submitted to AP on 3.7.25 by Kimberly Fatuch

Kimberly Fatuch

DESCRIPTION		UNIT PRICE	TOTAL
3 Hours Live Music		\$300	\$300
		SUBTOTAL	\$300
		SALES TAX	\$0
	SHIPPING	3 & HANDLING	
		TOTAL DUE	\$300

Make all checks payable to Vann Hardin

THANK YOU FOR YOUR BUSINESS!

SHIP TO:

Vann Hardin

1516 Dakar St

Jacksonville, FL 32205



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

#### Invoice

 
 Invoice # Date
 425925-2 03/31/2025

 Terms
 Net 30

 Due Date
 04/30/2025

Memo

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

Description Billable Expenses	GREENNIN 	IBAKA	Annousint
Kimberly Fatuch - 2025-02-28 - SQ *RIVERTOWN - Trivia prizes Kevin McKendree - 2025-03-20 - COSTCO WHSE#1615 - 1/3 share of Golf cart batteries			50.00 239.98
	9999 (1997) 2019 - 199	n ( 197 <del>1 - 1987 - 1987 - 1987 - 1987 - 1987 - 19</del> 74 - 1987 - 198	9,000 mga ya sha ata ata ata ata ata ata ata ata ata a

Total

289.98

Invoice (425925) originally received 04/09/2025. Follow up communication with Vesta regarding cost splits.

Corbin de Nagy

5/13/2025



# verTown

O Riverglade RunFebruary 27, 2025Int Johns, FL4:41 PM259Lisamarie24) 679-5523rerClub.Square.Site

:ket: b1 ceipt: 3DYw ithorization: S10932

5A CREDIT D AO 00 00 00 03 10 10

**DINING ROOM** 

ft Card 8351

\$50.00

\$50.00

\$50.00

tal La 8913 (Contactless) Costoo Wholesale





#### **Billable Services Invoice** Vesta

245 Riverside Avenue Suite 300 Jacksonville, FL. 32202 Phone: 904-355-1831

#### Invoice #: <u>RT04062025</u> Date: 04-06-2025

For:

Non-contractual Billable Services **Rockabilly Event Staff** 

DESCRIPTION HOURS RATE AMOUNT 17.00 172.04 10.12 **Event Staff Assistance** \$172.04

TOTAL



Vested in your community.

Thank you for your business!







To:

Rivers Edge CDD 2 475 W. Town Place Suite 114 St. Augustine, Florida 32092 904-940-5850

# Vesta,

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	426582 04/30/2025
Terms	Net 30
Due Date	05/30/2025
Memo	Billable Mileage split

 Description	CUCENTLY	ISRAGE	2M0(e)unit	
Billable Mileage split in 3	1	139.66	139.66	
	L		<u> </u>	

Total

139.66

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Invoice received 05/05/2025

Corbin de Nagy

05/06/2025



			<u>Mileage keport</u>		1		
Name:	Kevin McKendree	Month	Apr-25				
Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
4/1	Daily mileage	Rivertown	Rivertown	42.3	Riversedge CDD		42.3
4/2	Daily mileage	Rivertown	Rivertown	23.2	iversedge CDI	)	23.2
4/3	Daily mileage	Rivertown	Rivertown	34.9	iversedge CD[	>	34.9
4/4	Daily mileage	Rivertown	Rivertown	26.2	Riversedge CDD		26.2
4/7	Daily mileage	Rivertown	Rivertown	68.4	iversedge CDI	)	68.4
4/8	Daily mileage	Rivertown	Rivertown	14.5	iversedge CDI	)	14.5
4/9	Daily mileage	Rivertown	Rivertown	38.2	iversedge CDI	)	38.2
4/10	Daily mileage	Rivertown	Rivertown	27.6	iversedge CDI	<u>)</u>	27.6
4/11	Daily mileage	Rivertown	Rivertown	19.2	iversedge CDI	<u> </u>	19.2
4/14	Daily mileage	Rivertown	Rivertown	53.7	iversedge CDI	<u> </u>	53.7
4/15	Daily mileage	Rivertown	Rivertown	40.8	iversedge CDI	<u>)</u>	40.8
4/16	Daily mileage	Rivertown	Rivertown	24.5	iversedge CDI	<u> </u>	24.5
4/17	Daily mileage	Rivertown	Rivertown	23.9	iversedge CDI	<u> </u>	23.9
4/18	Daily mileage	Rivertown	Rivertown	37.4	iversedge CDI	<u> </u>	37.4
4/21	Daily mileage	Rivertown	Rivertown	60.5	iversedge CDI		60.5
4/22	Daily mileage	Rivertown	Rivertown	28.7	iversedge CDI		28.7
4/23	Daily mileage	Rivertown	Rivertown	30	iversedge CDI		30
4/24	Daily mileage	Rivertown	Rivertown	25.7	iversedge CDI	<u>D</u>	25.7
4/25	Daily mileage	Rivertown	Rivertown	17.6	iversedge CD		17.6
4/28	Daily mileage	Rivertown	Rivertown	49.4	iversedge CD		49.4
4/29	Daily mileage	Rivertown	Rivertown	43.7	iversedge CD		43.7
4/30	Daily mileage	Rivertown	Rivertown	31.4	iversedge CD		31.4
	2					Total Mileage Reimbursement Rate	762 \$0.550
							30.330

Vesta Mileage Report

Total Reimbursement Date Submitted in

Paycom

\$139.66

5/2/25

# Vestan\_

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

#### Invoice

Invoice # Date

#### 426053 05/01/2025

Net 30

Terms

Due Date Memo 05/31/2025

Rivers Edge CDDII

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

Deservition	Querably/	Rolle	
General management services	1	3,899.42	3,899.42
Field Ops	1	3,286.50	3,286.50
Lifestyle services	1	3,610.75	3,610.75
Amenity management services	1	2,469.33	2,469.33
Facility maintenance services	1	8,593.58	8,593.58
Janitorial services	1	2,739.58	2,739.58
Facility Attendant	1	9,487.67	9,487.67
r doing Autonaura		,,	,
	1		

Thank you for your business.

Total

34,086.83

Corbin deNagy

4/30/2025





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

Address Service Requested 888-WB-MASON www.wbmason.com Invoice Number253534166Customer NumberC3178877Invoice Date04/09/2025Due Date05/09/2025Order Date04/08/2025Order NumberS152031264Order MethodWEB

(Page 1) PM(P)

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL, MFOLD, 16PK/250, NTTN, 16PK/CT	2	СТ	20.99	41.98
		TAX & BO		SUBTOTAL: POSITS TOTAL: ORDER TOTAL: Total Due:	41. <del>98</del> 0.00 41.98 41.98

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

WIDE DUASOUT

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 04-16-25 By Richard Losco Richard Losco

8

Remittance Section	
Customer Number	C3178877
Invoice Number	253534166
Invoice Date	04/09/2025
Terms	Net 30
Total Due	41.98

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

C3178877253534JL6253534JL60000004J980



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

Address Service Requested 888-WB-MASON www.wbmason.com PM(P)Invoice Number253641540Customer NumberC3178877Invoice Date04/15/2025Due Date05/15/2025Order Date04/01/2025Order NumberS151855653Order MethodWEB

(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

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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
CLO60607	PINE SOL CLOROX PRO CLEANER LEMON FRESH 3/80FO	2	EA	14.49	28.98
		TAX & BO		SUBTOTAL: POSITS TOTAL: ORDER TOTAL: Total Due:	28.98 0.00 28.98 28.98

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



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

Approved RECDD 2 Submitted to A/P 04-16-25 By Richard Losco

Richard Losco

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



Remittance Section	
Customer Number	C3178877
Invoice Number	253641540
Invoice Date	04/15/2025
Terms	Net 30
Total Due	28.98

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

C3178877253641540253641540000000028983


Rivers Edge CDD 2

475 W Town Place # 114

Saint Augustine FL 32092

Address Service Requested 888-WB-MASON www.wbmason.com PM(P) Invoice Number 253809924 Customer Number C3178877 Invoice Date 04/23/2025 Due Date 05/23/2025 Order Date 04/22/2025 Order Number S152210415 Order Method WEB

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

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

#### **Important Messages**

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

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N CPC05252	TOWEL, MFOLD, 16PK/250, NTTN, 16PK/CT ALL-PURPOSE CLEANER, LAVENDER SCENT, 1GAL BOTTLE, 4/CT	1	CT CT	23,99 40,49	23.99 40.49
		SUBTOTAL: TAX & BOTTLE DEPOSITS TOTAL: ORDER TOTAL: Total Due:			64.48 0.00 64.48 64.48

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

MASON WIND BUT

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





<b>Remittance Section</b>	
Customer Number	C3178877
Invoice Number	253809924
Invoice Date	04/23/2025
Terms	Net 30
Total Due	64.48

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

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

#### СЗЪ7887725380992425380992400000064482

(Page 1)



Address Service Requested 888-WB-MASON www.wbmason.com PM(P)Invoice Number253841358Customer NumberC3178877Invoice Date04/24/2025Due Date05/24/2025Order Date04/22/2025Order NumberS152210415Order 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

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

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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
ALM275	TISSUE,TOILET,4.4X3.1,2PLY,500SHT,96/CT	2	CT	57.99	115.98
		TAX & BO		SUBTOTAL: POSITS TOTAL: ORDER TOTAL: Total Due:	115.98 0.00 115.98 115.98

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



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

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



By: Approved RECDD 2 Submitted to A/P 05-01-25 By Richard Losco

Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	253841358
Invoice Date	04/24/2025
Terms	Net 30
Total Due	115.98

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



Address Service Requested 888-WB-MASON www.wbmason.com Invoice Number253880964Customer NumberC3178877Invoice Date04/25/2025Due Date05/25/2025Order Date04/24/2025Order NumberS152427801Order MethodWEB

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
BWK519	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	3	СТ	32,15	96.4
GPC42714	SOAP, ENMOTION, FOAM, TOUCHLESS, 1200ML, 2/CT	2	CT	57.99	115.9
CLO30966	CLOROX BLEACH LIQUID COMMERCIAL SOLUTIONS GERMICIDAL CONCEN	2	СТ	20.99	41.9
MRC05002	TISSUE, BATH, 2PLY, RCY, 500/RL, 96/CT, WH	1	СТ	59,49	59.4
		TAX & BO		SUBTOTAL: POSITS TOTAL: ORDER TOTAL: Total Due:	313.9 0.0 313.9 313.9

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

MAY 0 1 2025



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

Submitted to A/P 05-01-25 By Richard Losco Richard Losco

Approved RECDD 2

BY

**Remittance Section** C3178877 Customer Number Invoice Number 253880964 04/25/2025 Invoice Date Terms Net 30 **Total Due** 313.90

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 (Page 1) PM(P)



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

	PM(P)
Invoice Number	254002588
Customer Number	C3178877
Invoice Date	05/01/2025
Due Date	05/31/2025
Order Date	04/30/2025
Order Number	S152573045
Order Method	WEB

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	2	СТ	23.99	47.98
ALM275	TISSUE,TOILET,4.4X3,1,2PLY,500SHT,96/CT	1	СŢ	57.99	57,99

SUBTOTAL:	105.97
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	105.97
Total Due:	105.97

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

TIBLIASON WRIO EXT

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 05-13-25 By Richard Losco

Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	254002588
Invoice Date	05/01/2025
Terms	Net 30
Total Due	105.97

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

### Invoice



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

 Number
 Date

 \$124333
 05/14/25

SERVICE PERFORMED AT

**RIVERS EDGE CCD 2** 

ST. JOHNS FL 32259

Site #: 113145-001

**160 RIVERGLADE RUN** 

BILL TO: #113145

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

		Return this port	ion with payment	Amount Paid:		
Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
05/09/25	237297			COD		
		DESCR				
	: Kenneth 904-4 e: NOC - NO COO					
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		Continued	on page 2			
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Thank you for your business! Please make all checks payable to Weather Engineers, Inc. Remit To: PO Box 37068 Jacksonville, FL 32236 Phone: (904)356-3963 \* Fax (904) 356-4969

We are are an equal oppurantly employer and do not discriting against applicants due to tace, gender, vetorans status, or on the basis of disability or any other federal, state or local pictoced class. THIS CONTRACTOR AND SUBCONTRACTOR SHALL ABIDE BY THE REQUIREMENTS OF 41 CFR 50-300.5 (A). THIS REGULATION PROHIBITS DISCRIMINATION AGAINST QUALIFIED PROTECTED VETERANS, AND REQUIRES AFFIRMATIVE ACTION BY COVERED PRIME CONTRACTORS AND SUBCONTRACTORS TO EMPLOY AND ADVANCE IN EMPLOYMENT QUALIFIED PROTECTED VETERANS.



BILL TO:

**RIVERS EDGE CCD 2** 

Attn: Richard Losco 160 RIVERGLADE RUN

ST. JOHNS FL 32259

#113145

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

BILA	
Number	Date
S124333	05/14/25

Invoice

SERVICE PERFORMED AT:

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

Site # : 113145-001

		Return this portion with payment Amount Paid:					
Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #	
05/09/25	237297			COD			
		DESCRI	PTION				
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Thank you for your business! Please make all checks payable to Weather Engineers, Inc. Remit To: PO Box 37068 Jacksonville, FL 32236 Phone: (904)356-3963 \* Fax (904) 356-4969

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		INVOICE		
YELL	OWSTONE	INVOICE #	INVOICE DATE	
	N D S C A P E	883121	3/31/2025	
Dill To-		TERMS	PONUMBER	
<u>Bill To:</u> Rivers Edge (		Net 30		
c/o Vesta Pro	perty Services vn PI Suite 114	<u>Remit To:</u> Yellowstone La PO Box 101017		
Property Name:	Rivers Edge CDD II	Atlanta, GA 303	892-1017	
Address:	475 West Town Place Suite 114 St. Augustine, FL 32092	Invoice Due Date:	April 30, 2025	
		Invoice Amount:	\$745.80	
Description March irrigation rep Irrigation Repa	airs-2025******High Point*****		Current Amount \$745.80	
		Invoice Tot	al \$745.80	

## IN COMMERCIAL LANDSCAPING

Approved RECDD II Submitted to AP on 4.22.2025 by Jason Davidson *Jason Davidson* 

APR 22 

NE NE O'ASS N ASS (2006)



Riv	er town	
High (	oint CDD2	
CDD2	PG	OF

#		EACH	EXTNSN
1	Decoder zone #23	\$420.00	\$420.00
4	splice kits	\$\$9,95	\$39.80
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			\$ -
			\$.
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		·	<u>\$</u> -
			\$ -
			\$-
	PAR	TS TOTAL	\$559.80
		0.475	TOTAL

work order

Please stamp here	DESCRIPTION	HOURS	RATE		TOTAL
	Tech	2	# \$93.00	\$	186.00
				\$	-
				\$	-
				\$	-
/		LABOR & R	ENTAL TOTAL	.\$	186.00

Approved

Aspine #	4245 39	79
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Not Approved

PROPOSED WORK			
MATERIALS	\$	559.80	
LABOR & RENTAL	\$	186,00	
TOTAL	Ś	745.80	
•	MATERIALS LABOR & RENTAL	MATERIALS \$	

ÇLIËNT



#### COMMERCIAL LANDSCAPING

Approved RECDD II Submitted to AP on 4.22.2025 by Jason Davidson

ason Davidson 10

APR 2



W. O. # NAME

ADDRESS DATE

**River town** High point CDD2 CDD2 PG OF 

#		EACH	EXTNSN
2	replaced 2 Decodes #5 and #6	\$420.00	\$840.00
8	splice kits	\$\$9.95	\$79.60
			\$
			\$-
			\$ -
			\$ -
			\$ -
			\$ -
			\$-
			\$-
			\$ -
			\$ -
			\$ -
			\$ -
		PARTS TOTAL	\$919.60

work order

ſ TOTAL

\$

\$

\$

\$

\$

.

186.00

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186.00

Please stamp here	DESCRIPTION	HOURS	RATE
	Tech	2	# \$93.00
	-		
Approved	Aspies # @ 42550	14 LABOR & RE	INTAL TOTAL

Not Approved

Comments:	PROPOSED WORK
replaced Decoders on zones5 and 6 not working	MATERIALS \$ 919.60
	LABOR & RENTAL \$ 186.00
	TOTAL \$ 1,105.60
	<b></b>

CLIENT



## IN COMMERCIAL LANDSCAPING

Approved RECDD II Submitted to AP on 4.22.2025 by Jason Davidson

Jason Davidson

APR 22 2025 

#### ADDITIONAL SERVICES ORDER FOR LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER ("ASO"), dated February <u>25</u>, 2025, is presented according to the requirements within the executed *Rivers Edge Community Development District Landscape & Irrigation Maintenance Services Agreement*, dated October 1, 2022 ("Agreement"), by and between:

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District I**"); and

YELLOWSTONE LANDSCAPE, INC., a Delaware corporation, whose principal address is 3235 North State Street, P.O. Box 849, Bunnell, Florida 32110 ("Contractor" and, together with District, "Parties").

This ASO is further acknowledged by:

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District II**"); and

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District III**" and, together with District I and District II, "**Districts**" and each individually a "**District**").

SECTION 1. SCOPE OF SERVICES. In addition to the Services described in the Agreement and any and all Exhibits and Amendments thereto, Contractor will provide the additional one-time work described in this ASO, consisting of mulch installation throughout District I, District II, and District III, as described in Exhibit A, Exhibit B, and Exhibit C, respectively (together, "Additional Work").

SECTION 2. COMPENSATION.

- A. It is understood and agreed that the payment of compensation for the Additional Work described in Exhibit A for mulching in District I shall be a total of One Hundred Sixty-Eight Thousand, Eighteen Dollars and Twenty-Four Cents (\$168,018.24).
- **B.** It is understood and agreed that the payment of compensation for the Additional Work described in **Exhibit B** for mulching in District II shall be a total of **Seventy Thousand**, **Three Hundred Forty-Four Dollars and Thirty-Seven Cents (\$70,344.37)**.

- C. It is understood and agreed that the payment of compensation for the Additional Work described in Exhibit C for mulching in District III shall be a total of One Hundred Twenty-Seven Thousand, One Hundred Six Dollars and Seventeen Cents (\$127,106.17).
- D. Contractor shall submit an invoice for the Additional Work actually performed upon completion and acceptance, and District I shall remit payment for such Additional Work pursuant to the terms of the Agreement. Such amount includes all materials and labor provided for in Exhibit A, Exhibit B, and Exhibit C, and all items, labor, materials, or otherwise, to provide the maximum benefit of the Additional Work.

**SECTION 3. WARRANTY.** The Contractor warrants that any plant and landscaping materials ("**Materials**") furnished under this ASO shall be new, consistent with the items set forth in the exhibit, and that all Materials shall be of good quality. All Materials installed by the Contractor as part of this ASO shall be warranted until the later of: (i) one (1) year from the date of acceptance of the Additional Work by District I, or (ii) that certain date when the Agreement is terminated. Contractor shall replace or repair warranted Materials to District I's satisfaction and at District I's discretion. Neither final acceptance of the Additional Work nor final payment therefore, nor any provision of the Agreement or this ASO, shall relieve Contractor of the responsibility for defective or deficient Materials. If any of the Materials installed by the Contractor pursuant to this ASO are found to be defective, deficient, or not in accordance with the Agreement and this ASO, then the Contractor shall correct, remove, and replace such Materials promptly after receipt of a written notice from District I, and correct and pay for any other damage resulting therefrom to any District's property or the property of landowners within any District.

**SECTION 4. ACCEPTANCE.** Execution of this ASO will authorize Contractor to complete the Additional Work as outlined above in addition to the Services set forth in the Agreement. Contractor shall commence the aforesaid authorized Additional Work as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect. To the extent that any other terms provided in **Exhibit A**, **Exhibit B**, or **Exhibit C** conflict with the terms of this ASO, the terms of this ASO shall control.

[Signatures on following page.]

IN WITNESS WHEREOF, the Parties hereto have caused this Additional Services Order to be executed the day and year first above written.

#### **RIVERS EDGE COMMUNITY** DEVELOPMENT DISTRICT

By: CARS

Title: Chairman

#### YELLOWSTONE LANDSCAPE, INC.

DocuSioned by By: Blake Dougherty

Name: Blake Dougherty

Acknowledged by:

#### **RIVERS EDGE II COMMUNITY** DEVELOPMENT DISTRICT

By: Decusioned by:	
Name: DJ Smith	
Title: Chairman	

#### **RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT**

By: Sr-J	
Name: DJ Smith	
Title: Chairman	

Proposal for District I Mulch Installation (#514340) Exhibit A:

Exhibit B: Proposal for District II Mulch Installation (#514350)

Proposal for District III Mulch Installation (#515345) Exhibit C:

#### **Exhibit A** Proposal for District I Mulch Installation



Landscape Enhancement Proposal for Rivers Edge CDD I

Jason Davidson Vesta Property Services 475 West Town PI Suite 114 Saint Augustine, FL 32092 jdavidson@vestapropertyservices.com Proposal #: 514340 Date: 2/3/2025 From: Michael Scuncio

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

#### Rivers Edge CDD I Mulch Install 2025

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Brown Mulch	1,100	\$53.43	\$58,768.71
Pine Straw	14,500	\$7,53	\$109,249.53

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

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 16% annual percentage rate.

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

 AUTHORIZATION TO PERFORM WORK:
 Subtotal
 \$168,018.24

 By
 Sales Tax
 \$0.00

 Print Name/Title
 Proposal Total
 \$168,018.24

Date

Rivers Edge CDD I

Landscape Enhancement I	Proposal B	RANCH TEL: 904-268-2620	10000000000000000000000000000000000000	Page 1/1

#### **Exhibit B** Proposal for District II Mulch Installation



Landscape Enhancement Proposal for Rivers Edge CDD II

Jason Davidson Vesta Property Services 475 West Town Pl Suite 114 Saint Augustine, FL 32092 jdavidson@vestapropertyservices.com Proposal #: 514350 Date: 2/4/2025 From: Michael Scuncio

LOCATION OF PROPERTY

475 West Town Place Suite 114

St Augustine: FL 32092

#### **Rivers Edge CDD II Mulch Install 2025**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Brown Mulch	500	\$54.80	\$27,398.00
Pine Straw	5,700	\$7.53	\$42,946.37

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

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

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

	AUTHORIZATION TO PERFORM WORK:	Subtotal	\$70,344.37
Ву		Sales Tax	\$0.00
		Proposal Total	\$70,344.37
Pri Date	int Name/Title	THIS IS NOT	AN INVOICE

Rivers Edge CDD II

Landscape Enhancement Proposal BRANCH TEL: 904-268-2626 Page 1/1

#### Exhibit C Proposal for District III Mulch Installation



Proposal #: 515345 Date: 2/4/2025 From: Michael Scuncio

Page 1/1

Landscape Enhancement Proposal for Rivers Edge CDD III

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

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

#### **Rivers Edge CDD III Mulch Install 2025**

DESCRIPTION	QTY I		AMOUNT
Brown Mulch	825	\$54.80	\$45,206.70
Pine Straw	10,870	\$7.53	\$81,899.47

Yellowstone will install brown mulch and pine straw in CDD III

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

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

	AUTHORIZATION TO PERFORM WORK:	Subtotal	\$127,106.17
Ву		Sales Tax	\$0.00
		Proposal Total	\$127,106.17
Date	Print Name/Title	THIS IS NOT A	IN INVOICE

Rivers Edge CDD III

Landscape Enhancement Proposal BRANCH TEL: 904-268-2626



## IN COMMERCIAL LANDSCAPING

Approved RECDD II	
Submitted to AP on 4.22.2025	
by Jason Davidson	
Jason Davidson	and the second

APR 2.2 2025

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

Π

									w. o	.# .			HIGF		E			
			Irrigation						NAME				RIVERTOWN					
			Inspection					ADDRESS				106 keystone corners blvd						
					por				DATE	<u>:</u>	<u></u>	4/14/	2025		PG 1	OF 2		
YELLOWST				•									cdd2		السبنيسيني			
					RU	N DAYS												
START TIME(S)	8P	PM	Α		М	r			WA	TER S	OURCE			REC	LAIM			
START TIME(S)			В						С	LOCK	ТҮРЕ		R	AINBIRI	D ESP-LX	D		
START TIME(S)			c	s	мт	wт	FS	F	RAIN/I	FREEZ	e swi	гсн		Y	ES			
ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
TYPE (S,R,B,D)	S	S	r	mpr	S	S	mpr	mpr	S	S	mpr	S	r	r	S	S		
RUN TIME	10	20	30	20	15	10	5	15	20	20	15	15	30	30	20	15		
PROGRAM	Α	Α	Α	Α	Α	Α	Α	Α	Α	A	Α	Α	Α	Α	Α	Α		
		S≃ spray	/ heads	1	R=rotor	heads		B≂bubbl	ers	D=0	irip, neta	fim or m		iys				
											<u></u>							
PARTIAL CLOGS																		
STRAIGHTENED			<u> </u>	<u> </u>		<u> </u>									<b> </b>			
······································	L	Note: A	l Above ite	ms are p	l art of irri	gation w	l /et check			I	L	l	1 T	I	L	لــــــــــــــــــــــــــــــــــــ		
BROKEN PIPE		<u> </u>			1						<u> </u>							
BROKEN HEADS	1		1			ļ									<u> </u>			
BROKEN NOZZLES										ļ	<u> </u>							
SEVERELY CLOGGED INCORRECT NOZZLES						<u> </u>	<u> </u>		1	1			ļ		1	 		
CHANGE TO 6 "	ļ		 		ļ	ļ	_		ļ	<u> </u>			-		<u> </u>	<u> </u>		
CHANGE TO 12"								1		<u> </u>						<u> </u>		
CHANGE POP UP TO RISER					ļ					<u> </u>				<u> </u>		<u> </u>		
RAISE HEADS (coverage)					<u> </u>		_					<u> </u>		ļ	<u> </u>	<b>_</b>		
MISSING HEADS													-			<u> </u>		
NON TURNING ROTORS																<u> </u>		
VALVE FAILURE	1	1			ļ									ļ	<u> </u>			
			V															
		Note: (	Jircied It	ems are o	ompiete	a												
comments: ZONE 1 WAS NOT W	ORKING	REPLAC	E BAD D	ECODER	NAS 237	59 NOW	23431							~~~~				
ZONE 2 WAS NOT WORKING REP	LACE BA	D DECO	DER WA	S 23760 I	10W 234	121												
ZONE 5 BROKEN 3/4 LATERAL LI	NE																	
ZONE 1 BROKEN 12" SPRAY HEA	D																	
	a /-	11/202	<b>.</b>	TECI		61	4	u albart		CUE	NIT							

DATE	COMPI	LETED
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4/14/2025 1

TECHNICIAN

davon albert

CLIENT

YELLOWSTONE LANDSCAPE START TIME(S) 8PM			Irrigation Inspection Report					W. O. # NAME ADDRESS DATE - WATER SOUR				HIGH POINTE RIVERTOWN 106 keystone corners blvd 4/14/2025 PG 2 OF cdd2 RCE RECLAIM				
START TIME(S)			В						с	LOCK	ТҮРЕ		F	AINBIR	D ESP-L>	(D
START TIME(S)			C	s	мт	wт	FS	-	RAIN/	FREEZI	e swi	тсн		Y	'ES	
ZONE #	17	18	19	20	21	22	23	24	25	26	27					
TYPE (S,R,B,D)	S	mpr	S	S	S	S	S	mpr	S	r	S					
RUN TIME	15	30	15	10	20	20	20	30	15	30	10					
PROGRAM	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α					
		S= spray	heads		R=rotor	heads		0=bubbl	ers	D=c	rip, net	atim or m	icro spra	ays	[	ľ.
ADJUSTMENTS PARTIAL CLOGS																
STRAIGHTENED																
STRAIGHTENED												<u> </u>				
		Note: A	oove iter	ns are p	l art of irri	gation w	l et check	]		<u> </u>	]	<u> </u>		L	I	
BROKEN PIPE																
BROKEN HEADS		1														
BROKEN NOZZLES SEVERELY CLOGGED INCORRECT NOZZLES CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE					1											
comments: ZONE 21 WAS NOT V	VORKING				was 237		/ 23430	1			<u></u>		1	<u></u>		

DATE COMPLETED

4/14/2025 TECHNICIAN

davon albert

CLIENT



COMPLETED WORK

W. O. #	HIGH POINTE
NAME	RIVER TOWN
ADDRESS	106 keystone corner blvd
DATE	4/15/2025

<u>----</u>

#	bil after inspection				EXT	FENTION
1	broken rotor	ļ	26.00		\$	26.00
1	broken 12" sprays + nozzles	ļ	5 24.00		\$	24.00
1	broken 3/4 lateral line coupling,pipe, slip fix	Ś	5 12.00	Ц	\$	12.00
3	clog nozzles	4	4.00	Ц	\$	12.00
1	broken 6" spray head + nozzle	ļļ			\$	17.00
1	zone 1 replace bad decoder was 23759 now 23431		420.00		\$	420.00
1	zone 2 replace bad decoder was 23760 now 23421	ļļ	420.00		\$	420,00
1	zone 21 replace bad decoder was 23779 now 23430	S	\$ 420.00		\$	420.00
6	DBY	\$	\$ 4.00	Ш	\$	24.00
6	DBY/Y	;	5 7.00		\$	42.00
					\$	-
					\$	~
					\$	~
					\$	-
					\$	-
					\$	-
					\$	-
					\$	-
					\$	•
	PART	'S T	OTAL		\$	1,417.00

DATE	DESCRIPTION	HOURS	RATE	•	TOTAL
4/15/2025	tech	4	\$ 93.00	\$	372.00
				\$	-
				\$	~
				\$	-
£			•	\$	372.00

COMMENTS :

	MATERIALS	\$	1,417.00 372.00
	LABOR & RENTAL	\$	
••••••••••••••••••••••••••••••••••••••			
	TOTAL	\$	1,789.00

DATE COMPLETED 4/14/25

TECHNICIAN davon albert

Bill To: Rivers Edge C c/o Vesta Pro 475 West Tow Saint Augustin	perty Services /n PI Suite 114	INVOICE # 797631 TERMS Net 30 Remit To: Yellowstone La PO Box 10101 Atlanta, GA 303 Invoice Due Date: Invoice Amount:	INVOICE DATE 11/4/2024 PO NUMBER ndscape
Description Hurricane Helene E Hurricane Pre	mergency Clean Up p/Clean-up		Current Amount
	o, oloun-up		ψ+,000.00
		Invoice Tot	
	OMMERCIAL		AP NG
		APR BV:	6 9 2025

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Approved RECDD II Submitted to AP on 4.9.2025 by Jason Davidson

Jason Davidson

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

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Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386,437,6211 | Fax 386,437,1286



#### Bill To:

Description

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

Property Name: Rivers Edge CDD II

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

#### INVOICE

INVOICE #	INVOICE DATE
801798	11/7/2024
TERMS	PO NUMBER
Net 30	

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

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: December 7, 2024

Invoice Amount: \$1,039.00

Current Amount

Mainline repair\*\*\*\*\*High Pointe\*\*\*\*\* Irrigation Repairs

Invoice Total

\$1,039.00

\$1,039.00

## IN COMMERCIAL LANDSCAPING

APR 0.9 2025 

Approved RECDD II Submitted to AP on 4.9.2025 by Jason Davidson

Jason Davidson

YELL YELL	OWSTONE	INVC INVOICE # 801799	DICE INVOICE DATE 11/7/2024
<u>Bill To:</u> Rivers Edge (		TERMS Net 30	PONUMBER
c/o vesta Pro 475 West Tow Saint Augusti	perty Services /n Pl Suite 114 ne, FL 32092	<u>Remit To:</u> Yellowstone La PO Box 10101	7
Property Name: Address:	Rivers Edge CDD II 475 West Town Place Suite 114 St. Augustine, FL 32092	Atlanta, GA 303 Invoice Due Date:	
Description Locate, troubleshoo Irrigation Repa	t and repair 2-wire failure*****River Club	Invoice Amount:	\$1,844.00 Current Amount \$1,844.00
		Invoice Tot	al \$1,844.00

APR (19 2025 0

Approved RECDD II Submitted to AP on 4.9.2025 by Jason Davidson

Jason 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

		INVC	NICE
YELL YELL	OWSTONE	INVOICE #	INVOICE DATE
	NDSCAPE	825692	12/26/2024
Bill To:		TERMS	PO NUMBER
Rivers Edge (		Net 30	
c/o Vesta Pro	perty Services	Remit To:	
475 West Tov Saint Augusti	vn Pl Suite 114 ne FL 32092	Yellowstone La	Indscape
-		PO Box 10101	
Address:	Rivers Edge CDD II	Atlanta, GA 30	1
Address:	475 West Town Place Suite 114 St. Augustine, FL 32092	Invoice Due Date:	January 25, 2025
	<u> </u>	Invoice Amount:	\$645.80
Irrigation Repa	airs		\$645.80
		Invoice Tot	al \$645.80
	OMMERCIAI		
		RECI	
		APR (	
		1999 A 1998 A	9 2025

- 11 -



#### Bill To:

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

Property Name: Rivers Edge CDD II

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

#### INVOICE

INVOICE#	INVOICE DATE
825693	12/26/2024
TERMS	PONUMBER
Net 30	

Remit To: Yellowstone Landscape PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: January 25, 2025

Invoice Amount: \$890.00

**Current Amount** 

December irrigation repairs\*\*\*\*\*380 Stern Wheel\*\*\*\*\*\*

Irrigation Repairs

Description

\$890.00

Invoice Total

\$890.00

## IN COMMERCIAL LANDSCAPING



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

	INVOICE
YELLOWSTONE	INVOICE # INVOICE DATE
LANDISCAPE	903561 5/1/2025
Bill To:Rivers Edge II - Pond Banks c/o Vesta Property Services 475 West Town Place Suite 114 St. Augustine, FL 32092Property Name:Rivers Edge II - Pond Banks 475 West Town Place Suite 1 Saint Augustine, FL 32092	
Saint Augustine, PE 32092	Invoice Amount: \$2,914.00
<b>Description</b> Monthly Landscape Maintenance May 2025	Current Amount \$2,914.00
	Invoice Total \$2,914.00

## COMMERCIAL LANDSCAPING

Approved RECDD II Submitted to AP on 5.1.2025 by Jason Davidson

ason Davidson

, se MAY 0 1 2025 BY:





## IN COMMERCIAL LANDSCAPING

Approved RECDD II Submitted to AP on 5.1.2025 by Jason Davidson

ason Davidson



		NVO	
YELL	OWSTONE	INVOICE #	INVOICE DATE
	N ID S C A P B	913651	5/9/2025
		TERMS	PONUMBER
<u>Bill To:</u>		Net 30	
	perty Services vn PI Suite 114	Remit To: Yellowstone Lar PO Box 101017	•
Property Name:	Rivers Edge CDD II	Atlanta, GA 30392-1017	
Address:	475 West Town Place Suite 114 St. Augustine, FL 32092	Invoice Due Date:	June 8, 2025
		Invoice Amount:	\$5,365.00
Description			Current Amount
Rivers Edge CDD I	Spring Annuals 2025		
Flowers/Annu	als		\$5,365.00

Invoice Total

\$5,365.00

MAY 15 2025

Approved RECDD II Submitted to AP on 5.15.2025 by Jason Davidson

Jason Davidson

Â		INVO	CE
VELL	OWSTONE	INVOICE #	INVOICE DATE
	NDSCAPE	913652	5/9/2025
Bill To: Rivers Edge (		TERMS Net 30	PO NUMBER
c/o Vesta Pro	perty Services	<u>Remit To:</u>	
475 West Tov Saint Augusti	vn PI Suite 114 ne, FL 32092	Yellowstone Lar PO Box 101017	-
Property Name:	Rivers Edge CDD II	Atlanta, GA 303	92-1017
Address:	475 West Town Place Suite 114 St. Augustine, FL 32092	Invoice Due Date:	June 8, 2025
	0	Invoice Amount:	\$2,632.00
Description Controller replacem Irrigation Rep	ient *****Missflower***** airs		Current Amount \$2,632.00

Invoice Total

\$2,632.00

## IN COMMERCIAL LANDSCRPING

Approved RECDD II Submitted to AP on 5.15.2025 by Jason Davidson

Jason Davidson





W. O. #

NAME ADDRESS DATE

River	' To	wn		
missflov	ver	CDD2		
4/24/2025	•	₽G	OF	

EACH EXTNSN # \$340.00 \$1,020.00 3 module for timer \$1,240.00 \$1,240.00 1 Timer Rainbird Lxd \$ -\$ -\$ -\$ -\$ .. \$ -\$ -\$ -\$ ~ \$ -\$ -\$ -

completed

\$ 2,260.00 PARTS TOTAL

Please stamp here		DESCRIPTION
		Tech
		······
Approved	Aspiert	<u>366438</u>

CRIPTION	HOURS		RATE	 TOTAL
Tech	4	Ħ	\$93.Ò0	\$ 372.00
				\$ -
				\$ -
~/				\$ -
As south	LABOR & RE	ENT/	AL TOTAL	\$ 372.00

Not Approved

Comments: replaved timer needed for flower and grass as needed	PROPOSED WORK	PROPOSED WORK				
	MATERIALS	\$ 2,260.00				
	LABOR & RENTAL	\$ 372.00				
<u></u>	TOTAL	\$ 2,632.00				

Earl

CLIENT

## Invoice

Zachary Kazmierski 127 Terra Oaks Dr Saint Johns, FL 32259 Date March 8, 2025

# BILL TO Name Rivers Edge CDD II Address 475 West Town PI, Ste. 114 St. Augustine, FL 32092 Email kfatuch@vestapropertyservices.com Phone 904.679.5523

#### PRODUCTS OR SERVICES

Description	Amount
BIZA Jazz Performance May 23	\$150.00

by Kimpeny Faluch	ry Kazmierski <b>PECEIVE</b> MAY 05 2025	Total Due	\$150.00
Kimberly Fatuch		Total Due	\$150.00

Thank you for your support!



## THE COMMERCIAL LANDSCAPTION

	- Series - B	W	
APR	09	1817	
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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

#### INVOICE

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



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

PECEIVE MAY 2 2 2025 BY: Ship to Rivers Edge CDD 160 River Glade Run St Johns,Florida 32259

Invoice details

Invoice no.: APC-19995 Terms: Net 30 Invoice date: 04/21/2025 Due date: 05/21/2025 Sales Rep: William

Approved RECDD 2 Submitted to AP 5.22.25 By Kevin McKendree

Kevin McKendree

#	Product or service	Description	Qty	Rate	Amount
1.	1.1 Commercial Plumbing Repair/s	Plumbing Services	2	\$125.00	\$250.00
2.	Brass Threaded Ball Valve 3/4"	Brass Threaded Ball Valve 3/4"	1	\$32.00	\$32.00
3.	PVC Pressure Male Adapter 3/4"	PVC Pressure Male Adapter 3/4"	1	\$2.50	\$2.50
4.	Supply Cost	Glue, Cleaner, Pipe Dope, Grout, Caulk, ect.		\$8.00	\$8.00
5.	01 Plumbing Services	Work Description: they have an inground valve box with a purple top which he thought was reclaimed water but it's gushing water and they have no pressure inside the building		I \$0.00	\$0.00
6.	01 Plumbing Services	Work Resolution: Found a 3/4 hose bibe blew off when the county turn back on the main water heaters, I cut the pipe and glued a 3/4 brass ballvalve		1 \$0.00	\$0.00
			Total		\$292.50
	Waya to pay				
	VISA C DECUTE		Overdue		05/21/2025

#### HOODZ of Greater Jacksonville

1132 MILL CREEK DR. Jacksonville, FL 32259 jeff.sowell@hoodz.us.com Phone: 904-342-0153 www.hoodzinternational.com National Account ID: 873984



Invoice Date: 5/12/2025 | Due: 6/11/2025 Payment Terms: Net 30 WO Finish Date: 5/13/2025 WO #: 929475

	Total:	\$585.00
	Subtotal: Tax (6.5%):	\$585.00 \$0.00
CL-Hood : 6-Mth Clean Clean Main Line Hood & Filters ( 6-Mth Service )	1 \$585.00	\$585.00
SERVICES Item Name & Description	Quantity Rate	Line Total
River Club Cafe-River Town 160 River Glad Run Jacksonville, FL 32259 Phone: 904-679-5523	River Edge Community Development District 2 475 W Town Pl Suite 114 St. Augustine, FL 32092	

Approved RECDD 2 Submitted to A/P 05-22-25 By Richard Losco

Richard Losco



## Service Slip/Invoice

INVOICE: 620647426	 - - -					,	 
DATE: 05/20/2025	e.	ļ	ċ	. 1	а.	j.	
ORDER: 620647426	S.	j.		•	• .	2	 3 - 2

Turner Pest Control

PAYMENT ADDRESS: Turrer Pesi Control LLC • P.O. Box 680323 • Jacksonville, Florida 32260-0323 904-355-5308 • Toll Free: 880-225-5305 • furnerpest.com

Bill To:	[275347]	Work Location:	[275347]	904-679-5733
	Rivers Edge CDD 2		RiverClub(R	· · · · · · · · · · · · · · · · · · ·
	Richard Losco		Richard Los 160 Rivergla	
	475 West Town Place Suite 114			FL 32259-8795
	Saint Augustine, FL 32092-3648			

9/(6) (<12/3)(		Technician		10:48 AM
Burchnise (ande	r Torms La NET 30	St Sienviee Mizie Goide 05/20/2025		ິຍາດ: ເອງອ 12:03 PM
Service		Beschielton		Ether
СРСМ	Commercial Pest Control - Mor			\$122,23
			SUBTOTAL TAX AMT. PAID TOTAL	\$122.23 \$0.00 \$0.00 \$122.23
	Approved RECDD 2 Submitted to A/P 05-23- By Richard Losco	25	AMOUNT DUE	\$122.23
	Richard Losco		(WH)	
		Y 2 3 2025	TECHNICIAN SIGN	ATURE
	BY:		kim CUSTOMER SIGN,	ATURE
1. / Aug-13/14-14				1.111.111.111.111.111.111.111.111.111.


Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107

Invoice Number:

Invoice Date: Direct Inquiries To: Phone:

7762287

05/23/2025 Schuhle, Scott A (954)-938-2476

Rivers Edge II CDD c/o GMS - North Florida, LLC 475 West Town Place, Suite 114 St Augustine, FL 32092 United States

. RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2021

The following is a statement of transactions pertaining to your account. For further information, please review the attached. STATEMENT SUMMARY

#### PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2021

Invoico N	in manan		0.0112-11	00100000		7769987
Current E	)ue:					64,040,63
			- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1			
		Part Providence Providence Providence Providence Providence Providence Providence Providence Providence Provid Providence Providence Pro				
Direct Inc	luiries T	<b>o</b> :			Schuhl	e, Scott A
Phone:		5. 91 P. T. T. P.			(954)-	938-2476

Please mail payments to: U.S. Bank CM-9690 PO BOX 70870 St. Paul, MN 55170-9690





RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2021

Invoice Number:	7762287
Invoice Date:	05/23/2025
,	

Direct Inquiries To: Phone:

Schuhle, Scott A (954)-938-2476

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advan	ce 05/01/2025 - 04/30/2026	3		\$3,750.00
Incidental Expenses 05/01/2025 to 04/30/2026	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





Rivers Edge CDD 2

475 W Town Place # 114

Saint Augustine FL 32092

Address Service Requested 888-WB-MASON www.wbmason.com Invoice Number254259754Customer NumberC3178877Invoice Date05/14/2025Due Date06/13/2025Order Date05/13/2025Order Number\$152711032Order MethodWEB

(Page 1) PM(P)

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

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

Important Messages

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

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N UNGNN140	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT GRABBER,NIFTY NABBER,SR/GN	2 1	CT EA	24.99 52.00	49.98 52.00
		TAX & BO	••	SUBTOTAL: POSITS TOTAL: ORDER TOTAL: Total Due:	101.98 0.00 101.98 101.98

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

Washing PLASON

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 05-23-25 By Richard Losco

Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	254259754
Invoice Date	05/14/2025
Terms	Net 30
Total Due	101.98

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



Address Service Requested 888-WB-MASON www.wbmason.com PM(P) Invoice Number 254287180 Customer Number C3178877 Invoice Date 05/15/2025 Due Date 06/14/2025 Order Date 05/14/2025 Order Number S143769795 Order Method WEB

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
GPC43715	SOAP,REFILL,FOAM,CLR	1	CT	44.99	44.99
TRKMK520A	TOWEL.NATURAL.MULTIFOLD	2	CT	36.99	73.98
	CLEANER, CLOROX CLEANUP	1	CT	65.45	65.45

SUBTOTAL:	184.42
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	184.42
Total Due:	184.42

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

WARDIASON

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 05-23-25 By Richard Losco *Richard Losco* 

Remittance Section		
Customer Number	C3178877	
Invoice Number	254287180	
Invoice Date	05/15/2025	
Terms	Net 30	
Total Due	184.42	

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



Rivers Edge CDD 2

475 W Town Place # 114

Saint Augustine FL 32092

Address Service Requested 888-WB-MASON www.wbmason.com Invoice Number254324511Customer NumberC3178877Invoice Date05/16/2025Due Date06/15/2025Order Date05/13/2025Order NumberS152711032Order MethodWEB

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

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

Important Messages

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

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ITEM NUMBER		DESCRIPTION		QTY	U/M	UNIT PRICE	EXT PRICE
WNCBRM60L	ECONOMY FLAGG	ED ANGLE BROOM, BLUE/BLACK, 60		1	EA	9.09	9.09
				TAX & BO		SUBTOTAL: POSITS TOTAL: ORDER TOTAL: Total Due:	9.09 0.00 9.09 9.09
	To ensure pro	per credit, please detach and return bel	ow portion v	with your pa	yment		
TE BLASON		BV:	Remi	ttance Se	ection		
		$S_{\rm eff} \notin r$ -scalar manufacture contraction of the mean manufacture contraction of the manufacture contraction of the mean manufactur	Custor	ner Number	-		C3178877
			Invoice	e Number			254324511
W.B. MASON CO., I	NC.	Approved RECOD 2	Invoice	e Date			05/16/2025
PO BOX 981101 BOSTON, MA 02298	2-1101	Approved RECDD 2	Terms				Net 30
00310N, MA 02290	5-1101	Submitted to A/P 05-23-25	Total	Due			9.09
Rivers Edge CE 475 W Town Pl Saint Augustine	ace # 114	By Richard Losco Richard Losco	MAKINO	E REFEREN 3 PAYMEN 9 AYMENT T	T. PAY	/OICE NUMBE ON OUR WEB	R WHEN SITE OR
			PO BO	ASON CO., K 981101 N, MA 0229			

(Page 1) PM(P)



Address Service Requested 888-WB-MASON www.wbmason.com Invoice Number254431011Customer NumberC3178877Invoice Date05/21/2025Due Date06/20/2025Order Date05/20/2025Order NumberS153074480Order MethodWEB

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	СТ	24.99	24,99
		TAX & BO		SUBTOTAL: POSITS TOTAL: ORDER TOTAL: Total Due:	24.99 0.00 24.99 24.99

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

WTB.DUASOD

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

MAY 23 2025 BY

Approved RECDD 2 Submitted to A/P 05-23-25 By Richard Losco Richard Losco

**Remittance Section Customer Number** C3178877 254431011 Invoice Number 05/21/2025 Invoice Date Terms Net 30 **Total Due** 24.99

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 (Page 1) PM(P)

## C3178877254431011254431011000000024995



**RIVERS EDGE CCD 2** 

Attn: Richard Losco 160 RIVERGLADE RUN

ST. JOHNS FL 32259

BILL TO: #1/3145

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

# Invoice

	05/19/25
S124663	05/19/25

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

> Site # : 113145-001 Amount Paid:

		Return this po	ortion with payme	nt Amount Pai		
Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
05/15/25	237578			COD		
		DESC	RIPTION			
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05/15/25	1 MECH N/C	.43 HRS @	89.25			
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	-	Continue	d on page :	2		
gener a desta d						

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

We are are an equal oppuriuntly employer and do not discriminate against applicants due to race, gender, veterant status, or on the basis of disability or any other faderal, state or local protected class. THIS CONTRACTOR AND SUBCONTRACTOR SHALL ABIDE BY THE REQUIREMENTS OF 41 CFR 60-300.5 (A). THIS REGULATION PROHIBITS DISCRIMINATION AGAINST QUALIFIED PROTECTED VETERANS, AND PEQUIRES AFFIRMATIVE ACTION BY COVERED PRIME CONTRACTORS AND SUBCONTRACTORS TO EMPLOY AND ADVANCE IN EMPLOYMENT QUALIFIED PROTECTED VETERANS.

## Invoice



**RIVERS EDGE CCD 2** 

Attn: Richard Losco

160 RIVERGLADE RUN ST. JOHNS FL 32259

BILL TO: #113 45

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

S124663	05/19/25
Number	Date

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

Site # : 113145-001 Amount Paid:

		Return this port	ion with payment	Amount Paid.		
Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
05/15/25	237578			COD		
		DESCR	IPTION			
		Continued	from page 1			
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n berninger og finer fra Hannen	By Rich	ard Losco		TOTAL \$	204.44	
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Thank you for your business! Please make all checks payable to Weather Engineers, Inc. Remit To: PO Box 37068 Jacksonville, FL 32236 Phone: (904)356-3963 \* Fax (904) 356-4969

We are are equal oppurbindly employer and do not discriptions against applicants due to take, gender, veterans status, or on the basis of disability or any other isderal, state or local protected class, THIS CONTRACTOR AND SUBCONTRACTOR SHALL ABIDE BY THE REQUIREMENTS OF 41 CFR 60-303.5 (A). THIS REGULATION PROHIBITS DISCRIMINATION AGAINST QUALIFIED PROTECTED VETERANS, AND REQUIRES AFFIRMATIVE ACTION BY COVERED PRIME CONTRACTORS AND SUBCONTRACTORS TO EMPLOY AND ADVANCE IN EMPLOYMENT QUALIFIED PROTECTED VETERANS.

Δ		INVOICE				
YELL	YELLOWSTONE		INVOICE DATE			
	ND SCAPE	879400	3/21/2025			
Bill To:	Bill To:	TERMS Net 30	PONUMBER			
Rivers Edge CDD II c/o Vesta Property Services 475 West Town PI Suite 114 Saint Augustine, FL 32092	perty Services vn Pl Suite 114	Remit To: Yellowstone Landscape PO Box 101017				
Property Name:	Rivers Edge CDD II	Atlanta, GA 303	92-1017			
Address:	475 West Town Place Suite 114 St. Augustine, FL 32092	Invoice Due Date:	April 20, 2025			
		Invoice Amount:	\$749.00			
Description			Current Amount			
Decoder replaceme	nt at gate					
Irrigation Repa	airs		\$749.00			
		Invoice Tota	al \$749.00			

# 

Approved RECDD II Submitted to AP on 5.20.2025 by Jason Davidson

Jason 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

	<i>b</i>		W. O. #			
			NAME	genter sin anderson	River T	own
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					TOTAL	\$749.00
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YELL	OWSTONE	INVOICE #	INVOICE DATE
	B C A P F	916498	5/19/2025
Bill To:		TERMS	PONUMBER
Rivers Edge C	DD II	Net 30	·····
c/o Vesta Prop		<u>Remit To:</u>	
475 West Tow Saint Augustin		Yellowstone Lar PO Box 101017	•
Property Name:	Rivers Edge CDD II	Atlanta, GA 303	92-1017
Address:	475 West Town Place Suite 114 St. Augustine, FL 32092	Invoice Due Date:	June 18, 2025
	•	Invoice Amount:	\$1,903.60
Description			Current Amou
Locate, troubleshoot	, and repair valve failure*****Decoder re	eplacement at River	
Club*****			<b>.</b>
Irrigation Repa	ire		\$1,903.6

Invoice Total \$1,903.60

## IN CONMERCIAL LANDSCAPING



Approved RECDD II Submitted to AP on 5.29.2025 by Jason Davidson

Jason 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

A			W. O. #		, ,	
		completed	NAME	<u></u>	River To	
		completed	ADDRESS DATE		River club	the second s
YELLOV	VSTONE		DATE		/13/2025	PG OF
#					EACH	EXTNSN
2 decoders	·····				\$540.00	\$1,080.00
8 splice kits			, 		\$9.95.00	\$79.60
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*** CHECK DATES 05/01/2025 - 05/31/2025 *** RE	ACCOUNTS PAYABLE PREPAID/COMPUTER CHE E II - CAPITAL RESERVE FUND ANK A CAPITAL RESERVE FUND	ECK REGISTER	RUN 7/08/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/23/25 00011 4/17/25 27661 202504 600-53800-6	50000	*	14,540.00	
UMBRELLA FLAT & BASE	SOUTHERN BREEZE OUTDOOR FURNISHINGS	5		14,540.00 000018
5/30/25 00012 5/20/25 4776 202503 600-53800-6 EXGTERIOR/INTERIOR JOBS	50000	*	20,195.00	
EAGLERIOR/INTERIOR UODS	INVESTMENT PAINTING			20,195.00 000019
	TOTAL FOR BANK A	J	34,735.00	
	TOTAL FOR REGIST	ſER	34,735.00	

RED2 RIVERS EDGE II OKUZMUK



1128 Carmona Place, St. Augustine, FL 32092 Telephone: (904) 315-3933; (904) 315-3944

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

## Invoice No: 27661 Date: 04/17/25 Terms: Due at Time of Order

PROJECT: Control of the PROJECT: Control of the PROJECT Control of t

SHIPPING ADDRESS: RiverClub 160 Riverglade Run St. Johns, FL 32259

DESCRIPTION	STYLE	SIZE	FABRIC / FRAME	UNIT \$	QTY.	TOTAL \$
9' Flat Profile Umbrella, Octagon, Push Up & Pin Lift	Push Up & Pin	9'	Sunbrella Fabric / TBD	\$535.00	.15	\$8,025.00
Umbrella Base with Wheels, 100 Ib., Premium Aluminum Shell, Concrete Filled, 18" Aluminum Stem	Premium Aluminum Shell, Concrete Filled, 18" Stem	100 lbs.	Silver Mist	\$337.00	15	\$5,055.00
	· · · · · ·					
- · · · · · · · · · · · · · · · · · · ·	**************************************			1		

PAYMENT TERMS: 100% PAYMENT DUE AT TIME OF ORDER

PLEASE REMIT PAYMENT TO: Southern Breeze Outdoor Furnishings, LLC 1128 Carmona Place St. Augustine, FL 32092 Attn: Laura Smith

Product Total	\$13,080.00
Freight	\$1,460.00
TAX EXEMPT	\$0.00
TOTAL	\$14,540.00

PAYMENTS BY CREDIT CARD WILL BE CHARGED A 3% PROCESSING FEE



Approved RECDD 2 Submitted to AP 4.18.25 By Kevin McKendree

Kevin McKendree

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## **Investment Painting of North FL**

Rivers Edge CDD 2 . Rivers Edge 475 West Town Place 114 St. Augustine, FL 32092

रेंक (904) 440-5668

kmckendree@vestapropertyservices.com

AMOUNT DUE	\$20,195.00
DUE DATE	May 20, 2025
PAYMENT TERMS	Upon receipt
INVOICE DATE	May 20, 2025
SERVICE DATE	Mar 18, 2025
INVOICE	#4776
JOB	#4080

CONTACT US

229 South Torwood Drive Saint Johns, FL 32259

🐛 (904) 307-6649

Investmentpaintingfl@yahoo.com

#### INVOICE

Constant in the second se	-1914) -	und solution	a Sampahia
(Best Paint Option) River house Exterior clubhouse, Kayak storage house, Fence around pool equipment, amphitheater	1.0	\$33,940.00	\$33,940.00
Power wash, amphitheater, clubhouse, kayak clubhouse,Dormers, eaves, and soffits with chemical to treat and remove dirt and concrete walkway in front of clubhouse. pressure washing will concede and will have a a minimum weight drying period of 24 h	i mildev ours.	v, pressure wash ,	pressure wash
Caulk Gaps around windows, trim, where needed to seal drafts using Sherwin Williams 950 (55) year			
Spot prime rusty nails with rust reformer primer			
Covers windows with tape and plastic and Repaint hardie board around pool equipment, kayak storage house, clubhouse, di the line Sherwin Williams Emerald Rain Refresh which is a self cleaning paint that rinses off when rained on. Repaint outside of Urethane Enamel Paint. Prep and paint Amphilheater Ceiling, Emerald is Dirt and mildew resistant, Excellent and Best resista 100% acrylic. Limited life time manufacturers warranty against peeling,chipping,flaking paint)	of Door	s) with sherwin W	lliams Emerald
Price includes all labor, material, and taxes Investment Painting of North FI warranties all Labor under normal wear and tear for	or body	and trim for 2yrs.	
Excludes painting brick			
Interior painting quote River Club 2 bathroom walls shiplap, Game Room, Social Hall	1.0	\$6,055.00	\$6,055.00
Prep and paint 2 bathrooms shiplap and doors same colors with Sherwin willilams scuff tuff coating, touch up around vents walls, shiplap with sherwin Williams scuff tuff and touch up ceilings, prep and Paint trim and walls in social hall excluding the c with Sherwin Williams Scuff Tuff. Repaint 4 doors in social hall with scuff Tuff Coating	on cei enter b	lings, prep and pa eam and joists cor	aint game room ning off of beam
Prep And paint black metal footrail with all surface Oil based Enamel Paint.			
Price includes labor materials and taxes.			
Optional Repaint Entire Ceiling in Game Rooms	1.0	\$395.00	\$395.00
Repaint ceiling with Sherwin Williams Super paint which is dirt and mildew resistant. Price includes labor materials and taxes.			

## Approved RECDD 2 Submitted to AP 5.20.2025 By Kevin McKendree

Kevin McKendree



Subtotal	\$40,390.00
Job Total	\$40,390.00
Amount Due	\$20,195.00

Check

Feb 19 Wed 8:15am

Payment History

\$20,195.00

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate!

To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will than receive an involce for your deposit of \$500.00 for each service/job for approved services that you have agreed to. At that time you will receive a TENTATIVE START WEEK for your approved job. For larger residential jobs, deposits may be subjected to a higher deposit. This pertains to residential clients only. All commercial clients please see our terms and conditions regarding deposits amounts and procedures. These terms and conditions are subject to change at any time.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancelfation policies and more.

Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website! Thank you for your Business!

See our Terms & Conditions

FIFTH ORDER OF BUSINESS

A.

## COST-SHARE STATUS COVER SHEET

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

# Proposal: Gardens South Alleyway Repairs

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

Yes (Please proceed to question 2)

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

### 2. If yes, please check one of the following:

□ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

[End of Cover Sheet]

## COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

Request: Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)

□ Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:

Burnham Construction, I	nc Awarded con	tract - 04-16-2025.
Total Proposed Compensation:	\$ <u>118,753.99</u>	
Cost Share		
Calculation:	\$37,668.77	Rivers Edge
	\$39,438.20	Rivers Edge II
	\$41,647.02	Rivers Edge III
Methodology Consultant Approval:		
	(Signature)	
	(Date)	
If requesting addition of	of new improver	nents:
Engineer Approval:		
	(Signature)	
	(Date)	

[Please attach this page for supplemental maintenance services for existing Improvements]

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

## RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

By:

Chair Vice-Chair, Board of Supervisors

Date:

## RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

By:

□ Chair □ Vice-Chair, Board of Supervisors

Date:

## RIVERS EDGE III CDD

By: \_\_\_\_\_ Chair □ Vice-Chair, Board of Supervisors

Date:

Burnham Construction, Inc. 11413 Enterprise East Blvd Macclenny, FL 32063 Office: (904) 259-5360 Fax: (904) 259-5380 CUC#1224415

## "Building the Road to Excellence" Proposal

April 9, 2025

ATTN: Ryan Stilwell

RE: Rivers Edge CDD c/o Governmental Management Services 475 West Town Place, Suite 114 St. Augustine, FL 32092

Burnham Construction, Inc. is pleased to provide a proposal, to supply all labor, equipment, and material needed to complete Rivertown Gardens South Asphalt repairs. Per plans dated 7/16/17. See SOV attached.

## \* Total \$118,753.99

#### **Qualifications:**

- The quoted price is contingent upon receipt of fully executed contract within 30 days.
- If County requirements are different than specified in plans provided, a new quote may be required.
- Any revisions to quantities agreed on, may result in additional per UOM rates.
- Total LF of curb and sidewalk removed and replaced will be determined after all work is complete.

#### Exclusions:

- Removal/Relocation of any existing overhead power line and poles
- Removing or replacing any landscaping, electrical piping, or wiring not in civil plan set

Feel free to contact me anytime if you have any questions.

Sincerely,

Tyler Mobley Project Manager C – 904-524-4840 O – 904-259-5360 Х

Approved By:

#### **BURNHAM CONSTRUCTION**

#### Rivertown Gardens Topout South

Division Code	Account Code	Description	Pay Quantity	UOM	Unit Price (current)	Total Price (current)
001000 (General Conditions)						\$3,532.38
001000	001000	General Conditions	1.00	Lump Sum	\$3,532.38	\$3,532.38
007000 (Construction Materials Testing)						\$1,308.29
007000	007000	Construction Materials Testing	1.00	Lump Sum	\$1,308.29	\$1,308.29
008000 (Maintenance of Traffic)			1.1.1			\$1,046.63
008000	008000	Maintenance of Traffic	1.00	Lump Sum	\$1,046.63	\$1,046.63
014000 (Sanitary Sewer)						\$9,637.12
014000	014159	Adjust Ex. Manhole	4.00	Each	\$2,409.28	\$9,637.12
015000 (Storm Drain)						\$2,725.30
015000	015079	Adjust Existing Inlet	1.00	Each	\$2,725.30	\$2,725.30
016000 (Potable Water Main)						\$1,170.08
016000	016014	Adjust Ex. Valve Jacket	1.00	Each	\$1,170.08	\$1,170.08
022000 (Asphalt Paving)						\$92,858.15
022000	022000	Mill Ex Asphalt	3,115.00	Square Yard	\$2.82	\$8,784.30
022000	022000	1" Asphalt Pavement 1st lift	3,115.00	Square Yard	\$13.40	\$41,741.00
022000	022000	1" Asphalt Pavement 2nd lift	3,115.00	Square Yard	\$13.59	\$42,332.85
023000 (Striping & Signs)	-			and and		\$6,476.04
023000	023000	Striping & Signs	1.00	Lump Sum	\$6,476.04	\$6,476.04
				(		\$118,753.99

1/17/2025 at 1:43 PM 21.10.0

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*B*.

#### COST-SHARE STATUS COVER SHEET

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

# Proposal: Keystone Corners Golf Cart Signs

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

Yes (Please proceed to question 2)

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

### 2. If yes, please check one of the following:

□ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

[End of Cover Sheet]

## COST SHARE REQUEST

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

Requesting Party: Rivers Edge II CDD

Request: Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)

Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:

Installation of ten(10) Golf Cart Signs along Keystone Corners & within the Manor & Highpointe neighborhoods.

Total Proposed Compensation:	\$ <u>12, 091.00</u>		
Cost Share Calculation:	\$3,835.27 \$4,015.42 \$4,240.31	Rivers Edge Rivers Edge II Rivers Edge III	
Methodology Consultant Approval:			
	(Signature)		
	(Date)		

If requesting addition of new improvements:

Engineer

Approval:

(Signature)

(Date)

[Please attach this page for supplemental maintenance services for existing Improvements]

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

## RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

By: \_\_\_\_

□ Chair □ Vice-Chair, Board of Supervisors

Date:

## RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

By:

Chair Vice-Chair, Board of Supervisors

Date:

## **RIVERS EDGE III CDD**

By: \_\_\_\_\_

Chair Vice-Chair, Board of Supervisors

Date:

## 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 <u>30</u> days, or may be void at the option of American Architectural Graphics, Inc. Deposit of <u>0.00</u> will accompany order.

Date /

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.

Kevin McKendree

Date 6/19/2025



## **COST-SHARE STATUS COVER SHEET**

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

Proposal: \_\_\_\_\_

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

 $\Box$  Yes (Please proceed to question 2)

## 2. If yes, please check one of the following:

 $\Box$  This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

 $\Box$  This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

[End of Cover Sheet]

## **COST SHARE REQUEST**

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

Requesting P	arty:							
Request:	imp	Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page)						
	$\Box$ Add	lition of new improvements (Methodology Consultant and Engineer must sign)						
	*	be of supplemental services or describe the additional improvements requested to be at clearly identify new or enhanced maintenance areas. Attach additional sheets if n						
Total Propos		¢						
Compensatio	on:	\$						
Cost Share								
Calculation:		Rivers Edge Rivers Edge II						
		Rivers Edge III						
Methodology Consultant A								
Constituit	ippio tui.	(Signature)						
		(Date)						
If requesting	addition o	of new improvements:						
Engineer Approval:								
		(Signature)						
		(Date)						

## [Please attach this page for supplemental maintenance services for existing Improvements]

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

## **RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

□ Chair □ Vice-Chair, Board of Supervisors

\_\_\_\_\_

Date:\_\_\_\_\_

## **RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_\_ Urice-Chair, Board of Supervisors

Date: \_\_\_\_\_

## **RIVERS EDGE III CDD**

By: \_\_\_\_\_ □ Chair □ Vice-Chair, Board of Supervisors

Date:

#### Rivers Edge Community Development District Holiday Lighting Cost Options

1st Coast Trimlight, Co.	RECDDI	RECDD II	RECDD III		Total Cost
Permanent Lighting ONLY	46,900.00	15,824.00	15,572.00	\$	78,296.00
Cost Share Allocation	24,835.49	26,002.10	27,458.41	\$	78,296.00
Cost Share % Per District	31.72%	33.21%	35.07%		100.00%
RiverTown Holiday Lighting, Co.					
Holiday Lighting & Accessories/Add-Ons			Di Antonia		
Holiday Lighting	7,743.75	5,650.00	4,400.00	\$	17,793.75
16- Pre-Lit Wreaths	1,840.00	1,959.00	1,251.00		5,050.00
Garland	1,785.00	1,190.00	476.00		3,451.00
29 Neighborhood Monuments Signs /58 wreaths					8,062.00
Christmas Tree Lighting & Décor		3,930.00			3,930.00
Oak Tree Lighting - RiverClub(8)	Carlos and a second	4,800.00		-	4,800.00
Fotal Holiday Lighting Package Per Year	11,368.75	17,529.00	6,127.00	\$	43,086.75
Cost Share Allocation	13,667.12	14,309.11	15,110.52	\$	43,086.75
Cost Share % Per District	31.72%	33.21%	35.07%		100%
					Total
Permanent Lighting + Accessories	RECDD I	RECDD II	RECDD III		Cost
(1st Coast Trimlight - Permanent Lighting ONLY)	46,900.00	15,824.00	15,572.00	\$	78,296.00
RT Holiday Lighting, Co Accessories ONLY)					
16- Pre-Lit Wreaths	1,840.00	1,959.00	1,251.00		5,050.00
Gar;and	1,785.00	1,190.00	476.00		3,451.00
29 Neighborhood Monuments Signs /58 wreaths					8,062.00
Christmas Tree Lighting & Décor		3,930.00			3,930.00
Oak Tree Lighting - RiverClub(8)		4,800.00			4,800.00
Fotal Permanent Lignting & Accessories - 1st Year	50,525.00	27,703.00	17,299.00	\$	95,527.00
Cost Share Allocation	30,301.16	31,724.52	33,501.32	\$	95,527.00
Cost Share % Per District	31.72%	33.21%	35.07%		100.00%
Return on Investment - Permanent Lighting Purchase	2.22 yr	s			
COST SAVINGS PER YEAR AFTER RETURN ON					

X.

## First Coast Trimlight, LLC

822 10th Ave S Jacksonville Beach, FL 32250 US jon@fctrimlight.com https://fctrimlight.com



## Estimate

Install for Rivertown Bu Rivers Edge CDD 1 140 Landing Street	olding 1 & 2	SUBTOTAL			46,900.00 0.00
	Lift System	Electronic Lift for taller homes or hard to reach places	2	600.00	1,200.00
	Cable Cover	Color matched cable cover used on roof, walls, and jumping from one channel to another.	20	20.00	400.00
	Surge Protector	120v plug-in style surge protector. 640Joules	2	20.00	40.00
	Control System - EDGE	12volt power supply (50-500watt) - UL Certified - Lifetime Warranty - Wifi 2.4G Trimlight EDGE controller, power cable, and enclosure box	2	400.00	800.00
	Commercial 12" spacing	Commercial Trimlight 12" spacing (priced per foot) Bldg 2	393	36.00	14,148.00
	Commercial 12" spacing	Commercial Trimlight 12" spacing (priced per foot) Bldg 1	842	36.00	30,312.00
DATE		DESCRIPTION	QTY	RATE	AMOUNT
St Augustine, Florida	a 32092				
475 West Town Plac Suite 114	e	St Johns, FI 32259			
	unity Development District 1	140 Landing Street			
Kim Fatuch		Rivers Edge CDD 1		DATE	06/26/2025
ADDRESS		SHIP TO		ESTIMATE	1668

\$46,900.00

Accepted By

Accepted Date

TOTAL

## First Coast Trimlight, LLC

822 10th Ave S Jacksonville Beach, FL 32250 US jon@fctrimlight.com https://fctrimlight.com



## Estimate

ADDRESS Kim Fatuch Rivers Edge Com 475 West Town P Suite 114 St Augustine, Flor		SHIP TO Rivers Edge CDD 2 160 Riverglade Run St Johns, FI 32259		ESTIMATE DATE	1669 07/02/2025
DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Commercial 12" spacing	Commercial Trimlight 12" spacing (priced per foot)	283	36.00	10,188.00
	House Trim - easy installation 9" Spacing	Standard channel, Trimlight 9" spacing (priced per foot). 3L	106	36.00	3,816.00
	Control System - EDGE	12volt power supply (50-500watt) - UL Certified - Lifetime Warranty - Wifi 2.4G Trimlight EDGE controller, power cable, and enclosure box	1	400.00	400.00
	Surge Protector	120v plug-in style surge protector. 640Joules	1	20.00	20.00
	Cable Cover	Color matched cable cover used on roof, walls, and jumping from one channel to another.	10	20.00	200.00
	Lift System	Electronic Lift for taller homes or hard to reach places	2	600.00	1,200.00
River Club		SUBTOTAL			15,824.00
		TAX			0.00
		TOTAL			\$15,824.00

Accepted By

Accepted Date

## First Coast Trimlight, LLC

822 10th Ave S Jacksonville Beach, FL 32250 US jon@fctrimlight.com https://fctrimlight.com



Esti	m	a	te

River Lodge		SUBTOTAL TAX			15,572.00 0.00
	Lift System	Electronic Lift for taller homes or hard to reach places	1	3,500.00	3,500.00
	Surge Protector	120v plug-in style surge protector. 640Joules	3	20.00	60.00
	Cable Cover	Color matched cable cover used on roof, walls, and jumping from one channel to another.	15	20.00	300.00
	Control System - EDGE	12volt power supply (50-500watt) - UL Certified - Lifetime Warranty - Wifi 2.4G Trimlight EDGE controller, power cable, and enclosure box	3	400.00	1,200.00
	Commercial 12" spacing	Commercial Trimlight 12" spacing (priced per foot)	292	36.00	10,512.00
DATE		DESCRIPTION	QTY	RATE	AMOUNT
		Rivers Edge CDD 3 100 Grand Verde Drive St Johns, FI 32259		DATE	07/02/2025
ADDRESS		SHIP TO		ESTIMATE	1670

Accepted By

Accepted Date
# **Rivertown Holiday Lighting 2025**

#### CDD 1 - River house Amenity Center & Surrounding Areas

- 1. Main Building: Lights on all sides except palm court patio
- 2. Pool Entrance Side: Lights on center and parking lot side
- 3. Décor: 1 pre-lit 48" wreath and 2 pre-lit 36" wreaths on front facing SR13
- 4. Entrance on SR13 & Rivertown Blvd: 2 pre-lit 9'x14" garland on monument sign
- 5. Towers in Homestead: 4 36" pre-lit wreaths on all towers
- 6. Towers on Main Street Bridge: 4 36" pre-lit wreaths on all towers
- Rivertown Main & Longleaf: 1 48" pre-lit wreath on tower, 9 9'x14" pre-lit garland on waterfall walls, 2- 9'x14" pre-lit garland on iron walls in front of Welcome Center
- 8. Total Wreaths: 12 (2 48" wreaths and 10 36" wreaths)
- 9. Total Garland Locations: 15 pre-lit 9'x14"



#### CDD 2 - River Club Amenity Center

- 1. Parking Lot Side Front roof line and High Center Peak and two dormers: Lights only
- 2. Décor: 1-48" pre-lit wreath on peak, 2 36" pre-lit wreaths on front windows
- 3. Monument Signs into River Club 4 36" pre-lit wreaths and 6 9'x14" garland
- 4. Rafter Tail Neighborhood: 2 36" pre-lit wreaths and 2- 9'x14" garland
- 5. Watersong Monument: 2 48" pre-lit wreath on both sides of white brick columns, lights on monument all around, staked lights around garden bed, and holly trees wrapped with lights
- 6. Keystone Corners & Longleaf: 2 48" pre-lit wreaths on both towers, total 6 9'x14" pre-lit garland 3 on each sign across Rivertown sign on both.

Total Wreaths: 5 - 48" pre-lit wreaths and 6 - 36" pre-lit wreaths, Total wreaths = 11

Total Garland: 10 - pre-lit 9'x14"



#### CDD 3 - River Lodge Amenity Center

- 1. Lights on all three buildings facing the street
- 2. Lights on entry area
- 3. 1 pre-lit 36'' wreath and 1 9'x14'' pre-lit garland on monument sign
- 4. Towers leading to River Lodge: 4 36" pre-lit wreath on each tower
- 5. Towers by Cove neighborhood: 4 36" pre-lit wreath on each tower
- 6. Monument at SR13 & Hallowes Cove: TBD
- 7. Total Wreaths: 9 36" pre-lit wreaths
- 8. Total Garland: 4 pre-lit 9'x14" garland



#### Rivertown Holiday Lighting – 2025 Pricing Summary

Commercial 15" Socket wire Spacing with C9 Warm White bulbs

CDD 1: 1475' x \$5.50 = \$7,743.75

CDD 2: 850' x \$5.50 = \$4,675.00

Wrap Holly trees and Stake lights around garden bed = \$975.00

CDD 3: 800' x \$5.50 = \$4,400

#### Totals Cost of lights = \$17,793.75

#### Wreaths

CDD 1: 2 - 48" pre-lit wreaths x \$225.00= \$450 and 10 - 36"x \$139 = \$1,390, Toal wreath cost = \$1,840.00

CDD 2: 5 - 48" pre-lit wreaths x \$225.00= \$1,125 and 6 - 36"x \$139 = \$834, Toal wreath cost = \$1,959.00

CDD 3:9 – pre-lit wreaths 36"x \$139 = \$1,251.00

Total Wreaths Cost: \$5,050.00

Garland

CDD 1: 15 - pre-lit 9'x14" garland x \$119.00 = \$1,785.00

CDD 2: 10 - pre-lit 9'x14" garland x \$119.00 = \$1,190.00

CDD 3: 4 - pre-lit 9'x14" garland x \$119.00 = \$476.00

Total Garland Cost: \$3,451.00

Holiday season 2025's for RiverTown Community - Grand Total: \$26,294.75

#### Add-Ons

58 - 36" pre-lit wreath x \$139.00 = \$8,062.00

29 Neighborhood Monuments signs on both sides







## Holiday Tree Lighting & Decorating Proposal

The full decoration and lighting of a 20-foot real Christmas tree in front of the Rivertown Clubhouse to serve as the centerpiece of the community's holiday celebration. This includes installation, decoration, lighting, and removal in January.

#### Scope of Work

#### **Lighting Installation**

- Wrap and layer the tree with 1,500–2,000 warm white mini-LED commercial lights (4" spacing, full wrap with depth).
- All lights are energy-efficient and weather-rated for outdoor use.
- Even coverage throughout all visible surfaces including tips and inner branches.

#### Decorations

- Large, shatterproof ornaments (red, gold, green, blue matte & gloss mix).
- Premium oversized red bows placed evenly around tree.
- Lit Star topper (commercial-grade LED, approx. 24–36 inches wide).
- Optional: custom sign or banner, tree skirt, or decorative fencing (additional).

#### Equipment & Safety

- Boom lift rental for safe and effective high-reach work.
- All lights and décor securely fastened to withstand wind and rain.
- Installation team will be fully insured and safety-trained.

#### Removal

- Takedown of all decorations and lighting after the holiday season.
- Removal date coordinated with client in early January.

### Cost Estimate

Item	Quantity/Details	Unit Cost	Total
Commercial LED Light Strands (25 ft)	70 strands (1,750 ft)	\$12.00	\$840.00
Premium Ornaments & Bows	Assorted, 75–100 pcs	-	\$1,100.00
Star Tree Topper	1 LED-Lit Star (24"- 36")	—	\$200.00
Boom Lift Rental	1-day rental	—	\$550.00
Labor (Installation & Takedown)	2 techs, 8 hrs each	\$65/hr	\$1,040.00
Misc. Supplies & Extension Cords		-	\$200.00
Total Project Cost			\$3,930.00

### Notes

- Price includes installation, materials, labor, equipment, and removal.
- Full liability insurance certificate available upon request.
- Install date flexible based on Rivertown's schedule.
- Proposal valid for 30 days.



### Lighting Plan Summary – 8 Oak Trees

### **Project Summary**

This summary outlines the estimated lighting requirements to fully wrap the trunks and canopies of 8 oak trees, each approximately 17 feet tall, using commercial-grade mini lights with a 4-inch spacing. Each strand is 25 feet long.

### Lighting Requirements

Item	Amount
Total feet of lights needed	4,904 feet
Total strands needed (25 ft per	197 strands
strand)	
Boxes of 24 strands required	9 boxes

#### Notes

- Spacing for wrapping: 4 inches.
- Trunk wrapped: 8 feet per tree.
- Canopy fully wrapped with approximately 10 layers per tree.
- Pricing based on strands of 25 feet each.

Total price for labor and lights = \$4,800

### Rivertown Holiday Lighting excluding the three amenity buildings, Wreaths and Garland

CDD 1: No, extra lights.

x

CDD 2: Watersong Monument Lights on monument and lining garden bed - \$975.00

Lights on palms and lights on hedges -\$975.00

CDD: No, extra lights.

Extra Lighting quotes

20-foot Christmas Tree: \$3,930.00

8 Oaks Trees: Just base to lower branches - \$900

Total Lighting excluding the three amenity buildings - \$6,780

Wreaths

CDD 1: 2 - 48" pre-lit wreaths x 225.00 = 450 and 10 - 36"x 139 = 1.390, Toal wreath cost = 1.840.00

CDD 2: 5 - 48" pre-lit wreaths x \$225.00= \$1,125 and 6 - 36"x \$139 = \$834, Toal wreath cost = \$1,959.00

CDD 3:9 - pre-lit wreaths 36"x \$139 = \$1,251.00

Total Wreaths Cost: \$5,050.00

Garland

CDD 1: 15 - pre-lit 9'x14" garland x \$119.00 = \$1,785.00

CDD 2: 10 - pre-lit 9'x14" garland x \$119.00 = \$1,190.00

CDD 3: 4 - pre-lit 9'x14" garland x \$119.00 = \$476.00

Total Garland Cost: \$3,451.00

CDD 1: Total Cost: \$3,625

CDD 2: Total Cost: \$9,9,29 (included Watersong Entrance)

CDD 3: Total Cost: \$1,727

Project Total Cost: \$15,281

SEVENTH ORDER OF BUSINESS

Full Reserve Study Rivers Edge II CDD St. Johns, Florida



Prepared for FY 2026 Report Date: June 16, 2025





June 16, 2025

Board of Directors C/o Governmental Management Services 475 West Town Place, Suite 114 St. Augustine Florida 32092

Re: Reserve Study Report for Rivers Edge II CDD

Dear Directors:

Community Advisors is pleased to provide this Reserve Study report for the above referenced District. A site visit was conducted to determine the condition of your major components and provide an opinion of their remaining useful life.

We have developed a plan to fund future capital component replacements which is dependent on adequate funding, component maintenance, usage, weather and other factors. Component replacement cost is determined using local vendors and industry standard publications. This Reserve Study was prepared under the guidelines of the National Reserve Study Standards which is administrated by CAI and the Standards of Practice establish by APRA. Once you have reviewed this report and considered recent expenditures and any historic cost data, we will make necessary adjustments

Respectively submitted,

CRShapparl

Charles R. Sheppard *RS PRA CCI* Professional Reserve Analyst

10459 Hunters Creek Court Jacksonville, FL 32256 (904) 303-3275 www.communityadvisors.comm





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### **Rivers Edge II CDD** St. Johns, Florida **Funding Model Summary**

Report Date Account Number	June 16, 2025 2172
Version	1
Budget Year Beginning	January 1, 2026
Budget Year Ending	December 31, 2026
с с	

### **Report Parameters**

Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	3.00%

### 2026 Beginning Balance

### **GENERAL INFORMATION**

- Date of Completion:
- Date of site visit:
- Components Included:
- Current replacement cost:
- Level of Service:
- Funding Method:
- Funding Goal:

January 1, 2018 May 15, 2025

66 \$2,303,506 Level I Reserve Study The Cash Flow Method Adequate funding with moderate contributions

### NOTES

- Current funding results in a low year-end balance in FY 2033/2034 of \$111,77.
- Required contributions provide adequate funding with a larger year one contribution and moderate contributions in subsequent years.
- Components with a replacement cost of less than \$2,000.00 are considered an operating expense and not included in the funding plan.
- South Pier and Arrowwood Pier not included in the funding plan due to uncertain ownership. They can be included upon District review and approval.

### Cash Flow Funding Plan Summary of Calculations

Required Annual Contribution Average Net Annual Interest Earned Total Annual Allocation to Reserves \$196,164.87 <u>\$5,884.95</u> \$202,049.82

## **Rivers Edge II CDD Required Funding Model Projection**

Beginning Balance: \$0

Beginni	ing Balance: \$0				Projected
	Current	Annual	Annual	Annual	Ending
Year	Cost	Contribution	Interest	Expenditures	Reserves
i cui	Cost	contribution	merese	Expenditures	
2026	2,303,506	196,165	5,885		202,050
2027	2,372,611	132,976	9,865	6,180	338,711
2028	2,443,790	136,965	8,130	204,677	279,129
2029	2,517,103	141,074	11,950	21,855	410,299
2030	2,592,616	145,306	12,974	123,131	445,449
2031	2,670,395	149,666	17,158	23,185	589,087
2032	2,750,507	154,156	22,297		765,540
2033	2,833,022	158,780	6,941	692,953	238,309
2034	2,918,012	163,544	12,056		413,908
2035	3,005,553	168,450	15,827	54,800	543,385
2036	3,095,719	173,504	21,507		738,395
2037	3,188,591	178,709	27,264	8,305	936,062
2038	3,284,249	184,070	19,623	466,041	673,713
2039	3,206,047	189,592	25,018	29,371	858,953
2040	3,302,228	195,280	29,177	81,680	1,001,729
2041	3,401,295	201,138	32,431	121,833	1,113,465
2042	3,503,334	207,172	36,952	88,901	1,268,689
2043	3,608,434	213,387	32,459	400,121	1,114,414
2044	3,716,687	219,789	38,494	51,073	1,321,624
2045	3,828,188	226,383	42,728	123,727	1,467,007
2046	3,891,451	233,174	51,005		1,751,187
2047	4,008,194	240,169	59,406	11,162	2,039,600
2048	4,128,440	247,375	31,947	1,222,068	1,096,855
2049	4,252,293	254,796	35,919	154,334	1,233,235
2050	4,379,862	262,440	41,577	109,771	1,427,481
2051	4,511,258	270,313	49,678	41,876	1,705,596
2052	4,646,596	278,422	59,521		2,043,539
2053	4,785,994	286,775	29,614	1,343,169	1,016,759
2054	4,929,573	295,378	35,562	126,751	1,220,948
2055	5,077,461	304,239	42,786	98,976	1,468,998



Chart illustrates year end balances and expenditures with the level of contributions necessary to maintain adequate funding.

## **Rivers Edge II CDD Current Funding Model Projection**

Beginning Balance: \$0

Beginni	ng Balance: \$0				Projected
	Current	Annual	Annual	Annual	Ending
Year	Cost	Contribution	Interest	Expenditures	Reserves
1 cui	Cost	contribution	merest	Expenditures	
2026	2,303,506	125,000	3,750		128,750
2027	2,372,611	128,750	7,540	6,180	258,860
2028	2,443,790	132,612	5,604	204,677	192,399
2029	2,517,103	136,591	9,214	21,855	316,349
2030	2,592,616	140,689	10,017	123,131	343,924
2031	2,670,395	144,909	13,969	23,185	479,617
2032	2,750,507	149,257	18,866		647,740
2033	2,833,022	153,734	3,256	692,953	111,777
2034	2,918,012	158,346	8,104		278,227
2035	3,005,553	163,097	11,596	54,800	398,119
2036	3,095,719	167,990	16,983		583,092
2037	3,188,591	173,029	22,434	8,305	770,250
2038	3,284,249	178,220	14,473	466,041	496,902
2039	3,206,047	183,567	19,533	29,371	670,631
2040	3,302,228	189,074	23,341	81,680	801,365
2041	3,401,295	194,746	26,228	121,833	900,507
2042	3,503,334	200,588	30,366	88,901	1,042,560
2043	3,608,434	206,606	25,471	400,121	874,516
2044	3,716,687	212,804	31,087	51,073	1,067,335
2045	3,828,188	219,188	34,884	123,727	1,197,679
2046	3,891,451	225,764	42,703		1,466,147
2047	4,008,194	232,537	50,626	11,162	1,738,147
2048	4,128,440	239,513	22,668	1,222,068	778,260
2049	4,252,293	246,698	26,119	154,334	896,743
2050	4,379,862	254,099	31,232	109,771	1,072,303
2051	4,511,258	261,722	38,764	41,876	1,330,915
2052	4,646,596	269,574	48,015		1,648,503
2053	4,785,994	277,661	17,490	1,343,169	600,485
2054	4,929,573	285,991	22,792	126,751	782,517
2055	5,077,461	294,571	29,343	98,976	1,007,455



This chart illustrates how the CDD's current funding plan will perform over time.

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning Balance Annual Assessment Interest Earned Expenditures	196,165 5,885	202,050 132,976 9,865 6,180	338,711 136,965 8,130 204,677	279,129 141,074 11,950 21,855	410,299 145,306 12,974 123,131	445,449 149,666 17,158 23,185	589,087 154,156 22,297	765,540 158,780 6,941 692,953	238,309 163,544 12,056	413,908 168,450 15,827 54,800
Ending Balance	202,050	338,711	279,129	410,299	445,449	589,087	765,540	238,309	413,908	543,385
<b>Description</b> Site Components										
Repair/Paint Entry Features - Keystone Corners Repair/Paint Entry Features - River Club								31,977		15,657
Site Components Total:								31,977		15,657
Asphalt Resurfacing Asphalt Mill/Overlay - Parking Lot/Path Asphalt Mill/Overlay - Terra Oaks Path								227,741		
Asphalt Resurfacing Total:								227,741		
Fencing/Gates/Access Control Access Control Panel Access Control System								7,133 22,138		
Aluminum Fence - Pool Dumpster Enclosure Gates										
Gate Operators - River Club Privacy Fence - Pool Equipment								25,581		
Vehicle Gates - River Club Vehicle Gates - Service Yard										
Wood Fence - Mist Flower Place Fencing/Gates/Access Control Total:								54,852		
Piers & Docks								57,052		
1.Pier Replacement - Arrowrood Pier	Unfunded									
1.Wood Deck/Rails - Arrowwood Pier 2 Pier Replacement - Riverwalk North	Unfunded									
2.Wood Deck/Rails - Riverwalk North										
3.Pier Replacement - South Pier	Unfunded									

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Description										
Piers & Docks continued										
3.Wood Deck/Rails - South Pier	Unfunded									
4.Walkway Replace - Amphitheater	·									
4. Wood Deck/Rails - Amphitheater										
5. Pier Replacement - Riverwalk South										
5.Wood Deck/Rails - Riverwalk South										
Kayak Launch										
Piers & Docks Total:										
Stormwater System										
Pond Fountains/Controls - Pond 1										18,267
Pond Fountains/Controls - Pond 2				15,298						
Pond Fountains/Controls - Pond 3					15,757					
Pond Fountains/Controls - Pond 4						16,230				
Stormwater System Evaluation Allowance								12,299		
Stormwater System Total:				15,298	15,757	16,230		12,299		18,267
Site Utilities										
Lift Station Pumps/Controls										
Site Utilities Total:										
Site Lighting										
Landscape Lighting Allowance			21,218							
Light Poles/Fixtures - Misc. Areas										
Light Poles/Fixtures - Pool										
Light Poles/Fixtures - River Club Lot										
Light Poles/Fixtures - Water Song										
Site Lighting Total:			21,218							
Building Components										
Double Doors - Kayak Bld										
Window/Door Allowance - River Club										
<b>Building Components Total:</b>										

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Description										
Roofing										
Standing Seam Metal Roof - Kayak Bld										
Standing Seam Metal Roof - River Club										
Standing Seam Roof - Amphitheater										
Standing Seam Roof - High Point Park										
Roofing Total:										
Ext. Repair/Paint										
Ext. Repair/Paint - Amphitheater Structure								5,411		
Ext. Repair/Paint - Kayak Bld.								6,636		
Ext. Repair/Paint - Park Pavilion								2,583		
Ext. Repair/Paint - River Club								24,971		
Ext. Repair/Paint Total:								39,602		
Furniture Fixtures Equip.										
Camera System Allowance								14,758		
Pool Furniture Allowance					33,765			20 5 45		
Tables/Chairs - Dining Room Televisions - River Club Porch					11,255			30,747		13,048
Furniture Fixtures Equip. Total:					<b>45,020</b>			45,505		13,048
					43,020			43,303		13,040
Kitchen Equipment										
Deep Fryers								5,165		
Freezer Two Door Ice Machine					6,978			10,946		
Range/Griddle					0,978			9,839		
Refrigerator 2 Door								8,855		
Kitchen Equipment Total:					6,978			34,805		
Food Service Equipment										
Back Bar Refrigerators					8,554					
Beer Cooler/Taps					3,151					
Food Service Equipment Total:					11,705					

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Description										
HVAC					( 500					
Mini Split Unit - Office Unit 1A					6,528 13,506					
Unit 1B					13,506					
Unit 2					10,130					
HVAC Total:					43,670					
Plumbing										
Water Cooler - River Club Plumbing Total:										
-										
Interior Finishes								94,454		
Refurbish Allow - Dining Room Refurbish Allowance - Game Room								94,434 9,839		
Refurbish Allowance - Pool Locker Rooms								48,408		
Interior Finishes Total:								152,701		
Swimming Pool										
Concrete Pavers - Pool Deck										
Filtration Refurbish Allowance Fire Pit - Liner		6,180		6,556		6,956		7,379		7,829
Pool Resurfacing/Tile		0,100	183,459	0,000		0,900		1,515		7,022
Swimming Pool Total:		6,180	183,459	6,556		6,956		7,379		7,829
Playground										
Play Equip Allow - Amphitheater								36,896		
Play Equip Allow - Hight Point Park Playground Total:								49,195 <b>86,091</b>		
								00,071		
Operating Expense Carpet - Offices										
Ceiling Fans										
Dishwashing Equip (pumps/misc.)										
Exhaust Fans - Kitchen Game Equipment - Game Room										
Kayak Bld.Interior Repair										
· ·										

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	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Description										
Operating Expense continued										
Kayak Bld.Interior Repair										
Misc. Shelves/Sorage - Bar										
Misc.Kitchen Equipment										
Park Benches/Trash Cans										
Restroom Refurbishment - Kayak Bld Sinks - Bar Area										
Tableware										
Maintained By Others										
Cluster Mailboxes										
Ice Cream Freezer										
Street/Traffic Signs										
Streets/Curbs/Walks										
Long Life Components										
Aluminum Gangway										
Concrete Pavers - High Point Park										
Electrical Panels/Switches										
Overhead Doors - River Club										
Pavers - River Club Porch/Breezeway Railings - River Club										
Rainings - River Club										
Year Total:		6,180	204,677	21,855	123,131	23,185		692,953		54,800

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Beginning Balance Annual Assessment Interest Earned Expenditures	543,385 173,504 21,507	738,395 178,709 27,264 8,305	936,062 184,070 19,623 466,041	673,713 189,592 25,018 29,371	858,953 195,280 29,177 81,680	1,001,729 201,138 32,431 121,833	1,113,465 207,172 36,952 88,901	1,268,689 213,387 32,459 400,121	1,114,414 219,789 38,494 51,073	1,321,624 226,383 42,728 123,727
Expenditures Ending Balance	738,395	936,062	673,713	858,953	1,001,729	1,113,465	1,268,689	1,114,414	1,321,624	1,467,007
<b>Description</b> Site Components										
Repair/Paint Entry Features - Keystone Corners Repair/Paint Entry Features - River Club Site Components Total:						40,507 <b>40,507</b>				21,042 21,042
Asphalt Resurfacing										
Asphalt Mill/Overlay - Parking Lot/Path Asphalt Mill/Overlay - Terra Oaks Path Asphalt Resurfacing Total:								48,329 <b>48,329</b>		
Fencing/Gates/Access Control										
Access Control Panel Access Control System										
Aluminum Fence - Pool Dumpster Enclosure Gates								9,256		
Gate Operators - River Club Privacy Fence - Pool Equipment								,		
Vehicle Gates - River Club Vehicle Gates - Service Yard										
Wood Fence - Mist Flower Place								20,231		
Fencing/Gates/Access Control Total:								29,487		
Piers & Docks										
1.Pier Replacement - Arrowrood Pier 1.Wood Deck/Rails - Arrowwood Pier	Unfunded Unfunded									
2 Pier Replacement - Riverwalk North	Unfunded									
2.Wood Deck/Rails - Riverwalk North			124,075							
3.Pier Replacement - South Pier	Unfunded									

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Description										
Piers & Docks continued										
3.Wood Deck/Rails - South Pier	Unfunded									
4. Walkway Replace - Amphitheater	-									
4. Wood Deck/Rails - Amphitheater			47,506							
5.Pier Replacement - Riverwalk South										
5.Wood Deck/Rails - Riverwalk South										50,080
Kayak Launch			9,695							
Piers & Docks Total:			181,277							50,080
Stormwater System										
Pond Fountains/Controls - Pond 1										24,549
Pond Fountains/Controls - Pond 2				20,559						,
Pond Fountains/Controls - Pond 3					21,176					
Pond Fountains/Controls - Pond 4						21,812				
Stormwater System Evaluation Allowance										
Stormwater System Total:				20,559	21,176	21,812				24,549
Site Utilities										
Lift Station Pumps/Controls									51,073	
Site Utilities Total:									51,073	
Site Lighting										
Landscape Lighting Allowance			28,515							
Light Poles/Fixtures - Misc. Areas								161,979		
Light Poles/Fixtures - Pool								37,024		
Light Poles/Fixtures - River Club Lot								50,908		
Light Poles/Fixtures - Water Song								55,536		
Site Lighting Total:			28,515					305,446		
Building Components										
Double Doors - Kayak Bld								6,942		
Window/Door Allowance - River Club										
<b>Building Components Total:</b>								6,942		

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Description										
Roofing										
Standing Seam Metal Roof - Kayak Bld										
Standing Seam Metal Roof - River Club										
Standing Seam Roof - Amphitheater Standing Seam Roof - High Point Park										
Roofing Total:										
Ext. Repair/Paint										
Ext. Repair/Paint - Amphitheater Structure						6,855				
Ext. Repair/Paint - Kayak Bld.						8,407				
Ext. Repair/Paint - Park Pavilion						3,272				
Ext. Repair/Paint - River Club						31,633				
Ext. Repair/Paint Total:						50,167				
Furniture Fixtures Equip.										
Camera System Allowance										
Pool Furniture Allowance					45,378					
Tables/Chairs - Dining Room Televisions - River Club Porch					15,126					17,535
Furniture Fixtures Equip. Total:					<u>60,504</u>					17,535
Kitchen Equipment Deep Fryers										
Freezer Two Door										
Ice Machine							9,949			
Range/Griddle										
Refrigerator 2 Door Kitchen Equipment Total:							9,949			
							7,747			
Food Service Equipment										
Back Bar Refrigerators							12,196			
Beer Cooler/Taps Food Service Equipment Total:							4,493 <b>16,689</b>			
roou service Equipment roun.							10,007			

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Description										
HVAC Mini Split Unit - Office							9,307			
Unit 1A							19,256			
Unit 1B Unit 2							19,256 14,442			
HVAC Total:							<b>62,263</b>			
Plumbing										
Water Cooler - River Club			9,695							
Plumbing Total:			9,695							
Interior Finishes										
Refurbish Allow - Dining Room Refurbish Allowance - Game Room										
Refurbish Allowance - Pool Locker Rooms										
Interior Finishes Total:										
Swimming Pool										
Concrete Pavers - Pool Deck Filtration Refurbish Allowance										
Fire Pit - Liner		8,305		8,811		9,348		9,917		10,521
Pool Resurfacing/Tile		9 205	246,554	0.011		0.240		0.017		10 501
Swimming Pool Total:		8,305	246,554	8,811		9,348		9,917		10,521
Playground Play Equip Allow - Amphitheater										
Play Equip Allow - Hight Point Park										
Playground Total:										
Operating Expense										
Carpet - Offices										
Ceiling Fans Dishwashing Equip (pumps/misc.)										
Exhaust Fans - Kitchen										
Game Equipment - Game Room Kayak Bld.Interior Repair										
Rujuk Dia.mortor Reput										

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Description										
Operating Expense continued										
Kayak Bld.Interior Repair										
Misc. Shelves/Sorage - Bar										
Misc.Kitchen Equipment										
Park Benches/Trash Cans										
Restroom Refurbishment - Kayak Bld Sinks - Bar Area										
Tableware										
Maintained By Others										
Cluster Mailboxes										
Ice Cream Freezer										
Street/Traffic Signs										
Streets/Curbs/Walks										
Long Life Components										
Aluminum Gangway										
Concrete Pavers - High Point Park										
Electrical Panels/Switches										
Overhead Doors - River Club Pavers - River Club Porch/Breezeway										
Railings - River Club										
Year Total:		8,305	466,041	29,371	81,680	121,833	88,901	400,121	51,073	123,727

	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Beginning Balance Annual Assessment Interest Earned	1,467,007 233,174 51,005	1,751,187 240,169 59,406	2,039,600 247,375 31,947	1,096,855 254,796 35,919	1,233,235 262,440 41,577	1,427,481 270,313 49,678	1,705,596 278,422 59,521	2,043,539 286,775 29,614	1,016,759 295,378 35,562	1,220,948 304,239 42,786
Expenditures Ending Balance	1,751,187	11,162 2,039,600	1,222,068 1,096,855	154,334 1,233,235	109,771 1,427,481	41,876 1,705,596	2,043,539	1,343,169 1,016,759	126,751 1,220,948	98,976 1,468,998
<b>Description</b> Site Components										
Repair/Paint Entry Features - Keystone Corners Repair/Paint Entry Features - River Club				51,313						28,279
Site Components Total:				51,313						28,279
Asphalt Resurfacing Asphalt Mill/Overlay - Parking Lot/Path Asphalt Mill/Overlay - Terra Oaks Path Asphalt Resurfacing Total:										
Fencing/Gates/Access Control										
Access Control Panel			11,113							
Access Control System Aluminum Fence - Pool			34,490 37,709							
Dumpster Enclosure Gates			20.055							
Gate Operators - River Club Privacy Fence - Pool Equipment			39,855 23,300							
Vehicle Gates - River Club			29,125							
Vehicle Gates - Service Yard			14,562							
Wood Fence - Mist Flower Place Fencing/Gates/Access Control Total:			190,154							
Piers & Docks										
1.Pier Replacement - Arrowrood Pier	Unfunded									
1.Wood Deck/Rails - Arrowwood Pier 2 Pier Replacement - Riverwalk North	Unfunded							579,916		
2. Wood Deck/Rails - Riverwalk North								577,710		
3.Pier Replacement - South Pier	Unfunded									

	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Description										
Piers & Docks continued										
3.Wood Deck/Rails - South Pier	Unfunded									
4. Walkway Replace - Amphitheater			145,930							
4. Wood Deck/Rails - Amphitheater										
5.Pier Replacement - Riverwalk South										
5.Wood Deck/Rails - Riverwalk South										
Kayak Launch										
Piers & Docks Total:			145,930					579,916		
Stormwater System										
Pond Fountains/Controls - Pond 1										32,992
Pond Fountains/Controls - Pond 2				27,630						
Pond Fountains/Controls - Pond 3					28,459					
Pond Fountains/Controls - Pond 4						29,313				
Stormwater System Evaluation Allowance			19,161							
Stormwater System Total:			19,161	27,630	28,459	29,313				32,992
Site Utilities										
Lift Station Pumps/Controls										
Site Utilities Total:										
Site Lighting										
Landscape Lighting Allowance			38,322							
Light Poles/Fixtures - Misc. Areas										
Light Poles/Fixtures - Pool										
Light Poles/Fixtures - River Club Lot										
Light Poles/Fixtures - Water Song										
Site Lighting Total:			38,322							
Building Components										
Double Doors - Kayak Bld										
Window/Door Allowance - River Club										
<b>Building Components Total:</b>										

	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Description										
Roofing										
Standing Seam Metal Roof - Kayak Bld								55,177		
Standing Seam Metal Roof - River Club								447,485		
Standing Seam Roof - Amphitheater								29,388		
Standing Seam Roof - High Point Park								11,695		
Roofing Total:								543,745		
Ext. Repair/Paint										
Ext. Repair/Paint - Amphitheater Structure				8,684						
Ext. Repair/Paint - Kayak Bld.				10,649						
Ext. Repair/Paint - Park Pavilion				4,145						
Ext. Repair/Paint - River Club Ext. Repair/Paint Total:				40,072 63,549						
-				03,349						
Furniture Fixtures Equip.										
Camera System Allowance			22,993							
Pool Furniture Allowance			47.002		60,984					
Tables/Chairs - Dining Room Televisions - River Club Porch			47,903		20,328					23,566
Furniture Fixtures Equip. Total:			70,896		<u> </u>					23,566
			70,090		01,312					23,300
Kitchen Equipment										
Deep Fryers			8,048							
Freezer Two Door			17,053						14 105	
Ice Machine Range/Griddle			15,329						14,185	
Refrigerator 2 Door			13,796							
Kitchen Equipment Total:			54,226						14,185	
Food Service Equipment			-						·	
Back Bar Refrigerators									17,388	
Beer Cooler/Taps									6,406	
Food Service Equipment Total:									23,794	

	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Description										
HVAC										
Mini Split Unit - Office									13,270	
Unit 1A									27,455	
Unit 1B									27,455	
Unit 2 HVAC Total:									20,591 88,772	
									00,772	
Plumbing										
Water Cooler - River Club										
Plumbing Total:										
Interior Finishes										
Refurbish Allow - Dining Room			147,157							
Refurbish Allowance - Game Room			15,329							
Refurbish Allowance - Pool Locker Rooms			75,418							
Interior Finishes Total:			237,903							
Swimming Pool										
Concrete Pavers - Pool Deck								206,180		
Filtration Refurbish Allowance										
Fire Pit - Liner		11,162	221 240	11,842		12,563		13,328		14,139
Pool Resurfacing/Tile Swimming Pool Total:		11,162	331,348	11,842		12,563		219,508		14,139
-		11,102	331,348	11,042		12,505		219,508		14,139
Playground										
Play Equip Allow - Amphitheater			57,483							
Play Equip Allow - Hight Point Park			76,644							
Playground Total:			134,127							
Operating Expense										
Carpet - Offices										
Ceiling Fans										
Dishwashing Equip (pumps/misc.)										
Exhaust Fans - Kitchen Game Equipment - Game Room										
Kayak Bld.Interior Repair										

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	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Description										
Operating Expense continued										
Kayak Bld.Interior Repair										
Misc. Shelves/Sorage - Bar										
Misc.Kitchen Equipment										
Park Benches/Trash Cans										
Restroom Refurbishment - Kayak Bld										
Sinks - Bar Area Tableware										
Maintained By Others										
Cluster Mailboxes										
Ice Cream Freezer										
Street/Traffic Signs										
Streets/Curbs/Walks										
Long Life Components										
Aluminum Gangway										
Concrete Pavers - High Point Park										
Electrical Panels/Switches										
Overhead Doors - River Club										
Pavers - River Club Porch/Breezeway										
Railings - River Club										
Year Total:		11,162	1,222,068	154,334	109,771	41,876	1	1,343,169	126,751	98,976

Description	Expenditures
No Replacement in 2026	
Replacement Year 2027 Swimming Pool Fire Pit - Liner	6,180
Total for 2027	\$6,180
Replacement Year 2028 Site Lighting	
Landscape Lighting Allowance	21,218
Swimming Pool Pool Resurfacing/Tile	183,459
Total for 2028	\$204,677
Replacement Year 2029	
Stormwater System Pond Fountains/Controls - Pond 2	15,298
Swimming Pool Fire Pit - Liner	6,556
Total for 2029	\$21,855
Replacement Year 2030	
Stormwater System Pond Fountains/Controls - Pond 3	15,757
<b>Furniture Fixtures Equip.</b> Pool Furniture Allowance Televisions - River Club Porch	33,765 11,255
Kitchen Equipment Ice Machine	6,978
Food Service Equipment Back Bar Refrigerators Beer Cooler/Taps	8,554 3,151
HVAC Mini Split Unit - Office	6,528

Description	Expenditures
<b>Replacement Year 2030 continued</b> Unit 1A Unit 1B Unit 2	13,506 13,506 10,130
Total for 2030	\$123,131
Replacement Year 2031	
Stormwater System Pond Fountains/Controls - Pond 4	16,230
Swimming Pool Fire Pit - Liner	6,956
Total for 2031	\$23,185
No Replacement in 2032	
Replacement Year 2033	
Site Components Repair/Paint Entry Features - Keystone Corners	31,977
Asphalt Resurfacing Asphalt Mill/Overlay - Parking Lot/Path	227,741
Fencing/Gates/Access Control	<b>5</b> 100
Access Control Panel	7,133
Access Control System Gate Operators - River Club	22,138 25,581
Stormwater System	23,501
Stormwater System Stormwater System Evaluation Allowance	12,299
Ext. Repair/Paint	,
Ext. Repair/Paint - Amphitheater Structure	5,411
Ext. Repair/Paint - Kayak Bld.	6,636
Ext. Repair/Paint - Park Pavilion	2,583
Ext. Repair/Paint - River Club	24,971
Furniture Fixtures Equip.	14.550
Camera System Allowance	14,758
Tables/Chairs - Dining Room	30,747
Kitchen Equipment	5 165
Deep Fryers	5,165

Description	Expenditures
Replacement Year 2033 continued	
Freezer Two Door	10,946
Range/Griddle	9,839
Refrigerator 2 Door	8,855
Interior Finishes	
Refurbish Allow - Dining Room	94,454
Refurbish Allowance - Game Room	9,839
Refurbish Allowance - Pool Locker Rooms	48,408
Swimming Pool	
Fire Pit - Liner	7,379
Playground	
Play Equip Allow - Amphitheater	36,896
Play Equip Allow - Hight Point Park	49,195
Total for 2033	\$692,953
No Replacement in 2034	
Replacement Year 2035	
Site Components	
Repair/Paint Entry Features - River Club	15,657
Stormwater System	
Pond Fountains/Controls - Pond 1	18,267
Furniture Fixtures Equip.	
Televisions - River Club Porch	13,048
Swimming Pool	
Fire Pit - Liner	7,829
Total for 2035	\$54,800
10111101 2055	φυ <b>-</b> ,000
No Replacement in 2036	
Replacement Year 2037	
Swimming Pool	
Fire Pit - Liner	8,305
Total for 2037	\$8,305
	ψ0,505

Description	Expenditures
Replacement Year 2038	
Piers & Docks	
2.Wood Deck/Rails - Riverwalk North	124,075
4. Wood Deck/Rails - Amphitheater	47,506
Kayak Launch	9,695
Site Lighting	
Landscape Lighting Allowance	28,515
Plumbing	
Water Cooler - River Club	9,695
Swimming Pool	
Pool Resurfacing/Tile	246,554
Total for 2038	\$466,041
Replacement Year 2039	
Stormwater System	
Pond Fountains/Controls - Pond 2	20,559
Swimming Pool	- )
Fire Pit - Liner	8,811
Total for 2039	\$29,371
Replacement Year 2040	
Stormwater System	
Pond Fountains/Controls - Pond 3	21,176
Furniture Fixtures Equip.	
Pool Furniture Allowance	45,378
Televisions - River Club Porch	15,126
Total for 2040	\$81,680
Replacement Year 2041	
Site Components	
Repair/Paint Entry Features - Keystone Corners	40,507
Stormwater System	
Pond Fountains/Controls - Pond 4	21,812
Ext. Repair/Paint	
Ext. Repair/Paint - Amphitheater Structure	6,855

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Description	Expenditures
Replacement Year 2041 continued	
Ext. Repair/Paint - Kayak Bld.	8,407
Ext. Repair/Paint - Park Pavilion	3,272
Ext. Repair/Paint - River Club	31,633
Swimming Pool	
Fire Pit - Liner	9,348
Total for 2041	\$121,833
Replacement Year 2042	
Kitchen Equipment	
Ice Machine	9,949
Food Service Equipment	
Back Bar Refrigerators	12,196
Beer Cooler/Taps	4,493
HVAC	
Mini Split Unit - Office	9,307
Unit 1A	19,256
Unit 1B	19,256
Unit 2	14,442
Total for 2042	\$88,901
Replacement Year 2043	
Asphalt Resurfacing	
Asphalt Mill/Overlay - Terra Oaks Path	48,329
Fencing/Gates/Access Control	
Dumpster Enclosure Gates	9,256
Wood Fence - Mist Flower Place	20,231
Site Lighting	
Light Poles/Fixtures - Misc. Areas	161,979
Light Poles/Fixtures - Pool	37,024
Light Poles/Fixtures - River Club Lot	50,908
Light Poles/Fixtures - Water Song	55,536
Building Components	
Double Doors - Kayak Bld	6,942
Swimming Pool	
Fire Pit - Liner	9,917
Total for 2043	\$400,121
Description	Expenditures
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Replacement Year 2044	
Site Utilities	
Lift Station Pumps/Controls	51,073
Total for 2044	\$51,073
Replacement Year 2045	
Site Components	
Repair/Paint Entry Features - River Club	21,042
Piers & Docks	
5.Wood Deck/Rails - Riverwalk South	50,080
Stormwater System	
Pond Fountains/Controls - Pond 1	24,549
Furniture Fixtures Equip. Televisions - River Club Porch	17,535
Swimming Pool	,
Fire Pit - Liner	10,521
Total for 2045	\$123,727
No Replacement in 2046	
Replacement Year 2047	
Swimming Pool	
Fire Pit - Liner	11,162
Total for 2047	\$11,162
Replacement Year 2048	
Fencing/Gates/Access Control	
Access Control Panel	11,113
Access Control System	34,490
Aluminum Fence - Pool	37,709
Gate Operators - River Club	39,855
Privacy Fence - Pool Equipment	23,300
Vehicle Gates - River Club Vehicle Gates - Service Yard	29,125
venicie Gates - Service Tatu	14,562

Description	Expenditures
Replacement Year 2048 continued	
Piers & Docks	
4. Walkway Replace - Amphitheater	145,930
Stormwater System	
Stormwater System Evaluation Allowance	19,161
Site Lighting	
Landscape Lighting Allowance	38,322
Furniture Fixtures Equip.	
Camera System Allowance	22,993
Tables/Chairs - Dining Room	47,903
Kitchen Equipment	
Deep Fryers	8,048
Freezer Two Door	17,053
Range/Griddle	15,329
Refrigerator 2 Door	13,796
Interior Finishes	
Refurbish Allow - Dining Room	147,157
Refurbish Allowance - Game Room	15,329
Refurbish Allowance - Pool Locker Rooms	75,418
Swimming Pool	
Pool Resurfacing/Tile	331,348
Playground	
Play Equip Allow - Amphitheater	57,483
Play Equip Allow - Hight Point Park	76,644
Total for 2048	\$1,222,068
Replacement Year 2049	
Site Components	
Repair/Paint Entry Features - Keystone Corners	51,313
Stormwater System	
Pond Fountains/Controls - Pond 2	27,630
Ext. Repair/Paint	
Ext. Repair/Paint - Amphitheater Structure	8,684
Ext. Repair/Paint - Kayak Bld.	10,649

Description	Expenditures
Replacement Year 2049 continued Ext. Repair/Paint - Park Pavilion Ext. Repair/Paint - River Club Swimming Pool Fire Pit - Liner	4,145 40,072 11,842
Total for 2049	\$154,334
Replacement Year 2050 Stormwater System Pond Fountains/Controls - Pond 3 Furniture Fixtures Equip.	28,459
Pool Furniture Allowance Televisions - River Club Porch	60,984 20,328
Total for 2050	\$109,771
Replacement Year 2051 Stormwater System Pond Fountains/Controls - Pond 4	29,313
Swimming Pool Fire Pit - Liner	12,563
Total for 2051	\$41,876
No Replacement in 2052	
Replacement Year 2053 Piers & Docks	
2 Pier Replacement - Riverwalk North	579,916
RoofingStanding Seam Metal Roof - Kayak BldStanding Seam Metal Roof - River ClubStanding Seam Roof - AmphitheaterStanding Seam Roof - High Point ParkSwimming PoolConcrete Pavers - Pool Deck	55,177 447,485 29,388 11,695 206,180

Description	Expenditures
<b>Replacement Year 2053 continued</b> Fire Pit - Liner	13,328
Total for 2053	<del>\$1,343,169</del>
Replacement Year 2054	
Kitchen Equipment	
Ice Machine	14,185
Food Service Equipment	
Back Bar Refrigerators	17,388
Beer Cooler/Taps	6,406
HVAC	
Mini Split Unit - Office	13,270
Unit 1A	27,455
Unit 1B	27,455
Unit 2	20,591
Total for 2054	\$126,751
Replacement Year 2055	
Site Components	
Repair/Paint Entry Features - River Club	28,279
Stormwater System	
Pond Fountains/Controls - Pond 1	32,992
Furniture Fixtures Equip.	
Televisions - River Club Porch	23,566
Swimming Pool	
Fire Pit - Liner	14,139
Total for 2055	\$98,976



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Description	రి సి	\$ A	5	R.	\$°	2	N 0°	00
Site Components								
Repair/Paint Entry Features - Keystone Corr	n.2025	2033	8	0	7	1 Lump Sum	26,000.00	26,000
Repair/Paint Entry Features - River Club	2025	2035	10	0	9	1 Lump Sum	12,000.00	12,000
Site Components - Total								\$38,000
Asphalt Resurfacing								
Asphalt Mill/Overlay - Parking Lot/Path	2018	2033	25	-10	7	9,746 Square Yards	19.00	185,174
Asphalt Mill/Overlay - Terra Oaks Path	2018	2033	25 25	0	17	860 Square Yards	34.00	29,240
Asphalt Resurfacing - Total	2010	2010		Ũ	1,		2	\$214,414
Fencing/Gates/Access Control								
Access Control Panel	2018	2033	15	0	7	1 Lump Sum	5,800.00	5,800
Access Control System	2018	2033	15	0	7	1 Lump Sum	18,000.00	18,000
Aluminum Fence - Pool	2018 2018	2048 2043	30 25	0 0	22 17	410 Linear Feet 2 Each	48.00 2,800.00	19,680
Dumpster Enclosure Gates Gate Operators - River Club	2018	2043	23 15	0	7	4 Each	2,800.00 5,200.00	5,600 20,800
Privacy Fence - Pool Equipment	2018	2033	30	0	22	160 Linear Feet	76.00	12,160
Vehicle Gates - River Club	2018	2048	30	0	22	4 Each	3,800.00	15,200
Vehicle Gates - Service Yard	2018	2048	30	Ő	22	2 Each	3,800.00	7,600
Wood Fence - Mist Flower Place	2018	2043	25	0	17	340 Linear Feet	36.00	12,240
Fencing/Gates/Access Control - Total								\$117,080
Piers & Docks		c 1 1						
1.Pier Replacement - Arrowrood Pier 1.Wood Deck/Rails - Arrowwood Pier		funded						
2 Pier Replacement - Riverwalk North	2018	funded 2053	30	5	27	3,108 Square Feet	84.00	261,072
2.Wood Deck/Rails - Riverwalk North	2018	2033	20	0	12	3,108 Square Feet	28.00	87,024
3.Pier Replacement - South Pier		funded	20	0	12	5,100 Square 1 eet	20.00	07,024
3.Wood Deck/Rails - South Pier		funded						
4. Walkway Replace - Amphitheater	2018	2048	30	0	22	1,190 Square Feet	64.00	76,160
4. Wood Deck/Rails - Amphitheater	2018	2038	20	0	12	1,190 Square Feet	28.00	33,320
5. Pier Replacement - Riverwalk South	2025	2060	30	5	34	1,020 Square Feet	84.00	85,680
5.Wood Deck/Rails - Riverwalk South	2025	2045	20	0	19	1,020 Square Feet	28.00	28,560
Kayak Launch	2018	2038	20	0	12	1 Each	6,800.00	6,800
Piers & Docks - Total								\$578,616
Stormwater System								
Pond Fountains/Controls - Pond 1	2025	2035	10	0	9	1 Each	14,000.00	14,000
Pond Fountains/Controls - Pond 2	2018	2029	10	1	3	1 Each	14,000.00	14,000
Pond Fountains/Controls - Pond 3	2018	2030	10	2	4	1 Each	14,000.00	14,000
Pond Fountains/Controls - Pond 4	2018	2031	10	3	5	1 Each	14,000.00	14,000
Stormwater System Evaluation Allowance	2018	2033	15	0	7	1 Lump Sum	10,000.00	_10,000
Stormwater System - Total								\$66,000

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Site Utilities								
Lift Station Pumps/Controls	2024	2044	20	0	18	1 Lump Sum	30,000.00	30,000
Site Utilities - Total								\$30,000
Site Lighting								
Landscape Lighting Allowance	2018	2028	10	0	2	1 Lump Sum	20,000.00	20,000
Light Poles/Fixtures - Misc. Areas	2018	2043	25	0	17	35 Each	2,800.00	98,000
Light Poles/Fixtures - Pool	2018	2043	25	0	17	8 Each	2,800.00	22,400
Light Poles/Fixtures - River Club Lot	2018	2043	25	0	17	11 Each	2,800.00	30,800
Light Poles/Fixtures - Water Song	2018	2043	25	0	17	12 Each	2,800.00	33,600
Site Lighting - Total								\$204,800
<b>Building Components</b>								
Double Doors - Kayak Bld	2018	2043	25	0	17	1 Lump Sum	4,200.00	4,200
Window/Door Allowance - River Club	2018	2058	40	0	32	1 Lump Sum	100,000.00	100,000
Building Components - Total						. I		\$104,200
Roofing								
Standing Seam Metal Roof - Kayak Bld	2018	2053	35	0	27	1,840 Square Feet	13.50	24,840
Standing Seam Metal Roof - River Club	2018	2053	35	0	27	12,670 Square Feet	15.90	201,453
Standing Seam Roof - Amphitheater	2018 2018	2053 2053	35 35	$\begin{array}{c} 0\\ 0\end{array}$	27 27	980 Square Feet 390 Square Feet	13.50 13.50	13,230 5,265
Standing Seam Roof - High Point Park Roofing - Total	2018	2033	33	0	21	590 Square reel	15.50	<u> </u>
Roomig Total								\$ <b>2</b> -1-1,700
Ext. Repair/Paint								
Ext. Repair/Paint - Amphitheater Structure	2025	2033	8	0	7	1 Lump Sum	4,400.00	4,400
Ext. Repair/Paint - Kayak Bld.	2025	2033	8	0	7	1,420 Square Feet	3.80	5,396
Ext. Repair/Paint - Park Pavilion	2025	2033	8	0	7	1 Lump Sum	2,100.00	2,100
Ext. Repair/Paint - River Club	2025	2033	8	0	7	8,640 Square Feet	2.35	20,304
Ext. Repair/Paint - Total								\$32,200
Furniture Fixtures Equip.								
Camera System Allowance	2018	2033	15	0	7	1 Lump Sum	12,000.00	12,000
Pool Furniture Allowance	2018	2030	10	2	4	1 Lump Sum	30,000.00	30,000
Tables/Chairs - Dining Room	2018	2033	15	0	7	1 Lump Sum	25,000.00	25,000
Televisions - River Club Porch	2025	2030	5	0	4	5 Each	2,000.00	10,000
Furniture Fixtures Equip Total								\$77,000
Kitchen Equipment								
Deep Fryers	2018	2033	15	0	7	2 Each	2,100.00	4,200
Freezer Two Door	2018	2033	15	0	7	1 Each	8,900.00	8,900
Ice Machine	2018	2030	12	0	4	1 Each	6,200.00	6,200
Range/Griddle	2018	2033	15	0	7	1 Each	8,000.00	8,000
Refrigerator 2 Door	2018	2033	15	0	7	1 Each	7,200.00	
Kitchen Equipment - Total								\$34,500

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Food Service Equipment	, ·	,		Ŷ	,			
Back Bar Refrigerators	2018	2030	12	0	4	2 Each	3,800.00	7,600
Beer Cooler/Taps	2018	2030	12	0	4	1 Each	2,800.00	2,800
Food Service Equipment - Total								\$10,400
HVAC								
Mini Split Unit - Office	2018	2030	12	0	4	1 Each	5,800.00	5,800
Unit 1Å	2018	2030	12	0	4	1 Each	12,000.00	12,000
Unit 1B	2018	2030	12	0	4	1 Each	12,000.00	12,000
Unit 2	2018	2030	12	0	4	1 Each	9,000.00	9,000
HVAC - Total								\$38,800
Plumbing								
Water Cooler - River Club	2018	2038	20	0	12	1 Each	6,800.00	6,800
Plumbing - Total								\$6,800
Interior Finishes								
Refurbish Allow - Dining Room	2018	2033	15	0	7	4,800 Square Fe	et 16.00	76,800
Refurbish Allowance - Game Room	2018	2033	15	0	7	1 Lump Sun		8,000
Refurbish Allowance - Pool Locker Rooms	2018	2033	15	0	7	480 Square Fe	et 82.00	39,360
Interior Finishes - Total								\$124,160
Swimming Pool								
Concrete Pavers - Pool Deck	2018	2053	35	0	27	10,200 Square Fe		92,820
Filtration Refurbish Allowance	2018	2058	40	0	32	1 Lump Sun		40,000
Fire Pit - Liner	2025	2027	2	0	1	1 Each	6,000.00	6,000
Pool Resurfacing/Tile Swimming Pool - Total	2018	2028	10	0	2	5,404 Square Fe	et 32.00	$\frac{172,928}{\$311,748}$
Swinning 1001 - Total								\$511,740
Playground								
Play Equip Allow - Amphitheater	2018	2033	15	0	7	1 Lump Sun		30,000
Play Equip Allow - Hight Point Park Playground - Total	2018	2033	15	0	7	1 Lump Sun	n 40,000.00	$\frac{40,000}{\$70,000}$
They provide Total								\$70,000
Operating Expense	-							
Carpet - Offices		ting Exp					0.00	
Ceiling Fans Dishwashing Equip (pumps/misc.)		ting Exp					0.00 0.00	
Exhaust Fans - Kitchen	-	ting Exp ting Exp					0.00	
Game Equipment - Game Room		ting Exp					0.00	
Kayak Bld.Interior Repair	-	ting Exp					0.00	
Misc. Shelves/Sorage - Bar		ting Exp					0.00	
Misc.Kitchen Equipment		ting Exp					0.00	
Park Benches/Trash Cans		ting Exp					0.00	
Restroom Refurbishment - Kayak Bld	Operat	ting Exp	bense				0.00	



Aluminum Gangway	Long Life Component	0.00
Concrete Pavers - High Point Park	Long Life Component	0.00
Electrical Panels/Switches	Long Life Component	0.00
Overhead Doors - River Club	Long Life Component	0.00
Pavers - River Club Porch/Breezeway	Long Life Component	0.00
Railings - River Club	Long Life Component	0.00
Long Life Components - Total		

Total Asset Summary

Description

Tableware

Sinks - Bar Area

\$2,303,506

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Asset II	Description	Replacement	Page
Site Co	mponents		
1076	Repair/Paint Entry Features - Keystone Corners	2033	5-9
1097	Repair/Paint Entry Features - River Club	2035	5-9
Acnhol	t Dogutfooing		
<b>Aspirat</b> 1003	t <b>Resurfacing</b> Asphalt Mill/Overlay - Parking Lot/Path	2033	5-11
1003	Asphalt Mill/Overlay - Terra Oaks Path	2033	5-11 5-12
1077	Asphalt Will/Overlay - Terra Oaks I ath	2045	5-12
Fencing	g/Gates/Access Control		
1067	Access Control Panel	2033	5-13
1051	Access Control System	2033	5-13
1006	Aluminum Fence - Pool	2048	5-14
1060	Dumpster Enclosure Gates	2043	5-15
1096	Gate Operators - River Club	2033	5-16
1007	Privacy Fence - Pool Equipment	2048	5-17
1095	Vehicle Gates - River Club	2048	5-18
1027	Vehicle Gates - Service Yard	2048	5-19
1070	Wood Fence - Mist Flower Place	2043	5-20
Piers &	Docks		
1088	1.Pier Replacement - Arrowrood Pier	2060	5-22
1086	1.Wood Deck/Rails - Arrowwood Pier	2045	5-22
1014	2 Pier Replacement - Riverwalk North	2053	5-23
1013	2.Wood Deck/Rails - Riverwalk North	2038	5-24
1087	3.Pier Replacement - South Pier	2060	5-25
1085	3.Wood Deck/Rails - South Pier	2045	5-26
1026	4. Walkway Replace - Amphitheater	2048	5-27
1093	4.Wood Deck/Rails - Amphitheater	2038	5-28
1061	5.Pier Replacement - Riverwalk South	2060	5-29
1062	5.Wood Deck/Rails - Riverwalk South	2045	5-30
1016	Kayak Launch	2038	5-31
Stormy	vater System		
1079	Pond Fountains/Controls - Pond 1	2035	5-33
1079	Pond Fountains/Controls - Pond 7	2029	5-33
1081	Pond Fountains/Controls - Pond 2 Pond Fountains/Controls - Pond 3	2029	5-33
1081	Pond Fountains/Controls - Pond 5	2030	5-33
1082	Stormwater System Evaluation Allowance	2033	5-34
1007		2000	

Asset II	Description	Replacement	Page
Site Ut	ilities		
1032	Lift Station Pumps/Controls	2044	5-35
Site Li	ghting		
1063	Landscape Lighting Allowance	2028	5-36
1083	Light Poles/Fixtures - Misc. Areas	2043	5-36
1065	Light Poles/Fixtures - Pool	2043	5-36
1066	Light Poles/Fixtures - River Club Lot	2043	5-37
1068	Light Poles/Fixtures - Water Song	2043	5-38
Buildin	g Components		
1018	Double Doors - Kayak Bld	2043	5-40
1002	Window/Door Allowance - River Club	2058	5-40
Roofing			
1017	Standing Seam Metal Roof - Kayak Bld	2053	5-42
1009	Standing Seam Metal Roof - River Club	2053	5-42
1021	Standing Seam Roof - Amphitheater	2053	5-43
1073	Standing Seam Roof - High Point Park	2053	5-44
Ext. Re	pair/Paint		
1022	Ext. Repair/Paint - Amphitheater Structure	2033	5-46
1020	Ext. Repair/Paint - Kayak Bld.	2033	5-46
1075	Ext. Repair/Paint - Park Pavilion	2033	5-47
1004	Ext. Repair/Paint - River Club	2033	5-48
Furnitı	ıre Fixtures Equip.		
1052	Camera System Allowance	2033	5-50
1078	Pool Furniture Allowance	2030	5-50
1047	Tables/Chairs - Dining Room	2033	5-51
1064	Televisions - River Club Porch	2030	5-52
Kitche	n Equipment		
1036	Deep Fryers	2033	5-53
1041	Freezer Two Door	2033	5-53
1040	Ice Machine	2030	5-54
1037	Range/Griddle	2033	5-55
1035	Refrigerator 2 Door	2033	5-56
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Asset II	Description	Replacement	Page
Food Se	ervice Equipment		
1043	Back Bar Refrigerators	2030	5-58
1046	Beer Cooler/Taps	2030	5-58
<b>HVAC</b> 1029	Mini Split Unit - Office	2030	5-60
102)	Unit 1A	2030	5-60
1031	Unit 1B	2030	5-61
1034	Unit 2	2030	5-62
Plumbi	8	2020	<b>5 ( A</b>
1055	Water Cooler - River Club	2038	5-64
Interior	·Finishes		
1048	Refurbish Allow - Dining Room	2033	5-65
1058	Refurbish Allowance - Game Room	2033	5-65
1056	Refurbish Allowance - Pool Locker Rooms	2033	5-66
Swimm	ing Pool		
1011	Concrete Pavers - Pool Deck	2053	5-68
1005	Filtration Refurbish Allowance	2058	5-68
1012	Fire Pit - Liner	2027	5-69
1008	Pool Resurfacing/Tile	2028	5-70
DI			
Playgro 1023	Play Equip Allow - Amphitheater	2033	5-72
1023	Play Equip Allow - Hight Point Park	2033	5-72 5-72
1072	They Equip Anow Tright Found Furk	2055	572
_	ing Expense		
	Carpet - Offices	2026	5-74
	Ceiling Fans	2026	5-74
	Dishwashing Equip (pumps/misc.)	2026	5-75
	Exhaust Fans - Kitchen	2026	5-76
	Game Equipment - Game Room	2026	5-77
	Kayak Bld.Interior Repair	2026	5-78
	Misc. Shelves/Sorage - Bar Misc Kitchen, Equipment	2026	5-79 5 80
	Misc.Kitchen Equipment Park Benches/Trash Cans	2026 2026	5-80 5-81
		2020	5-01

Asset ID Description	Replacement	Page
Operating Expense		
Restroom Refurbishment - Kayak Bld	2026	5-82
Sinks - Bar Area	2026	5-83
Tableware	2026	5-84
Maintained By Others		
Cluster Mailboxes	2026	5-86
Ice Cream Freezer	2026	5-86
Street/Traffic Signs	2026	5-87
Streets/Curbs/Walks	2026	5-87
Long Life Components		
Aluminum Gangway	2026	5-88
Concrete Pavers - High Point Park	2026	5-88
Electrical Panels/Switches	2026	5-89
Overhead Doors - River Club	2026	5-90
Pavers - River Club Porch/Breezeway	2026	5-91
Railings - River Club	2026	5-92
Total Funded Assets	66	
Total Unfunded Assets	_4	
Total Assets	70	

Repair/Paint Entry Fea	tures - Keystone Corr	ners - 2033	
		1 Lump Sum	@ \$26,000.00
Asset ID	1076	Asset Actual Cost	\$26,000.00
		Percent Replacement	100%
Category	Site Components	Future Cost	\$31,976.72
Placed in Service	May 2025		
Useful Life	8		
Replacement Year	2033		
Remaining Life	7		



# Repair/Paint Entry Features - River Club - 2035

Asset ID	1097	1 Lump Sum Asset Actual Cost Percent Replacement	@ \$12,000.00 \$12,000.00 100%
Category	Site Components	Future Cost	\$15,657.28
Placed in Service	April 2025		
Useful Life	10		
Replacement Year	2035		
Remaining Life	9		

Repair/Paint Entry Features - River Club continued...



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Asphalt Mill/Overlay	- Parking Lot/Path - 2033		
Asset ID	1003	9,746 Square Yards Asset Actual Cost Percent Replacement	@ \$19.00 \$185,174.00 100%
Category	Asphalt Resurfacing	Future Cost	\$227,740.66
Placed in Service	January 2018		
Useful Life	25		
Adjustment	-10		
Replacement Year	2033		
Remaining Life	7		



S

Asphalt Mill/Overlay	- Terra Oaks Path -	2043	
Asset ID	1077	860 Square Yards Asset Actual Cost Percent Replacement	@ \$34.00 \$29,240.00 100%
Category	Asphalt Resurfacing	Future Cost	\$48,329.26
Placed in Service	January 2018		
Useful Life	25		
Replacement Year	2043		
Remaining Life	17		

Access Control Panel - 2033	3	1 Lump Sum
Asset ID	1067	Asset Actual Cost
		Percent Replacement
CaFeguring/Gates/A	ccess Control	Future Cost
Placed in Service	January 2018	
Useful Life	15	
Replacement Year	2033	
Remaining Life	7	



## Access Control System - 2033

Asset ID	1051
Ca <b>Fegwiy</b> g/Gat Placed in Service Useful Life Replacement Year	es/Access Control January 2018 15 2033
Remaining Life	7

1 Lump Sum Asset Actual Cost Percent Replacement Future Cost

@ \$18,000.00 \$18,000.00 100% \$22,137.73

@ \$5,800.00

\$5,800.00

\$7,133.27

100%

Access Control System continued...



uminum Fence - Pool -	2048	410 Linear Feet	@ \$48.00
Asset ID	1006	Asset Actual Cost	\$19,680.00
		Percent Replacement	100%
CaFegoring/Gate	es/Access Control	Future Cost	\$37,708.91
Placed in Service	January 2018		
Useful Life	30		
Replacement Year	2048		
Remaining Life	22		

Aluminum Fence - Pool continued...



Dumpster Enclosure Gate	es - 2043	2 Each	@ \$2,800.00
Asset ID	1060	Asset Actual Cost	\$5,600.00
		Percent Replacement	100%
Cafegering/Gates/Access Control		Future Cost	\$9,255.95
Placed in Service	January 2018		
Useful Life	25		
Replacement Year	2043		
Remaining Life	17		

Dumpster Enclosure Gates continued...



Gate Operators - River Club - 2033		
Asset ID 1096		
CaFegoring/Gate Placed in Service Useful Life Replacement Year Remaining Life	es/Access Control January 2018 15 2033 7	

 4 Each
 @ \$5,200.00

 Asset Actual Cost
 \$20,800.00

 Percent Replacement
 100%

 Future Cost
 \$25,581.38

Gate Operators - River Club continued...



#### Privacy Fence - Pool Equipment - 2048

Remaining Life

Asset ID 1007 CaFegoring/Gates/Access Control Placed in Service January 2018 Useful Life 30 Replacement Year 2048

160 Linear Feet	@ \$76.00
Asset Actual Cost	\$12,160.00
Percent Replacement	100%
Future Cost	\$23,299.82

22

Privacy Fence - Pool Equipment continued...



Vehicle Gates - River Club - 2048		
Asset ID 1095		
CaFegrering/Gates	S/Access Control	
Placed in Service	January 2018	
Useful Life	30	
Replacement Year	2048	
Remaining Life	22	

 4 Each
 @ \$3,800.00

 Asset Actual Cost
 \$15,200.00

 Percent Replacement
 100%

 Future Cost
 \$29,124.77

Vehicle Gates - River Club continued...



Vehicle Gates - Service Yard - 2048		
Asset ID 10		
CaFegoring/Gates/Access Control		
Placed in Service	January 2018	
Useful Life	30	
Replacement Year	2048	
Remaining Life	22	

 2 Each
 @ \$3,800.00

 Asset Actual Cost
 \$7,600.00

 Percent Replacement
 100%

 Future Cost
 \$14,562.38

Vehicle Gates - Service Yard continued...



#### Wood Fence - Mist Flower Place - 2043

Asset ID 1070 CaFegoring/Gates/Access Control Placed in Service January 2018 Useful Life 25 Replacement Year 2043 Remaining Life 17

340 Linear Feet	@ \$36.00
Asset Actual Cost	\$12,240.00
Percent Replacement	100%
Future Cost	\$20,230.85

Wood Fence - Mist Flower Place continued...



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1.Pier Replacement - Arrowrood Pier		
Asset ID	1088	
Category	Piers & Docks	
Placed in Service	January 2025	
Useful Life	30	
Adjustment	5	
Replacement Year	2060	
Remaining Life	34	

Asset Actual Cost	\$84.00
Percent Replacement	100%
Future Cost	\$229.48



## 1.Wood Deck/Rails - Arrowwood Pier

Asset	ID

Category Placed in Service Useful Life Replacement Year Remaining Life Piers & Docks June 2025 20 2045 19

1086

Asset Actual Cost\$28.00Percent Replacement100%Future Cost\$49.10

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1.Wood Deck/Rails - Arrowwood Pier continued...



## 2 Pier Replacement - Riverwalk North - 2053

Asset ID	1014
Category Placed in Service Useful Life Adjustment Replacement Year Remaining Life	Piers & Docks January 2018 30 5 2053 27
-	

3,108 Square Feet	@ \$84.00
Asset Actual Cost	\$261,072.00
Percent Replacement	100%
Future Cost	\$579,916.36

2 Pier Replacement - Riverwalk North continued...



### 2.Wood Deck/Rails - Riverwalk North - 2038

Asset ID	1013	3,108 Square Feet Asset Actual Cost Percent Replacement	@ \$28.00 \$87,024.00 100%
Category	Piers & Docks	Future Cost	\$124,075.41
Placed in Service	January 2018		
Useful Life	20		
Replacement Year	2038		
Remaining Life	12		

2. Wood Deck/Rails - Riverwalk North continued...



3.Pier Replacement - Se	outh Pier	6,940 Square Feet	@ \$84.00
Asset ID	1087	Asset Actual Cost	\$582,960.00
		Percent Replacement	100%
Category	Piers & Docks	Future Cost	\$1,592,591.51
Placed in Service	January 2025		
Useful Life	30		
Adjustment	5		
Replacement Year	2060		
Remaining Life	34		

3. Pier Replacement - South Pier continued...



3.Wood Deck/Rails - South Pier		
Asset ID	1085	
Category Placed in Service Useful Life Replacement Year Remaining Life	Piers & Docks January 2025 20 2045 19	

@ \$28.00
\$194,320.00
100%
\$340,741.30

3. Wood Deck/Rails - South Pier continued...



# 4. Walkway Replace - Amphitheater - 2048

Asset ID	1026
Category Placed in Service Useful Life Replacement Year	Piers & Docks January 2018 30 2048
Remaining Life	22

1,190 Square Feet	@ \$64.00
Asset Actual Cost	\$76,160.00
Percent Replacement	100%
Future Cost	\$145,930.43

4. Walkway Replace - Amphitheater continued...



# 4.Wood Deck/Rails - Amphitheater - 2038

		1,190 5
Asset ID	1093	Asset A
		Percent Re
Category	Piers & Docks	F
Placed in Service	January 2018	
Useful Life	20	
Replacement Year	2038	
Remaining Life	12	

1,190 Square Feet	@ \$28.00
Asset Actual Cost	\$33,320.00
Percent Replacement	100%
Future Cost	\$47,506.35

4. Wood Deck/Rails - Amphitheater continued...



## 5.Pier Replacement - Riverwalk South - 2060

Asset ID	1061	1,020 Square Feet Asset Actual Cost Percent Replacement	@ \$84.00 \$85,680.00 100%
Category	Piers & Docks	Future Cost	\$234,069.64
Placed in Service	January 2025		
Useful Life	30		
Adjustment	5		
Replacement Year	2060		
Remaining Life	34		

5. Pier Replacement - Riverwalk South continued...



## 5.Wood Deck/Rails - Riverwalk South - 2045

Asset ID	1062
Category	Piers & Docks
Placed in Service	January 2025
Useful Life	20
Replacement Year	2045
Remaining Life	19

1,020 Square Feet@ \$28.00Asset Actual Cost\$28,560.00Percent Replacement100%Future Cost\$50,080.13

5. Wood Deck/Rails - Riverwalk South continued...



Kayak Launch - 2038		1 Each	<i>(a)</i> \$6,800.00
Asset ID	1016	Asset Actual Cost	\$6,800.00
		Percent Replacement	100%
Category	Piers & Docks	Future Cost	\$9,695.17
Placed in Service	January 2018		
Useful Life	20		
Replacement Year	2038		
Remaining Life	12		
Kayak Launch continued...



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Paced in Service Useful LifeJanuary 2025 January 2025 Useful LifePercent Replacement Future Cost\$18,7Pond Fountains/Controls - Pond 2 - 2029 Asset ID1Each Asset Actual Cost Percent Replacement@ \$14,0Asset ID10801Each Asset Actual Cost Percent Replacement@ \$14,0Category Stornwater System Placed in Service Useful Life10 January 2018 Useful Life10 Adjustment\$15,7Pond Fountains/Controls - Pond 3 - 2030 Remaining Life1Each Asset Actual Cost Percent Replacement@ \$14,0Pond Fountains/Controls - Pond 3 - 2030 Remaining Life1Each Asset Actual Cost Percent Replacement@ \$14,0Pond Fountains/Controls - Pond 3 - 2030 Remaining Life1Each Asset Actual Cost Percent Replacement@ \$14,0Pond Fountains/Controls - Pond 3 - 2030 Remaining Life1Each Asset Actual Cost Percent Replacement\$15,7Placed in Service Useful Life10 Adjustment2Replacement Year 2030 Remaining Life\$15,7Pond Fountains/Controls - Pond 4 - 2031 Asset ID1Each Asset Actual Cost \$15,7\$14,0Pond Fountains/Controls - Pond 4 - 2031 Asset ID1Each Asset Actual Cost \$14,0\$14,0Pond Fountains/Controls - Pond 4 - 2031 Asset ID1Each Asset Actual Cost \$14,0\$14,0Pond Fountains/Controls - Pond 4 - 2031 Asset ID1Each Asset Actual Cost \$14,0\$14,0Pond Fountains/Controls - Pond 4 - 2031 Asset ID1	Pond Fountains/Cont		1 Each	@ \$14,000.00
CategoryStormwater System January 2025 Useful LifeFuture Cost\$18,7Placed in ServiceJanuary 2025 Useful Life1010Replacement Year2035 Remaining Life91 Each Percent Replacement Future Cost\$14,4CategoryStormwater System January 2018 Useful Life10Asset Actual Cost Percent Replacement Future Cost\$15,7Pond Fountains/Controls - Pond 3 - 2020 Remaining Life1Each Percent Replacement Future Cost\$14,4Pond Fountains/Controls - Pond 3 - 2020 Remaining Life1Each Percent Replacement Future Cost\$14,4Pond Fountains/Controls - Pond 3 - 2030 Remaining Life1Each Percent Replacement Future Cost\$14,4Pond Fountains/Controls - Pond 3 - 2030 Remaining Life1Each Percent Replacement Future Cost\$14,4Pond Fountains/Controls - Pond 4 - 2031 Replacement Year1Each Percent Replacement Future Cost\$14,4Pond Fountains/Controls - Pond 4 - 2031 Replacement Year1Each Percent Replacement Future Cost\$14,4Pond Fountains/Controls - Pond 4 - 2031 Replacement Year1Each Percent Replacement Future Cost\$14,4Pond Fountains/Controls - Pond 4 - 20311Each Percent Replacement Future Cost\$14,4Percent Replacement Paced in Service Placed in Service Placed in Service Placed in Service10Asset Actual Cost S14,4\$14,4Paced in Service Placed in Service Placed in Service Placement Year101	Asset ID	1079		\$14,000.00 100%
Useful Life 10 Replacement Year 2035 Remaining Life 9 Pond Fountains/Controls - Pond 2 - 2029 Asset ID 1080 Category Stormwater System Placed in Service January 2018 Useful Life 10 Adjustment 1 Replacement Year 2029 Remaining Life 3 Pond Fountains/Controls - Pond 3 - 2030 Asset ID 1081 Category Stormwater System Placed in Service January 2018 Useful Life 10 Adjustment 2 Replacement Year 2030 Remaining Life 4 Pond Fountains/Controls - Pond 4 - 2031 Replacement Year 2030 Remaining Life 4 Pond Fountains/Controls - Pond 4 - 2031 Replacement Year 2030 Remaining Life 4 Pond Fountains/Controls - Pond 4 - 2031 Asset ID 1082 Replacement Year 2030 Remaining Life 4 Pond Fountains/Controls - Pond 4 - 2031 Asset ID 1082 Replacement Year 2030 Remaining Life 4 Pond Fountains/Controls - Pond 4 - 2031 Asset ID 1082 Replacement Year 2030 Remaining Life 10 Adjustment 3 Replacement Year 2031	Category	Stormwater System	-	\$18,266.82
Useful Life 10 Replacement Year 2035 Remaining Life 9 Pond Fountains/Controls - Pond 2 - 2029 Asset ID 1080 Asset ID 1080 Adjustment 1 Replacement Year 2029 Remaining Life 3 Pond Fountains/Controls - Pond 3 - 2030 Asset ID 1081 Asset Actual Cost \$15,7 Future Cost \$15,7 Price I anuary 2018 Useful Life 3 Pond Fountains/Controls - Pond 3 - 2030 Asset ID 1081 Asset Actual Cost \$14,4 Percent Replacement Future Cost \$15,7 Price I anuary 2018 Useful Life 10 Adjustment 2 Replacement Year 2030 Remaining Life 4 Pond Fountains/Controls - Pond 4 - 2031 Remaining Life 4 Pond Fountains/Controls - Pond 4 - 2031 Replacement Year 2030 Remaining Life 4 Pond Fountains/Controls - Pond 4 - 2031 Asset ID 1082 Asset ID 1082 Replacement Year 2030 Remaining Life 4 Pond Fountains/Controls - Pond 4 - 2031 Asset ID 1082 Asset ID 1082 Replacement Year 2030 Remaining Life 10 Adjustment 2 Replacement Year 2030 Remaining Life 10 Adjustment 3 Replacement Year 2031	Placed in Service	January 2025		
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CategoryStormwater SystemFuture Cost\$15,7Placed in ServiceJanuary 201810Useful Life10Adjustment2Replacement Year2030Remaining Life4Pond Fountains/Controls - Pond 4 - 20311 EachAsset ID1082Asset Actual Cost\$14,0Percent ReplacementCategoryStormwater SystemPlaced in ServiceJanuary 2018Useful Life10Adjustment3Replacement Year2031	Asset ID	1081	Asset Actual Cost	\$14,000.00
Placed in Service       January 2018         Useful Life       10         Adjustment       2         Replacement Year       2030         Remaining Life       4         Pond Fountains/Controls - Pond 4 - 2031       1 Each       @ \$14,0         Asset ID       1082       Asset Actual Cost       \$14,0         Percent Replacement       Category       Stormwater System       Future Cost       \$16,2         Placed in Service       January 2018       Useful Life       10       Adjustment       3         Replacement Year       2031       3       3       3			Percent Replacement	100%
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Replacement Year Remaining Life2030 4Pond Fountains/Controls - Pond 4 - 20311 Each (@ \$14,0)Asset ID1082Asset ID1082CategoryStormwater System January 2018 Useful LifePlaced in ServiceJanuary 2018 3 ReplacementUseful Life10 3 2031	Useful Life	10		
Remaining Life4Pond Fountains/Controls - Pond 4 - 20311 Each@ \$14,0Asset ID1082Asset Actual Cost\$14,0Asset ID1082Asset Actual Cost\$14,0CategoryStormwater SystemFuture Cost\$16,2Placed in ServiceJanuary 2018Useful Life10Useful Life10334Replacement Year203134	Adjustment	2		
Pond Fountains/Controls - Pond 4 - 20311 Each (@ \$14,0)Asset ID1082Asset Actual Cost Percent ReplacementCategoryStormwater System January 2018Future CostPlaced in ServiceJanuary 2018Useful Life10Adjustment3Replacement Year2031	Replacement Year	2030		
Asset ID1082Asset Actual Cost\$14,0CategoryStormwater SystemFuture Cost\$16,2Placed in ServiceJanuary 2018Useful Life10Adjustment320313	Remaining Life	4		
Asset ID1082Asset Actual Cost\$14,0CategoryStormwater SystemFuture Cost\$16,2Placed in ServiceJanuary 2018Stormwater Cost\$16,2Useful Life10Adjustment3Replacement Year2031Stormwater Cost\$16,2	Pond Fountains/Cont	rols - Pond 4 - 2031	1 Each	@ \$14,000,00
CategoryStormwater SystemPercent ReplacementCategoryStormwater SystemFuture Cost\$16,2Placed in ServiceJanuary 201810Useful Life103Adjustment3Replacement Year2031				\$14,000.00 \$14,000.00
CategoryStormwater SystemFuture Cost\$16,2Placed in ServiceJanuary 2018Useful Life10Adjustment3Replacement Year2031	ASSELID	1082		100%
Placed in ServiceJanuary 2018Useful Life10Adjustment3Replacement Year2031	Catagory	Stormwater System	-	\$16,229.84
Useful Life10Adjustment3Replacement Year2031	0,1		Future Cost	\$10,229.04
Adjustment3Replacement Year2031				
Replacement Year 2031				
•	5			
	-			

Stormwater System E	Evaluation Allowance	e - 2033	
Asset ID	1089	1 Lump Sum Asset Actual Cost Percent Replacement	@ \$10,000.00 \$10,000.00 100%
Category	Stormwater System	Future Cost	\$12,298.74
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		

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Lift Station Pumps/Con	trols - 2044	1 Lump Sum	@ \$30,000.00
Asset ID	1032	Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Site Utilities	Future Cost	\$51,072.99
Placed in Service	December 2024		
Useful Life	20		
Replacement Year	2044		
Remaining Life	18		



Landscape Lighting Al	lowance - 2028		
		1 Lump Sum	@ \$20,000.00
Asset ID	1063	Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Site Lighting	Future Cost	\$21,218.00
Placed in Service	January 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	2		
Light Poles/Fixtures - 2	Misc. Areas - 2043	35 Each	@ \$2,800.00
Asset ID	1083	Asset Actual Cost	\$98,000.00
		Percent Replacement	100%
Category	Site Lighting	Future Cost	\$161,979.07
Placed in Service	January 2018		
Useful Life	25		
Replacement Year	2043		
Remaining Life	17		
Light Poles/Fixtures - 2	Pool - 2043	8 Each	@ \$2,800.00
Asset ID	1065	Asset Actual Cost	\$22,400.00
Asset ID	1005	Percent Replacement	100%
Category	Site Lighting	Future Cost	\$37,023.79
Placed in Service	January 2018	i uture Cost	ψ <i>στ</i> ,0 <i>23</i> .1 <i>7</i>
Useful Life	25 Sandary 2016		
Replacement Year	2043		
Remaining Life	17		
	- /		

Light Poles/Fixtures - Pool continued...



### Light Poles/Fixtures - River Club Lot - 2043

Asset ID	1066	11 Each Asset Actual Cost Percent Replacement	@ \$2,800.00 \$30,800.00 100%
Category	Site Lighting	Future Cost	\$50,907.71
Placed in Service	January 2018		
Useful Life	25		
Replacement Year	2043		
Remaining Life	17		

Light Poles/Fixtures - River Club Lot continued...



	Water Song - 2043	Light Poles/Fixtures -
As	1068	Asset ID
Perce		
	Site Lighting	Category
	January 2018	Placed in Service
	25	Useful Life
	2043	Replacement Year
	17	Remaining Life

 12 Each
 @ \$2,800.00

 Asset Actual Cost
 \$33,600.00

 Percent Replacement
 100%

 Future Cost
 \$55,535.68

Light Poles/Fixtures - Water Song continued...



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Double Doors - Kay	ak Bld - 2043	1 Lump Sum	@ \$4,200.00
Asset ID	1018	Asset Actual Cost	\$4,200.00
		Percent Replacement	100%
Category	<b>Building Components</b>	Future Cost	\$6,941.96
Placed in Service	January 2018		
Useful Life	25		
Replacement Year	2043		
Remaining Life	17		



### Window/Door Allowance - River Club - 2058

Asset ID	1002
Category	Building Components
Placed in Service	January 2018
Useful Life	40
Replacement Year	2058
Remaining Life	32

 1 Lump Sum
 @ \$100,000.00

 Asset Actual Cost
 \$100,000.00

 Percent Replacement
 100%

 Future Cost
 \$257,508.27

Window/Door Allowance - River Club continued...



Community Advisors Page 5-41 June 16, 2025

Standing Seam Metal H	Roof - Kayak Bld - 20	053	
Asset ID	1017	1,840 Square Feet Asset Actual Cost Percent Replacement	@ \$13.50 \$24,840.00 100%
Category	Roofing	Future Cost	\$55,176.82
Placed in Service	January 2018		
Useful Life	35		
Replacement Year	2053		
Remaining Life	27		



# Standing Seam Metal Roof - River Club - 2053

Asset ID	1009	12,670 Square Feet Asset Actual Cost Percent Replacement	@ \$15.90 \$201,453.00 100%
Category	Roofing	Future Cost	\$447,485.33
Placed in Service	January 2018		
Useful Life	35		
Replacement Year	2053		
Remaining Life	27		

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Standing Seam Metal Roof - River Club continued...



### Standing Seam Roof - Amphitheater - 2053

Asset ID	1021
Category	Roofing
Placed in Service	January 2018
Useful Life	35
Replacement Year	2053
Remaining Life	27

980 Square Feet	@ \$13.50
Asset Actual Cost	\$13,230.00
Percent Replacement	100%
Future Cost	\$29,387.65

Standing Seam Roof - Amphitheater continued...



### Standing Seam Roof - High Point Park - 2053

Asset ID	1073
Category	Roofing
Placed in Service	January 2018
Useful Life	35
Replacement Year	2053
Remaining Life	27

390 Square Feet	@ \$13.50
Asset Actual Cost	\$5,265.00
Percent Replacement	100%
Future Cost	\$11,695.08

Standing Seam Roof - High Point Park continued...



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Ext. Repair/Paint - Am	phitheater Structure -	2033	
Asset ID	1022	1 Lump Sum Asset Actual Cost	@ \$4,400.00 \$4,400.00
Asset ID	1022	Percent Replacement	\$4,400.00 100%
Category	Ext. Repair/Paint	Future Cost	\$5,411.44
Placed in Service	May 2025		
Useful Life	8		
Replacement Year	2033		
Remaining Life	7		



# Ext. Repair/Paint - Kayak Bld. - 2033

Category Ext. Repair/Paint	
Placed in ServiceMay 2025Useful Life8Replacement Year2033Remaining Life7	

1,420 Square Feet	@ \$3.80
Asset Actual Cost	\$5,396.00
Percent Replacement	100%
Future Cost	\$6,636.40

Ext. Repair/Paint - Kayak Bld. continued...



# Ext. Repair/Paint - Park Pavilion - 2033

Asset ID	1075
Category Placed in Service	Ext. Repair/Paint May 2025
Useful Life	8
Replacement Year	2033
Remaining Life	7

1 Lump Sum	@ \$2,100.00
Asset Actual Cost	\$2,100.00
Percent Replacement	100%
Future Cost	\$2,582.73

Ext. Repair/Paint - Park Pavilion continued...



# Ext. Repair/Paint - River Club - 2033

Asset ID	1004
Category Placed in Service	Ext. Repair/Paint May 2025
Useful Life	8
Replacement Year	2033
Remaining Life	7

8,640 Square Feet	@ \$2.35
Asset Actual Cost	\$20,304.00
Percent Replacement	100%
Future Cost	\$24,971.36

Ext. Repair/Paint - River Club continued...



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Camera System Allowance	- 2033
Asset ID	1052
Categoryurniture I Placed in Service	Fixtures Equip. January 2018
Useful Life	15
Replacement Year	2033
Remaining Life	7

1 Lump Sum	@ \$12,000.00
Asset Actual Cost	\$12,000.00
Percent Replacement	100%
Future Cost	\$14,758.49



# Pool Furniture Allowance - 2030

Asset ID	1078
CategorFyurniture l	Fixtures Equip.
Placed in Service	January 2018
Useful Life Adjustment	10
Replacement Year	2030
Remaining Life	4

 1 Lump Sum
 @ \$30,000.00

 Asset Actual Cost
 \$30,000.00

 Percent Replacement
 100%

 Future Cost
 \$33,765.26

Pool Furniture Allowance continued...



# Tables/Chairs - Dining Room - 2033

Asset ID	1047
Category	ure Fixtures Equip.
Placed in Service	January 2018
Useful Life	15
Replacement Year	2033
Remaining Life	7

1 Lump Sum	@ \$25,000.00
Asset Actual Cost	\$25,000.00
Percent Replacement	100%
Future Cost	\$30,746.85

Tables/Chairs - Dining Room continued...



Televisions - River Club Porch - 2030		
Asset ID	1064	
Categoryurniture F	ixtures Equip.	
Placed in Service	January 2025	
Useful Life	5	
Replacement Year	2030	
Remaining Life	4	

 5 Each
 @ \$2,000.00

 Asset Actual Cost
 \$10,000.00

 Percent Replacement
 100%

 Future Cost
 \$11,255.09

Deep Fryers - 2033		2 Each	@ \$2,100.00
Asset ID	1036	Asset Actual Cost	\$4,200.00
		Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$5,165.47
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		



Freezer Two Door - 2	033	1 Each	(a) \$8,900.00
Asset ID	1041	Asset Actual Cost	\$8,900.00
		Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$10,945.88
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		

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Freezer Two Door continued...



Ice Machine - 2030		1 Each	@ \$6,200.00
Asset ID	1040	Asset Actual Cost	\$6,200.00
		Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$6,978.15
Placed in Service	January 2018		
Useful Life	12		
Replacement Year	2030		
Remaining Life	4		

Ice Machine continued...



Range/Griddle - 2033		1 Each	@ \$8,000.00
Asset ID	1037	Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$9,838.99
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		

Range/Griddle continued...



Refrigerator 2 Door -	2033	1 Each	@ \$7,200.00
Asset ID	1035	Asset Actual Cost	\$7,200.00
		Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$8,855.09
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		

Refrigerator 2 Door continued...



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Back Bar Refrigerators - 2	2030	2 Each	@ \$3,800.00
Asset ID	1043	Asset Actual Cost	\$7,600.00
		Percent Replacement	100%
Categor <b>∳</b> ood Se	rvice Equipment	Future Cost	\$8,553.87
Placed in Service	January 2018		
Useful Life	12		
Replacement Year	2030		
Remaining Life	4		



# Beer Cooler/Taps - 2030

Asset ID	1046
CategorFood S	ervice Equipment
Placed in Service	January 2018
Useful Life	12
Replacement Year	2030
Remaining Life	4

1 Each	@ \$2,800.00
Asset Actual Cost	\$2,800.00
Percent Replacement	100%
Future Cost	\$3,151.42

Beer Cooler/Taps continued...



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Mini Split Unit - Office	- 2030	1 Each	@ \$5,800.00
Asset ID	1029	Asset Actual Cost	\$5,800.00
		Percent Replacement	100%
Category	HVAC	Future Cost	\$6,527.95
Placed in Service	January 2018		
Useful Life	12		
Replacement Year	2030		
Remaining Life	4		



Unit 1A - 2030		1 Each	@ \$12,000.00
Asset ID	1031	Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
Category	HVAC	Future Cost	\$13,506.11
Placed in Service	January 2018		
Useful Life	12		
Replacement Year	2030		
Remaining Life	4		

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Unit 1A continued...



Unit 1B - 2030		1 Each	@ \$12,000.00
Asset ID	1030	Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
Category	HVAC	Future Cost	\$13,506.11
Placed in Service	January 2018		
Useful Life	12		
Replacement Year	2030		
Remaining Life	4		

Unit 1B continued...



Unit 2 - 2030		1 Each	@ \$9,000.00
Asset ID	1034	Asset Actual Cost	\$9,000.00
		Percent Replacement	100%
Category	HVAC	Future Cost	\$10,129.58
Placed in Service	January 2018		
Useful Life	12		
Replacement Year	2030		
Remaining Life	4		

Unit 2 continued...



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Water Cooler - River Cl	lub - 2038	1 Each	@ \$6,800.00
Asset ID	1055	Asset Actual Cost	\$6,800.00
		Percent Replacement	100%
Category	Plumbing	Future Cost	\$9,695.17
Placed in Service	January 2018		
Useful Life	20		
Replacement Year	2038		
Remaining Life	12		



# Refurbish Allow - Dining Room - 2033

Asset ID	1048
Category	Interior Finishes
Placed in Service	January 2018
Useful Life	15
Replacement Year	2033
Remaining Life	7

4,800 Square Feet	@ \$16.00
Asset Actual Cost	\$76,800.00
Percent Replacement	100%
Future Cost	\$94,454.31



### Refurbish Allowance - Game Room - 2033

Asset ID	1058	
Category Placed in Service Useful Life Replacement Year Remaining Life	Interior Finishes January 2018 15 2033 7	

1 Lump Sum	@ \$8,000.00
Asset Actual Cost	\$8,000.00
Percent Replacement	100%
Future Cost	\$9,838.99

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Refurbish Allowance - Game Room continued...



### Refurbish Allowance - Pool Locker Rooms - 2033

		Ζ
Asset ID	1056	As
		Perce
Category	Interior Finishes	
Placed in Service	January 2018	
Useful Life	15	
Replacement Year	2033	
Remaining Life	7	

480 Square Feet@ \$82.00Asset Actual Cost\$39,360.00Percent Replacement100%Future Cost\$48,407.84

Refurbish Allowance - Pool Locker Rooms continued...



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#### Concrete Pavers - Pool Deck - 2053

Asset ID	1011
Category Placed in Service	Swimming Pool January 2018
Useful Life	35
Replacement Year	2053
Remaining Life	27

10,200 Square Feet	@ \$9.10
Asset Actual Cost	\$92,820.00
Percent Replacement	100%
Future Cost	\$206,180.04



## Filtration Refurbish Allowance - 2058

CategorySwimming PoolPlaced in ServiceJanuary 2018Useful Life40Replacement Year2058Remaining Life32

1 Lump Sum (a) Asset Actual Cost Percent Replacement Future Cost

@ \$40,000.00
\$40,000.00
100%
\$103,003.31

Filtration Refurbish Allowance continued...



Fire Pit - Liner - 2027		1 Each	@ \$6,000.00
Asset ID	1012	Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$6,180.00
Placed in Service	January 2025		
Useful Life	2		
Replacement Year	2027		
Remaining Life	1		

Fire Pit - Liner continued...



Pool Resurfacing/Tile -	2028	5,404 Square Feet	<i>(a)</i> \$32.00
Asset ID	1008	Asset Actual Cost	\$172,928.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$183,459.32
Placed in Service	January 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	2		

Pool Resurfacing/Tile continued...



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@ \$30,000.00
\$30,000.00
100%
\$36,896.22

Play Equip Allow - Amphitheater -	2033

1023
Playground January 2018 15 2033 7



## Play Equip Allow - Hight Point Park - 2033

Asset ID	1072	
Category Placed in Service Useful Life Replacement Year Remaining Life	Playground January 2018 15 2033 7	

 1 Lump Sum
 @ \$40,000.00

 Asset Actual Cost
 \$40,000.00

 Percent Replacement
 100%

 Future Cost
 \$49,194.95

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Play Equip Allow - Hight Point Park continued...



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Carpet - Offices

Asset ID

Category Placed in Service No Useful Life Operating Expense January 2018 Asset Actual Cost Percent Replacement Future Cost

100%



Operating Expense

## Ceiling Fans

Asset ID

Category Placed in Service No Useful Life Operating Expense January 2018 Asset Actual Cost Percent Replacement Future Cost

100%

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Ceiling Fans continued...



Operating Expense

Dishwashing Equip (p	oumps/misc.)		
Asset ID		Asset Actual Cost Percent Replacement	100%
Category Placed in Service No Useful Life	Operating Expense January 2018	Future Cost	

Dishwashing Equip (pumps/misc.) continued...



**Operating Expense** 

Exhaust Fans - Kitchen

Asset ID

Category Placed in Service No Useful Life Operating Expense January 2018 Asset Actual Cost Percent Replacement Future Cost

Exhaust Fans - Kitchen continued...



Operating Expense

Game Equipment - G	ame Room		
Asset ID		Asset Actual Cost Percent Replacement	100%
Category Placed in Service No Useful Life	Operating Expense January 2018	Future Cost	

Game Equipment - Game Room continued...



**Operating Expense** 

Kayak Bld.Interior Repair

Asset ID

Category Placed in Service No Useful Life Operating Expense January 2018 Asset Actual Cost Percent Replacement Future Cost

Kayak Bld.Interior Repair continued...



Operating Expense

Misc. Shelves/Sorage	- Bar		
Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	January 2018		
No Useful Life			

Misc. Shelves/Sorage - Bar continued...



**Operating Expense** 

Misc.Kitchen Equipment

Asset ID

Category Placed in Service No Useful Life Operating Expense January 2018 Asset Actual Cost Percent Replacement Future Cost

Misc.Kitchen Equipment continued...



**Operating Expense** 

Park Benches/Trash Cans

Asset ID

Category Placed in Service No Useful Life Operating Expense January 2018 Asset Actual Cost Percent Replacement Future Cost

Park Benches/Trash Cans continued...



#### Operating Expense

Restroom Refurbishm	ent - Kayak Bld		
Asset ID		Asset Actual Cost	100%
Category	Operating Expense	Percent Replacement Future Cost	10070
Placed in Service No Useful Life	January 2018		

Restroom Refurbishment - Kayak Bld continued...



Operating Expense

Sinks - Bar Area			
Asset ID		Asset Actual Cost Percent Replacement	100%
Category Placed in Service No Useful Life	Operating Expense January 2018	Future Cost	

Sinks - Bar Area continued...



**Operating Expense** 

## Tableware

Asset ID

Category Placed in Service No Useful Life Operating Expense January 2018 Asset Actual Cost Percent Replacement Future Cost

Tableware continued...



Operating Expense

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Maintained by Others

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Street/Traffic Signs		
Asset ID		set Actual Cost
	Perce	nt Replacement 100%
Category Maintaine	d By Others	Future Cost
Placed in Service J	anuary 2018	
No Useful Life		
Maintained by Others		
Streets/Curbs/Walks		
Asset ID	As	set Actual Cost
	Perce	nt Replacement 100%
Category Maintaine	d By Others	Future Cost
0,	anuary 2018	
No Useful Life		

Maintained by Others

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Aluminum Gangway

Asset ID

Category Long Life Components Placed in Service January 2018 No Useful Life Asset Actual Cost Percent Replacement Future Cost

100%



Long Life Component

Concrete Pavers - High Point Park

Asset ID

Category Long Life Components Placed in Service January 2018 No Useful Life Asset Actual Cost Percent Replacement Future Cost

100%

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Concrete Pavers - High Point Park continued...



Long Life Component

Electrical Panels/Switches

Asset ID

Category Long Life Components Placed in Service January 2018 No Useful Life Asset Actual Cost Percent Replacement Future Cost

Electrical Panels/Switches continued...



Long Life Component

Overhead Doors - River Club

Asset ID

Category Long Life Components Placed in Service January 2018 No Useful Life Asset Actual Cost Percent Replacement Future Cost

Overhead Doors - River Club continued...



Long Life Component

Pavers - River Club Porch/Breezeway

Asset ID

Category Long Life Components Placed in Service January 2018 No Useful Life Asset Actual Cost Percent Replacement Future Cost

Pavers - River Club Porch/Breezeway continued...



Long Life Component

Railings - River Club

Asset ID

Category Long Life Components Placed in Service January 2018 No Useful Life Asset Actual Cost Percent Replacement Future Cost

Railings - River Club continued...



Long Life Component

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## SPECIAL NOTICE

THIS RESERVE ANALYLSIS INCLUDED A VISUAL OBSERVATION OF MAJOR COMPONENTS FOR YOUR PROPERTY. NO DISTRUCTION TESTING OR OTHER TESTING WAS CONDUCTED TO DETERMINE COMPONENT CONDITION. OUR ANALYSIS INCLUDES COMPONENTS WITH REPLACEMENT COST AND USEFUL LIFE PROJECTIONS THAT ARE TYPICAL FOR THIS TYPE OF FACILITY.

THIS ANALYSIS IS NOT A SAFETY INSPECTION OR STRUCTURAL INSPECTION AND WE RECOMMEND THE ASSOCIATION CONDUCT THOSE INSPECTIONS ON A REGULAR BASIS WITH QUALIFIED CONSULTANTS.

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## **Report Navigation**

- **Executive Summary** provides information about the projected year end reserve balance, current annual contribution, interest, and inflation rates:
  - Level of Service is the type of reserve study
  - Funding Method is either Component Funding or Pooled Cash
  - Component Funding Contribution is a year one only amount
  - Current Funding Plan currently used by the Association
  - Recommended Funding Plan to maintain adequate funding
- **Funding Model Projections** include both your current plan and our recommended plan. The information included in each column is described below:
  - Year begins with your study year for a 30-year term
  - Current cost is the current replacement of all components
  - Annual contribution is the amount placed in reserves each year
  - Annual interest earned in your funds
  - Annual expenditures are the projected component replacement cost by year
  - Projected ending balance is the year end reserve fund balance
  - Fully funded reserves are the fully funded balance for that year. Fully Funded formula is Fully Funded Balance= Component cost x Age/Useful Life
  - Percent Funded is a measure of fund strength
- Current Funding Projection is your current funding plan and how it performs
- **Recommended Funding Model** Projection is the plan we recommend
- **Cash Flow** is a 30-year statement that provides both income and expense information to quickly find when expenditures occur and the resulting financial status of your reserves
- Annual Expenditure Detail provides a year-to-year list of your projected expenditures This is a good section to review each year when preparing your budgets
- Condition Assessment (if included) is a brief description of major component conditions
- **Component Inventory** contains a list of your components, remaining useful life and quantities we determined from our site visit and other means of measurement
- **Component Detail Index** allows quick access to the details we have included for each component separated into categories
- **Component Detail** provides a listing of each component, quantities or allowances and photographs of major ones
- Methodology Terms of Service Company Profile are our Disclosure sections with information about our assumptions, methods of work and our credentials

#### METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the district can expect and creates a plan to fund them. This is accomplished by a site visit to visually evaluate components to measure quantities and determine their remaining life. Component Selection Process is based on the Community Associations Institute (CAI) standards for reserve studies and selection of components.

Components must be commonly owned, have a limited and predictable life, replacement cost must be above a minimum threshold cost. Useful life and replacement cost are obtained from site inspection by experienced inspectors and our database of information, historical information, local Vendors, and comparison of similar component cost found at other properties.

The funding plan we develop includes adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Threshold Funding maintains reserves above a "Threshold" level providing adequate funding with moderate risk; using this method requires regular analysis updates.

#### CREDENTIALS

*Community Advisors, LLC* provides capital reserve planning, property inspection, and construction oversight for a broad base of clients including High-rise Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums, and commercial investment properties.

Personal Service attention to detail, quick response, and valued client relationships.

*The range of Experience* includes a broad selection of building types, ages, and uses, from protected historic structures to new communities ready for developer turnover. As commercial general contractors we have experience building many of the types of structures we now provide reserve analysis for, so we understand potential problem areas. As commercial inspectors we have experienced a variety of structural and cosmetic conditions offering solutions for repair. Areas of expertise include MEP systems, energy management, life safety systems, building envelope and roof components, marine structures, street, and other site improvements.

*Detailed Site Evaluation is Conducted* to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis. *Financial Plan Meets CAI & APRA Standards with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining community value.* 

*Reserve Analyst Credentials:* Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day-to-day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

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## TERMS OF SERVICE

We have completed an analysis of your capital components that serve as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purpose of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist, and independent contractors. Reserving fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component conditions and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. To maintain accuracy of your funding plan, updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors, and Vendors shall be limited to the consulting fee agreed upon to produce this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include the size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not have any relationship that can be considered a conflict of interest. From time to time our clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure of both parties is completed.

## DEFINITIONS

Adjustment to Useful Life: Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

**Cash Flow Method:** A method of determining reserve contributions that are "pooled" to fund replacement cost as needed without restricting funds to any one component.

**Component Method:** A funding method that fully funds each reserve component then sums those for the annual contribution.

**Current Funding Plan:** The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

Effective Age: Difference of useful and remaining useful life.

Fully Funded Balance: Represents the cost of used component life represented by the formula.

FFB = (Current Cost x Effective Age)/ Useful Life

Interest Contribution: The interest that should be earned on invested reserves.

Percent Funded: Ratio of reserve balance to fully funded balance.

**Remaining Life:** Number of years a component is projected to continue to function.

**Threshold Funding:** This plan maintains fund balance above a predetermined threshold dollar or percent funded amount.

**Useful Life:** The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history.

Community Advisors Page 6-5 June 16, 2025 EIGHTH ORDER OF BUSINESS



# Rivers Edge II

Community Development District

Approved Budget FY 2026

Presented by:



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## **Rivers Edge II**

**Community Development District** 

**Approved Budget** 

**General Fund** 

		Adopted Budget		Actuals Thru		Projected Next		Projected Thru		Approved Budget	
Description		FY 2025		5/31/25		4 Months	_	9/30/25		FY 2026	
REVENUES:											
Special Assessments - Tax Roll	\$	1,055,360	\$	1,042,761	\$	12,599	\$	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		870,785		312,498		1,183,283		994,793	
Café Gross Sales		517,856		540,778		250,000		790,778		554,106	
Miscellaneous Income		5,000		-		500		500		1,500	
Special Events		-		852		250		1,102		3,500	
Insurance Proceeds		-		52,859		-		52,859		-	
Interest		5,000		6,256		1,500		7,756		5,000	
Cost Share Amenity - Rivers Edge III		-		3,896		-		3,896		-	
TOTAL REVENUES	\$	3,055,225	\$	2,703,977	\$	577,347	\$	3,281,323	\$	3,071,727	
EXPENDITURES:											
Administrative											
Supervisor Fees	\$	-	\$	3,000	\$	2,400	\$	5,400	\$	4,800	
FICA Taxes	*	-	*	230		184	-	413	+	367	
District Engineering		15,000		11,142		3,858		15,000		15,000	
District Counsel		30,000		16,402		13,598		30,000		35,000	
District Management		39,326		26,217		13,109		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		4,895		723		5,618		5,899	
Information Technology		2,022		1,348		674		2,022		2,124	
Website Administration		1,348		899		450		1,348		1,416	
Annual Audit		5,000		-		5,000		5,000		5,500	
Trustee Fees		10,000		1,541		8,459		10,000		11,000	
Arbitrage Rebate		1,200		-		1,200		1,200		1,200	
Telephone		200		35		165		200		200	
Postage & Deleivery		500		656		150		806		1,000	
Printing & Binding		250		190		60		250		250	
Insurance General Liability		7,961		7,745		-		7,745		8,713	
Legal Advertising		2,500		2,063		1,437		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	\$	82,170	\$	55,812	\$	137,982	\$	143,985	
<b>Operations &amp; Maintenance</b>											
Grounds Maintenance											
Cost Share Landscaping - Rivers Edge	\$	801,623	\$	534,415	\$	267,208	\$	801,623	\$	500,283	
Field Operations Management (Vesta)	Ψ	39,438	*	26,292	4	13,146	*	39,438	÷	41,230	
Landscape Maintenance		424,716		280,716		144,000		424,716		429,489	
Lake Maintenance		23,000		17,562		5,438		23,000		28,000	
Landscape Contingency		80,000		112,994		30,000		142,994		80,000	
Irrigation Repairs and Replacement		37,000		40,226		5,000		45,226		40,000	
Irrigation Water Use		70,000		28,487		41,513		70,000		70,000	
Streetlighting		28,000		17,655		10,345		28,000		28,000	
TOTAL GROUNDS MAINTENANCE	\$	1,503,777	\$	1,058,347	\$	516,650	\$	1,574,997	\$	1,217,002	

## **Rivers Edge II**

#### **Community Development District**

Approved Budget

**General Fund** 

Description         FY 2025         5/31/25         4 Monthe         9/30/25         FY 2026           Amenity Center - River Club <th></th> <th></th> <th>Adopted Budget</th> <th>Ac</th> <th>tuals Thru</th> <th>Pro</th> <th>ojected Next</th> <th>Pro</th> <th>jected Thru</th> <th>I</th> <th>Approved Budget</th>			Adopted Budget	Ac	tuals Thru	Pro	ojected Next	Pro	jected Thru	I	Approved Budget
Answer Amenity - Rivers Edge         \$         88,478         \$         549,95         \$         29,493         \$         88,478         \$         23,457           Amentry Manager (Vesta)         29,632         19,755         9,877         29,632         16,609           Amentry Manager (Vesta)         103,123         66,749         34,327         14,576         46,6793         48,911           Amentry Manager (Vesta)         103,123         66,749         34,329         26,886         14,443         13,322         165,426           Facilities Attendant (Vesta)         113,382         75,901         37,900         5,000         5,000           Security Monitoring         5,000         21,017         10,958         32,275         34,833           Access Cards         3,500         -         3,500         3,500         3,500           Janitorial Services (Vesta)         3,2875         21,917         10,958         3,2475         34,833           Access Cards         3,500         -         3,500         3,500         3,500         1,000           Pressure Washing         -         -         2,500         3,500         2,500         3,500         1,000           Pressure Washing         -<	Description				5/31/25		4 Months	_	9/30/25		
Answer Amenity - Rivers Edge         \$         88,478         \$         549,95         \$         29,493         \$         88,478         \$         23,457           Amentry Manager (Vesta)         29,632         19,755         9,877         29,632         16,609           Amentry Manager (Vesta)         103,123         66,749         34,327         14,576         46,6793         48,911           Amentry Manager (Vesta)         103,123         66,749         34,329         26,886         14,443         13,322         165,426           Facilities Attendant (Vesta)         113,382         75,901         37,900         5,000         5,000           Security Monitoring         5,000         21,017         10,958         32,275         34,833           Access Cards         3,500         -         3,500         3,500         3,500           Janitorial Services (Vesta)         3,2875         21,917         10,958         3,2475         34,833           Access Cards         3,500         -         3,500         3,500         3,500         1,000           Pressure Washing         -         -         2,500         3,500         2,500         3,500         1,000           Pressure Washing         -<											
General Manager (Vesta)         46,793         32,217         14,576         46,793         48,911           Amenity Manager (Vesta)         103,123         66,749         34,374         103,123         109,755         9,877         29,632         16,924           Lifestyle Director (Vesta)         113,852         7.901         37,951         113,852         -           Guest Services (Vesta)         113,852         7.901         37,951         113,852         -           Guest Services (Vesta)         12,721         9,7201         3,000         12,721         14,640           Insurance         78,540         73,323         -         73,323         79,689           Pool Chemicals (Poolsure)         10,000         9,011         4,800         13,901         15,000           Janttorial Services (Vesta)         3,267         21,917         10,958         3,500         3,500         3,500         3,500         3,500         3,500         1,000           Pressure Washing         -         2,500         2,2500         2,2500         2,2500         2,2500         2,2500         2,2500         2,2500         2,2500         2,2500         2,2500         2,2500         2,2500         2,2500         2,2500         2,2500 </th <th>Amenity Center - River Club</th> <th></th>	Amenity Center - River Club										
Amenity Manager (Vesta)       29,632       19,755       9,877       29,622       56,504         Maintenance Service (Vesta)       103,123       68,749       34,374       103,123       109,264         Lifestyle Director (Vesta)       43,329       22,886       14,443       43,329       45,426         Facilities Attendant (Vesta)       113,852       75,901       37,951       113,852       -         Security Monitoring       5,000       210       4,790       5,000       12,721       14,040         Insurance       78,540       73,323       -       73,323       79,689         Pool Chemicals (Poolsure)       10,000       9,101       4,800       13,901       15,000         Initiari Services (Vesta)       32,607       -       3,500       -       3,500       3,500         Natural Gas       4,000       3,745       255       4,000       2,500       2,500       2,500       2,500         Replar and Replacements       75,00       73,755       1,414       75,00       9,000       16,853       3,147       20,000       26,000         Replar and Replacements       75,00       7,550       1,440       75,00       9,000       3,000       1,000       1,000 </td <td>Cost Share Amenity - Rivers Edge</td> <td>\$</td> <td>88,478</td> <td>\$</td> <td>58,985</td> <td>\$</td> <td>29,493</td> <td>\$</td> <td>88,478</td> <td>\$</td> <td>2,365</td>	Cost Share Amenity - Rivers Edge	\$	88,478	\$	58,985	\$	29,493	\$	88,478	\$	2,365
Maintenance Service (Vesta)       103.123       66749       34.374       103.123       109.264         Lifestyle Director (Vesta)       11.382       28.886       14.443       43.329       45.426         Guest Services (Vesta)       11.382       7.901       37.951       11.3852       7.9751         Guest Services (Vesta)       5.000       12.021       4.709       5.000       5.000         Telephone       12.721       9.720       3.000       12.721       14.440         Insurance       78.540       73.323       73.323       73.630       13.500         Jantorials (Prolsure)       10.000       9.101       4.800       13.500       3.500       3.500       3.500       3.500       3.500       3.500       3.500       12.000       16.802       2.500<	General Manager (Vesta)		46,793		32,217		14,576		46,793		48,911
Lifestyle Director (Vesta) 43.229 28.886 14.443 43.229 45.26 Facilities Attendant (Vesta) 113,852 75.901 37,951 113,852 75.901 Guest Services (Vesta) 5.000 210 4.790 5.000 7.271 14.040 Insurance 78.540 7.3.23 - 7.3.23 79.689 Pool Chemicals (Poolsure) 10.000 9.101 4.800 13.3,001 15.000 Janitorial Services (Vesta) 3.2,875 2.1,917 10.958 3.2,875 3.4,833 Access Cards 3.500 - 3.500 3.500 3.500 1.000 Pressure Washing 3.500 - 3.500 3.500 1.000 Pressure Washing 3.500 - 2.550 3.5,000 5.000 Electric 2.8,000 16.263 11,737 2.8,000 2.9,950 Mattra Gas 4.000 3.745 2.555 4.000 5.000 Electric 2.8,000 16.263 11,737 2.8,000 2.9,950 Water & Sewer 1.7,000 9.525 7.475 1.7,000 9.0,000 Repair and Replacements 7.5,000 7.556 1.440 7.5,000 9.0,000 Repair and Replacements 7.5,000 7.5,560 1.000 1.0,000 Special Events 3.0,000 2.1,116 8.884 3.0,000 3.0,000 Holday Decorations 0.5,000 1.4,150 8.845 3.4,147 20,000 3.0,000 Holday Decorations 0.5,000 1.4,150 8.848 3.0,000 3.0,000 Holday Decorations 0.5,000 1.4,150 8.848 3.0,000 3.0,000 Holday Decorations 0.5,000 1.4,150 8.848 3.0,000 3.0,000 Holday Decorations 0.5,000 1.0,00 3.0,000 Holday Decorations 0.5,000 1.0,00 3.0,000 3.0,000 3.0,000 Holday Decorations 0.5,000 1.0,00 3.0,000 3.0,000 3.0,000 Holday Decorations 0.2,000 3.0,00	Amenity Manager (Vesta)		29,632		19,755		9,877		29,632		56,504
Facilities Attendam (Vesta)       113,852       75,901       37,951       113,852       -         Guest Services (Vesta)       -       -       -       -       97,381         Security Montoring       5,000       210       4,790       5,000       12,721       14,440         Insurance       78,840       73,323       -       73,323       73,323       79,689         Pool Chemicals (Poolsure)       10,000       9,101       4,800       13,901       15,000         Janitorial Services (Vesta)       32,875       21,917       10,958       32,875       34,833         Access Cards       3,500       -       -       2,500       3,500       10,000         Pressure Washing       -       -       2,500       3,500       10,000       5,000       16,263       11,737       28,000       29,950         Natural Gas       4,000       3,745       25,5       4,000       5,000       18,395         Repiar and Replacements       7,500       73,560       1,444       75,000       9,000         Perfuse       2,000       1,6263       3,147       20,000       26,000         Perfuse       1,000       3,000       21,116       8,848	Maintenance Service (Vesta)		103,123		68,749		34,374		103,123		109,264
Guest Services (Vesta)         -         -         -         97.381           Security Monitoring         5,000         210         4,790         5,000         5,000           Telephone         12,721         9,720         3,000         12,721         14,440           Insurance         78,540         73,323         -         73,323         79,689           Pool Chemicals (Poolsure)         10,000         9,111         4,800         13,901         15,000           Jantorial Services (Vesta)         32,875         21,917         10,958         32,875         34,833           Access Cards         3,500         -         3,500         3,500         3,500         3,500           Nindow Cleaning         3,500         -         3,500         2,500         2,500         2,500           Natural Gas         4,000         3,745         25,50         4,000         5,000         1,000         16,263         1,1737         28,000         26,000         16,853         3,147         20,000         26,000         16,853         3,147         20,000         26,000         500         500         500         500         500         500         500         500         500         500	Lifestyle Director (Vesta)		43,329		28,886		14,443		43,329		45,426
Security Monitoring         5,000         210         4,790         5,000         5,000           Telephone         12,721         9,720         3,000         12,721         14,040           Insurance         78,640         73,232         -         73,232         73,233         73,233           Pool Chemicals (Poolsure)         10,000         9,101         4,800         13,901         15,000           Jantorial Services (Vesta)         32,875         34,833         3,500         -         3,500         3,500         3,500           Pressure Washing         -         -         2,500         2,500         2,500         2,500         2,500         1,000           Natural Gas         4,000         3,745         2,55         4,000         5,000         18,395           Repair and Replacements         7,500         73,560         1,444         75,000         90,000           Refuse         2,000         1,6853         3,147         72,000         26,000           Refuse         2,000         1,6853         3,147         72,000         26,000           Refuse         2,000         1,484         57,000         30,000         1,000         3,000         21,116	Facilities Attendant (Vesta)		113,852		75,901		37,951		113,852		-
Telephone       12,721       9,720       3,000       12,721       14,040         Insurance       78,540       73,323       -       73,323       79,689         Pool Chemicals (Poolsure)       10,000       9,101       4,800       13,901       15,000         Janitorial Services (Vesta)       32,875       21,917       10,958       32,875       34,833         Access Cards       3,500       -       3,500       3,500       3,500       3,500         Window Cleaning       -       -       2,500       2,500       2,500       2,500         Natural Gas       4,000       3,745       255       4,000       29,950         Water & Sewer       17,000       9,252       7,475       17,000       90,000         Repair and Replacements       75,000       73,560       1,440       75,000       26,000         Repair and Replacements       1,000       350       650       1,000       1,000         Special Events       1,000       350       650       1,000       1,000         Other Current       500       -       500       500       500       500         Special Events       30,000       21,116       8,845	Guest Services (Vesta)		-		-		-		-		97,381
Insurance       78,540       73,323       -       73,323       79,689         Pool Chemicals (Polsure)       10,000       9,011       4,800       13,901       15,000         Janitorial Services (Vesta)       32,875       21,917       10,958       32,875       34,833         Access Cards       3,500       -       3,500       3,500       3,500       3,500         Window Cleaning       3,500       -       2,500       3,500       2,500       2,500       2,500       2,500       2,500       2,500       2,950       2,920       1,920       1,920       1,920       1,920       1,920       1,920       1,920       1,920       1,920       1,920	Security Monitoring		5,000		210		4,790		5,000		5,000
Pool Chemicals (Poolsure)       10,000       9,101       4,800       13,901       15,000         Janitorial Services (Vesta)       32,875       21,917       10,958       32,875       34,833         Access Cards       3,500       -       3,500       3,500       3,500       1,000         Pressure Washing       -       -       2,500       3,500       2,500       2,500         Natural Gas       4,000       3,745       2,550       2,600       2,950         Water & Sewer       17,000       9,525       7,475       17,000       28,000       29,500         Reture & Sewer       17,000       9,525       7,475       17,000       26,000       26,000       26,000       26,000       26,000       26,000       21,146       8,844       30,000       35,000	Telephone		12,721		9,720		3,000		12,721		14,040
Pool Chemicals (Poolsure)       10,000       9,101       4,800       13,901       15,000         Janitorial Services (Vesta)       32,875       21,971       10,958       32,875       34,803         Access Cards       3,500       -       3,500       3,500       3,500       3,500         Window Cleaning       3,500       3,745       2,550       3,500       2,500       2,500         Pressure Washing       -       -       2,500       3,745       2,550       2,500       2,500         Retural Gas       4,000       3,745       2,55       4,000       2,950         Water & Sewer       17,000       9,525       7,475       17,000       18,395         Repair and Replacements       75,000       73,560       1,440       75,000       2,000         Reture       20,000       16,653       3,147       20,000       2,000       3,000         Cher Gareak Permits       1,000       350       550       1,000       3,000       3,000       3,000       3,000       3,000       3,000       3,000       3,000       3,000       3,000       3,000       3,000       3,000       3,000       3,000       3,000       3,000       3,000       3,000	Insurance		78,540		73,323		-		73,323		79,689
janitorial Services (Vesta)       32,875       21,917       10,958       32,875       34,833         Access Cards       3,500       -       3,500       3,500       3,500       3,500         Window Cleaning       3,500       -       2,500       3,500       2,500       2,500         Natural Gas       4,000       3,745       255       4,000       2,950         Water & Sewer       17,000       9,525       7,475       17,000       9,9950         Water & Sewer       17,000       9,525       7,475       17,000       9,000         Repair and Replacements       75,000       7,660       1,440       75,000       2,6000         Refuse       20,000       16,623       3,147       20,000       26,000         Refuse       20,000       16,825       3,147       20,000       26,000         Pest Control       1,920       1,348       572       1,920       1,920         License & Permits       30,000       21,116       8,884       30,000       35,000         Other Current       5000       1,305       2,000       3,305       2,706         TOTAL AMENITY CENTER - RIVER CLUB       777,513       5,57,276       5,219,725							4,800				
Access Cards       3,500       -       3,500       3,500       3,500         Window Cleaning       3,500       -       2,500       3,500       1,000         Pressure Washing       -       -       2,500       2,500       2,500         Natural Gas       4,000       3,745       255       4,000       5,000         Electric       22,000       16,263       11,737       22,000       29,550         Repair and Replacements       75,000       73,560       1,440       75,000       90,000         Refuse       20,000       16,853       3,147       20,000       26,000         Dest Control       1,920       1,348       572       1,920       1,920         License & Permits       1,000       350       650       1,000       1,000         Other Current       500       -       500       500       500         Special Events       30,000       14,150       8,850       23,000       3,050         Office Supplies & Postage       750       2,970       \$       756,634         Café Operations       2,550       8,00       1,800       3,89,63       258,058         Café Operations       2,550 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>,</td><td></td><td></td><td></td><td></td></t<>							,				
Window Cleaning       3,500       -       3,500       3,500       1,000         Pressure Washing       -       -       2,500       2,500       2,500       2,500         Natural Gas       4,000       3,745       2,55       4,000       5,000       29,950         Water & Sewer       17,000       9,525       7,475       17,000       18,395         Repair and Replacements       75,000       73,560       1,440       75,000       90,000         Refuse       20,000       16,853       3,147       20,000       26,000         Pest Control       1,920       1,348       572       1,920       1,920         License & Permits       1,000       350       650       1,000       30,000         Other Current       500       -       500       500       5000       500         Special Events       30,000       21,116       8,8850       23,000       33,055       2,700         Holiday Decorations       23,000       1,3150       2,800       3,305       2,700       3,305       2,700         Café Operations       23,000       1,305       2,000       3,305       2,50,00       3,89,663       2,50,00         <	· · · · · ·		,						,		
Pressure Washing       -       -       2,500       2,500       2,500         Natural Gas       4,000       3,745       255       4,000       5,000         Detertric       28,000       11,737       28,000       29,950         Water & Sewer       17,000       9,525       7,475       17,000       18,395         Repair and Replacements       75,000       73,560       1,440       75,000       26,000         Pest Control       1,920       1,348       572       1,920       1,920         License & Permits       1,000       350       650       1,000       30,000         Other Current       500       -       500       500       500         Special Events       30,000       21,116       8,884       30,000       30,000         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       \$ 557,276       \$ 219,725       \$ 777,002       \$ 756,634         Café-Labor       24,176       26,1663       128,000       389,663       258,058         Ca					-						
Natural Gas       4,000       3,745       255       4,000       5,000         Electric       28,000       16,263       11,737       28,000       29,950         Repair and Replacements       75,000       73,560       1,440       75,000       96,000         Refuse       20,000       16,853       3,147       20,000       26,000         Pest Control       1,920       1,348       572       1,920       1,920         License & Permits       1,000       350       650       1,000       1,000         Other Current       500       -       500       500       500       500         Special Events       30,000       21,116       8,8850       23,000       30,000       30,000         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       \$ 557,276       \$ 219,725       \$ 77,7002       \$ 756,634         Café Operations       241,176       261,663       128,000       389,663       256,008         Café Abor       2,2401       2,631       22,074	0		5,500								,
Electric       28,000       16,263       11,737       28,000       29,950         Water & Sewer       17,000       9,525       7,475       17,000       18,395         Repair and Replacements       75,000       73,560       1,440       75,000       90,000         Refuse       20,000       16,853       3,147       20,000       26,000         Pest Control       1,920       1,348       572       1,920       1,920         License & Permits       1,000       350       665       1,000       3000         Other Current       500       -       500       500       30,000         Holiday Decorations       23,000       21,116       8,884       30,000       30,000         Office Supplies & Postage       750       295       455       750       750         Contingency       5,000       1,305       2,000       3,305       2,706         Café Operations       22,9,259       \$       198,438       \$       40,822       \$       239,259       \$       2,6631         Café Operations       22,631       22,074       557       2,2631       24,215       \$       12,640       24,215         Café Bangement	8		4,000								
Water & Sewer       17,000       9,525       7,475       17,000       19,395         Repair and Replacements       75,000       73,560       1,440       75,000       90,000         Refuse       20,000       16,853       3,147       20,000       26,000         Dest Control       1,920       1,348       572       1,920       1,920         License & Permits       1,000       350       650       1,000       1,000         Other Current       500       -       500       500       500         Special Events       30,000       21,116       8,884       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       \$       577,276       \$       777,002       \$       756,634         Café Operations       241,176       261,663       128,000       389,663       258,058       24,215       0ther Expenses related to Café Operations       2,550       <			,								
Repair and Replacements       75,000       73,560       1,440       75,000       90,000         Refuse       20,000       16,853       3,147       20,000       26,000         Pest Control       1,920       1,348       572       1,920       1,920         License & Permits       1,000       350       650       1,000       1,000         Other Current       500       -       500       500       500         Special Events       30,000       21,116       8,884       30,000       30,000         Holday 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       \$ 557,276       \$ 219,725       \$ 777,002       \$ 756,634         Café Operations       241,176       261,663       128,000       389,663       258,058         Café Abank Fees       22,631       22,074       557       22,631       24,215         Other Expenses related to Café Operations       2,550       860       1,690											
Refuse       20,000       16,853       3,147       20,000       26,000         Pest Control       1,920       1,348       572       1,920       1,920         License & Permits       1,000       350       650       1,000       500         Other Current       500       -       500       500       500         Special Events       30,000       21,116       8,884       30,000       35,000         Office Supplies & Postage       750       295       4455       750       750         Contingency       5,000       1,305       2,000       3,305       2,706         TOTAL AMENITY CENTER - RIVER CLUB       \$ 777,513       \$ 557,276       \$ 219,725       \$ 777,002       \$ 756,634         Café Operations       2,300       1,305       2,000       3,305       2,500         Café Cost of Goods Sold       \$ 239,259       \$ 198,438       \$ 40,822       \$ 239,259       \$ 256,008         Café Abank Fees       22,631       22,074       557       22,631       22,074       557       22,631       24,215         Other Expenses related to Café Operations       2,550       860       1,690       2,550       2,729         Café Management <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>,</td><td></td><td></td><td></td><td></td></t<>							,				
Pest Control       1,920       1,348       572       1,920       1,920         License & Permits       1,000       350       650       1,000       1,000         Other Current       500       -       500       500       500         Special Events       30,000       14,150       8,884       30,000       35,000         Holiday Decorations       23,000       14,150       8,8850       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       \$ 557,276       \$ 219,725       \$ 777,002       \$ 756,634         Café Operations       241,176       261,663       128,000       389,663       258,058         Café Eank Fees       22,631       22,074       557       22,631       24,215         Other Expenses related to Café Operations       2,550       860       1,690       2,550       2,729         Café Management       12,240       -       12,240       13,097       13,097       13,097       13,097         TOTAL CAFÉ OPERATIONS       \$ 517,856											
License & Permits       1,000       350       650       1,000       1,000         Other Current       500       -       500       500       500         Special Events       30,000       21,116       8,884       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       \$ 557,276       \$ 219,725       \$ 777,002       \$ 756,634         Café-Ost of Goods Sold       \$ 239,259       \$ 198,438       \$ 40,822       \$ 239,259       \$ 256,008         Café-Labor       241,176       261,663       128,000       389,663       258,058         Café-Dahor       2,550       860       1,690       2,550       2,729         Café-Dahor       2,550       860       1,690       2,550       2,729         Café-Dahor       2,550       860       1,690       2,550       2,729         Café-Dahor       2,57,856       483,034       183,309       666,343       <							,				
Other Current         500         -         500         500         500           Special Events         30,000         21,116         8,884         30,000         30,000           Holiday Decorations         23,000         14,150         8,850         23,000         35,000           Office Supplies & Postage         750         5,000         1,305         2,000         3,305         2,706           TOTAL AMENITY CENTER - RIVER CLUB         \$ 777,513         \$ 557,276         \$ 219,725         \$ 77,002         \$ 756,634           Café Operations         \$ 239,259         \$ 198,438         \$ 40,822         \$ 239,259         \$ 256,008           Café- Cost of Goods Sold         \$ 239,259         \$ 198,438         \$ 40,822         \$ 239,259         \$ 256,008           Café- Labor         241,176         261,663         128,000         389,663         258,058           Café- Bank Fees         22,631         22,074         557         22,631         24,215           Other Expenses related to Café Operations         2,550         860         1,690         2,550         2,729           Café Management         12,240         -         12,240         13,097           TOTAL CAFÉ OPERATIONS         \$ 517,856											
Special Events       30,000       21,116       8,884       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       \$ 557,276       \$ 219,725       \$ 777,002       \$ 756,634         Café Operations       \$ 777,513       \$ 557,276       \$ 219,725       \$ 777,002       \$ 756,634         Café Operations       \$ 239,259       \$ 198,438       \$ 40,822       \$ 239,259       \$ 256,008         Café-Cost of Goods Sold       \$ 239,259       \$ 198,438       \$ 40,822       \$ 239,259       \$ 256,008         Café-Labor       241,176       261,663       128,000       389,663       258,058         Café-Bank Fees       22,631       22,074       557       22,631       24,215         Other Expenses related to Café Operations       2,550       860       1,690       2,550       2,729         Café Management       12,240       1<2,240			,								,
Holiday Decorations23,00014,1508,85023,00035,000Office Supplies & Postage750295455750750Contingency5,0001,3052,0003,3052,706TOTAL AMENITY CENTER - RIVER CLUB\$ 777,513\$ 557,276\$ 219,725\$ 777,002\$ 756,634Café Operations\$ 239,259\$ 198,438\$ 40,822\$ 239,259\$ 256,008Café-Cost of Goods Sold\$ 239,259\$ 198,438\$ 40,822\$ 239,259\$ 256,008Café-Cash & Fees22,63122,074255722,631242,155Other Expenses related to Café Operations2,5508601,6902,5502,729Café Management12,240-12,24012,24013,097TOTAL CAFÉ OPERATIONS\$ 517,856\$ 483,034\$ 183,309\$ 666,343\$ 554,106Reserves\$125,000\$ 125,000\$ 100,000\$ 125,000\$ 400,000TOTAL RESERVES\$ 3,055,225\$ 2,205,828\$ 1,075,495\$ 3,281,323\$ 3,071,727											
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       \$ 557,276       \$ 219,725       \$ 777,002       \$ 756,634         Café Operations       \$ 239,259       \$ 198,438       \$ 40,822       \$ 239,259       \$ 256,008         Café-Cost of Goods Sold       \$ 239,259       \$ 198,438       \$ 40,822       \$ 239,259       \$ 256,008         Café-Labor       241,176       261,663       128,000       389,663       258,058         Café Bank Fees       22,631       22,074       557       22,631       24,215         Other Expenses related to Café Operations       2,550       860       1,690       2,550       2,729         Café Management       12,240       -       12,240       13,097         TOTAL CAFÉ OPERATIONS       \$ 517,856       \$ 483,034       \$ 183,309       \$ 666,343       \$ 554,106         Reserves       \$       125,000       \$ 125,000       \$ 100,000       \$ 125,000       \$ 400,000         TOTAL CAFÉ OPERATIONS       \$ 125,000       \$ 25,000       \$ 100,000       \$ 125,000       \$ 400,000 <tr< td=""><td>•</td><td></td><td></td><td></td><td></td><td></td><td>,</td><td></td><td></td><td></td><td></td></tr<>	•						,				
Contingency       5,000       1,305       2,000       3,305       2,706         TOTAL AMENITY CENTER - RIVER CLUB       \$ 777,513       \$ 557,276       \$ 219,725       \$ 777,002       \$ 756,634         Café Operations       Café Operations       \$ 239,259       \$ 198,438       \$ 40,822       \$ 239,259       \$ 256,008         Café-Cost of Goods Sold       \$ 239,259       \$ 198,438       \$ 40,822       \$ 239,259       \$ 256,008         Café-Labor       241,176       261,663       128,000       389,663       258,058         Café Bank Fees       22,631       22,074       557       22,631       24,215         Other Expenses related to Café Operations       2,550       860       1,690       2,550       2,729         Café Management       12,240       -       12,240       12,240       13,097         TOTAL CAFÉ OPERATIONS       \$ 517,856       \$ 483,034       \$ 183,309       \$ 666,343       \$ 554,106         Reserves       \$       125,000       \$ 25,000       \$ 100,000       \$ 125,000       \$ 400,000         TOTAL RESERVES       \$ 3,055,225       \$ 2,205,828       \$ 100,000       \$ 3,281,323       \$ 0,071,727	5		,								
TOTAL AMENITY CENTER - RIVER CLUB       \$       777,513       \$       557,276       \$       219,725       \$       777,002       \$       756,634         Café Operations											
Café Operations         Café Operations         Café-Cost of Goods Sold       \$ 239,259       \$ 198,438       \$ 40,822       \$ 239,259       \$ 256,008         Café-Labor       241,176       261,663       128,000       389,663       258,058         Café-Bank Fees       22,631       22,074       557       22,631       24,215         Other Expenses related to Café Operations       2,550       860       1,690       2,550       2,729         Café Management       12,240       -       12,240       12,240       13,097         TOTAL CAFÉ OPERATIONS       \$ 517,856       \$ 483,034       \$ 183,309       \$ 666,343       \$ 554,106         Reserves       \$ 125,000       \$ 25,000       \$ 100,000       \$ 125,000       \$ 400,000         TOTAL RESERVES       \$ 125,000       \$ 25,000       \$ 100,000       \$ 125,000       \$ 400,000         TOTAL RESERVES       \$ 3,055,225       \$ 2,205,828       \$ 100,000       \$ 3,281,323       \$ 3,071,727	Contingency		5,000		1,305		2,000		3,305		2,706
Café-Cost of Goods Sold       \$ 239,259       \$ 198,438       \$ 40,822       \$ 239,259       \$ 256,008         Café-Labor       241,176       261,663       128,000       389,663       258,058         Café-Bank Fees       22,631       22,074       557       22,631       24,215         Other Expenses related to Café Operations       2,550       860       1,690       2,550       2,729         Café Management       12,240       -       12,240       12,240       13,097         TOTAL CAFÉ OPERATIONS       \$ 517,856       \$ 483,034       \$ 183,309       \$ 666,343       \$ 554,106         Reserves       \$ 125,000       \$ 25,000       \$ 100,000       \$ 125,000       \$ 400,000         TOTAL RESERVES       \$ 125,000       \$ 25,000       \$ 100,000       \$ 125,000       \$ 400,000         TOTAL RESERVES       \$ 3,055,225       \$ 2,205,828       \$ 1,075,495       \$ 3,281,323       \$ 3,071,727	TOTAL AMENITY CENTER - RIVER CLUB	\$	777,513	\$	557,276	\$	219,725	\$	777,002	\$	756,634
Café-Labor       241,176       261,663       128,000       389,663       258,058         Café-Bank Fees       22,631       22,074       557       22,631       24,215         Other Expenses related to Café Operations       2,550       860       1,690       2,550       2,729         Café Management       12,240       -       12,240       12,240       13,097         TOTAL CAFÉ OPERATIONS       \$ 517,856       \$ 483,034       \$ 183,309       \$ 666,343       \$ 554,106         Reserves       \$ 125,000       \$ 25,000       \$ 100,000       \$ 125,000       \$ 400,000         TOTAL RESERVES       \$ 125,000       \$ 25,000       \$ 100,000       \$ 125,000       \$ 400,000         TOTAL RESERVES       \$ 3,055,225       \$ 2,205,828       \$ 1,075,495       \$ 3,281,323       \$ 3,071,727	<u>Café Operations</u>										
Café-Labor       241,176       261,663       128,000       389,663       258,058         Café-Bank Fees       22,631       22,074       557       22,631       24,215         Other Expenses related to Café Operations       2,550       860       1,690       2,550       2,729         Café Management       12,240       -       12,240       12,240       13,097         TOTAL CAFÉ OPERATIONS       \$ 517,856       \$ 483,034       \$ 183,309       \$ 666,343       \$ 554,106         Reserves       \$ 125,000       \$ 25,000       \$ 100,000       \$ 125,000       \$ 400,000         TOTAL RESERVES       \$ 125,000       \$ 25,000       \$ 100,000       \$ 125,000       \$ 400,000         TOTAL RESERVES       \$ 3,055,225       \$ 2,205,828       \$ 1,075,495       \$ 3,281,323       \$ 3,071,727	Café-Cost of Goods Sold	\$	239.259	\$	198.438	\$	40.822	\$	239.259	\$	256.008
Café-Bank Fees       22,631       22,074       557       22,631       24,215         Other Expenses related to Café Operations       2,550       860       1,690       2,550       2,729         Café Management       12,240       -       12,240       12,240       13,097         TOTAL CAFÉ OPERATIONS       \$ 517,856       \$ 483,034       \$ 183,309       \$ 666,343       \$ 554,106         Reserves       \$ 125,000       \$ 25,000       \$ 100,000       \$ 125,000       \$ 400,000         TOTAL RESERVES       \$ 125,000       \$ 25,000       \$ 100,000       \$ 125,000       \$ 400,000         TOTAL RESERVES       \$ 3,055,225       \$ 2,205,828       \$ 1,075,495       \$ 3,281,323       \$ 3,071,727		*		*		*	.,.	+	,	*	,
Other Expenses related to Café Operations       2,550       860       1,690       2,550       2,729         Café Management       12,240       -       12,240       12,240       13,097         TOTAL CAFÉ OPERATIONS       \$ 517,856       \$ 483,034       \$ 183,309       \$ 666,343       \$ 554,106         Reserves       \$       125,000       \$ 25,000       \$ 100,000       \$ 125,000       \$ 400,000         TOTAL RESERVES       \$ 125,000       \$ 25,000       \$ 100,000       \$ 125,000       \$ 400,000         TOTAL RESERVES       \$ 3,055,225       \$ 2,205,828       \$ 1,075,495       \$ 3,281,323       \$ 3,071,727											
Café Management       12,240       -       12,240       12,240       13,097         TOTAL CAFÉ OPERATIONS       \$ 517,856       \$ 483,034       \$ 183,309       \$ 666,343       \$ 554,106         Reserves       Image: Comparison of the state									,		
Reserves         \$ 125,000 \$ 25,000 \$ 100,000 \$ 125,000 \$ 400,000           TOTAL RESERVES         \$ 125,000 \$ 25,000 \$ 100,000 \$ 125,000 \$ 400,000           TOTAL RESERVES         \$ 125,000 \$ 25,000 \$ 100,000 \$ 125,000 \$ 400,000           TOTAL EXPENDITURES         \$ 3,055,225 \$ 2,205,828 \$ 1,075,495 \$ 3,281,323 \$ 3,071,727					-						
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 RESERVES       \$ 3,055,225 \$ 2,205,828 \$ 1,075,495 \$ 3,281,323 \$ 3,071,727	TOTAL CAFÉ OPERATIONS	\$	517,856	\$	483,034	\$	183.309	\$	666.343	\$	554.106
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 RESERVES       \$ 3,055,225       \$ 2,205,828       \$ 1,075,495       \$ 3,281,323       \$ 3,071,727											
TOTAL RESERVES       \$ 125,000       \$ 25,000       \$ 100,000       \$ 125,000       \$ 400,000         TOTAL EXPENDITURES       \$ 3,055,225       \$ 2,205,828       \$ 1,075,495       \$ 3,281,323       \$ 3,071,727											
TOTAL EXPENDITURES         \$ 3,055,225         \$ 2,205,828         \$ 1,075,495         \$ 3,281,323         \$ 3,071,727	General Reserves	\$	125,000	\$	25,000	\$	100,000	\$	125,000	\$	400,000
	TOTAL RESERVES	\$	125,000	\$	25,000	\$	100,000	\$	125,000	\$	400,000
EXCESS REVENUES (EXPENDITURES) \$ 0 \$ 498.149 \$ (498.149) \$ 0 \$ 0	TOTAL EXPENDITURES	\$ 3	3,055,225	\$ 3	2,205,828	<b>\$</b> :	1,075,495	\$ 3	3,281,323	\$ 3	3,071,727
	EXCESS REVENUES (EXPENDITURES)	\$	0	\$	498.149	\$	(498.149)	\$	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 <b>5,833</b>	\$	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

		Adopted Budget	Ac	ctuals Thru	Pro	jected Next	Pro	ojected Thru	I	Approved Budget
Description		FY 2025		5/31/25	4	Months	9/30/25			FY 2026
REVENUES:										
Special Assessments - Tax Roll	\$	462,928	\$	453,780	\$	9,148	\$	462,928	\$	462,928
Special Assessments - Prepayment		-		11,217		-		11,217		-
Interest Earnings		5,000		19,514		2,500		22,014		5,000
Carry Forward Surplus <sup>(1)</sup>		318,060		331,763		-		331,763		346,469
TOTAL REVENUES	\$	785,987	\$	816,273	\$	11,648	\$	827,921	\$	814,397
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	\$	481,453	\$	-	\$	481,453	\$	455,223
Other Sources/(Uses)										
Interfund transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	\$	
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$		\$	-	\$	
TO TAL EXPENDITURES	\$	456,643	\$	481,453	\$	•	\$	481,453	\$	455,223
EXCESS REVENUES (EXPENDITURES)	\$	329,345	\$	334,821	\$	11,648	\$	346,469	\$	359,174
<sup>(1)</sup> Carry Forward is Net of Reserve Re	quiromo	nt				Interest D		4 14 10 6	¢	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	\$ 6,445,000	4.300%	\$	160,111	\$ 160,111
05/01/26	6,445,000	4.300% \$	135,000	160,111	, ,
11/01/26	6,310,000	4.300%	,	157,209	452,320.00
05/01/27	6,310,000	4.300%	145,000	157,209	
11/01/27	6,165,000	4.300%		154,091	456,300.00
05/01/28	6,165,000	4.300%	150,000	154,091	
11/01/28	6,015,000	4.300%		150,866	454,957.50
05/01/29	6,015,000	4.300%	155,000	150,866	
11/01/29	5,860,000	4.300%		147,534	453,400.00
05/01/30	5,860,000	4.300%	160,000	147,534	
11/01/30	5,700,000	4.900%		144,094	451,627.50
05/01/31	5,700,000	4.900%	170,000	144,094	
11/01/31	5,530,000	4.900%		139,929	454,022.50
05/01/32	5,530,000	4.900%	180,000	139,929	
11/01/32	5,350,000	4.900%		135,519	455,447.50
05/01/33	5,350,000	4.900%	190,000	135,519	
11/01/33	5,160,000	4.900%		130,864	456,382.50
05/01/34	5,160,000	4.900%	195,000	130,864	
11/01/34	4,965,000	4.900%		126,086	451,950.00
05/01/35	4,965,000	4.900%	205,000	126,086	
11/01/35	4,760,000	4.900%		121,064	452,150.00
05/01/36	4,760,000	4.900%	220,000	121,064	
11/01/36	4,540,000	4.900%		115,674	456,737.50
05/01/37	4,540,000	4.900%	230,000	115,674	
11/01/37	4,310,000	4.900%		110,039	455,712.50
05/01/38	4,310,000	4.900%	240,000	110,039	
11/01/38	4,070,000	4.900%		104,159	454,197.50
05/01/39	4,070,000	4.900%	250,000	104,159	
11/01/39	3,820,000	4.900%		98,034	452,192.50
05/01/40	3,820,000	4.900%	265,000	98,034	
11/01/40	3,555,000	5.150%		91,541	454,575.00
05/01/41	3,555,000	5.150%	280,000	91,541	
11/01/41	3,275,000	5.150%		84,331	455,872.50
05/01/42	3,275,000	5.150%	295,000	84,331	
11/01/42	2,980,000	5.150%		76,735	456,066.25
05/01/43	2,980,000	5.150%	310,000	76,735	
11/01/43	2,670,000	5.150%		68,753	455,487.50
05/01/44	2,670,000	5.150%	325,000	68,753	
11/01/44	2,345,000	5.150%		60,384	454,136.25
05/01/45	2,345,000	5.150%	340,000	60,384	
11/01/45	2,005,000	5.150%		51,629	452,012.50
05/01/46	2,005,000	5.150%	360,000	51,629	
11/01/46	1,645,000	5.150%		42,359	453,987.50
05/01/47	1,645,000	5.150%	380,000	42,359	
11/01/47	1,265,000	5.150%		32,574	454,932.50
05/01/48	1,265,000	5.150%	400,000	32,574	
11/01/48	865,000	5.150%		22,274	454,847.50
05/01/49	865,000	5.150%	420,000	22,274	
11/01/49	445,000	5.150%		11,459	453,732.50
05/01/50	445,000	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

Description	Adopted Budget FY 2025		Actuals Thru 5/31/25		Projected Next 4 Months		Pr	ojected Thru	Approved Budget FY 2026		
Description	FY 2025			5/31/25	1/25 41		-	9/30/25		FI 2026	
REVENUES:											
Special Assessments -Tax Roll	\$	305,842	\$	300,709	\$	5,133	\$	305,842	\$	305,887	
Special Assessments - Direct		245,810		245,811		-		245,811		245,810	
Special Assessments - Prepayment		-		873,878		-		873,878		-	
Interest Income		5,000		26,687		3,000		29,687		5,000	
Carry Forward Surplus <sup>(1)</sup>		241,052		259,218		-		259,218		281,568	
TOTAL REVENUES	\$	797,704	<b>\$</b> 1	1,706,303	\$	8,133	\$	1,714,436	\$	838,265	
EXPENDITURES:											
Interest - 11/1	\$	168,220	\$	167,945	\$	-	\$	167,945	\$	149,075	
Principal Prepayment - 11/1		-		5,000		-		5,000		-	
Principal Prepayment - 2/1		-		875,000		-		875,000		-	
Interest - 2/1		-		7,921		-		7,921		-	
Interest - 5/1		168,220		152,003		-		152,003		149,075	
Principal - 5/1		215,000		195,000		-		195,000		200,000	
Principal Prepayment - 5/1		-		30,000		-		30,000		-	
TOTAL EXPENDITURES	\$	551,440	<b>\$</b> 1	1,432,869	\$	-	\$	1,432,869	\$	498,150	
Other Sources/(Uses)											
	\$	-	\$	-	\$	-	\$	-	\$	-	
Interfund transfer In/(Out)	-						-				
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$	-	\$		
TOTAL EXPENDITURES	\$	551,440	<b>\$</b> 1	1,432,869	\$		\$	1,432,869	\$	498,150	
EXCESS REVENUES (EXPENDITURES)	\$	246,264	\$	273,435	\$	8,133	\$	281,568	\$	340,115	

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

Interest Due 11/1/26 \$ 146,675

**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
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	
11/01/37	5,310,000	3.500%	200,000	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%	2,0,000	97,938	496,037.50
05/01/39	5,015,000	3.500%	305,000	97,938	190,007,000
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%	010,000	87,088	494,687.50
05/01/41	4,395,000	3.500%	325,000	87,088	19 1,007 100
11/01/41	4,070,000	4.000%	020,000	81,400	493,487.50
05/01/42	4,070,000	4.000%	340,000	81,400	170,107,000
11/01/42	3,730,000	4.000%	0 10,000	74,600	496,000.00
05/01/43	3,730,000	4.000%	350,000	74,600	1,0,000.00
11/01/43	3,380,000	4.000%	550,000	67,600	492,200.00
05/01/44	3,380,000	4.000%	365,000	67,600	1,200.00
11/01/44	3,015,000	4.000%	505,000	60,300	492,900.00
05/01/45	3,015,000	4.000%	380,000	60,300	152,500.00
11/01/45	2,635,000	4.000%	300,000	52,700	493,000.00
05/01/46	2,635,000	4.000%	395,000	52,700	155,000.00
11/01/46	2,240,000	4.000%	5,500	44,800	492,500.00
05/01/47	2,240,000	4.000%	415,000	44,800	172,300.00
11/01/47	1,825,000	4.000%	113,000	36,500	496,300.00
05/01/48	1,825,000	4.000%	430,000	36,500	170,000.00
11/01/48	1,395,000	4.000%	130,000	27,900	494,400.00
05/01/49	1,395,000	4.000%	445,000	27,900	777,400.00
11/01/49	950,000	4.000%	773,000	19,000	491,900.00
05/01/50	950,000	4.000%	465,000	19,000	+71,700.00
11/01/50	485,000	4.000%	T03,000	9,700	493,700.00
05/01/51	485,000	4.000%	485,000	9,700	493,700.00
Total		\$	8,155,000 \$	4,846,625	\$ 13,001,625

**Community Development District** 

Approved Budget

**Capital Reserve Fund** 

Description	Adopted Budget FY 2025		tuals Thru 5/31/25	Projected Next 4 Months		Projected Thru 9/30/25		Approved Budget FY 2026	
REVENUES:									
Interest Income	\$	1,000	\$ 803	\$	300	\$	1,103	\$	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		153,893
TOTAL REVENUES	\$	255,484	\$ 302,752	\$	100,300	\$	403,052	\$	554,893
EXPENDITURES:									
Repair and Replacements	\$	50,000	\$ 23,408	\$	5,000	\$	28,408	\$	50,000
Capital Outlay		· -	195,751		25,000		220,751		-
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	\$	30,000	\$	249,159	\$	261,677
Other Sources/(Uses)									
Transfer in/(Out)	\$	-	\$ -	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$ -	\$	-	\$	-	\$	-
TOTAL EXPENDITURES	\$	50,000	\$ 219,159	\$	30,000	\$	249,159	\$	261,677
EXCESS REVENUES (EXPENDITURES)	\$	205,484	\$ 83,593	\$	70,300	\$	153,893	\$	293,216

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

2025-2026

Neighborhood	0&M Units	Bonds 2020 Units	Bonds 2021 Units	Annual Maintenance Assessments					Annual Debt Assessments					
				FY 2026	FY 2025	Increase/ (decrease)		FY 2026		FY 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											

NINTH ORDER OF BUSINESS

## Rivers Edge II Community Development District Performance Measures/Standards & Annual Reporting Form October 1, 2024 – September 30, 2025

## **<u>1. Community Communication and Engagement</u>**

## **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes 🗆 No 🗆

## **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes 🗌 No 🗌

## **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes 🗌 No 🗌

## 2. Infrastructure and Facilities Maintenance

## **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes 🗌 No 🗌

## **Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes 🗌 No 🗌

## 3. Financial Transparency and Accountability

## **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes 🗆 No 🗆

## **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes 🗆 No 🗆

## **Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes 🗌 No 🗌

Chair/Vice Chair:\_\_\_\_\_

Date:\_\_\_\_\_

Print Name:\_\_\_\_\_

Rivers Edge II Community Development District

District Manager:\_\_\_\_\_

Date:\_\_\_\_\_

Print Name:\_\_\_\_\_

Rivers Edge II Community Development District