

Rivers Edge II
Community Development Districts

August 20, 2025

AGENDA

Rivers Edge II
Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.RiversEdge2CDD.com

August 13, 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, **August 20, 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
 - 1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026
 - 2. Consideration of Adopting Goals & Objectives for Fiscal Year 2026
 - E. General Manager – Monthly Operations and Pond Reports
- IV. Approval of Consent Agenda
 - A. Minutes of the July 16, 2025 Meeting
 - B. Financial Statements as of June 30, 2025
 - C. Check Register
- V. Overview of Capital Reserve Study

- VI. Consideration of Acquisition of Watersong Phase 4A and 4B, and Meadows Phase 1 Improvements
- VII. Consideration of Cost Share Request for Maintenance of Ponds 16-23
- VIII. Consideration of Advanced Funding Request
- IX. Public Hearing for the Purpose of Adopting the Fiscal Year 2026 Budget
 - A. Consideration of Resolution 2025-08, Relating to Annual Appropriations and adopting the Budget for Fiscal Year 2026
 - B. Consideration of Budget Deficit Funding Agreement for Fiscal Year 2026
- X. Public Hearing for the Purpose of Imposing Special Assessments; Consideration of Resolution 2025-09, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026
- XI. Supervisor Requests
- XII. Audience Comments
- XIII. Next Scheduled Meetings – Regular Board Meeting on September 17, 2025 at 9:00 a.m. at the RiverHouse and Special Joint Board Meeting at 10:00 a.m.
- 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 August 2025

- **General Maintenance**

- We have detailed and cleaned up the RiverHouse and RiverClub. This week the team will mow the entire community. With the afternoon showers the weeds are growing like crazy. We are aware of this and have been pulling/spraying them as we see them. With the storm Wednesday afternoon, we had 60 new trees fall over at Claiborne Ln and the crew has already been working to stand them up.
- Team is spraying for weeds throughout the community and trimming shrubs.
- We will ensure that all tree suckers are removed from the base of the trees.
- Team has been spraying all mulch beds for clean appearance.
- We are removing 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 any areas of concern and the overall appearance of the community.
- Annual flowers were installed on July 17 along with fresh soil. We raised the beds for better aesthetics. We installed Angelonia's, Coleus and Pentas. This is my favorite rotation for summer!
 - The low beds have caused the flowers in the past to decline prematurely.
 - This is caused by the flowers staying too saturated, which causes the roots to rot.
- Proper mowing heights for each type of turf will be achieved throughout the community.
 - Because of this you will see scalping occasionally until the proper height is achieved.

- Ex. If you want to maintain a height of 4in you need to drop the level of the existing canopy of the turf to between 3.5-3.75 so that the new green growth is what is showing after each mowing occurrence moving forward.

- **Irrigation**

- Techs have been running through the system and making repairs as we go.
- All clocks are set to run 3 times a week due to the amount of rain we have had
- Lead tech is working with IQ system to help the system run more efficiently.
- We are setting five-day rain delays when we have rain
- Other options are being looked at to make the system more efficient and save on the annual water cost.
 - Items being looked at:
 - Eliminating bubblers on established trees that do not need them anymore
 - Making sure all rain sensors are operational
 - Adding rain sensors to battery operated valves
 - Each area will be different depending on layout and justification of cost.
 - Some will be looked at to be added to a clock with wiring.
 - Others will be looked at for rain sensor installation and hidden by plant material if required.

- **Fert/Chem**

- Our techs will be treating turf weeds throughout the community.
- Lead tech is Treating roses with bone meal and liquid fertilizer.
- Will be out in the fallowing weeks to start granular fertilizer application. This application will help in boosting the turf and treating any turf weeds.

- **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.

D.

1.

BOARD OF SUPERVISORS MEETING DATES

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT & RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2025/2026

The Board of Supervisors of the Rivers Edge III Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259 at 9:00 a.m., with the meetings of the Rivers Edge II Board of Supervisors immediately following on the third Wednesday of each month unless otherwise indicated as follows:

October 15, 2025
November 19, 2025
December 17, 2025
January 21, 2026
February 18, 2026
March 18, 2026
April 15, 2026
May 20, 2026
June 17, 2026
July 15, 2026
August 19, 2026
September 16, 2026

2.

Rivers Edge II Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

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

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: 08/20/2025

Submitted by: Kevin McKendree & Richard Losco

RECDD I

Filter Equipment for RiverHouse Pools:

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

RiverHouse Pool:

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

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. Awaiting results of the cost share meeting in September.

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.

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. This is now complete.

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. Yellowstone will be paying the bill for this repair. Product has been ordered with expected delivery date of 9/1.

Street Lights near Orange Branch and Kendall Crossing intersection:

All lights attached to the circuit panel at the corner of OBT and Kendall Crossing became non-operational 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. This is now complete.

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.

Tennis Court Lights:

It was brought to our attention by a resident that the lights in the court closest to Kendall Crossing are dimmer than the others and could pose a safety risk during play. We converted this court to LED bulbs while using the existing lantern head. This is now complete, but I would recommend we plan for FY26 to replace the old poles and lantern heads with modern LED fixtures and poles. This will make the tennis/pickleball facility look consistent and not band aided.

Arbors Play Park Turf:

The arbors play park holds water badly due to the amount of clay in the soil. This makes growing turf a challenge as the ground never dries out, even though we shut off the irrigation back in April. We plan on remediating the area soon. This remediation includes aerating and soil amendments along with adding some sod in areas that are beyond repair. We are simply waiting to start this on the availability of the Zoysia turf from the sod farms.

Tennis Court Washout:

The bad storm on 8/6 created a very large washout the traveled down the step wall and into the stadium court. We have a drainage issue here that needs to be fixed so that water is diverted appropriately. Then the washout needs to be repaired and finally the court may need to be re-clayed after the sand is removed.

RECDD II**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. This is now complete.

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 September 1st.

RiverClub Pool Lights:

We had a pool light break over the weekend in the pool and were sending a minor shock through the wall with the power off. We had 4 lights replaced and had an inspection of all the electrical components performed by a licensed electrician. We found some grounding issues that were addressed and everything is now fine. This is now complete.

RECDD 3**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. This is now complete.

Fountain in front of RiverLodge:

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

RiverLodge Gym AC:

The air conditioning inside of the Riverlodge gym has been having trouble staying at the setpoint temperature. It was found this week that transformers inside of the unit are fried. This unit has an

abundance of low voltage components that are being affected everytime we have a power issue which we seem to have a lot of. We are looking into surge protection for these breaker panels, and the pool equipment panels as well. This will continue to be an issue until they are protected.

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.

Permanent Christmas Lighting:

Permanent Christmas lights were approved by all three boards for each facility as a long-term cost saving measure. We will begin this job immediately starting with the RiverHouse. The RiverHouse fascia was painted prior to installation per Supervisor Baron's request. We are currently in the installation process.

(Continue)

RIVERTOWN

RECDD's Lifestyle Report

Date of report 08/20/2025

Submitted by: Kim Fatuch

Ongoing Projects

- Have had a handful of residents reach out regarding sponsorship of the Renaissance Fair. Two residents have filled out paperwork. I will send it to Chair for acceptance.
- Sponsorships must be completed by August 22nd to allow adequate time to furnish flyers with logos.

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.
 - RESCHEDULED for Aug 2nd
- 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.
 - Smaller turnout but a great event to partner with Hallowes Cove Academy
- 7.18.25 – DJ Mike at the Cafe
 - Live music back at the RiverClub
- 7.24.25 – Trivia with DJ Ross
 - Extraordinary turnout with 19 teams!
 - Café brought in roughly \$4400 gross, a 100% increase over last year.
- 7.31.25 – Poolside Murder Mystery
 - Residents 18+ are invited to participate in a Poolside Murder Mystery Party
 - This is a ticketed event charging \$25 per resident
 - Sold out event with 140 tickets sold. Residents are still reaching out for tickets.

August Events

- 8.1.25 – Even Stevens Band at Café
 - Jimmy Buffett cover band to start off Jimmy Buffett month
- 8.2.25 – Recycle Regatta
 - Residents are invited to turn recycled treasures into amazing mini boats for a chance to win a free scoop of Sunset Slush



- 8.9.25 – Jurassic Back-to-School at RiverLodge
 - Families are invited to an awesome journey back in time to party with a T-rex and raptor
 - Dig for bones, jump in a Jurassic theme bounce house
- 8.15.25 – Alex Affronti at the café
 - Live music at the café to finish our summer season
- 8.22.25 – Robby Scheneck at the café
 - By popular demand, live music in the café
- 8.30.25 – Jimmy Buffett day Adults only
 - Island music and a laid-back day with no kids at the RiverClub
 - Highly requested by residents

RIVERTOWN

RECDD's Amenity Manager Report

Date of report 08/20/2025

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 until 8.10.2025
- ***Slide Open Saturdays & Sundays only from 8.11.2025 – 9.1.2025***
- Full repair of both pools is estimated to begin Sept 2, 2025.

Closed Mondays

Fitness Center:

- 4am – 12am

Other Updates:

- Purchased replacement life ring buoys.
 - Back to school 8.11.2025. Slide will only be open Saturdays and Sundays until 9.1.2025.
-

RiverClub

Amenity Hours:

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

Closed Tuesdays

RiverLodge

Amenity Hours (Airnasium, Fireplace, Patio):

- **Sun, Mon, Tues, Thurs:** 10am – 8pm
- **Fri & Sat:** 10am – 8pm

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

Other Updates:

- Service order placed to repair Low Row strength machine.
- Back to school 8.11.2025. Water Activity Pool will be open Thursday – Tuesday from 10am – 8pm.

RIVERTOWN

RECDD's Café Report

Date of report: 08/20/2025

Submitted by: Lisa McCormick & Richard Losco

Square POS Net Sales were up 12.4% for the month of June @ \$91,121 compared to \$81,087 prior year. June events included Music Bingo, Trivia Night, Friday Night Music Entertainment, Adult Pool Party, and Luau @ The RiverHouse.

Cost of Goods Sold (Food and Beverage) were @ 38.1% in the month of June, compared to 32.7% prior year.

Food & Beverage as % of Revenue:

Target 12-Month % Rate – 40%

Optimal 12-Month % Rate – 35%

Actual June '25 % Rate – 38%

The cost of goods sold for food and beverages are direct costs in producing the items we sell at The Cafe, and it is a critical metric in relation to our profitability and managing our inventory efficiently. We also review these items daily to maintain our cost structure and quality of product.

Gross Wages as % of net sales were 28.5% in the month of June, compared to 28.4% prior year.

Gross Wages as % of Revenue:

Target 12-Month % Rate – 35%

Optimal 12-Month % Rate – 30%

Actual June '25 % Rate – 29%

Wages and labor staffing are also critical components in the operation of the café so to achieve profitability, employee retention, and compliance.

The kitchen has been rearranged to maximize output and efficiencies for the back of the house! This includes redesigning the equipment and vertical storage which includes shelving, racks, and other uses of space.

We continue to review changes in the food menu to maximize revenue and streamline kitchen performance. This includes margins for each item, demand for the product, common ingredients across multiple dishes to reduce inventory complexities, and getting the product out to the customer in a timely manner.

We have purchased 56(fifty-six) dining room chairs for the dining area and purchased a new refrigerated sandwich prep table unit for the kitchen. The booths were also reupholstered and look fabulous. Several equipment items are being reviewed and will be presented to DJ Smith, Mattamy, for his input and direction. Micamy Design Studio sent 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.

We are also scheduling a refresher course for Alcohol Training for Café FOH Staff before the BOS August Meeting, dated August 21, 2025. This will address policies, liability issues, and serving processes.

It has been a very successful summer for the Café, and we look forward to planning for the upcoming Fall

Service Report



Work Order 00846863

Work Order 00846863
Number

Created Date 8/6/2025

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

Work Details

Specialist Comments to Customer	The special use product Metafloc was administered to pond NN to the entire water body. This product targets the phosphorus that is contributing to Alge and submerged growth. As this product works to combine the phosphorus, we may see decaying algae on the surface, and it could look worse before it gets better. I continue to observe and treat as necessary as needed, but I do expect lasting results. Please let us know if you have any questions or concerns. Thank you for being a Solitude customer.	Prepared By	KYLE FOLLANSBEE
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Work Order Assets

Asset	Status	Product Work Type
Rivers Edge CDD II Pond NN	Completed	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Rivers Edge CDD II Pond NN	OTHER	
Rivers Edge CDD II Pond NN		Metafloc treatment pond NN



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

NAME / ID:	Sergeant [redacted] #10379			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[redacted]	SJSO25CAD154137	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

Total Contacts:5 Citations:2 Warnings:6 Top speed measured by Radar was, **37 MPH on RiverTowwn Main Street

1 criminal citation for never having a driver's license.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 5256539



ST JOHNS COUNTY SHERIFF'S OFFICE
Stat Sheet

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

NAME / ID:	Deputy [REDACTED] #10779			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[REDACTED]	SJSO25CAD156512	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

Total Contacts:6 Citations: 3 Warnings:3 Top speed measured by radar was; , **40MPH onKeystone Corners**

Responded to a vehicle versus house crash with injuries on Cabot Place



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

NAME / ID:	Deputy [REDACTED] #11319			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[REDACTED]	SJSO25CAD157219	[REDACTED]	[REDACTED]	8

ACTIVITY / COMMENTS:

SJSO25CAD157253, SJSO25CAD157255, SJSO25CAD157256, SJSO25CAD157293, SJSO25CAD157330, SJSO25CAD157355

Handled an "assist citizen" call in reference to a homeowner observing a young male walking around her property at night. Turns out it was the neighbor's grandson sneaking out to see his girlfriend. Handled by the parents.

2 written warnings for excessive speed, 1 verbal warning for expired registration, 2 written warnings for running stop sign, 1 written warning for unknowingly suspended license, 1 verbal warning for a juvenile not wearing a bicycle helmet, 1 written warning for tinted tag cover, and multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1410369



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

NAME / ID:	Sergeant [redacted] #10379			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[redacted]	SJSO25CAD157842	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

Total Contacts:5 Citations:1 Warnings:6 Top speed measured by Radar was, **38 MPH on RiverTowwn Main Street

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 5283157



ST JOHNS COUNTY SHERIFF'S OFFICE
Stat Sheet

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

NAME / ID:	Deputy [REDACTED] #10779			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[REDACTED]	SJSO25CAD167718	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

Total Contacts 5 Citations: 1 Warnings: 6 Top speed measured by radar was; , ****40MPH on Keystone Corners****, ****43MPH on Rivertown Main/Grand Bridge****

**** Routine patrolled construction sites at dead end of Rivertown main/ Greenbriar.**



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

NAME / ID:	Deputy [redacted] #11319			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[redacted]	SJSO25CAD168310	[redacted]	[redacted]	4

ACTIVITY / COMMENTS:

SJSO25CAD168329, SJSO25CAD168341, SJSO25CAD168398, SJSO25CAD168416

4 traffic stops resulting in 3 written warnings and 1 verbal warning for excessive speed.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1422835

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, July 16, 2025 at 9:38 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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
Kimberly Fatuch	Lifestyle Director
Lisa McCormick	Amenity Services, Vesta
Ken Council	Amenity Manager
Mike Scuncio	Yellowstone
Malcom Santos	Yellowstone
Garrett Canady	Yellowstone

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 9:38 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Resident (72 Perdido Street) stated when residents do something wrong, there are no consequences to their actions. The resident advocated for accountability. Another resident agreed.

THIRD ORDER OF BUSINESS**Staff Reports****A. Landscape Maintenance –Report**

Mr. Scuncio provided an overview of Yellowstone’s report. He stated they are working on spraying the weeds and pool maintenance. He added they will be fertilizing the grass on the first week of August and adding flowers to certain areas in the next week. He noted all mulching across the district has now been complete.

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel

Ms. Gentry reminded the board members to complete their required four hours of ethics training that is due by the end of the year. She added that District 1 has updated their sponsorship policy to state that only an owner residing in RiverTown can submit a sponsorship application. They also requested the opportunity to look over the list of potential sponsors before the sponsorship program moves forward. Counsel will be providing a further update at a later date.

D. District Manager

There being nothing to report, the next item followed.

E. General Manager - Monthly Operations and Pond Reports

Copies of the monthly operations and pond reports were included in the agenda for Board review. Mr. Losco reported that the St. Johns Sheriff’s office will be conducting an e-bike town hall meeting on Wednesday, July 23, 2025 at 6:00 p.m. The 15 new umbrellas and bases for the RiverClub were delivered and installed last week and the booths at the café have been reupholstered.

FOURTH ORDER OF BUSINESS**Approval of Consent Agenda****A. Minutes of the June 18, 2025 Meeting****B. Financial Statements as of May 31, 2025****C. Check Register**

Copies of the minutes, the financial statements, and the check register totaling \$310,326.56 were included in the agenda package for the Board's review.

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

FIFTH ORDER OF BUSINESS

Consideration of Cost Share Requests

A. Gardens South Alleyway Repairs

Mr. Losco presented the Garden South Alleyway Repairs Cost Share Request.

Ms. Gentry stated it was discussed at District 1's Board meeting that alleyways are not included in the cost-share agreement, although some roadways are, and the board had asked to bring this to Districts 2 & 3 for review and approval as a supplemental cost-share request. She noted staff is suggesting holding a joint cost share meeting in September, if the Board does not wish to approve this today.

Mr. Reid asked if there were any repairs that have been made. Ms. Gentry stated they have not needed any maintenance yet. This would be the first work on the alleyways.

The Board's consensus was to further discuss this request at the September joint meeting.

B. Keystone Corners Golf Cart Signage

Mr. Losco stated the updated golf cart signage was approved by Rivers Edge II at the June meeting and this is for the installation of 10 golf cart signs that were approved by St. Johns County. He added the total compensation added was \$12,091 and their cost share was \$4,050.42.

On MOTION by Ms. WeMett seconded by Mr. Thomas with all in favor the Keystone Corners Golf Signage was approved.

C. Permanent Holiday Lighting

Mr. Losco stated Rivers Edge CDD already approved the holiday lighting at their last meeting and District 3 just approved it. He added the lighting would be for the exterior of the building and has a lifetime warranty on the product. The linear fee for RiverClub would be \$390 and the options are for \$78,296, with a cost share of \$26,002.10. We did an analysis based on having someone come in and do this service on a yearly basis and the installation

would cost \$43,086.75. The cost for the first year would be \$95,927. The return on investment with the permanent lighting would be 2.2 years and after, the Board would be saving \$5,909.87 per year.

On MOTION by Mr. Reid seconded by Mr. Thomas with all in favor the Permanent Holiday Lighting was approved.

SIXTH ORDER OF BUSINESS

Consideration of Amenity Suspension

Ms. Gentry stated in June, a resident had to be removed from the RiverClub facility by security and has been suspended since. The suspension is reciprocal for all three districts. The Board has received an incident report from staff and a statement from the resident under separate cover. Under the District's amenity rules, the Board has the authority to consider the circumstances and determine the length of the suspension, ranging from "time served" up to a year. It is her understanding that the security company has decided to not take any legal action against the resident. She noted the resident was present at the meeting and will have the opportunity to address the Board; and the Board can ask any questions they may need. And we will send a letter memorializing that decision. Ms. Gentry asked if outside of the facts in the incident report if is there anything that Vesta thinks the board should know.

Mr. Losco stated we've met with Mr. Ryder in relation to notification. The Board did receive the apology from Mr. Ryder with my conversations with him. He has been very cooperative and very apologetic and his dialogue with me has been very professional. He resents the incident from my discussions with him. We have it all documented here with all the times, communication, etc.

Ms. Gentry stated any questions for Vesta before we hear from Mr. Ryder?

Ms. WeMett stated I don't have any questions, but I would like to comment on a few things and the items that have been sent to us. First of all, the incident report is lacking a lot of the information that is important to this event, it states that the car was parked at the entrance to the stairs and the car was running. From what I can ascertain, the car was running, it was unlocked, and the keys were in it. Is anyone familiar with the Florida Statutes about cars?

Ms. McCormick asked may I address that?

Ms. WeMett stated let me finish, please. I'm speaking now. Florida Statute 316.1975. I'm not going to read the whole thing, but the first paragraph says a person driving or in charge

of any motor vehicle may not permit it to stand unattended without first stopping the engine, locking it and removing the key. Now, I find that our security people caused this whole situation to begin with because they were grossly negligent in leaving a running car with keys in it in front of the River Club. Any teenager could have taken off in that car, damaged property, injured someone. So, I feel that this whole incident with the car started because of the failure of the security guard to secure the car properly. I also feel that after having correspondence from our resident and learning of his background, he honorably served our country and he was right in his thought about the incident, but he was wrong in what he did and I think he realized that in his communications to us. Military people see a running car in front of a building, unattended. Sounds like a bomb. Now, if that were me and I saw that, I would have called the sheriff or let someone inside know, like the manager. But I think this whole incident started because of this car running unattended, unlocked, and the motor running. He saw an opportunity that it could be a danger to people and moved it.

Ms. Gentry asked any further comments from Vesta before we move on?

Ms. McCormick stated I just have one. The vehicle was not running. Per Giddens, it was not running.

Ms. WeMett stated their report says it was running. The officer that filled out the report says the car was running.

Ms. McCormick stated no. The key was left in the vehicle because it's required by Giddens's protocol that their light stays on. I've gotten multiple messages from him telling me the vehicle was not running.

Ms. WeMett stated well, then there's another thing. The security officer said the car was running in his report. It's convenient now that it's changed.

Ms. Gentry stated it sounds like we have some conflicting reports. Mr. Ryder can now address the Board.

Scotty Ryder stated I spent 20 years in the military. The night leaving RiverClub, the vehicle was running. I'm not going to lie to anybody about the status of the vehicle. I knew this because I could hear it. I open it and it's fully ready to go. With where I come from, I look at this a whole different way than I understand most people do. And I put that in my letter. I've seen it in a different aspect of others might see it. I reacted in a way that was definitely unconventional and I do have my regrets. I do wish I would have went in there and just said,

Philip, you should probably shut that car off. I've got teenage kids just in my neighborhood that are absolutely wild. We had a Corvette two years ago, stolen, running, and the kid crashed it. And that was a big deal. I think everybody remembers that. So, on multiple levels, I just see it as a different situation. I wasn't trying to be a pain. The report that says I hid it behind the dumpster. I've got a picture of exactly where I parked. I didn't hide it out of sight. I wasn't malicious in my action. I do regret my course of action, but looking into hindsight at this moment, right now, it's all in front of you. You got a 40-year-old man who moved it 50ft to a parking spot, shut it off, left the car. But it could have been a way different situation. Now we're here at the board and we're talking about it because if I would have walked in and said, Philip, the car's running, you need to turn it off. He probably would have been like, who are you and why do I care? I know I would have gotten nothing out of that. So in hindsight, I don't really know which direction I would choose to go. The situation sitting here. I've already been suspended, and I respect that punishment 100%. I do know it's against the security company's requirements that the keys are not even in the vehicle at all, let alone running. I know these rules. This is the world I used to live in. I know best that you're doing your job. you're We got an opportunity to look at a situation. And you know what, with my punishment, you guys do what you see fit to me, and just like they said earlier, hold everybody accountable for their actions. I do agree with that 100%. But sometimes we have to be in situations like this, to really put it in the face of people who make decisions. And you guys make the decisions. Y'all are the decision makers. The rest of us just live here. Sorry to have to waste your time, but maybe I'm not wasting it. That's all I have to say.

Mr. Reid stated in the report it says prior to the incident of the car being moved, whether it was running or not, it said you were rude to the staff. Can either one of you elaborate on what transpired prior to the moving of the car? Ladies first.

Ms. McCormick stated as the party was moving outside, the comment from Mr. Ryder to Philip was, don't you think you should be driving around the neighborhood and not sitting with the staff? I have requested for Giddens to close with us because we do have people who choose not to leave when we're closing. So he will shuffle them along and make sure that my employees get out to their vehicles. That's the only reason he's there. And that was at the request of Vesta. We appreciate the board obliging that request.

Mr. Reid asked does that sound like something you may have said?

Scotty Ryder stated well, I said sitting down, eating with the staff. That's what I said, actually. Because I didn't think it was very professional at times you should be shutting the shop down. He was just sitting down. There was no shuffling either.

Ms. McCormick stated because we are closing.

Mr. Reid stated I don't want to argue about it. I wasn't there and I would like as many relevant facts as possible before I'm asked to make a decision on it. I know your daughter. I know she works there. My daughters are 28 and 30. I don't worry about them as much as I used to. But when my daughter was your daughter's age, I probably wouldn't be opposed to the security guard sitting there at closing time. I don't mean to be disrespectful. And I'll start by thanking you for your service. I have plenty of military in my family, including myself. But you didn't address the security guard to move the car. But you commented on him sitting down, which, you might have thought he was sitting there doing nothing, but as the mother of the 16-year-old girl, that's counting out a cash register, maybe she thinks that was a good place for him. As a father of daughters. If you were going to say anything to the security guard, maybe it would have been like, hey, there's a lot of teenagers hanging around here. Can I ask the audience member a question?

Ms. WeMett stated I object. This is a board discussion, not a resident discussion.

Ms. Gentry stated if the board votes to allow resident comments at this time, then we can allow it. Is there a motion to allow resident comments?

Mr. Reid stated withdrawn.

Ms. WeMett stated I also have a few more comments. I'm very concerned that we were given this report and now I'm told it's inaccurate. Evidently, the story changed. Also, according to our contract with Giddens, which I think Corbin shared with me, and we had a discussion with it, it's outdated. There's an exhibit A, and exhibit A says that they are supposed to immediately report any suspicious activity to law enforcement. If they would have called the sheriff, the sheriff would have cited the security officer for leaving an unattended running vehicle, and he would have probably warned our resident that he shouldn't do that again. Also in that contract, I've gone over it several times, there are no provisions in that contract for the security guard to have discretion whether or not to call the police officers. Richard expressed to me that the security officer, at their discretion, didn't call the sheriff, which is disappointing

because again, they would have probably received a citation for leaving a running vehicle with keys in it. That's all I have to say.

Ms. Gentry asked any thoughts from the board? We can have further discussion. Does anyone have a recommended action? Again, you can either go with time served or a suspension up to a year.

Ms. WeMett stated I think time served is adequate for this. I think he understands what he did, and I think he did it just because of his military training and wanting to protect people.

Ms. Gentry asked any other thoughts from the board?

Mr. Thomas stated I agree with that.

Ms. Gentry asked would someone like to make a motion to impose a suspension of time served and lift the suspension today?

On MOTION by Ms. WeMett seconded by Mr. Thomas with all in favor, Considering the Suspense Time Served, was approved.

Mr. deNagy stated we will send a letter to the resident to that effect just for your records.

Mr. Thomas asked are we going to address the issue of the running vehicle? Is that going to be something that we need to discuss?

Ms. Gentry stated Vesta, if you could have a conversation with Giddens just about better security for all of their assets, I think that's appropriate.

SEVENTH ORDER OF BUSINESS Overview of Capital Reserve Study

A copy of the Capital Reserve Study was included in the agenda package on page 109 for the board's review. Mr. deNagy stated they have budgeted \$400,000 and have an expenditure of \$261,000. The reserve study states for Fiscal Year 2026, the contribution for River's Edge 2 infrastructure is \$196,000. He noted this does not take into consideration cost shares. He added the district is on track for the \$400,000 contribution.

Mr. Thomas asked is the study is performed by the same firm. Mr. deNagy stated it was.

Ms. WeMett asked how often they are required to perform a reserve study. Mr. deNagy stated it is advised to have a reserve study conducted about every 2-3 years.

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

Mr. deNagy stated the budget adoption hearing is scheduled for next month. He added that he feels comfortable with the \$400,000 in capital reserve contributions which is driving a large portion of the budget. He noted they will see the updated roll at the public hearing.

Mr. Thomas asked if the notice for the O&M assessments has been sent out. Mr. deNagy stated it will go out on 20 days prior to the hearing.

NINTH ORDER OF BUSINESS**Review of the District's Goals and Objectives for Fiscal Year 2025**

A copy of the goals and objectives was included in the agenda package for board review. Mr. deNagy stated these are the same goals and objectives the board approved for the last fiscal year and the district is on track to meet all.

TENTH ORDER OF BUSINESS**Discussion of a Joint Meeting in September**

Mr. deNagy stated they are looking to hold a joint meeting on September 17, 2025 to discuss all cost shares in the districts.

ELEVENTH ORDER OF BUSINESS**Supervisor Requests**

Ms. WeMett stated in the security contract, it states, the guards are supposed to patrol the neighborhoods but the maps are outdated. She believes the contract should be updated. She added the Welcome Center is not CDD property and the CDD should not be paying for security there.

Ms. WeMett asked for the CDD map to be updated.

Ms. WeMett stated when the email went out that stated the residents were not drive through or park on Lanier Road because it was Mattamy's Welcome Center. They also constructed signs at Bee Balm and Whistling Straights for no through traffic. They were met with backlash. This road is a public road. However, this email was sent out based on direction from someone without the authority to do so. The person who directed the email provided incorrect information and did not include two neighborhoods in the email. She asked for someone who is connected with the District to review the emails in the future. Mr. Losco stated he had spoken with the individual who sent out the email and they acknowledged their mistake.

Ms. Fatuch stated since the parking lot borders a through street, cars have been speeding through the parking lot. She added if they were to keep this lot as a through lot, residents need to slow down in this area.

Mr. Reid asked when the lakes were to be renumbered. Mr. McKendree stated they will renumber the lakes, but they are all turned over.

Mr. Reid stated he would like to change the motion process to having a motion and a second and then additional discussion to allow for public comment on the matters.

Ms. WeMett stated she believes having the additional discussion will cause the meetings to be longer. She added she prefers having just the Board discuss during the additional discussion.

TWELFTH ORDER OF BUSINESS**Audience Comments**

Sheila Caballero (Resident 72 Perdido St.) stated the board should stop treating this like a business and to treat it as a community. She added that Giddens Security heavily patrols the area and they do not hang out in certain areas. She stated her opinion that Mr. Ryder was not a good neighbor and they should see how his actions are affecting the community.

THIRTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – August 20, 2025
at 9:00 a.m. at the RiverHouse**

FOURTEENTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Rivers Edge II
Community Development District

Unaudited Financial Reporting
June 30, 2025



Rivers Edge II
Community Development District
Combined Balance Sheet
June 30, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 491,403	\$ -	\$ 4,185	\$ -	\$ 495,587
Assessments Receivable	19,329	13,985	-	-	33,314
Due from Other	5,569	-	-	-	5,569
Due from Vesta - Café	237,862	-	-	-	237,862
Due from Capital Project Fund Series 2020	-	-	-	1,138	1,138
Investments:					
State Board of Administration (SBA)	5,578	-	60,230	-	65,808
Custody	4,127	-	-	-	4,127
Series 2020					
Reserve	-	231,217	-	-	231,217
Revenue	-	336,007	-	-	336,007
Construction	-	-	-	6,144	6,144
Series 2021					
Reserve	-	249,300	-	-	249,300
Revenue	-	275,274	-	-	275,274
Construction	-	-	-	2,017	2,017
Prepaid Expenses	9,800	-	-	-	9,800
Deposits	16,840	-	-	-	16,840
Total Assets	\$ 790,507	\$ 1,105,784	\$ 64,415	\$ 9,299	\$ 1,970,004
Liabilities:					
Accounts Payable	\$ 23,375	\$ -	\$ 3,900	\$ -	\$ 27,275
Accrued Expenses	16,104	-	-	-	16,104
Due to Vesta - Café	18,436	-	-	-	18,436
Due to Mattamy	360	-	-	-	360
Due to Rivers Edge CDD	-	-	-	-	-
Due to Capital Project Fund Series 2021	-	-	-	1,138	1,138
Total Liabilities	\$ 58,276	\$ -	\$ 3,900	\$ 1,138	\$ 63,313
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 9,800	\$ -	\$ -	\$ -	\$ 9,800
Deposits	16,840	-	-	-	16,840
Restricted for:					
Debt Service - Series	-	1,105,784	-	-	1,105,784
Capital Project - Series	-	-	-	8,161	8,161
Assigned for:					
Capital Reserve Fund	-	-	60,515	-	60,515
Unassigned	705,591	-	-	-	705,591
Total Fund Balances	\$ 732,231	\$ 1,105,784	\$ 60,515	\$ 8,161	\$ 1,906,691
Total Liabilities & Fund Balance	\$ 790,507	\$ 1,105,784	\$ 64,415	\$ 9,299	\$ 1,970,004

Rivers Edge II
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 1,055,360	\$ 1,055,360	\$ 1,062,090	\$ 6,730
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	661,564	143,708
Special Events	-	-	-	-
Miscellaneous Income	5,000	3,750	919	(2,831)
Insurance Proceeds	-	-	52,859	52,859
Interest	5,000	5,000	6,284	1,284
Cost Share Amenity - Rivers Edge III	-	-	3,896	3,896
Total Revenues	\$ 3,055,225	\$ 2,638,540	\$ 2,844,186	\$ 205,646
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ -	\$ -	\$ 3,400	\$ (3,400)
FICA Expense	-	-	260	(260)
District Engineering	15,000	11,250	14,326	(3,076)
District Counsel	30,000	22,500	21,031	1,469
District Management	39,326	29,495	29,495	(0)
Construction Accounting	3,710	2,783	-	2,783
Assessment Roll Administration	5,618	5,618	5,618	-
Dissemination Agent	5,618	4,214	5,364	(1,150)
Information Technology	2,022	1,517	1,516	0
Website Administration	1,348	1,011	1,011	0
Annual Audit	5,000	-	-	-
Trustee Fees	10,000	7,500	3,081	4,419
Arbitrage Rebate	1,200	-	-	-
Telephone	200	150	44	106
Postage & Delivery	500	500	677	(177)
Printing & Binding	250	188	242	(54)
Insurance General Liability	7,961	7,961	7,745	216
Legal Advertising	2,500	1,875	2,063	(188)
Other Current Charges	500	375	10	365
Office Supplies	150	113	6	107
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 131,079	\$ 97,223	\$ 96,064	\$ 1,159
<u>Operations & Maintenance</u>				
<u>Ground Maintenance:</u>				
Cost Share Landscaping - Rivers Edge	\$ 801,623	\$ 601,217	\$ 601,217	\$ (0)
Field Operations Management (Vesta)	39,438	29,579	29,579	-
Landscape Maintenance	424,716	318,537	315,805	2,732
Lake Maintenance	23,000	17,250	20,978	(3,728)
Landscape Contingency	80,000	80,000	122,269	(42,269)
Irrigation Repairs and Replacement	37,000	37,000	43,060	(6,060)
Irrigation Water Use	70,000	52,500	34,222	18,278
Streetlighting	28,000	21,000	19,076	1,924
Subtotal Ground Maintenance	\$ 1,503,777	\$ 1,157,083	\$ 1,186,207	\$ (29,124)

Rivers Edge II
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Amenity Center - River Club:</u>				
Cost Share Amenity - Rivers Edge	\$ 88,478	\$ 66,359	\$ 66,359	\$ (0)
General Manager (Vesta)	46,793	35,095	36,247	(1,152)
Amenity Manager (Vesta)	29,632	22,224	22,224	0
Maintenance Service (Vesta)	103,123	77,342	77,342	0
Lifestyle Director (Vesta)	43,329	32,497	32,497	-
Facilities Attendant (Vesta)	113,852	85,389	85,389	(0)
Security Monitoring	5,000	3,750	315	3,435
Telephone	12,721	9,540	11,026	(1,486)
Insurance	78,540	78,540	73,323	5,217
Pool Chemicals (Poolsure)	10,000	10,000	10,259	(259)
Janitorial Services (Vesta)	32,875	24,656	24,656	0
Access Cards	3,500	2,625	-	2,625
Window Cleaning	3,500	2,625	-	2,625
Natural Gas	4,000	4,000	4,171	(171)
Electric	28,000	21,000	18,378	2,622
Water & Sewer	17,000	12,750	11,033	1,717
Repair and Replacements	75,000	75,000	78,959	(3,959)
Refuse	20,000	15,000	16,853	(1,853)
Pest Control	1,920	1,440	1,470	(30)
License & Permits	1,000	750	350	400
Other Current	500	375	-	375
Special Events	30,000	22,500	23,866	(1,366)
Holiday Decorations	23,000	17,250	14,150	3,100
Office Supplies & Postage	750	563	295	267
Contingency	5,000	3,750	1,305	2,445
Subtotal Amenity Center - River Club	\$ 777,513	\$ 625,019	\$ 610,469	\$ 14,550
<u>Café Operations:</u>				
Café-Cost of Goods Sold	\$ 239,259	\$ 179,445	\$ 233,148	\$ (53,704)
Café-Labor	241,176	241,176	310,810	(69,634)
Café-Bank Fees	22,631	22,631	25,930	(3,299)
Other Expenses related to Café Operations	2,550	1,913	860	1,053
Café Management	12,240	9,180	-	9,180
Subtotal Café Operations	\$ 517,856	\$ 454,344	\$ 570,748	\$ (116,404)
Total Operations & Maintenance	\$ 2,799,146	\$ 2,236,446	\$ 2,367,424	\$ (130,978)
Total Expenditures	\$ 2,930,225	\$ 2,333,669	\$ 2,463,488	\$ (129,819)
Excess (Deficiency) of Revenues over Expenditures	\$ 125,000	\$ 304,871	\$ 380,699	\$ 335,465
<u>Other Financing Sources/(Uses):</u>				
Capital Reserve Funding	\$ 125,000	\$ 25,000	\$ 25,000	\$ -
Total Other Financing Sources/(Uses)	\$ 125,000	\$ 25,000	\$ 25,000	\$ -
Net Change in Fund Balance	\$ 0	\$ 279,871	\$ 355,699	\$ 335,465
Fund Balance - Beginning	\$ -		\$ 376,533	
Fund Balance - Ending	\$ 0		\$ 732,231	

Rivers Edge II
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 502,823	\$ 348,849	\$ -	\$ 165,239	\$ 23,777	\$ -	\$ -	\$ 21,401	\$ -	\$ -	\$ -	\$ 1,062,090
Special Assessments - Direct Bill	34,310	151,480	-	-	-	-	-	-	-	-	-	-	185,789
Developer Contributions	-	253,272	-	-	-	-	600,000	17,513	-	-	-	-	870,785
Café Gross Sales	52,537	46,717	49,179	45,452	55,386	92,497	96,258	102,753	120,785	-	-	-	661,564
Miscellaneous Income	155	25	395	40	55	30	25	127	68	-	-	-	919
Insurance Proceeds	-	-	-	52,859	-	-	-	-	-	-	-	-	52,859
Interest	191	107	414	1,344	1,077	1,454	1,410	259	28	-	-	-	6,284
Cost Share Amenity - Rivers Edge III	3,896	-	-	-	-	-	-	-	-	-	-	-	3,896
Total Revenues	\$ 91,089	\$ 954,424	\$ 398,837	\$ 99,694	\$ 221,758	\$ 117,758	\$ 697,692	\$ 120,652	\$ 142,282	\$ -	\$ -	\$ -	\$ 2,844,186
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 800	\$ 400	\$ 600	\$ 400	\$ 800	\$ 400	\$ -	\$ -	\$ -	\$ 3,400
FICA Expense	-	-	-	61	31	46	31	61	31	-	-	-	260
District Engineering	2,481	125	648	-	125	-	7,478	284	3,185	-	-	-	14,326
District Counsel	2,002	3,263	2,309	1,989	2,287	-	4,552	-	4,629	-	-	-	21,031
District Management	3,277	3,277	3,277	3,277	3,277	3,277	3,277	3,277	3,277	-	-	-	29,495
Construction Accounting	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Dissemination Agent	668	468	468	468	468	468	1,068	818	468	-	-	-	5,364
Information Technology	169	169	168	169	169	169	169	168	169	-	-	-	1,516
Website Administration	112	112	112	112	112	112	112	112	112	-	-	-	1,011
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	1,541	1,541	-	-	-	3,081
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	1	4	-	20	4	6	-	-	9	-	-	-	44
Postage & Deleivery	64	216	60	55	48	78	62	72	21	-	-	-	677
Printing & Binding	24	7	80	21	13	32	7	7	52	-	-	-	242
Insurance General Liability	7,745	-	-	-	-	-	-	-	-	-	-	-	7,745
Legal Advertising	1,080	-	951	-	-	-	-	32	-	-	-	-	2,063
Other Current Charges	-	-	10	-	-	-	-	-	-	-	-	-	10
Office Supplies	1	0	0	0	1	1	1	0	1	-	-	-	6
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 23,418	\$ 7,641	\$ 8,084	\$ 6,974	\$ 6,935	\$ 4,789	\$ 17,156	\$ 7,172	\$ 13,894	\$ -	\$ -	\$ -	\$ 96,064
Operations & Maintenance													
Ground Maintenance:													
Cost Share Landscaping - Rivers Edge	\$ 66,802	\$ 66,802	\$ 66,802	\$ 66,802	\$ 66,802	\$ 66,802	\$ 66,802	\$ 66,802	\$ 66,802	\$ -	\$ -	\$ -	\$ 601,217
Field Operations Management (Vesta)	3,287	3,287	3,287	3,287	3,287	3,287	3,287	3,287	3,287	-	-	-	29,579
Landscape Maintenance	35,089	35,089	35,089	35,089	35,089	35,089	35,089	35,089	35,089	-	-	-	315,805
Lake Maintenance	1,787	1,787	2,273	1,787	1,787	4,567	1,787	1,787	3,416	-	-	-	20,978
Landscape Contingency	3,440	1,780	11,515	2,225	13,175	-	70,344	10,515	9,275	-	-	-	122,269
Irrigation Repairs and Replacement	4,775	-	3,648	1,612	15,114	-	4,389	10,687	2,834	-	-	-	43,060
Irrigation Water Use	4,563	7,451	6,245	3,113	1,753	1,225	1,232	2,907	5,734	-	-	-	34,222
Streetlighting	1,928	1,917	2,235	2,501	2,592	2,221	2,388	1,873	1,422	-	-	-	19,076
Subtotal Ground Maintenance	\$ 121,671	\$ 118,113	\$ 131,095	\$ 116,416	\$ 139,598	\$ 113,191	\$ 185,319	\$ 132,946	\$ 127,859	\$ -	\$ -	\$ -	\$ 1,186,207

Rivers Edge II
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Amenity Center - River Club:</u>													
Cost Share Amenity - Rivers Edge	\$ 7,373	\$ 7,373	\$ 7,373	\$ 7,373	\$ 7,373	\$ 7,373	\$ 7,373	\$ 7,373	\$ 7,373	\$ -	\$ -	\$ -	\$ 66,359
General Manager (Vesta)	4,018	3,899	4,130	4,044	4,030	4,027	4,039	4,030	4,030	-	-	-	36,247
Amenity Manager (Vesta)	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	-	-	-	22,224
Maintenance Service (Vesta)	8,594	8,594	8,594	8,594	8,594	8,594	8,594	8,594	8,594	-	-	-	77,342
Lifestyle Director (Vesta)	3,611	3,611	3,611	3,611	3,611	3,611	3,611	3,611	3,611	-	-	-	32,497
Facilities Attendant (Vesta)	18,081	894	9,488	9,488	9,488	9,488	9,488	9,488	9,488	-	-	-	85,389
Security Monitoring	-	-	105	-	-	105	-	-	105	-	-	-	315
Telephone	1,147	1,148	1,148	1,148	1,211	1,306	1,306	1,306	1,306	-	-	-	11,026
Insurance	73,323	-	-	-	-	-	-	-	-	-	-	-	73,323
Pool Maintenance (Vesta)	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals (Poolsure)	1,103	1,103	1,103	1,158	1,158	1,158	1,158	1,158	1,158	-	-	-	10,259
Janitorial Services (Vesta)	2,740	2,740	2,740	2,740	2,740	2,740	2,740	2,740	2,740	-	-	-	24,656
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Window Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Natural Gas	333	364	421	452	379	517	742	536	425	-	-	-	4,171
Electric	1,908	1,825	1,947	2,479	2,315	1,885	1,848	2,055	2,115	-	-	-	18,378
Water & Sewer	778	1,580	1,357	1,122	1,101	1,087	1,131	1,368	1,508	-	-	-	11,033
Repair and Replacements	1,373	2,806	25,816	21,684	11,969	2,974	3,109	3,828	5,399	-	-	-	78,959
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	122	-	-	-	1,470
License & Permits	-	-	-	-	-	-	-	350	-	-	-	-	350
Other Current	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	4,022	-	225	5,783	800	2,550	2,522	5,215	2,750	-	-	-	23,866
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	\$ 53,193	\$ -	\$ -	\$ -	\$ 610,469
<u>Café Operations:</u>													
Café-Cost of Goods Sold	\$ 23,605	\$ 17,213	\$ 17,627	\$ 17,758	\$ 20,595	\$ 31,467	\$ 32,930	\$ 37,242	\$ 34,711	\$ -	\$ -	\$ -	\$ 233,148
Café-Labor	30,306	27,936	26,825	30,467	28,505	35,176	40,327	42,121	49,147	-	-	-	310,810
Café-Bank Fees	2,233	1,777	2,922	1,851	2,175	2,920	4,287	3,910	3,856	-	-	-	25,930
Other Expenses related to Café Operations	-	-	-	275	-	-	-	585	-	-	-	-	860
Café Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Café Operations	\$ 56,144	\$ 46,926	\$ 47,375	\$ 50,350	\$ 51,276	\$ 69,563	\$ 77,544	\$ 83,857	\$ 87,714	\$ -	\$ -	\$ -	\$ 570,748
Total Operations & Maintenance	\$ 313,973	\$ 205,605	\$ 251,525	\$ 252,378	\$ 250,839	\$ 235,340	\$ 316,777	\$ 272,222	\$ 268,766	\$ -	\$ -	\$ -	\$ 2,367,424
Total Expenditures	\$ 337,391	\$ 213,247	\$ 259,609	\$ 259,352	\$ 257,774	\$ 240,128	\$ 333,933	\$ 279,395	\$ 282,660	\$ -	\$ -	\$ -	\$ 2,463,488
Excess (Deficiency) of Revenues over Expenditures	\$ (246,302)	\$ 741,178	\$ 139,229	\$ (159,657)	\$ (36,017)	\$ (122,370)	\$ 363,759	\$ (158,743)	\$ (140,378)	\$ -	\$ -	\$ -	\$ 380,699
<u>Other Financing Sources/Uses:</u>													
Capital Reserve Funding	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Net Change in Fund Balance	\$ (246,302)	\$ 741,178	\$ 139,229	\$ (134,657)	\$ (36,017)	\$ (122,370)	\$ 363,759	\$ (158,743)	\$ (140,378)	\$ -	\$ -	\$ -	\$ 355,699

Rivers Edge II
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 462,928	\$ 462,928	\$ 462,191	\$ (737)
Prepayments	-	-	11,217	11,217
Interest Income	5,000	5,000	21,519	16,519
Total Revenues	\$ 467,928	\$ 467,928	\$ 494,926	\$ 26,998
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	\$ 13,474	\$ 2,188
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 11,285	\$ 11,285	\$ 13,474	\$ 2,188
Fund Balance - Beginning	\$ 318,060		\$ 562,162	
Fund Balance - Ending	\$ 329,345		\$ 575,636	

Rivers Edge II
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 305,842	\$ 305,842	\$ 306,283	\$ 441
Special Assessments - Direct Bill	245,810	245,810	245,811	1
Prepayments	-	-	873,878	873,878
Interest Income	5,000	5,000	28,527	23,527
Total Revenues	\$ 556,652	\$ 556,652	\$ 1,454,499	\$ 897,847
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	\$ 21,630	\$ 16,419
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,212	\$ 5,212	\$ 21,630	\$ 16,419
Fund Balance - Beginning	\$ 241,052		\$ 508,518	
Fund Balance - Ending	\$ 246,264		\$ 530,148	

Rivers Edge II
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending June 30, 2025

Description	SE 2020	SE 2021
<u>Revenues</u>		
Interest	\$ 200	\$ 66
Transfer In	-	-
Total Revenues	\$ 200	\$ 66
<u>Expenditures</u>		
Capital Outlay	\$ -	\$ -
Transfer Out	-	-
Total Expenditures	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 200	\$ 66
Beginning Fund Balance	\$ 4,806	\$ 3,089
Ending Fund Balance	\$ 5,006	\$ 3,155

Rivers Edge II
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues				
Capital Reserve Funding	\$ 125,000	\$ 25,000	\$ 25,000	\$ -
Developer Contributions	-	-	114,016	114,016
Interest	1,000	750	972	222
Total Revenues	\$ 126,000	\$ 25,750	\$ 139,988	\$ 114,238
Expenditures:				
Repair and Replacements	\$ 50,000	\$ 37,500	\$ 27,308	\$ 10,192
Capital Outlay	-	-	215,098	(215,098)
Total Expenditures	\$ 50,000	\$ 37,500	\$ 242,406	\$ (204,906)
Excess (Deficiency) of Revenues over Expenditures	\$ 76,000	\$ (11,750)	\$ (102,418)	\$ 319,144
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 76,000		\$ (102,418)	
Fund Balance - Beginning	\$ 193,794		\$ 162,933	
Fund Balance - Ending	\$ 269,794		\$ 60,515	

Rivers Edge II
Community Development District
Long Term Debt Report

Series 2020, Capital Improvement Revenue Bonds		
Interest Rate:	4.5% - 5.3%	
Maturity Date:	5/1/2026	
Reserve Fund Definition	50% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement	\$ 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:	2.47% - 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

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

RECEIVED				
SERIES 2020 DEBT PAID	SERIES 2021 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
-	159,510.14	68,618.99	228,129.13	0.01
-	86,300.36	117,170.26	203,470.62	-
-	245,810.50	185,789.25	431,599.75	0.01
462,190.99	306,282.99	1,062,089.70	1,830,563.68	(11,598.33)
462,190.99	552,093.49	1,247,878.95	2,262,163.43	(11,598.32)

DIRECT BILL PERCENT COLLECTED	0.00%	100.00%	100.00%	100.00%
TAX ROLL PERCENT COLLECTED	100.64%	100.64%	100.64%	100.64%
TOTAL PERCENT COLLECTED	100.64%	100.35%	100.54%	100.52%

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

SUMMARY OF TAX ROLL RECEIPTS					
ST JOHNS COUNT DIST.	DATE	SERIES 2020 DEBT	SERIES 2021 DEBT	O&M	TOTAL AMOUNT
1	11/5/2024	1,914.81	1,268.90	4,400.13	7,583.84
2	11/15/2024	16,376.61	10,852.39	37,632.55	64,861.54
3	11/20/2024	22,341.24	14,805.01	51,338.96	88,485.22
4	12/6/2024	35,939.05	23,815.96	82,585.99	142,341.00
5	12/19/2024	142,242.65	94,260.82	326,865.86	563,369.33
6	1/9/2025	150,817.74	99,943.34	346,570.95	597,332.03
INTEREST	1/13/2025	991.51	657.05	2,278.44	3,927.00
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
9	7/10/2025	8,411.28	5,573.95	19,328.66	33,313.89
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		462,190.99	306,282.99	1,062,089.70	1,830,563.68

C.

Rivers Edge II

Community Development District

Check Run Summary

June 30, 2025

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	6/20/25	50017-50018	\$ 369.40
Sub-Total			\$ 369.40
General Fund			
<i>Accounts Payable</i>	6/20/25	2043-2067	\$ 164,602.65
Sub-Total			\$ 164,602.65
Capital Reserve Fund			
<i>Accounts Payable</i>	6/20/25	20	\$ 19,347.00
Sub-Total			\$ 19,347.00
Total			\$ 184,319.05

PR300R	PAYROLL CHECK REGISTER	RUN	6/20/25	PAGE	1
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50017	1	DONNA L WEMETT	184.70	6/20/2025	
50018	2	JAMES M REID JR	184.70	6/20/2025	
TOTAL FOR REGISTER			369.40		

RED2 RIVERS EDGE II DLAUGHLIN

Attendance Sheet

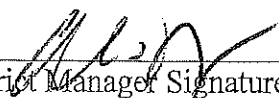
District Name: Rivers Edge II CDD

Board Meeting Date: June 18, 2025 Meeting

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

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

Approved for Payment:


District Manager Signature

6/18/2025
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
6/20/25	00112	6/11/25	RLS1807- RPLC LANDSCAPE	202506	320-57200-60000				ATLANTIC HOME TECHNOLOGIES INC	*	2,711.97	2,711.97	002043
6/20/25	00102	6/09/25	42331218 ACTIVE SCRAPER/MAT	202506	320-57200-60000				CINTAS	*	214.04	214.04	002044
6/20/25	00102	6/09/25	52744009 FIRST AID SUPPLIES	202506	320-57200-60000				CINTAS	*	70.18	70.18	002045
6/20/25	00002	6/01/25	92 JUN MANAGEMENT FEES	202506	310-51300-34000					*	3,277.17		
		6/01/25	92 JUN WEBSITE ADMIN	202506	310-51300-35200					*	112.33		
		6/01/25	92 JUN INFO TECH	202506	310-51300-35100					*	168.50		
		6/01/25	92 JUN DISSEM AGENT SRVCS	202506	310-51300-32400					*	468.17		
		6/01/25	92 OFFICE SUPPLIES	202506	310-51300-51000					*	.93		
		6/01/25	92 POSTAGE	202506	310-51300-42000					*	21.39		
		6/01/25	92 COPIES	202506	310-51300-42500					*	51.60		
		6/01/25	92 TELEPHONE	202506	310-51300-41000					*	9.24		
									GOVERNMENTAL MANAGEMENT SERVICES			4,109.33	002046
6/20/25	00053	6/09/25	674458 9/11 DJ FOR MUSIC BINGO	202506	320-57200-49400					*	300.00		
		6/09/25	674458 9/25 DJ FOR TRIVIA	202506	320-57200-49400					*	300.00		
									LIVE ENTERTAINMENT SOLUTIONS			600.00	002047
6/20/25	00053	6/09/25	989989 7/10 DJ FOR MUSIC BINGO	202506	320-57200-49400					*	300.00		
		6/09/25	989989 7/24 DJ FOR TRIVIA	202506	320-57200-49400					*	300.00		
									LIVE ENTERTAINMENT SOLUTIONS			600.00	002048
6/20/25	00053	6/09/25	9999099 8/28 DJ FOR MUSIC BINGO	202506	320-57200-49400					*	300.00		
		6/09/25	9999099 8/30 DJ JIMMY BUFFET DAY	202506	320-57200-49400					*	500.00		
									LIVE ENTERTAINMENT SOLUTIONS			800.00	002049

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
6/20/25	00189	5/29/25 05262025	202505 320-57200-49400		*	300.00	
		5/26 3HR PERFORMANCE					
		5/29/25 05262025	202505 320-57200-49400		*	300.00	
		7/18 3HR PERFORMANCE					
				NANCY C WOOD			600.00 002050
6/20/25	00006	6/01/25 13129562	202506 320-57200-46210		*	1,158.31	
		JUN POOL CHEMICALS					
				POOLSURE			1,158.31 002051
6/20/25	00210	5/30/25 54668	202503 310-51300-31100		*	283.87	
		MAR/APR PROFESSIONAL SRVC					
				PRIME AE GROUP INC			283.87 002052
6/20/25	00220	6/02/25 2	202504 320-57200-46101		*	500.00	
		4/5 TREE REMOVAL					
		6/02/25 2	202504 320-57200-46101		*	300.00	
		5/10 TREE REMOVAL					
				QUILLS TREE SERVICES LLC			800.00 002053
6/20/25	00012	6/04/25 CS-2025-	202506 320-57200-49100		*	66,801.92	
		CS LANDSCAPE JUNE 2025					
		6/04/25 CS-2025-	202506 320-57200-49200		*	7,373.17	
		CS AMENITY JUNE 2025					
				RIVERS EDGE CDD			74,175.09 002054
6/20/25	00129	6/01/25 PSI17222	202506 320-57200-46800		*	1,787.00	
		JUN LAKE MAINTENANCE					
				SOLITUDE LAKE MANAGEMENT			1,787.00 002055
6/20/25	00129	6/02/25 PSI17593	202506 320-57200-46800		*	505.44	
		JUN POND MAINTENANCE					
				SOLITUDE LAKE MANAGEMENT			505.44 002056
6/20/25	00010	5/31/25 427114	202505 320-57200-34000		*	130.60	
		MAY BILLABLE MILEAGE 1/3					
				VESTA PROPERTY SERVICES INC			130.60 002057
6/20/25	00010	6/01/25 426795	202506 320-57200-34000		*	3,899.42	
		JUN GEN MANAGEMENT SRVCS					
		6/01/25 426795	202506 320-57200-34300		*	3,286.50	
		JUN FIELD OPS					
		6/01/25 426795	202506 320-57200-34010		*	3,610.75	
		JUN LIFESTYLE SRVCS					
		6/01/25 426795	202506 320-57200-34400		*	2,469.33	
		JUN AMEN MANAGEMENT SRVCS					

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		6/01/25 426795	202506 320-57200-34200		*	8,593.58	
		JUN FAC MANAGEMENT SRVCS					
		6/01/25 426795	202506 320-57200-51200		*	2,739.58	
		JUN JANITORIAL SRVCS					
		6/01/25 426795	202506 320-57200-34100		*	9,487.67	
		JUN FACILITY ATTENDANT					
				VESTA PROPERTY SERVICES INC			34,086.83 002058
6/20/25	00195	5/22/25 25445623	202505 320-57200-60000		*	46.26	
		JANITORIAL SUPPLIES					
				W.B. MASON CO., INC.			46.26 002059
6/20/25	00195	5/28/25 25454819	202505 320-57200-60000		*	119.98	
		JANITORIAL SUPPLIES					
				W.B. MASON CO., INC.			119.98 002060
6/20/25	00195	6/05/25 25474066	202506 320-57200-60000		*	89.98	
		JANITORIAL SUPPLIES					
				W.B. MASON CO., INC.			89.98 002061
6/20/25	00207	5/23/25 S124929	202505 320-57200-60000		*	425.00	
		THERMOSTAT REPLACEMENT					
				WEATHER ENGINEERS INC			425.00 002062
6/20/25	00207	6/04/25 C49534	202506 320-57200-60000		*	432.50	
		FILTER & HVAC INSPECTION					
				WEATHER ENGINEERS INC			432.50 002063
6/20/25	00131	2/17/25 859617	202502 320-57200-46102		*	1,066.80	
		VALVE RPLC THE MANORS					
				YELLOWSTONE LANDSCAPE			1,066.80 002064
6/20/25	00131	6/01/25 928506	202506 320-57200-46100		*	2,914.00	
		JUN POND MAINTENANCE					
				YELLOWSTONE LANDSCAPE			2,914.00 002065
6/20/25	00131	6/01/25 928508	202506 320-57200-46100		*	32,175.47	
		JUN LANDSCAPE MAINTENANCE					
				YELLOWSTONE LANDSCAPE			32,175.47 002066
6/20/25	00131	6/03/25 928157	202506 320-57200-46101		*	4,700.00	
		MULCH REMOVAL					
				YELLOWSTONE LANDSCAPE			4,700.00 002067
				TOTAL FOR BANK A		164,602.65	
				RED2 RIVERS EDGE II OKUZMUK			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
TOTAL FOR REGISTER						164,602.65	



FIVE SMOOTH
STONES

SMART HOME SOLUTIONS

INVOICE

Atlantic Home Technologies
5269 Hood Road Jacksonville, FL 32257

DATE: 6/11/2025

INVOICE #: RLS1807-EPO

Bill To:

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

SHIP TO

160 RIVERGLADE RUN
SAINT JOHNS FL 32259

PAYMENT TERMS

NET 30

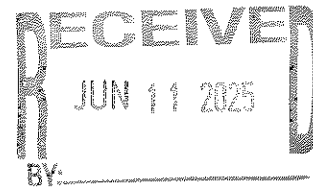
DESCRIPTION	AMOUNT
Payment for 160 RIVERGLADE RUN	\$2,711.97

REPLACEMENT LANDSCAPE SPEAKERS

Balance Due: \$2,711.97

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

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



Approved RECDD 2
Submitted to A/P - 06-11-25
By Richard Losco

Richard Losco



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

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

CUSTOMER SVC/BILLING 833-290-0514
CINTAS FAX # 904-741-6116
PAYMENT INQUIRY 8772754933

INVOICE

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

INVOICE # 4233121887
INVOICE DATE 06/09/2025
SERVICE TICKET # 4233121887

BILL TO: C/O RIVERTOWN COMMUNITY ASSOCIATION
RIVERS EDGE COMMUNITY DEV. DISTRICT 2
475 W TOWN PL
ST AUGUSTINE, FL 32092-3649

SOLD TO # 20958738
PAYER # 10596960
PAYMENT TERMS NET 10 EOM
SORT # 02800002682
CINTAS ROUTE 22 / DAY 1 / STOP 021

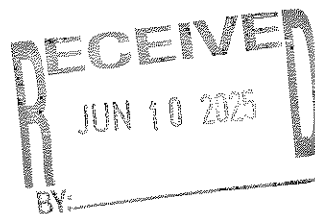
EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	3X5 ACTIVE SCRAPER	04	F	2	14.675	29.35	N
	X10186	4X6 ACTIVE SCRAPER	04	F	3	16.307	48.92	N
	X10189	3X5 XTRAC MAT ONYX	04	F	4	24.461	97.84	N
	X10192	4X6 XTRAC MAT ONYX	04	F	1	27.721	27.72	N
SUBTOTAL							203.83	
SERVICE CHARGE							10.21	N
SUBTOTAL							214.04	
TAX							0.00	
TOTAL USD							214.04	

Signature :

Cust. Name: RIVERS EDGE II CDD
Johnathan Perry 11:12 AM 06/09/25
SoldTo# 0020958738 SO# 4233121887
Invoice Total Payment on Account
\$214.04 \$0.00

Approved RECDD 2
Submitted to A/P - 06-10-25
By Richard Losco

Richard Losco





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

Service / Billing # (904)562-7000
Fax # (904)562-7020
Payment Inquiry # (877)275-4933

Invoice

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

Invoice # 5274400908
Invoice Date 06/09/2025
Credit Terms NET 30 DAYS
Customer # 12663109
Cintas Route LOC #0292 ROUTE 0009
Order # 7056019726
Payer # 10596960

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

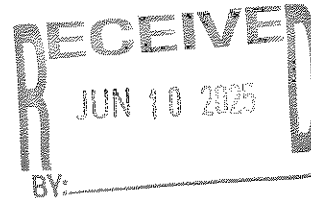
Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit	Unit Description:	FRONT OFFICE F A			
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
44269	ELASTIC STRIP MEDIUM	1 BOX	\$19.20	\$19.20	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
82430	READY-RIP 3IN	1 ROL	\$15.58	\$15.58	
Unit Subtotal:				\$45.23	
Unit	Unit Description:	Other			
400	SERVICE CHARGE	1 EA	\$24.95	\$24.95	
Unit Subtotal:				\$24.95	
Invoice Sub-total				\$70.18	
Tax				\$0.00	
Invoice Total				\$70.18	

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

Note

Approved RECDD 2
Submitted to A/P - 06-10-25
By Richard Losco

Richard Losco



[Handwritten signature]

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 92
Invoice Date: 6/1/25
Due Date: 6/1/25
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 - June 2025		3,277.17	3,277.17
Website Administration - June 2025		112.33	112.33
Information Technology - June 2025		168.50	168.50
Dissemination Agent Services - June 2025		468.17	468.17
Office Supplies		0.93	0.93
Postage		21.39	21.39
Copies		51.60	51.60
Telephone		9.24	9.24
RECEIVED JUN 04 2025 BY: _____			

Total \$4,109.33

Payments/Credits \$0.00

Balance Due \$4,109.33



INVOICE

11925 Alden Trace Blvd N
Jacksonville FL 32246

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

Invoice Number: 674458

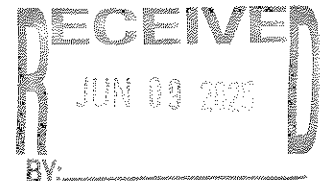
Description	Date	Time	Price
DJ for Music Bingo	9/11/2025	6:30pm	\$ 300.00
DJ for Trivia	9/25/2025	6:30pm	\$ 300.00

Total Due **\$ 600.00**

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

Approved CDD II
Submitted to AP on 6.9.25
by Kimberly Fatuch

Kimberly Fatuch





INVOICE

11925 Alden Trace Blvd N
Jacksonville FL 32246

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

Invoice Number: 989989

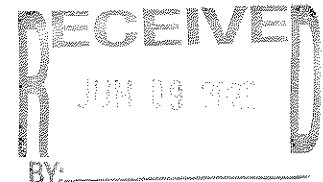
Description	Date	Time	Price
DJ for Music Bingo	7/10/2025	6:30pm	\$ 300.00
DJ for Trivia	7/24/2025	6:30pm	\$ 300.00

Total Due **\$ 600.00**

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

Approved CDD II
Submitted to AP on 6.9.25
by Kimberly Fatuch

Kimberly Fatuch





INVOICE

11925 Alden Trace Blvd N
Jacksonville FL 32246

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

Invoice Number: 9999099

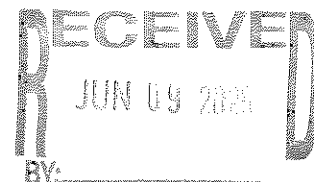
Description	Date	Time	Price
DJ for Music Bingo	8/28/2025	6:30pm	\$ 300.00
DJ for Jimmy buffet day	8/30/2025	TBD	\$ 500.00

Total Due **\$ 800.00**

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

Approved CDD II
Submitted to AP on 6.9.25
by Kimberly Fatuch

Kimberly Fatuch



Nancy Wood

All the songs you know they way you didn't know them!

2384 Sophie PL
Middleburg, FL 32068 Phone:
904-915-0717

COMMENTS OR SPECIAL INSTRUCTIONS:

INVOICE

TO:

Kim Fatuch

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

INVOICE # 052625
DATE: MAY 29, 2025

Make checks payable to Nancy Wood. Zelle payments go to 904-868-7400

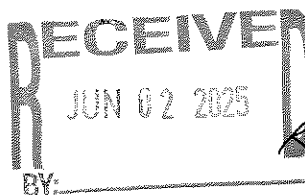
SALESPERSON	P.O. NUMBER	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS
NCW	N/A	Kim Fatuch	N/A	N/A	As per discussed

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
3	Hours of performance May 26, 2025	\$100	\$300
3	Hours of performance July 18, 2025	\$100	\$300
SUBTOTAL			\$300
SALES TAX			0
SHIPPING & HANDLING			0
TOTAL DUE			\$600

Make all checks payable to Strega.Biz

If you have any questions concerning this invoice, contact Nancy Wood, 904-915-0717, ncwood1st@gmail.com

THANK YOU FOR YOUR BUSINESS!



Approved CDD II
Submitted to AP on 6.2.25
by Kimberly Fatuch

Kimberly Fatuch



Invoice

Date
Invoice#

6/1/2025
131295628992

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

Terms	Net 20
Due Date	6/21/2025
PO #	

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

Ship To
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

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

Subtotal \$1,158.31

Tax \$0.00

Total \$1,158.31

Amount Paid/Credit Applied \$0.00

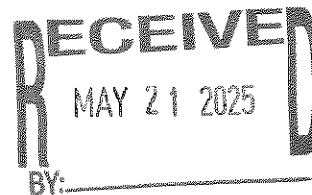
Balance Due \$1,158.31

[Click Here to Pay Now](#)



Approved RECDD 2
Submitted to AP 5.21.25
By Kevin McKendree

Kevin McKendree



131295628992



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

May 30, 2025

Project No: P0113094.70

Invoice No: 54668

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

Project P0113094.70 Rivers Edge II CDD
For services including coordination with staff and attend April CDD meeting.

Professional Services from March 01, 2025 to April 30, 2025

Expense Billing

Reimbursable Expenses

Travel - Reimbursable - Mileage		4.90	
Travel - Reimbursable- Mileage Client OV		2.81	
Total Reimbursables	1.15 times	7.71	8.87
Total this Task			\$8.87

Task 1: O & M

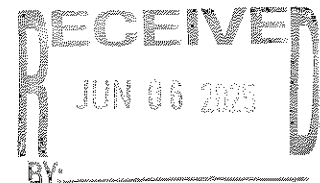
Professional Personnel

	Hours	Rate	Amount	
Engineer	1.00	150.00	150.00	
Sr. Construction Inspector	1.00	125.00	125.00	
Totals	2.00		275.00	
Total Labor				275.00
Total this Task				\$275.00
Total this Invoice				\$283.87

Invoice received 6/5/2025

Corbin deNagy

6/6/2025





Quill's Tree Services, LLC

255 Rivertown Shops Drive | Suite 102 #140 | St Johns, Florida
32259
+1 904-788-1185 | brent@quillstreeservices.com |
www.quillstreeservices.com

RECIPIENT:

Vesta Property Services

Rivers Edge CDD 2
475 West Town Place Suite 114
St. Augustine, Florida 32092
Phone: 904-607-1038

Invoice #2

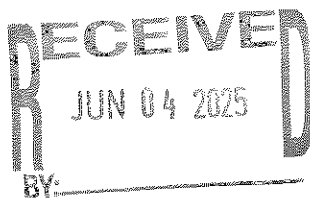
Issued Jun 02, 2025

Due Jun 02, 2025

Total \$800.00

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Apr 05, 2025				
Tree Removals at 236 Ladyslipper Dr in Water Song	We're excited to let you know that we removed the two trees for this project and left all wood and debris in the preserve for nature to enjoy!	2	\$250.00	\$500.00
May 10, 2025				
Tree Removal at 226 Lady Slipper Dr in WaterSong	We're excited to inform you that we removed the tree for this project and left all wood and debris in the preserve for nature to enjoy!	1	\$300.00	\$300.00



Approved RECDD 2
Submitted to AP 6.4.25
By Kevin McKendree

Kevin McKendree

Total \$800.00

Thank you so much for your business. It was an absolute pleasure serving you
and my community today. Don't hesitate to contact us with any questions
regarding this invoice.

Rivers Edge CDD

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

INVOICE

DATE: 6/4/25
INVOICE # CS-2025-JUN

Bill To:

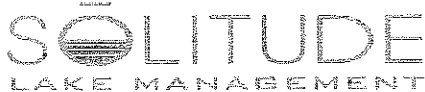
Rivers Edge II CDD
475 West Town Place, Suite 114
St. Augustine FL 32092

DESCRIPTION	AMOUNT
Cost Share - Landscaping for June 2025 1.320.57200.49100	\$ 66,801.92
Cost Share - Amenity for June 2025 1.320.57200.49200	\$ 7,373.17
RECEIVED JUN 04 2025 BY: _____	
TOTAL	\$ 74,175.08

Make check payable to:

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

THANK YOU FOR YOUR BUSINESS!



Please Remit Payment to:

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

INVOICE

Page: 1

Invoice Number: PSi172222
Invoice Date: 6/1/2025

Bill

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

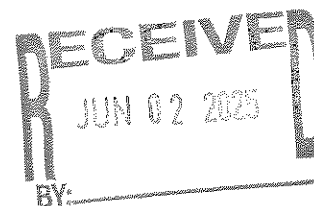
Ship

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

Ship Via
Ship Date 6/1/2025
Due Date 7/1/2025
Terms Net 30

Customer ID 14024
P.O. Number
P.O. Date 6/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,787.00	1,787.00
June Billing					
6/1/2025 - 6/30/2025					
Rivers Edge CDD II Pond 1					
Rivers Edge CDD II Pond 2					
Rivers Edge CDD II Pond 6					
Rivers Edge CDD II Pond 14					
Rivers Edge CDD II Pond 3					
Rivers Edge CDD II Pond 9					
Rivers Edge CDD II Pond 4					
Rivers Edge CDD II Pond 7					
Rivers Edge CDD II Pond 5					
Rivers Edge CDD II Pond 8					
Rivers Edge CDD II Pond 12					
Rivers Edge CDD II Pond RC1					
Rivers Edge CDD II Pond 10					
Rivers Edge CDD II Pond 11					
Rivers Edge CDD II Pond 13					
Rivers Edge CDD II Pond 15					
Rivers Edge CDD II Pond RC2					
Rivers Edge CDD II Pond JJ					
Rivers Edge CDD II Pond CR3					
Rivers Edge CDD II Pond KK					
Rivers Edge CDD II Pond TT					
Rivers Edge CDD II Pond NN					
Rivers Edge CDD II Pond SS					
Rivers Edge CDD II Pond UU					



Approved RECDD 2
Submitted to AP 6.2.25
By Kevin McKendree

Kevin McKendree

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

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



Please Remit Payment to:

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

INVOICE

Page: 1

Invoice Number: PSI175936
Invoice Date: 6/2/2025

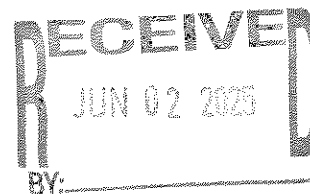
Bill
To: Rivers Edge II CDD
475 West Town Place
Jacksonville, FL 32259

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

Ship Via
Ship Date 6/2/2025
Due Date 7/2/2025
Terms Net 30

Customer ID 14024
P.O. Number
P.O. Date 6/2/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	505.44	505.44
June Billing					
6/1/2025 - 8/31/2025					
Rivers Edge CDD II Pond 7 Ftn. (New)					
Rivers Edge CDD II Fountain 1 - Pond 7					
Rivers Edge CDD II Fountain 2 - Pond 8- a					
Rivers Edge CDD II Fountain 3 - Pond 8- b					
Rivers Edge CDD II Fountain 4 - Pond CR3					

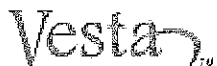


Approved RECDD 2
Submitted to AP 6.2.25
By Kevin McKendree

Kevin McKendree

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

Subtotal: 505.44
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 505.44



Invoice

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

Invoice # 427114
Date 05/31/2025

Terms Net 30
Due Date 06/30/2025
Memo Billable Mileage split

Bill To

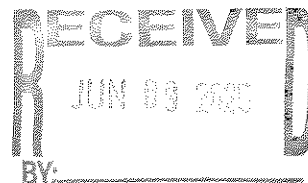
Rivers Edge CDD II
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

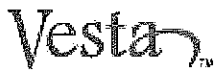
Description	Quantity	Rate	Amount
Billable Mileage split in 3	1	130.60	130.60

Total 130.60

Corbin deNagy

6/9/2025





Invoice

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

Invoice # 426795
Date 06/01/2025
Terms Net 30
Due Date 07/01/2025
Memo Rivers Edge CDDII

Bill To

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

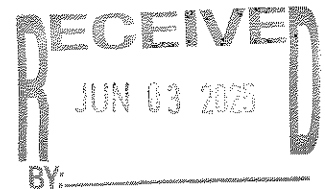
Description	Quantity	Rate	Amount
General management services	1	3,899.42	3,899.42
Field Ops	1	3,286.50	3,286.50
Lifestyle services	1	3,610.75	3,610.75
Amenity management services	1	2,469.33	2,469.33
Facility maintenance services	1	8,593.58	8,593.58
Janitorial services	1	2,739.58	2,739.58
Facility Attendant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

Thank you for your business.

Total 34,086.83

Corbin deVagy

6/3/2025





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

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

(Page 1)

PM(P)

Invoice Number	254456236
Customer Number	C3178877
Invoice Date	05/22/2025
Due Date	06/21/2025
Order Date	05/20/2025
Order Number	S153074480
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit www.wbmason.com 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
PGC13846	FEBREEZE PLUG TRF LINEN&SKY 6/2.63OZ	2	EA	15.04	30.08
PGC68235	PLUG, FBRZ PLUG SK LINEN&SKY 0.87OZ	2	EA	8.09	16.18

SUBTOTAL: 46.26
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 46.26
Total Due: 46.26

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

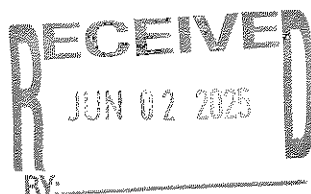


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved RECDD 2
Submitted to A/P 06-02-25
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	254456236
Invoice Date	05/22/2025
Terms	Net 30
Total Due	46.26

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

C31788772544562362544562360000000046266



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

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

(Page 1)

PM(P)

Invoice Number	254548191
Customer Number	C3178877
Invoice Date	05/28/2025
Due Date	06/27/2025
Order Date	05/27/2025
Order Number	S153215736
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit www.wbmason.com 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
HERX7658QK	LINER,38X58,2MIL,REPRO,BK,100/CT,(B3858XXH)	2	CT	59.99	119.98

SUBTOTAL: 119.98
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 119.98
Total Due: 119.98

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

Approved RECDD 2
Submitted to A/P 06-02-25
By Richard Losco

Richard Losco
RECEIVED
JUN 02 2025
BY: _____

Remittance Section

Customer Number	C3178877
Invoice Number	254548191
Invoice Date	05/28/2025
Terms	Net 30
Total Due	119.98

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

C31788772545481912545481910000000119985



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

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

(Page 1)

PM(P)

Invoice Number	254740663
Customer Number	C3178877
Invoice Date	06/05/2025
Due Date	07/05/2025
Order Date	06/04/2025
Order Number	S153439802
Order Method	WEB

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

Delivery Address

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit www.wbmason.com 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
WBM21200	PAPER, 8.5X11, 98BRT, 20 LB, WHITE, 5000/CT	2	CT	44.99	89.98

SUBTOTAL: 89.98
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 89.98
Total Due: 89.98

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 - 06-09-25
By Richard Losco

Richard Losco

Remittance Section

Customer Number	C3178877
Invoice Number	254740663
Invoice Date	06/05/2025
Terms	Net 30
Total Due	89.98

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

C31788772547406632547406630000000089987

Invoice

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



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

Number	Date
S124929	05/23/25

BILL TO: #113145

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

SERVICE PERFORMED AT:

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

Site # : 113145-001

Return this portion with payment

Amount Paid: _____

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
05/20/25	237822			COD		

DESCRIPTION

Reported by: Richard 904-860-7405
Trouble Code: NOC - NO COOL
NOC in the office Avail all day w/30 min
call ahead Billable

BRAND	[MODEL # / SERIAL #]	SERVING AREA
TRANE	TWE090D300AB / 17093UTGBA	OFFICES/GAME ROOM
TRANE	TTA073G300AA / 17042MEKYA	OFFICES/GAME ROOM

Arrived on site and checked in with customer.
Customer states the unit is turning off and not coming back on until mid-day. Diagnosis: Checked the float switch and the amps on everything. Made sure the unit wasn't calling for the heat strips and it wasn't. Found that the thermostat was bad. It was calling for the schedule even though the schedule wasn't on. Obtained approval from the customer to change out the thermostat. Quoted \$425 for diagnostic and thermostat replacement. Replaced it with a non-programmable thermostat. Tested unit operations. Unit is operating normally at this time.

Continued on page 2

Thank you for your business!

Please make all checks payable to Weather Engineers, Inc.

Remit To: PO Box 37068 Jacksonville, FL 32236

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

Invoice

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



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

Number	Date
S124929	05/23/25

BILL TO: #113145

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

SERVICE PERFORMED AT:

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

Site # : 113145-001

Amount Paid: _____

Return this portion with payment

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
05/20/25	237822			COD		

DESCRIPTION

Continued from page 1

AS AGREED 425.00

Approved RECDD 2
Submitted to A/P 06-02-25
By Richard Losco
Richard Losco

TOTAL \$ 425.00

RECEIVED
JUN 02 2025
BY: _____

Thank you for your business!

Please make all checks payable to Weather Engineers, Inc.

Remit To: PO Box 37068 Jacksonville, FL 32236

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

Invoice

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



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

Number	Date
C49534	06/04/25

BILL TO: #113145

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

SERVICE PERFORMED AT:

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

Site Number: 113145-001

Amount Paid: _____

Return this portion with payment

Invoice Date	Customer #	P.O. Number	Salesman	Terms	Contract #
06/04/25	113145			COD	

DESCRIPTION

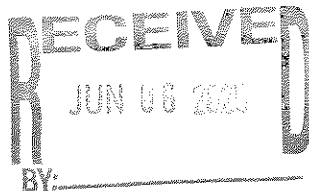
Service Date: 06/02/25

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

Customer to provide filters as per agreement.

Approved RECDD 2
Submitted to A/P 06-06-25
By Richard Losco

Richard Losco



TOTAL : \$ 432.50

Thank you for your business!

Please make all checks payable to Weather Engineers, Inc.

Remit To: PO Box 37068 Jacksonville, FL 32236

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



INVOICE

INVOICE #	INVOICE DATE
859617	2/17/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 19, 2025

Invoice Amount: \$1,066.80

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

Valve replacement *****The Manors *****

Irrigation Repairs

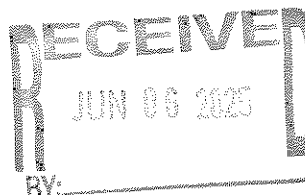
\$1,066.80

Invoice Total

\$1,066.80

Approved RECDD II
Submitted to AP on 6.6.2025
by Jason Davidson

Jason Davidson



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



W. O. #
NAME
ADDRESS
DATE

2/3/2025 PG OF

Please stamp here

Not Approved

Comments:

CLIENT



INVOICE

INVOICE #	INVOICE DATE
928506	6/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge II - Pond Banks

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

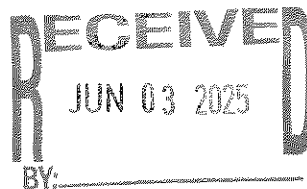
Invoice Due Date: July 1, 2025

Invoice Amount: \$2,914.00

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

Invoice Total **\$2,914.00**

IN COMMERCIAL LANDSCAPING



Approved RECDD II
Submitted to AP on 6.3.2025
by Jason Davidson

Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
928508	6/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 1, 2025

Invoice Amount: \$32,175.47

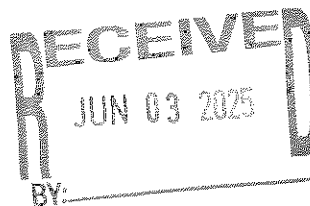
Description	Current Amount
Monthly Landscape Maintenance June 2025	\$32,175.47

Invoice Total \$32,175.47

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 6.3.2025
By Jason Davidson

Jason Davidson



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

**YELLOWSTONE****INVOICE**

INVOICE #	INVOICE DATE
928157	6/3/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

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

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

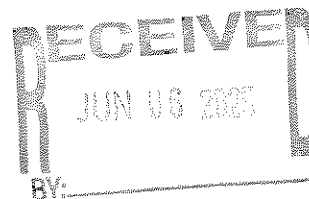
Invoice Due Date: July 3, 2025**Invoice Amount:** \$4,700.00

Description	Current Amount
River Club Mulch removal 2025	
Mulch (Sub)	\$4,700.00

Invoice Total **\$4,700.00**

Approved RECDD II
Submitted to AP on 6.6.2025
by Jason Davidson

Jason Davidson



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

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/20/25	00003	6/04/25	W/O-0083 202506 600-53800-60000 AIRMAX FOUNTAIN INSTALL	SOLITUDE LAKE MANAGEMENT	*	19,347.00	19,347.00 000020

TOTAL FOR BANK A						19,347.00	
TOTAL FOR REGISTER						19,347.00	



Deposit Invoice

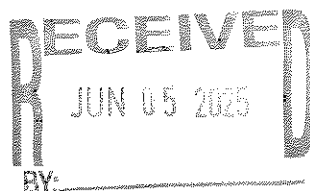
Invoice Number: W/O-00830700
Invoice Date: 06/04/25

PROPERTY: Rivers Edge II CDD

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

Customer ID	Customer PO	Payment Terms	
14024		DUR	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Lonnie Lawrence			Due Upon Receipt

Qty	Item Description	Unit Price	Extension
1	Full Payment Invoice Airmax Fountain Installation		\$19,347.00



Approved RECDD 2
Submitted to AP 6.5.2025
By Kevin McKendree
Kevin McKendree

PLEASE REMIT PAYMENT TO:
SOLitude Lake Management, LLC
1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Total Invoice 19347.00
Payment Received 0.00
TOTAL 19347.00

FIFTH ORDER OF BUSINESS

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



**Prepared for FY 2026
Report Date: July 9, 2025**





July 9, 2025

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

Re: Rivers Edge II CDD

Dear Directors:

Community Advisors is pleased to provide this Revised Reserve Study report for the above referenced District. We have completed the adjustments you requested and have updated your funding plan. We recommend updating your study every 2-3 years to keep your information current with changing replacement cost, interest and inflation rates.

It has been a pleasure serving you and please let me know if you have any questions or concerns.

Respectfully submitted,

Charles R. Sheppard *RS PRA CCI*
Professional Reserve Analyst
10459 Hunters Creek Court
Jacksonville, Fl. 32256



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------------------------------------	-----

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

		<i>Report Parameters</i>	
Report Date	July 9, 2025	Inflation	3.00%
Account Number	2172	Annual Assessment Increase	3.00%
Version	2	Interest Rate on Reserve Deposit	3.00%
Budget Year Beginning	January 1, 2026		
Budget Year Ending	December 31, 2026		
		2026 Beginning Balance	

GENERAL INFORMATION

- Date of Completion: January 1, 2018
- Date of site visit: May 15, 2025
- Components Included: 65
- Current replacement cost: \$2,248,660
- Level of Service: Level I Reserve Study
- Funding Method: The Cash Flow Method
- Funding Goal: 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	\$179,001.76
Average Net Annual Interest Earned	<u>\$5,370.05</u>
Total Annual Allocation to Reserves	\$184,371.81

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

Beginning Balance: \$0

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
2026	2,248,660	179,002	5,370		184,372
2027	2,316,120	132,816	9,330	6,180	320,338
2028	2,385,603	136,801	7,574	204,677	260,035
2029	2,457,171	140,905	11,373	21,855	390,458
2030	2,530,887	145,132	12,374	123,131	424,833
2031	2,606,813	149,486	16,534	23,185	567,667
2032	2,685,018	153,970	21,649		743,287
2033	2,765,568	158,589	6,268	692,953	215,191
2034	2,848,535	163,347	11,356		389,895
2035	2,933,991	168,248	15,100	54,800	518,442
2036	3,022,011	173,295	20,752		712,489
2037	3,112,671	178,494	26,480	8,305	909,158
2038	3,206,051	183,849	18,809	466,041	645,774
2039	3,125,504	189,364	24,173	29,371	829,940
2040	3,219,269	195,045	28,299	81,680	971,605
2041	3,315,847	200,896	31,520	121,833	1,082,188
2042	3,415,322	206,923	36,006	88,901	1,236,217
2043	3,517,782	213,131	28,532	498,291	979,589
2044	3,623,315	219,525	34,441	51,073	1,182,482
2045	3,732,015	226,111	40,048	73,647	1,374,994
2046	3,843,975	232,894	48,237		1,656,125
2047	3,959,295	239,881	56,545	11,162	1,941,389
2048	4,078,073	247,077	28,992	1,222,068	995,390
2049	4,200,416	254,490	32,866	154,334	1,128,412
2050	4,326,428	262,124	38,423	109,771	1,319,188
2051	4,456,221	269,988	46,419	41,876	1,593,719
2052	4,589,908	278,088	56,154		1,927,961
2053	4,727,605	286,430	26,137	1,343,169	897,359
2054	4,869,433	295,023	31,969	126,751	1,097,600
2055	5,015,516	303,874	39,075	98,976	1,341,573

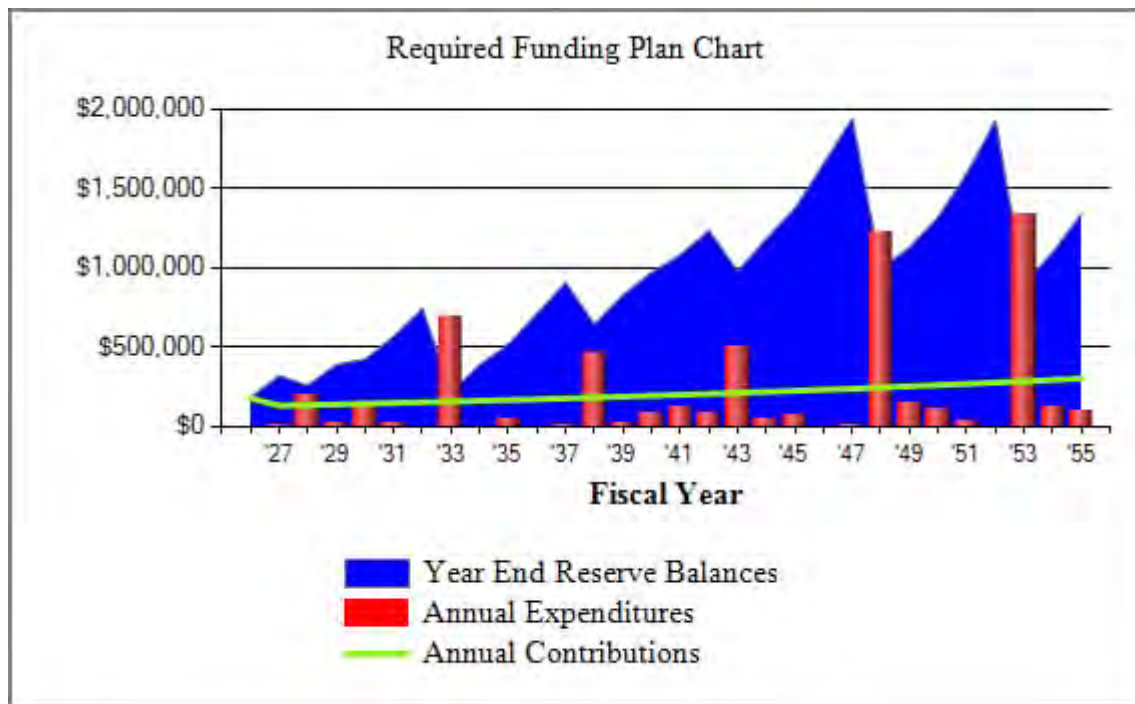
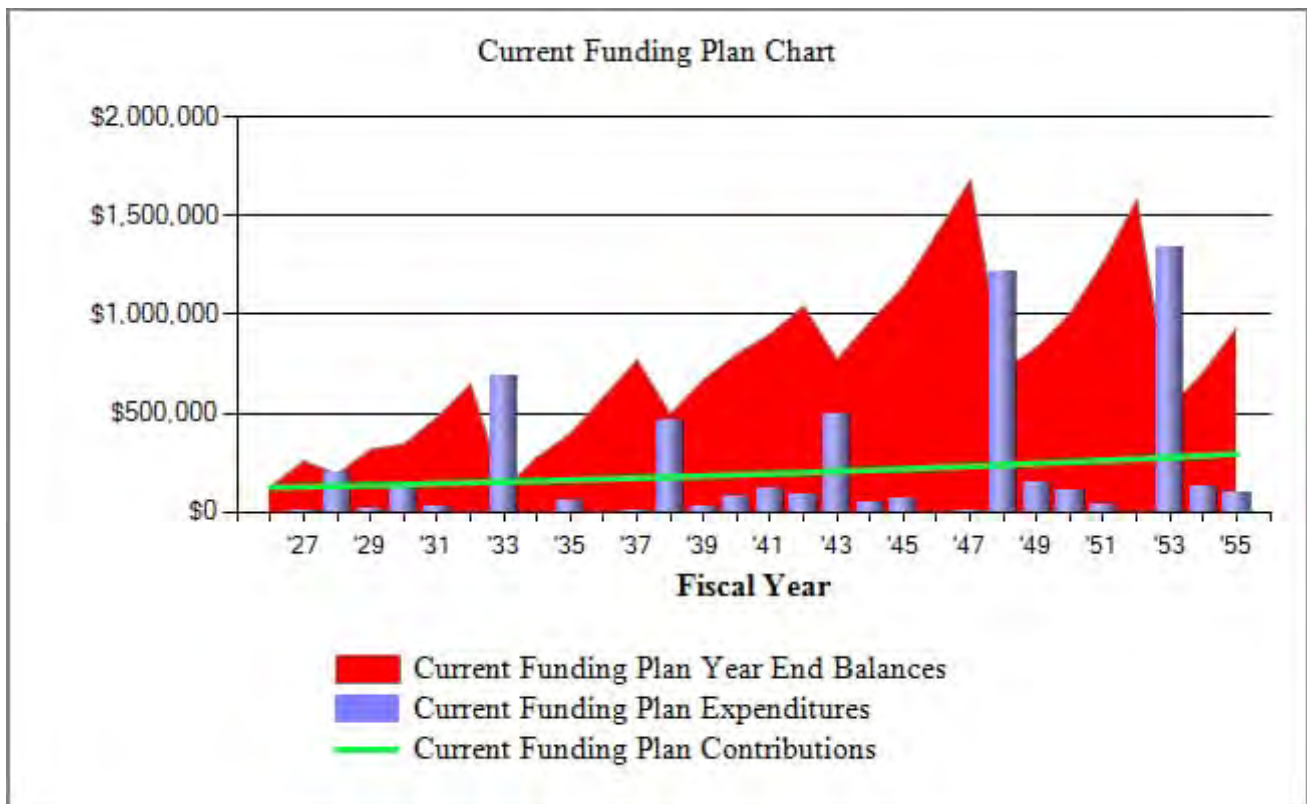


Chart illustrates year end balances and expenditures with the level of contributions necessary to maintain adequate funding.

Rivers Edge II CDD
Current Funding Model Projection

Beginning Balance: \$0

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
2026	2,248,660	125,000	3,750		128,750
2027	2,316,120	128,750	7,540	6,180	258,860
2028	2,385,603	132,612	5,604	204,677	192,399
2029	2,457,171	136,591	9,214	21,855	316,349
2030	2,530,887	140,689	10,017	123,131	343,924
2031	2,606,813	144,909	13,969	23,185	479,617
2032	2,685,018	149,257	18,866		647,740
2033	2,765,568	153,734	3,256	692,953	111,777
2034	2,848,535	158,346	8,104		278,227
2035	2,933,991	163,097	11,596	54,800	398,119
2036	3,022,011	167,990	16,983		583,092
2037	3,112,671	173,029	22,434	8,305	770,250
2038	3,206,051	178,220	14,473	466,041	496,902
2039	3,125,504	183,567	19,533	29,371	670,631
2040	3,219,269	189,074	23,341	81,680	801,365
2041	3,315,847	194,746	26,228	121,833	900,507
2042	3,415,322	200,588	30,366	88,901	1,042,560
2043	3,517,782	206,606	22,526	498,291	773,402
2044	3,623,315	212,804	28,054	51,073	963,187
2045	3,732,015	219,188	33,262	73,647	1,141,990
2046	3,843,975	225,764	41,033		1,408,786
2047	3,959,295	232,537	48,905	11,162	1,679,066
2048	4,078,073	239,513	20,895	1,222,068	717,407
2049	4,200,416	246,698	24,293	154,334	834,064
2050	4,326,428	254,099	29,352	109,771	1,007,744
2051	4,456,221	261,722	36,828	41,876	1,264,418
2052	4,589,908	269,574	46,020		1,580,012
2053	4,727,605	277,661	15,435	1,343,169	529,939
2054	4,869,433	285,991	20,675	126,751	709,854
2055	5,015,516	294,571	27,163	98,976	932,613



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

Rivers Edge II CDD
Income & Expense Spreadsheet

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning Balance		184,372	320,338	260,035	390,458	424,833	567,667	743,287	215,191	389,895
Annual Assessment	179,002	132,816	136,801	140,905	145,132	149,486	153,970	158,589	163,347	168,248
Interest Earned	5,370	9,330	7,574	11,373	12,374	16,534	21,649	6,268	11,356	15,100
Expenditures		6,180	204,677	21,855	123,131	23,185		692,953		54,800
Ending Balance	184,372	320,338	260,035	390,458	424,833	567,667	743,287	215,191	389,895	518,442

Description

Site Components

Repair/Paint Entry Features - Keystone Corners								31,977		
Repair/Paint Entry Features - River Club										15,657
Site Components Total:								31,977		15,657

Asphalt Resurfacing

Asphalt Mill/Overlay - Mistflowe Drive										
Asphalt Mill/Overlay - Parking Lot/Path								227,741		
Asphalt Mill/Overlay - Terra Oaks Path										
Asphalt Resurfacing Total:								227,741		

Fencing/Gates/Access Control

Access Control Panel								7,133		
Access Control System								22,138		
Aluminum Fence - Pool										
Dumpster Enclosure Gates										
Gate Operators - River Club								25,581		
Privacy Fence - Pool Equipment										
Vehicle Gates - River Club										
Vehicle Gates - Service Yard										
Wood Fence - Mist Flower Place										
Fencing/Gates/Access Control Total:								54,852		

Piers & Docks

Kayak Launch										
Pier Replacement - Riverwalk North										
Walkway Replace - Amphitheater										
Wood Deck/Rails - Amphitheater										

Rivers Edge II CDD
Income & Expense Spreadsheet

Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<i>Piers & Docks continued...</i>										
Wood Deck/Rails - Riverwalk North										
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										
Building Components Total:										
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:										

Rivers Edge II CDD
Income & Expense Spreadsheet

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Description										
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					
Tables/Chairs - Dining Room								30,747		
Televisions - River Club Porch					11,255					13,048
Furniture Fixtures Equip. Total:					45,020			45,505		13,048
Kitchen Equipment										
Deep Fryers								5,165		
Freezer Two Door								10,946		
Ice Machine					6,978					
Range/Griddle								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					
HVAC										
Mini Split Unit - Office					6,528					
Unit 1A					13,506					
Unit 1B					13,506					
Unit 2					10,130					
HVAC Total:					43,670					

Rivers Edge II CDD Income & Expense Spreadsheet

Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Plumbing										
Water Cooler - River Club										
Plumbing Total:										
Interior Finishes										
Refurbish Allow - Dining Room								94,454		
Refurbish Allowance - Game Room								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			183,459							
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								49,195		
Playground Total:								86,091		
Operating Expense										
Carpet - Offices										
Ceiling Fans										
Dishwashing Equip (pumps/misc.)										
Exhaust Fans - Kitchen										
Game Equipment - Game Room										
Kayak Bld.Interior Repair										
Misc. Shelves/Sorage - Bar										
Misc.Kitchen Equipment										
Park Benches/Trash Cans										
Restroom Refurbishment - Kayak Bld										
Sinks - Bar Area										
Tableware										

Rivers Edge II CDD
Income & Expense Spreadsheet

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Description										
<i>Operating Expense continued...</i>										
Tableware										
Components Not Included										
Arrowwood Pier	<i>Unfunded</i>									
Riverwalk South	<i>Unfunded</i>									
South Pier	<i>Unfunded</i>									
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:		6,180	204,677	21,855	123,131	23,185		692,953		54,800

Rivers Edge II CDD Income & Expense Spreadsheet

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Beginning Balance	518,442	712,489	909,158	645,774	829,940	971,605	1,082,188	1,236,217	979,589	1,182,482
Annual Assessment	173,295	178,494	183,849	189,364	195,045	200,896	206,923	213,131	219,525	226,111
Interest Earned	20,752	26,480	18,809	24,173	28,299	31,520	36,006	28,532	34,441	40,048
Expenditures		8,305	466,041	29,371	81,680	121,833	88,901	498,291	51,073	73,647
Ending Balance	712,489	909,158	645,774	829,940	971,605	1,082,188	1,236,217	979,589	1,182,482	1,374,994

Description

Site Components

Repair/Paint Entry Features - Keystone Corners						40,507				
Repair/Paint Entry Features - River Club										21,042
Site Components Total:						40,507				21,042

Asphalt Resurfacing

Asphalt Mill/Overlay - Mistflowe Drive								98,169		
Asphalt Mill/Overlay - Parking Lot/Path										
Asphalt Mill/Overlay - Terra Oaks Path								48,329		
Asphalt Resurfacing Total:								146,498		

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

Kayak Launch			9,695							
Pier Replacement - Riverwalk North										
Walkway Replace - Amphitheater										
Wood Deck/Rails - Amphitheater			47,506							

Rivers Edge II CDD
Income & Expense Spreadsheet

Description	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
<i>Piers & Docks continued...</i>										
Wood Deck/Rails - Riverwalk North			124,075							
Piers & Docks Total:			181,277							
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										
Building Components Total:								6,942		
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:										

Rivers Edge II CDD
Income & Expense Spreadsheet

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Description										
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:					60,504					17,535
Kitchen Equipment										
Deep Fryers										
Freezer Two Door										
Ice Machine							9,949			
Range/Griddle										
Refrigerator 2 Door										
Kitchen Equipment Total:							9,949			
Food Service Equipment										
Back Bar Refrigerators							12,196			
Beer Cooler/Taps							4,493			
Food Service Equipment Total:							16,689			
HVAC										
Mini Split Unit - Office							9,307			
Unit 1A							19,256			
Unit 1B							19,256			
Unit 2							14,442			
HVAC Total:							62,263			

Rivers Edge II CDD Income & Expense Spreadsheet

Description	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
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			246,554							
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										
Misc. Shelves/Sorage - Bar										
Misc.Kitchen Equipment										
Park Benches/Trash Cans										
Restroom Refurbishment - Kayak Bld										
Sinks - Bar Area										
Tableware										

Rivers Edge II CDD
Income & Expense Spreadsheet

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Description										
<i>Operating Expense continued...</i>										
Tableware										
Components Not Included										
Arrowwood Pier	<i>Unfunded</i>									
Riverwalk South	<i>Unfunded</i>									
South Pier	<i>Unfunded</i>									
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	498,291	51,073	73,647

Rivers Edge II CDD
Income & Expense Spreadsheet

	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Beginning Balance	1,374,994	1,656,125	1,941,389	995,390	1,128,412	1,319,188	1,593,719	1,927,961	897,359	1,097,600
Annual Assessment	232,894	239,881	247,077	254,490	262,124	269,988	278,088	286,430	295,023	303,874
Interest Earned	48,237	56,545	28,992	32,866	38,423	46,419	56,154	26,137	31,969	39,075
Expenditures		11,162	1,222,068	154,334	109,771	41,876		1,343,169	126,751	98,976
Ending Balance	1,656,125	1,941,389	995,390	1,128,412	1,319,188	1,593,719	1,927,961	897,359	1,097,600	1,341,573

Description

Site Components

Repair/Paint Entry Features - Keystone Corners				51,313						
Repair/Paint Entry Features - River Club										28,279
Site Components Total:				51,313						28,279

Asphalt Resurfacing

Asphalt Mill/Overlay - Mistflowe Drive										
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			34,490							
Aluminum Fence - Pool			37,709							
Dumpster Enclosure Gates										
Gate Operators - River Club			39,855							
Privacy Fence - Pool Equipment			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

Kayak Launch										
Pier Replacement - Riverwalk North								579,916		
Walkway Replace - Amphitheater			145,930							
Wood Deck/Rails - Amphitheater										

Rivers Edge II CDD
Income & Expense Spreadsheet

	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Description										
<i>Piers & Docks continued...</i>										
Wood Deck/Rails - Riverwalk North										
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										
Building Components Total:										
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		

Rivers Edge II CDD
Income & Expense Spreadsheet

	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Description										
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				40,072						
Ext. Repair/Paint Total:				63,549						
Furniture Fixtures Equip.										
Camera System Allowance			22,993							
Pool Furniture Allowance					60,984					
Tables/Chairs - Dining Room			47,903							
Televisions - River Club Porch					20,328					23,566
Furniture Fixtures Equip. Total:			70,896		81,312					23,566
Kitchen Equipment										
Deep Fryers			8,048							
Freezer Two Door			17,053							
Ice Machine									14,185	
Range/Griddle			15,329							
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	
HVAC										
Mini Split Unit - Office									13,270	
Unit 1A									27,455	
Unit 1B									27,455	
Unit 2									20,591	
HVAC Total:									88,772	

Rivers Edge II CDD
Income & Expense Spreadsheet

	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Description										
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		11,842		12,563		13,328		14,139
Pool Resurfacing/Tile			331,348							
Swimming Pool Total:		11,162	331,348	11,842		12,563		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										
Misc. Shelves/Sorage - Bar										
Misc.Kitchen Equipment										
Park Benches/Trash Cans										
Restroom Refurbishment - Kayak Bld										
Sinks - Bar Area										
Tableware										

Rivers Edge II CDD
Income & Expense Spreadsheet

	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Description										
<i>Operating Expense continued...</i>										
Tableware										
Components Not Included										
Arrowrwood Pier	<i>Unfunded</i>									
Riverwalk South	<i>Unfunded</i>									
South Pier	<i>Unfunded</i>									
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		1,343,169	126,751	98,976

**Rivers Edge II CDD
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 2026</i>	
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
Furniture Fixtures Equip.	
Pool Furniture Allowance	33,765
Televisions - River Club Porch	11,255
Kitchen Equipment	
Ice Machine	6,978
Food Service Equipment	
Back Bar Refrigerators	8,554
Beer Cooler/Taps	3,151
HVAC	
Mini Split Unit - Office	6,528

Rivers Edge II CDD
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2030 continued...</i>	
Unit 1A	13,506
Unit 1B	13,506
Unit 2	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
 <i>No Replacement in 2032</i>	
 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	
Access Control Panel	7,133
Access Control System	22,138
Gate Operators - River Club	25,581
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.	
Camera System Allowance	14,758
Tables/Chairs - Dining Room	30,747
Kitchen Equipment	
Deep Fryers	5,165

**Rivers Edge II CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2033 continued...</i>	
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	<u>\$692,953</u>
<i>No Replacement in 2034</i>	
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	<u>\$54,800</u>
<i>No Replacement in 2036</i>	
Replacement Year 2037	
Swimming Pool	
Fire Pit - Liner	8,305
Total for 2037	<u>\$8,305</u>

**Rivers Edge II CDD
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2038	
Piers & Docks	
Kayak Launch	9,695
Wood Deck/Rails - Amphitheater	47,506
Wood Deck/Rails - Riverwalk North	124,075
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

Rivers Edge II CDD
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2041 continued...</i>	
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 - Mistflowe Drive	98,169
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

**Rivers Edge II CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2043 continued...</i>	
Swimming Pool	
Fire Pit - Liner	9,917
Total for 2043	\$498,291
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
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	\$73,647
<i>No Replacement in 2046</i>	
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

Rivers Edge II CDD
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2048 continued...</i>	
Privacy Fence - Pool Equipment	23,300
Vehicle Gates - River Club	29,125
Vehicle Gates - Service Yard	14,562
Piers & Docks	
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

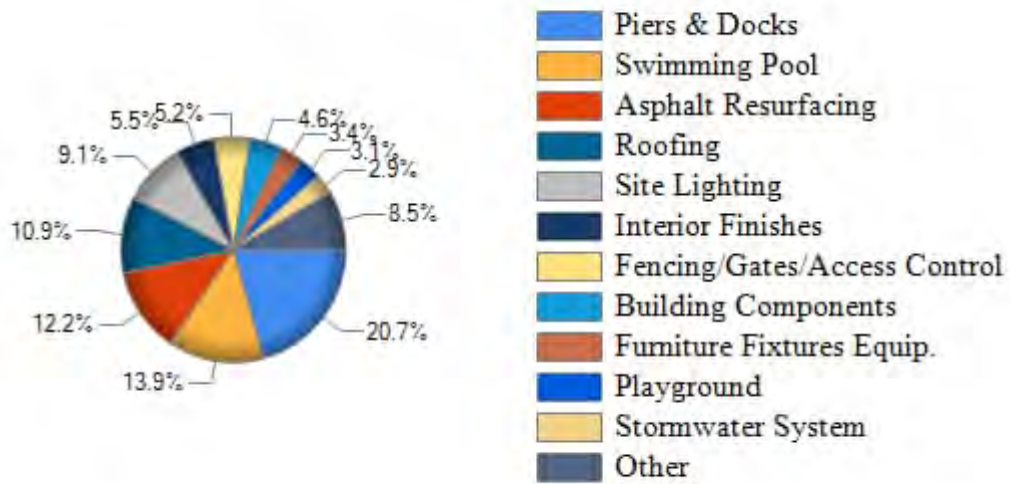
Rivers Edge II CDD
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2049 continued...</i>	
Ext. Repair/Paint - Kayak Bld.	10,649
Ext. Repair/Paint - Park Pavilion	4,145
Ext. Repair/Paint - River Club	40,072
Swimming Pool	
Fire Pit - Liner	11,842
Total for 2049	\$154,334
 Replacement Year 2050	
Stormwater System	
Pond Fountains/Controls - Pond 3	28,459
Furniture Fixtures Equip.	
Pool Furniture Allowance	60,984
Televisions - River Club Porch	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
 <i>No Replacement in 2052</i>	
 Replacement Year 2053	
Piers & Docks	
Pier Replacement - Riverwalk North	579,916
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
Swimming Pool	
Concrete Pavers - Pool Deck	206,180

Rivers Edge II CDD
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2053 continued...</i>	
Fire Pit - Liner	13,328
Total for 2053	\$1,343,169
 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

Asset Current Cost by Category



Rivers Edge II CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Site Components								
Repair/Paint Entry Features - Keystone Corn.	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	<u>12,000</u>
Site Components - Total								\$38,000
Asphalt Resurfacing								
Asphalt Mill/Overlay - Mistflowe Drive	2018	2043	25	0	17	3,126 Square Yards	19.00	59,394
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	2043	25	0	17	860 Square Yards	34.00	<u>29,240</u>
Asphalt Resurfacing - Total								\$273,808
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	2048	30	0	22	410 Linear Feet	48.00	19,680
Dumpster Enclosure Gates	2018	2043	25	0	17	2 Each	2,800.00	5,600
Gate Operators - River Club	2018	2033	15	0	7	4 Each	5,200.00	20,800
Privacy Fence - Pool Equipment	2018	2048	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	0	22	2 Each	3,800.00	7,600
Wood Fence - Mist Flower Place	2018	2043	25	0	17	340 Linear Feet	36.00	<u>12,240</u>
Fencing/Gates/Access Control - Total								\$117,080
Piers & Docks								
Kayak Launch	2018	2038	20	0	12	1 Each	6,800.00	6,800
Pier Replacement - Riverwalk North	2018	2053	30	5	27	3,108 Square Feet	84.00	261,072
Walkway Replace - Amphitheater	2018	2048	30	0	22	1,190 Square Feet	64.00	76,160
Wood Deck/Rails - Amphitheater	2018	2038	20	0	12	1,190 Square Feet	28.00	33,320
Wood Deck/Rails - Riverwalk North	2018	2038	20	0	12	3,108 Square Feet	28.00	<u>87,024</u>
Piers & Docks - Total								\$464,376
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	<u>10,000</u>
Stormwater System - Total								\$66,000
Site Utilities								
Lift Station Pumps/Controls	2024	2044	20	0	18	1 Lump Sum	30,000.00	<u>30,000</u>
Site Utilities - Total								\$30,000

Rivers Edge II CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
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								<u>\$204,800</u>
Building Components								
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								<u>\$104,200</u>
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	2053	35	0	27	980 Square Feet	13.50	13,230
Standing Seam Roof - High Point Park	2018	2053	35	0	27	390 Square Feet	13.50	5,265
Roofing - Total								<u>\$244,788</u>
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								<u>\$32,200</u>
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								<u>\$77,000</u>
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	7,200
Kitchen Equipment - Total								<u>\$34,500</u>
Food Service Equipment								
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								<u>\$10,400</u>

Rivers Edge II CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
HVAC								
Mini Split Unit - Office	2018	2030	12	0	4	1 Each	5,800.00	5,800
Unit 1A	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								<u>\$38,800</u>
Plumbing								
Water Cooler - River Club	2018	2038	20	0	12	1 Each	6,800.00	6,800
Plumbing - Total								<u>\$6,800</u>
Interior Finishes								
Refurbish Allow - Dining Room	2018	2033	15	0	7	4,800 Square Feet	16.00	76,800
Refurbish Allowance - Game Room	2018	2033	15	0	7	1 Lump Sum	8,000.00	8,000
Refurbish Allowance - Pool Locker Rooms	2018	2033	15	0	7	480 Square Feet	82.00	39,360
Interior Finishes - Total								<u>\$124,160</u>
Swimming Pool								
Concrete Pavers - Pool Deck	2018	2053	35	0	27	10,200 Square Feet	9.10	92,820
Filtration Refurbish Allowance	2018	2058	40	0	32	1 Lump Sum	40,000.00	40,000
Fire Pit - Liner	2025	2027	2	0	1	1 Each	6,000.00	6,000
Pool Resurfacing/Tile	2018	2028	10	0	2	5,404 Square Feet	32.00	172,928
Swimming Pool - Total								<u>\$311,748</u>
Playground								
Play Equip Allow - Amphitheater	2018	2033	15	0	7	1 Lump Sum	30,000.00	30,000
Play Equip Allow - Hight Point Park	2018	2033	15	0	7	1 Lump Sum	40,000.00	40,000
Playground - Total								<u>\$70,000</u>
Operating Expense								
Carpet - Offices	Operating Expense						0.00	
Ceiling Fans	Operating Expense						0.00	
Dishwashing Equip (pumps/misc.)	Operating Expense						0.00	
Exhaust Fans - Kitchen	Operating Expense						0.00	
Game Equipment - Game Room	Operating Expense						0.00	
Kayak Bld.Interior Repair	Operating Expense						0.00	
Misc. Shelves/Sorage - Bar	Operating Expense						0.00	
Misc.Kitchen Equipment	Operating Expense						0.00	
Park Benches/Trash Cans	Operating Expense						0.00	
Restroom Refurbishment - Kayak Bld	Operating Expense						0.00	
Sinks - Bar Area	Operating Expense						0.00	
Tableware	Operating Expense						0.00	
Operating Expense - Total								

Rivers Edge II CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment Remaining	Units	Unit Cost	Current Cost
Components Not Included							
Arrowwood Pier				Unfunded			
Riverwalk South				Unfunded			
South Pier				Unfunded			
Components Not Included - Total							
Maintained By Others							
Cluster Mailboxes				Maintained by Others		0.00	
Ice Cream Freezer				Maintained by Others		0.00	
Street/Traffic Signs				Maintained by Others		0.00	
Streets/Curbs/Walks				Maintained by Others		0.00	
Maintained By Others - Total							
Long Life Components							
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							\$2,248,660

Rivers Edge II CDD Component Detail Index

Asset ID	Description	Replacement	Page
Site Components			
1076	Repair/Paint Entry Features - Keystone Corners	2033	5-9
1097	Repair/Paint Entry Features - River Club	2035	5-9
Asphalt Resurfacing			
1098	Asphalt Mill/Overlay - Mistflowe Drive	2043	5-11
1003	Asphalt Mill/Overlay - Parking Lot/Path	2033	5-11
1077	Asphalt Mill/Overlay - Terra Oaks Path	2043	5-12
Fencing/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			
1016	Kayak Launch	2038	5-22
1014	Pier Replacement - Riverwalk North	2053	5-22
1026	Walkway Replace - Amphitheater	2048	5-23
1093	Wood Deck/Rails - Amphitheater	2038	5-24
1013	Wood Deck/Rails - Riverwalk North	2038	5-25
Stormwater System			
1079	Pond Fountains/Controls - Pond 1	2035	5-27
1080	Pond Fountains/Controls - Pond 2	2029	5-27
1081	Pond Fountains/Controls - Pond 3	2030	5-27
1082	Pond Fountains/Controls - Pond 4	2031	5-27
1089	Stormwater System Evaluation Allowance	2033	5-28
Site Utilities			
1032	Lift Station Pumps/Controls	2044	5-29
Site Lighting			
1063	Landscape Lighting Allowance	2028	5-30

Rivers Edge II CDD Component Detail Index

Asset ID	Description	Replacement	Page
<i>Site Lighting Continued...</i>			
1083	Light Poles/Fixtures - Misc. Areas	2043	5-30
1065	Light Poles/Fixtures - Pool	2043	5-30
1066	Light Poles/Fixtures - River Club Lot	2043	5-31
1068	Light Poles/Fixtures - Water Song	2043	5-32
Building Components			
1018	Double Doors - Kayak Bld	2043	5-34
1002	Window/Door Allowance - River Club	2058	5-34
Roofing			
1017	Standing Seam Metal Roof - Kayak Bld	2053	5-36
1009	Standing Seam Metal Roof - River Club	2053	5-36
1021	Standing Seam Roof - Amphitheater	2053	5-37
1073	Standing Seam Roof - High Point Park	2053	5-38
Ext. Repair/Paint			
1022	Ext. Repair/Paint - Amphitheater Structure	2033	5-40
1020	Ext. Repair/Paint - Kayak Bld.	2033	5-40
1075	Ext. Repair/Paint - Park Pavilion	2033	5-41
1004	Ext. Repair/Paint - River Club	2033	5-42
Furniture Fixtures Equip.			
1052	Camera System Allowance	2033	5-44
1078	Pool Furniture Allowance	2030	5-44
1047	Tables/Chairs - Dining Room	2033	5-45
1064	Televisions - River Club Porch	2030	5-46
Kitchen Equipment			
1036	Deep Fryers	2033	5-47
1041	Freezer Two Door	2033	5-47
1040	Ice Machine	2030	5-48
1037	Range/Griddle	2033	5-49
1035	Refrigerator 2 Door	2033	5-50
Food Service Equipment			
1043	Back Bar Refrigerators	2030	5-52
1046	Beer Cooler/Taps	2030	5-52

Rivers Edge II CDD Component Detail Index

Asset ID	Description	Replacement	Page
HVAC			
1029	Mini Split Unit - Office	2030	5-54
1031	Unit 1A	2030	5-54
1030	Unit 1B	2030	5-55
1034	Unit 2	2030	5-56
Plumbing			
1055	Water Cooler - River Club	2038	5-58
Interior Finishes			
1048	Refurbish Allow - Dining Room	2033	5-59
1058	Refurbish Allowance - Game Room	2033	5-59
1056	Refurbish Allowance - Pool Locker Rooms	2033	5-60
Swimming Pool			
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**Rivers Edge II CDD
Component Detail Index**

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	Total Unfunded Assets	<u>3</u>	
	Total Assets	68	

**Rivers Edge II CDD
Component Detail**

Repair/Paint Entry Features - Keystone Corners - 2033

Asset ID	1076	1 Lump Sum	@ \$26,000.00
		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	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
Category	Site Components	Future Cost	\$15,657.28
Placed in Service	April 2025		
Useful Life	10		
Replacement Year	2035		
Remaining Life	9		

**Rivers Edge II CDD
Component Detail**

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



**Rivers Edge II CDD
Component Detail**

Asphalt Mill/Overlay - Mistflowe Drive - 2043

Asset ID	1098	3,126 Square Yards	@ \$19.00
		Asset Actual Cost	\$59,394.00
		Percent Replacement	100%
Category	Asphalt Resurfacing	Future Cost	\$98,169.23
Placed in Service	January 2018		
Useful Life	25		
Replacement Year	2043		
Remaining Life	17		

Asphalt Mill/Overlay - Parking Lot/Path - 2033

Asset ID	1003	9,746 Square Yards	@ \$19.00
		Asset Actual Cost	\$185,174.00
		Percent Replacement	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		

Rivers Edge II CDD
Component Detail

Asphalt Mill/Overlay - Parking Lot/Path continued...



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Asphalt Mill/Overlay - Terra Oaks Path - 2043

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

Rivers Edge II CDD Component Detail

Access Control Panel - 2033

Asset ID	1067	1 Lump Sum	@ \$5,800.00
Category	Access Control	Asset Actual Cost	\$5,800.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	15	Future Cost	\$7,133.27
Replacement Year	2033		
Remaining Life	7		



Access Control System - 2033

Asset ID	1051	1 Lump Sum	@ \$18,000.00
Category	Access Control	Asset Actual Cost	\$18,000.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	15	Future Cost	\$22,137.73
Replacement Year	2033		
Remaining Life	7		

Rivers Edge II CDD
Component Detail

Access Control System continued...



Aluminum Fence - Pool - 2048

Asset ID	1006	410 Linear Feet	@ \$48.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$19,680.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	30	Future Cost	\$37,708.91
Replacement Year	2048		
Remaining Life	22		

Rivers Edge II CDD
Component Detail

Aluminum Fence - Pool continued...



Dumpster Enclosure Gates - 2043

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

Rivers Edge II CDD
Component Detail

Dumpster Enclosure Gates continued...



Gate Operators - River Club - 2033

Asset ID	1096	4 Each	@ \$5,200.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$20,800.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	15	Future Cost	\$25,581.38
Replacement Year	2033		
Remaining Life	7		

**Rivers Edge II CDD
Component Detail**

Gate Operators - River Club continued...



Privacy Fence - Pool Equipment - 2048

Asset ID	1007	160 Linear Feet	@ \$76.00
		Asset Actual Cost	\$12,160.00
		Percent Replacement	100%
		Future Cost	\$23,299.82
Cafeteria/Gates/Access Control			
Placed in Service	January 2018		
Useful Life	30		
Replacement Year	2048		
Remaining Life	22		

Rivers Edge II CDD
Component Detail

Privacy Fence - Pool Equipment continued...



Vehicle Gates - River Club - 2048

Asset ID	1095	4 Each	@ \$3,800.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$15,200.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	30	Future Cost	\$29,124.77
Replacement Year	2048		
Remaining Life	22		

Rivers Edge II CDD
Component Detail

Vehicle Gates - River Club continued...



Vehicle Gates - Service Yard - 2048

Asset ID	1027	2 Each	@ \$3,800.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$7,600.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	30	Future Cost	\$14,562.38
Replacement Year	2048		
Remaining Life	22		

Rivers Edge II CDD
Component Detail

Vehicle Gates - Service Yard continued...



Wood Fence - Mist Flower Place - 2043

Asset ID	1070	340 Linear Feet	@ \$36.00
		Asset Actual Cost	\$12,240.00
		Percent Replacement	100%
		Future Cost	\$20,230.85
Cafeteria/Gates/Access Control			
Placed in Service	January 2018		
Useful Life	25		
Replacement Year	2043		
Remaining Life	17		

**Rivers Edge II CDD
Component Detail**

Wood Fence - Mist Flower Place continued...



**Rivers Edge II CDD
Component Detail**

Kayak Launch - 2038

Asset ID	1016	1 Each	@ \$6,800.00
Category	Piers & Docks	Asset Actual Cost	\$6,800.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	20	Future Cost	\$9,695.17
Replacement Year	2038		
Remaining Life	12		



Pier Replacement - Riverwalk North - 2053

Asset ID	1014	3,108 Square Feet	@ \$84.00
Category	Piers & Docks	Asset Actual Cost	\$261,072.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	30	Future Cost	\$579,916.36
Adjustment	5		
Replacement Year	2053		
Remaining Life	27		

Rivers Edge II CDD
Component Detail

Pier Replacement - Riverwalk North continued...



Walkway Replace - Amphitheater - 2048

Asset ID	1026	1,190 Square Feet	@ \$64.00
Category	Piers & Docks	Asset Actual Cost	\$76,160.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	30	Future Cost	\$145,930.43
Replacement Year	2048		
Remaining Life	22		

Rivers Edge II CDD
Component Detail

Walkway Replace - Amphitheater continued...



Wood Deck/Rails - Amphitheater - 2038

Asset ID	1093	1,190 Square Feet	@ \$28.00
Category	Piers & Docks	Asset Actual Cost	\$33,320.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	20	Future Cost	\$47,506.35
Replacement Year	2038		
Remaining Life	12		

**Rivers Edge II CDD
Component Detail**

Wood Deck/Rails - Amphitheater continued...



Wood Deck/Rails - Riverwalk North - 2038

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

**Rivers Edge II CDD
Component Detail**

Wood Deck/Rails - Riverwalk North continued...



**Rivers Edge II CDD
Component Detail**

Pond Fountains/Controls - Pond 1 - 2035

Asset ID	1079	1 Each	@ \$14,000.00
Category	Stormwater System	Asset Actual Cost	\$14,000.00
Placed in Service	January 2025	Percent Replacement	100%
Useful Life	10	Future Cost	\$18,266.82
Replacement Year	2035		
Remaining Life	9		

Pond Fountains/Controls - Pond 2 - 2029

Asset ID	1080	1 Each	@ \$14,000.00
Category	Stormwater System	Asset Actual Cost	\$14,000.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	10	Future Cost	\$15,298.18
Adjustment	1		
Replacement Year	2029		
Remaining Life	3		

Pond Fountains/Controls - Pond 3 - 2030

Asset ID	1081	1 Each	@ \$14,000.00
Category	Stormwater System	Asset Actual Cost	\$14,000.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	10	Future Cost	\$15,757.12
Adjustment	2		
Replacement Year	2030		
Remaining Life	4		

Pond Fountains/Controls - Pond 4 - 2031

Asset ID	1082	1 Each	@ \$14,000.00
Category	Stormwater System	Asset Actual Cost	\$14,000.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	10	Future Cost	\$16,229.84
Adjustment	3		
Replacement Year	2031		
Remaining Life	5		

Rivers Edge II CDD
Component Detail

Stormwater System Evaluation Allowance - 2033

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

Rivers Edge II CDD
Component Detail

Lift Station Pumps/Controls - 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		



**Rivers Edge II CDD
Component Detail**

Landscape Lighting Allowance - 2028

Asset ID	1063	1 Lump Sum	@ \$20,000.00
Category	Site Lighting	Asset Actual Cost	\$20,000.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	10	Future Cost	\$21,218.00
Replacement Year	2028		
Remaining Life	2		

Light Poles/Fixtures - Misc. Areas - 2043

Asset ID	1083	35 Each	@ \$2,800.00
Category	Site Lighting	Asset Actual Cost	\$98,000.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	25	Future Cost	\$161,979.07
Replacement Year	2043		
Remaining Life	17		

Light Poles/Fixtures - Pool - 2043

Asset ID	1065	8 Each	@ \$2,800.00
Category	Site Lighting	Asset Actual Cost	\$22,400.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	25	Future Cost	\$37,023.79
Replacement Year	2043		
Remaining Life	17		

**Rivers Edge II CDD
Component Detail**

Light Poles/Fixtures - Pool continued...



Light Poles/Fixtures - River Club Lot - 2043

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

Rivers Edge II CDD
Component Detail

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



Light Poles/Fixtures - Water Song - 2043

Asset ID	1068	12 Each	@ \$2,800.00
Category	Site Lighting	Asset Actual Cost	\$33,600.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	25	Future Cost	\$55,535.68
Replacement Year	2043		
Remaining Life	17		

**Rivers Edge II CDD
Component Detail**

Light Poles/Fixtures - Water Song continued...



**Rivers Edge II CDD
Component Detail**

Double Doors - Kayak Bld - 2043

Asset ID	1018	1 Lump Sum	@ \$4,200.00
		Asset Actual Cost	\$4,200.00
		Percent Replacement	100%
Category	Building Components	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	1 Lump Sum	@ \$100,000.00
		Asset Actual Cost	\$100,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$257,508.27
Placed in Service	January 2018		
Useful Life	40		
Replacement Year	2058		
Remaining Life	32		

**Rivers Edge II CDD
Component Detail**

Window/Door Allowance - River Club continued...



**Rivers Edge II CDD
Component Detail**

Standing Seam Metal Roof - Kayak Bld - 2053

Asset ID	1017	1,840 Square Feet	@ \$13.50
		Asset Actual Cost	\$24,840.00
		Percent Replacement	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	@ \$15.90
		Asset Actual Cost	\$201,453.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$447,485.33
Placed in Service	January 2018		
Useful Life	35		
Replacement Year	2053		
Remaining Life	27		

**Rivers Edge II CDD
Component Detail**

Standing Seam Metal Roof - River Club continued...



Standing Seam Roof - Amphitheater - 2053

Asset ID	1021	980 Square Feet	@ \$13.50
Category	Roofing	Asset Actual Cost	\$13,230.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	35	Future Cost	\$29,387.65
Replacement Year	2053		
Remaining Life	27		

Rivers Edge II CDD
Component Detail

Standing Seam Roof - Amphitheater continued...



Standing Seam Roof - High Point Park - 2053

Asset ID	1073	390 Square Feet	@ \$13.50
		Asset Actual Cost	\$5,265.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$11,695.08
Placed in Service	January 2018		
Useful Life	35		
Replacement Year	2053		
Remaining Life	27		

**Rivers Edge II CDD
Component Detail**

Standing Seam Roof - High Point Park continued...



**Rivers Edge II CDD
Component Detail**

Ext. Repair/Paint - Amphitheater Structure - 2033

Asset ID	1022	1 Lump Sum	@ \$4,400.00
		Asset Actual Cost	\$4,400.00
		Percent Replacement	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

Asset ID	1020	1,420 Square Feet	@ \$3.80
		Asset Actual Cost	\$5,396.00
		Percent Replacement	100%
Category	Ext. Repair/Paint	Future Cost	\$6,636.40
Placed in Service	May 2025		
Useful Life	8		
Replacement Year	2033		
Remaining Life	7		

Rivers Edge II CDD
Component Detail

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



Ext. Repair/Paint - Park Pavilion - 2033

Asset ID	1075	1 Lump Sum	@ \$2,100.00
Category	Ext. Repair/Paint	Asset Actual Cost	\$2,100.00
Placed in Service	May 2025	Percent Replacement	100%
Useful Life	8	Future Cost	\$2,582.73
Replacement Year	2033		
Remaining Life	7		

Rivers Edge II CDD
Component Detail

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



Ext. Repair/Paint - River Club - 2033

Asset ID	1004	8,640 Square Feet	@ \$2.35
		Asset Actual Cost	\$20,304.00
		Percent Replacement	100%
		Future Cost	\$24,971.36
Category	Ext. Repair/Paint		
Placed in Service	May 2025		
Useful Life	8		
Replacement Year	2033		
Remaining Life	7		

Rivers Edge II CDD Component Detail

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



Rivers Edge II CDD Component Detail

Camera System Allowance - 2033

Asset ID	1052	1 Lump Sum	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
Category	Furniture Fixtures Equip.	Future Cost	\$14,758.49
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		



Pool Furniture Allowance - 2030

Asset ID	1078	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Furniture Fixtures Equip.	Future Cost	\$33,765.26
Placed in Service	January 2018		
Useful Life	10		
Adjustment	2		
Replacement Year	2030		
Remaining Life	4		

**Rivers Edge II CDD
Component Detail**

Pool Furniture Allowance continued...



Tables/Chairs - Dining Room - 2033

Asset ID	1047	1 Lump Sum	@ \$25,000.00
		Asset Actual Cost	\$25,000.00
		Percent Replacement	100%
Category	Furniture Fixtures Equip.	Future Cost	\$30,746.85
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		

Rivers Edge II CDD
Component Detail

Tables/Chairs - Dining Room continued...



Televisions - River Club Porch - 2030

Asset ID	1064	5 Each	@ \$2,000.00
Category	Furniture Fixtures Equip.	Asset Actual Cost	\$10,000.00
Placed in Service	January 2025	Percent Replacement	100%
Useful Life	5	Future Cost	\$11,255.09
Replacement Year	2030		
Remaining Life	4		

Rivers Edge II CDD Component Detail

Deep Fryers - 2033

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



Freezer Two Door - 2033

Asset ID	1041	1 Each	@ \$8,900.00
Category	Kitchen Equipment	Asset Actual Cost	\$8,900.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	15	Future Cost	\$10,945.88
Replacement Year	2033		
Remaining Life	7		

Rivers Edge II CDD
Component Detail

Freezer Two Door continued...



Ice Machine - 2030

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

**Rivers Edge II CDD
Component Detail**

Ice Machine continued...



Range/Griddle - 2033

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

Rivers Edge II CDD Component Detail

Range/Griddle continued...



Refrigerator 2 Door - 2033

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

Rivers Edge II CDD Component Detail

Refrigerator 2 Door continued...



Rivers Edge II CDD
Component Detail

Back Bar Refrigerators - 2030

Asset ID	1043	2 Each	@ \$3,800.00
Category	Food Service Equipment	Asset Actual Cost	\$7,600.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	12	Future Cost	\$8,553.87
Replacement Year	2030		
Remaining Life	4		



Beer Cooler/Taps - 2030

Asset ID	1046	1 Each	@ \$2,800.00
Category	Food Service Equipment	Asset Actual Cost	\$2,800.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	12	Future Cost	\$3,151.42
Replacement Year	2030		
Remaining Life	4		

Rivers Edge II CDD Component Detail

Beer Cooler/Taps continued...



Rivers Edge II CDD
Component Detail

Mini Split Unit - Office - 2030

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



Unit 1A - 2030

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

Rivers Edge II CDD
Component Detail

Unit 1A continued...



Unit 1B - 2030

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

Rivers Edge II CDD
Component Detail

Unit 1B continued...



Unit 2 - 2030

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

Rivers Edge II CDD Component Detail

Unit 2 continued...



Rivers Edge II CDD
Component Detail

Water Cooler - River Club - 2038

Asset ID	1055	1 Each	@ \$6,800.00
		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		



**Rivers Edge II CDD
Component Detail**

Refurbish Allow - Dining Room - 2033

Asset ID	1048	4,800 Square Feet	@ \$16.00
		Asset Actual Cost	\$76,800.00
		Percent Replacement	100%
Category	Interior Finishes	Future Cost	\$94,454.31
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		



Refurbish Allowance - Game Room - 2033

Asset ID	1058	1 Lump Sum	@ \$8,000.00
		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Interior Finishes	Future Cost	\$9,838.99
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		

**Rivers Edge II CDD
Component Detail**

Refurbish Allowance - Game Room continued...



Refurbish Allowance - Pool Locker Rooms - 2033

Asset ID	1056	480 Square Feet	@ \$82.00
		Asset Actual Cost	\$39,360.00
		Percent Replacement	100%
Category	Interior Finishes	Future Cost	\$48,407.84
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		

**Rivers Edge II CDD
Component Detail**

Refurbish Allowance - Pool Locker Rooms continued...



**Rivers Edge II CDD
Component Detail**

Concrete Pavers - Pool Deck - 2053

Asset ID	1011	10,200 Square Feet	@ \$9.10
		Asset Actual Cost	\$92,820.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$206,180.04
Placed in Service	January 2018		
Useful Life	35		
Replacement Year	2053		
Remaining Life	27		



Filtration Refurbish Allowance - 2058

Asset ID	1005	1 Lump Sum	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$103,003.31
Placed in Service	January 2018		
Useful Life	40		
Replacement Year	2058		
Remaining Life	32		

Rivers Edge II CDD
Component Detail

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		

Rivers Edge II CDD Component Detail

Fire Pit - Liner continued...



Pool Resurfacing/Tile - 2028

Asset ID	1008	5,404 Square Feet	@ \$32.00
Category	Swimming Pool	Asset Actual Cost	\$172,928.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	10	Future Cost	\$183,459.32
Replacement Year	2028		
Remaining Life	2		

**Rivers Edge II CDD
Component Detail**

Pool Resurfacing/Tile continued...



**Rivers Edge II CDD
Component Detail**

Play Equip Allow - Amphitheater - 2033

Asset ID	1023	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Playground	Future Cost	\$36,896.22
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		



Play Equip Allow - Hight Point Park - 2033

Asset ID	1072	1 Lump Sum	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Playground	Future Cost	\$49,194.95
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	7		

**Rivers Edge II CDD
Component Detail**

Play Equip Allow - Hight Point Park continued...



Rivers Edge II CDD
Component Detail

Carpet - Offices

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			



Operating Expense

Ceiling Fans

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			

Rivers Edge II CDD
Component Detail

Ceiling Fans continued...



Operating Expense

Dishwashing Equip (pumps/misc.)			
Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	January 2018		
No Useful Life			

Rivers Edge II CDD
Component Detail

Dishwashing Equip (pumps/misc.) continued...



Operating Expense

Exhaust Fans - Kitchen			
Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	January 2018		
No Useful Life			

Rivers Edge II CDD
Component Detail

Exhaust Fans - Kitchen continued...



Operating Expense

Game Equipment - Game Room

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			

Rivers Edge II CDD
Component Detail

Game Equipment - Game Room continued...



Operating Expense

Kayak Bld.Interior Repair

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			

Rivers Edge II CDD
Component Detail

Kayak Bld.Interior Repair continued...



Operating Expense

Misc. Shelves/Sorage - Bar			
Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			

Rivers Edge II CDD
Component Detail

Misc. Shelves/Sorage - Bar continued...

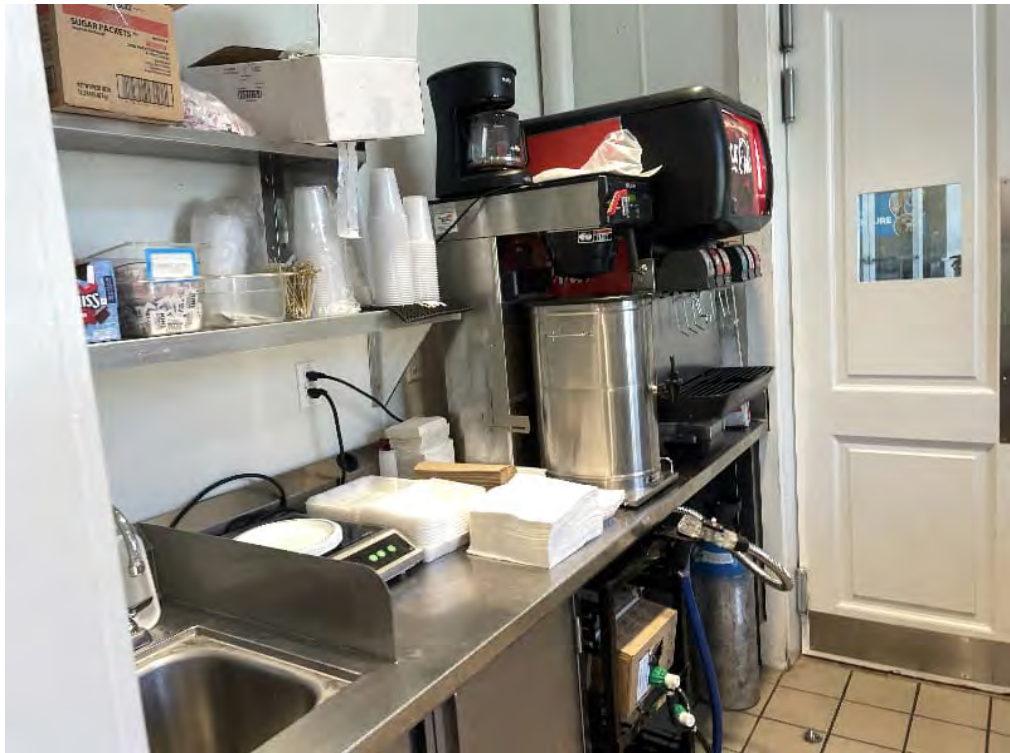


Operating Expense

Misc.Kitchen Equipment			
Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	January 2018		
No Useful Life			

Rivers Edge II CDD
Component Detail

Misc.Kitchen Equipment continued...



Operating Expense

Park Benches/Trash Cans			
Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			

Rivers Edge II CDD
Component Detail

Park Benches/Trash Cans continued...



Operating Expense

Restroom Refurbishment - Kayak Bld

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			

Rivers Edge II CDD
Component Detail

Restroom Refurbishment - Kayak Bld continued...



Operating Expense

Sinks - Bar Area

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			

Rivers Edge II CDD
Component Detail

Sinks - Bar Area continued...



Operating Expense

Tableware				
Asset ID		Asset Actual Cost		
Category	Operating Expense	Percent Replacement		100%
Placed in Service	January 2018	Future Cost		
No Useful Life				

**Rivers Edge II CDD
Component Detail**

Tableware continued...



Operating Expense

Rivers Edge II CDD
Component Detail

Arrowrwood Pier

Asset ID	1088	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	January 2025	Future Cost	
No Useful Life			



Riverwalk South

Asset ID	1061	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	January 2025	Future Cost	
No Useful Life			

Rivers Edge II CDD
Component Detail

Riverwalk South continued...



South Pier				
Asset ID	1087	Asset Actual Cost		
Category	Components Not Included	Percent Replacement		100%
Placed in Service	January 2025	Future Cost		
No Useful Life				

**Rivers Edge II CDD
Component Detail**

South Pier continued...



Rivers Edge II CDD
Component Detail

Cluster Mailboxes

Asset ID		Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			

Maintained by Others

Ice Cream Freezer

Asset ID		Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			



Maintained by Others

Rivers Edge II CDD
Component Detail

Street/Traffic Signs

Asset ID		Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			
Maintained by Others			

Streets/Curbs/Walks

Asset ID		Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	
No Useful Life			
Maintained by Others			

Rivers Edge II CDD
Component Detail

Aluminum Gangway

Asset ID	Asset Actual Cost	100%
Category Long Life Components	Percent Replacement	
Placed in Service	Future Cost	
No Useful Life	January 2018	



Long Life Component

Concrete Pavers - High Point Park

Asset ID	Asset Actual Cost	100%
Category Long Life Components	Percent Replacement	
Placed in Service	Future Cost	
No Useful Life	January 2018	

Rivers Edge II CDD
Component Detail

Concrete Pavers - High Point Park continued...



Long Life Component

Electrical Panels/Switches

Asset ID	Asset Actual Cost	100%
Category Long Life Components	Percent Replacement	
Placed in Service	Future Cost	
No Useful Life	January 2018	

Rivers Edge II CDD
Component Detail

Electrical Panels/Switches continued...



Long Life Component

Overhead Doors - River Club

Asset ID	Asset Actual Cost	
Category Long Life Components	Percent Replacement	100%
Placed in Service	Future Cost	
No Useful Life		
January 2018		

Rivers Edge II CDD
Component Detail

Overhead Doors - River Club continued...



Long Life Component

Pavers - River Club Porch/Breezeway

Asset ID	Asset Actual Cost	100%
Category Long Life Components	Percent Replacement	
Placed in Service	Future Cost	
No Useful Life	January 2018	

Rivers Edge II CDD
Component Detail

Pavers - River Club Porch/Breezeway continued...



Long Life Component

Railings - River Club

Asset ID	Asset Actual Cost	
Category Long Life Components	Percent Replacement	100%
Placed in Service	Future Cost	
No Useful Life		
January 2018		

Rivers Edge II CDD Component Detail

Railings - River Club continued...



Long Life Component

SPECIAL NOTICE

THIS RESERVE ANALYSIS INCLUDED A VISUAL OBSERVATION OF MAJOR COMPONENTS FOR YOUR PROPERTY. NO DESTRUCTION 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.

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 $\text{Fully Funded Balance} = \text{Component cost} \times \text{Age/Useful Life}$
 - 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).

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.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

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.

SIXTH ORDER OF BUSINESS

RIVERS EDGE II CDD

Acquisition of Watersong Phase 4A and 4B;

The Meadows Phase 1

Improvements and Work Product

August 2025

ACQUISTION LETTER

August 20, 2025

Rivers Edge II Community Development District
c/o Corbin deNagy, District Manager
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, Florida 32092

RE: Acquisition of Improvements and Work Product - Watersong Phase 4A & 4B; Meadows Phase 1

Dear Mr. deNagy:

Mattamy Jacksonville LLC has completed and wishes to sell to the District completed stormwater pond improvements for Watersong Phase 4A and 4B, and The Meadows Phase 1 (the "Improvements"), together with rights to associated plans, designs, permits and other work product (the "Work Product"), as more particularly described at **Exhibit A**. Mattamy Jacksonville wishes to convey the Improvements and the Work Product, which were included in the District's *Rivers Edge II Community Development District Master Improvement Plan Report*, dated October 9, 2019, to the District pursuant to the *Agreement by and Between the Rivers Edge II Community Development District and Mattamy Jacksonville LLC Regarding the Acquisition of Certain Work Product, Improvements, and Real Property*, dated January 29, 2020 with the understanding that there are currently no funds available for reimbursement of construction costs, but that if funds should become available in the future, Mattamy may be reimbursed for all or a portion of the costs of constructing the Improvements and completing the Work Product. The actual cost of constructing the Improvements and completing the Work Product is \$_____.

Notwithstanding anything to the contrary herein, to the extent any amounts remain to be paid to contractors or professionals performing the work, for retainage or otherwise, Mattamy Jacksonville agrees to timely make payment for all such amounts and to ensure that no liens are placed on the property. Additionally, to the extent any additional punch list work is required for acceptance or approval by applicable regulatory agencies, Mattamy Jacksonville agrees to perform such work.

MATTAMY JACKSONVILLE LLC, a Delaware
limited liability company

By: MATTAMY FLORIDA LLC, a Delaware
limited liability company, its Manager

ACKNOWLEDGED AND AGREED TO BY:

Chairman
Rivers Edge II Community
Development District

By: CALBEN (FLORIDA)
CORPORATION, a Florida corporation, its
Manager

By: Cliff Nelson
Its: Vice President

Enclosure

EXHIBIT A: Description of Improvements and Work Product

Improvements:

All of the following located on the real property identified below:

Tracts C-1, C-2, C-3, SWMF-1, SWMF-3, SWMF-4A, SWMF-4B, and LB as identified on the Plat titled “Watersong at Rivertown – Phase Four-A,” recorded at Book 125, Pages 85 et seq., of the Official Records of St. Johns County, Florida.

Tracts C-1, C-2, SWMF-2, SWMF-5A, and SWMF-5B, as identified on the Plat titled “Watersong at Rivertown – Phase Four-B,” recorded at Book 126, Pages 32 et seq., of the Official Records of St. Johns County, Florida.

Tracts B-1, B-2, C-1, C-2, SWMF-1, and O-1 through O-30, as identified on the Plat titled “Rivertown – The Meadows (Parcel 19) Phase 1,” recorded at Book 122, Pages 85 et seq., of the Official Records of St. Johns County, Florida.

Drainage/Surface Water Management – All drainage and surface water management systems, including but not limited to lakes, ponds, sod, surface water control structures, pipes, curbs, gutter, inlets, gravity walls, and other water conveyance structures, as well as all catch-basins and related stormwater facilities.

Landscape Buffer - All plants, trees, timber, shrubbery, and other landscaping and plantings, and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components now a part of the property constructed in and for the District.

Conservation - All conservation open spaces, trails and related improvements.

Work Product:

All of the right, title, interest and benefit, if any, in, to, and under any and all site plans, construction and development drawings, plans, and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements.

**AFFIDAVIT REGARDING COSTS PAID
ACQUISITION OF WATERSONG PHASE 4A AND 4B; THE MEADOWS PHASE 1
IMPROVEMENTS AND WORK PRODUCT**

STATE OF FLORIDA
COUNTY OF _____

I, Cliff Nelson, of Mattamy Jacksonville LLC ("**Developer**"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Cliff Nelson and I am employed by the Developer as Vice President. I have authority to make this affidavit on behalf of the Developer.
3. Developer is the primary owner and/or developer of certain lands within the Rivers Edge II Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").
4. The *Rivers Edge II Community Development District Master Improvement Plan Report*, dated October 9, 2019, among other applicable reports related to specific bond series ("**Engineer's Report**"), describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Developer has acted as prime general contractor and has expended funds to construct improvements and to complete or cause to be completed certain associated work product as described in the Engineer's Report. The attached **Exhibit A** accurately identifies the improvements/work product completed to date. The Developer has expended at least \$_____ to construct the improvements identified at **Exhibit A**. Copies of invoices related to this work are on file and Developer agrees to produce same to the District upon request.
6. Notwithstanding anything to the contrary herein, Developer agrees to timely make payment for any remaining amounts due to contractors or professionals. Evidence of costs paid, including payment applications, invoices, and other documentation, is complete and on file with the Developer, and is capable of being produced upon request.
7. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of accepting an acquisition of the improvements and work product described in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this _____ day of August 2025.

MATTAMY JACKSONVILLE LLC, a Delaware
limited liability company

By: MATTAMY FLORIDA LLC, a Delaware
limited liability company, its Manager

By: CALBEN (FLORIDA)
CORPORATION, a Florida corporation, its
Manager

By: Cliff Nelson
Its: Vice President

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of ☐ physical
presence or ☐ online notarization this _____ day of August 2025, by Cliff Nelson, Vice President
of Mattamy Jacksonville LLC, who ☐ is personally known to me or ☐ produced
_____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)
Notary Public, State of _____
Commission No. _____
My Commission Expires: _____

**DISTRICT ENGINEER'S CERTIFICATE
ACQUISITION OF WATERSONG PHASE 4A AND 4B; THE MEADOWS PHASE 1
IMPROVEMENTS AND WORK PRODUCT**

August __, 2025

Board of Supervisors
Rivers Edge II Community Development District

Re: Rivers Edge II Community Development District (St. Johns County, Florida)
Acquisition of Rivertown Watersong Phase 4A and 4B; The Meadows Phase 1
Improvements and Work Product

Ladies and Gentlemen:

The undersigned, a representative of Prosser, Inc. ("**District Engineer**"), as District Engineer for the Rivers Edge II Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition from Mattamy Jacksonville LLC ("**Developer**") of certain improvements ("**Improvements**") and associated work product ("**Work Product**"), all as more fully described in **Exhibit A** attached hereto, and in that certain *Developer Bill of Sale & Assignment [Watersong Phase 4A and 4B; The Meadows Phase 1 Improvements and Work Product]* ("**Bill of Sale**") dated as of or about the same date as this certificate. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, permits, as-builts, and other documents.
2. The Improvements and Work Product are within the scope of the District's Capital Improvement Plan as set forth in the District's *Rivers Edge II Community Development District Master Improvement Plan Report*, dated October 9, 2019 ("**Engineer's Report**"), and specially benefit property within the District.
3. In my opinion, the portions of the Improvements being acquired by the District were installed consistent with all regulatory requirements, including Florida Department of Transportation and St. Johns County, Florida, standards, if applicable, and are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.
4. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities, including but not limited to, the Work Product that relates to the Improvements. Prosser further hereby acknowledges that the District is acquiring or has acquired the Improvements and the Work Product developed by Prosser in

conjunction therewith and accordingly, the District has the unrestricted right to rely upon the work product for its intended use, including the right to rely on any and all warranties, defects, and claims related to said work product.

5. The value of the improvements is at least \$_____.
6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements and the Work Product.

FURTHER AFFIANT SAYETH NOT.

Ryan P. Stilwell, P.E.
Prosser, Inc.
Florida Registration No. _____
District Engineer

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of August 2025, by Ryan P. Stilwell, P.E. of Prosser, Inc. who ☐ is personally known to me or ☐ who has produced _____ as identification, and ☐ did or ☐ did not take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

**DEVELOPER ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN IMPROVEMENTS
AND WORK PRODUCT AND THE RIGHT TO RELY UPON ANY WARRANTIES AND
CONTRACT TERMS FOR THE COMPLETION OF SAME**

**WATERSONG PHASE 4A AND 4B; THE MEADOWS PHASE 1
IMPROVEMENTS AND WORK PRODUCT**

THIS DEVELOPER ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the ____ day of August 2025, by Clifford Nelson, Vice President of **MATTAMY JACKSONVILLE LLC**, with offices located at 4901 Vineland Road, Suite 450, Orlando, FL 32811 (“Developer”), in favor of the **RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT** (“District”), a local unit of special-purpose government situated in St. Johns County, Florida, with offices located at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

SECTION 1. DESCRIPTION OF CONTRACTOR’S SERVICES. Developer has managed, overseen, and contracted for the construction of certain infrastructure improvements (the “Improvements”) and associated plans, designs, permits and other work product (the “Work Product”) related to the development of Watersong Phase 4A and 4B and The Meadows Phase 1. The Improvements and Work Product completed and to be acquired are more generally described in the attached **Exhibit A**.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Developer acknowledges that the District is acquiring or has acquired the Improvements and Work Product completed or caused to be completed by Developer.

SECTION 3. CONTRACT RIGHTS. Developer hereby expressly acknowledges the District’s right to enforce the terms of all contracts, purchase orders, or other agreements under which the Improvements and Work Product were completed, including but not limited to any warranties, contract rights and remedies, standard of care provisions and other forms of indemnification provided therein and/or available under Florida law. Developer agrees to cooperate in obtaining all releases, acknowledgments, and other documents the District requires from contractors and professionals who completed work necessary to construct or produce the Improvements and/or Work Product. In the event that such releases, acknowledgments, or other documents cannot be obtained, Developer agrees to provide such additional warranties or assurances as the District may require.

SECTION 3. WARRANTY. Developer hereby expressly provides to the District a one-year warranty from the effective date of this Acknowledgement on the materials and labor for the Improvements set forth in **Exhibit A**, but only to the extent that the Developer is unable to transfer and/or assign sufficient warranties from applicable contractors, and hereby expressly acknowledges the District’s right to rely upon and enforce any other warranties provided under Florida law, including but not limited to those warranties provided by subcontractors, vendors, and materialmen.

SECTION 4. INDEMNIFICATION. Developer indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that May be brought against or imposed upon the District in connection with the Improvements identified in **Exhibit A** because of any act or omission of Developer, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Developer hereby acknowledges that it has fully compensated all contractors, vendors, materialmen, professionals, or others performing work related to completion of the Improvements and the Work Product. Developer further certifies that no outstanding requests for payment exist related to the Improvements or Work Product except as identified in **Exhibit A**,

including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements or Work Product. Notwithstanding the foregoing, to the extent any amounts remain to be paid to contractors or professionals performing the work, Developer agrees to timely make payment for all such amounts and to ensure that no liens are placed on the property.

SECTION 6. PUBLIC RECORDS. Developer acknowledges that all documents connected with the Improvements, Work Product, and acquisition thereof May be public records and treated as such in accordance with Florida law, and agrees to, upon request, produce such documentation, including but not limited to documentation of funds expended to construct the Improvements and complete the Work Product, such as invoices, payment applications, and other payment records.

SECTION 7. EFFECTIVE DATE. This Developer Acquisition and Warranty Acknowledgement shall take effect upon execution.

ATTEST

**MATTAMY JACKSONVILLE LLC, a Delaware
limited liability company**

By: MATTAMY FLORIDA LLC, a Delaware
limited liability company, its Manager

[print name]

By: CALBEN (FLORIDA) CORPORATION, a
Florida corporation, its Manager

[print name]

By: Cliff Nelson
Its: Vice President

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of August 2025, by Cliff Nelson of Mattamy Jacksonville LLC who ☐ is personally known to me or ☐ who has produced _____ as identification, and ☐ did or ☐ did not take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT A
[DESCRIPTION OF IMPROVEMENTS AND WORK PRODUCT]

CONTRACTOR ACKNOWLEDGEMENT AND RELEASE ACQUISITION OF IMPROVEMENTS

THIS RELEASE is made to be effective as of the ____ day of August 2025, by **Burnham Construction, Inc. (“Contractor”)**, a Florida Corporation with a principal address of 11413 Enterprise East Blvd., Macclenny, FL 32063, in favor of the **Rivers Edge II Community Development District (“District”)**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

RECITALS

WHEREAS, pursuant to that certain agreement dated _____, as amended and supplemented from time to time, between Contractor and Mattamy Jacksonville LLC, a Delaware limited liability company (**“Developer”**), attached hereto as **Exhibit A (“Contract”)**, Contractor has constructed for Developer certain improvements related to the construction of Watersong Phase 4A and 4B and The Meadows Phase 1 (**“Improvements”**); and

WHEREAS, Developer is in the process of conveying the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contracts, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contracts for same, including all warranties.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contracts, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor hereby confirms there remain no other liens or outstanding amounts due related to the Improvements identified in **Exhibit A**, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer for the Improvements identified in **Exhibit A**, except for the retainage amounts withheld pursuant to the Contract, for which the Developer is responsible for paying.

SECTION 6. EFFECTIVE DATE. This Release shall take effect upon execution.

BURNHAM CONSTRUCTION, INC.

By: _____
Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of August, 2025, by _____ of **BURNHAM CONSTRUCTION, INC.**, who ☐ is personally known to me or ☐ who has produced _____ as identification, and ☐ did or ☐ did not take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

RELEASE OF RESTRICTIONS ON RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT'S RIGHT TO USE AND RELY UPON DRAWINGS, PLANS, SPECIFICATIONS, RELATED DOCUMENTS, AND SERVICES CREATED OR UNDERTAKEN IN CONNECTION WITH THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS

WATERSONG PHASE 4A AND 4B; THE MEADOWS PHASE 1 IMPROVEMENTS AND WORK PRODUCT

THIS RELEASE is made the ____ day of August 2025, by **Prosser, Inc.** ("**Professional**"), a Florida corporation, with an address of 13901 Sutton Park Drive S, Suite 200A, Jacksonville, FL 32224, in favor of **Rivers Edge II Community Development District** ("**District**"), a local unit of special purpose government, being situated in St. Johns County, Florida, and having offices located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

RECITALS

WHEREAS, Professional has created certain drawings, plans, specifications and related documents and/or has undertaken services in connection with the construction of certain infrastructure improvements for Watersong Phase 4A and 4B and The Meadows Phase 1 as described in **Exhibit A**, for Mattamy Jacksonville, LLC ("**Developer**") as owner and developer of lands within the District ("**Work Product**"); and

WHEREAS, the District intends to acquire the Work Product from the Developer and thereby secure the unrestricted right to use and rely upon the same for any and all purposes; and

WHEREAS, the District has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; and

WHEREAS, Professional has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, the District and Professional agree as follows:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release. Professional acknowledges that the District is acquiring the Work Product from the Developer, and acquiring the Improvements to which it relates, and for that purpose the District has requested that Professional confirm the release of all restrictions on the District's right to use and rely upon the Work Product.

SECTION 2. RELEASE. Premised upon the District's agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District's right to use and rely upon the Work Product for any and all purposes. Further, Professional acknowledges that all warranties, contracts and rights and remedies thereunder and other forms of indemnification, if any, May be freely transferred to the District from the Developer.

SECTION 3. CERTIFICATE OF PAYMENT. Professional hereby acknowledges that Professional has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that there are no outstanding requests for payment related to the Work Product and that there is no disagreement as to the appropriateness of payment made for Work Product.

SECTION 4. EFFECTIVE DATE. This Release shall take effect upon execution. This Release is effective only for the Work Product identified in **Exhibit A**, and Professional is not waiving or releasing any rights with respect to future work to be conducted pursuant to its existing agreement.

ATTEST

PROSSER, INC.

By: _____

By: Ryan Stilwell

Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of August 2025, by Ryan Stilwell of **Prosser Inc.**, who ☐ is personally known to me or ☐ who has produced _____ as identification, and ☐ did or ☐ did not take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

Exhibit A: Description of Improvements and Work Product

EXHIBIT A: Description of Improvements and Work Product

DEVELOPER BILL OF SALE & ASSIGNMENT
WATERSONG PHASE 4A AND 4B; THE MEADOWS PHASE 1
IMPROVEMENTS AND WORK PRODUCT

This *Developer Bill of Sale & Assignment (Drainage Improvements and Work Product)* evidencing the conveyance of certain Improvements and Work Product described herein is made to be effective the ____ day of August 2025, by **Mattamy Jacksonville LLC** (“**Grantor**”), a Delaware limited liability company, whose address 4901 Vineland Road, Suite 450, Orlando, Florida 32811, and to the **Rivers Edge II Community Development District** (“**Grantee**”), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

(Wherever used herein the terms “Grantor” and “Grantee” include all of the parties to this instrument and the successors and assigns of corporations or governmental entities.)

WITNESSETH, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor by these presents does grant, bargain, sell, transfer, and deliver unto the Grantee, its successors and assigns, the following described property, assets and rights, to-wit:

1. **Description of Improvements:** [to be added]
2. **Work Product:** All of the right, title, interest and benefit of Grantor, if any, in, to, and under any and all site plans, construction and development drawings, plans, and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements (together, “**Work Product**”); and
3. All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the Improvements and the Work Product (“**Warranty and Indemnity Rights**”), which Warranty and Indemnity Rights are being assigned on a non-exclusive basis to be held jointly with Grantor (provided however that the Grantor and Grantee May independently exercise such rights);

to have and to hold all of the foregoing unto the Grantee, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

This instrument is subject to the following provisions:

a. In furtherance of the foregoing, Grantor hereby acknowledges that from this date Grantee has succeeded, on a non-exclusive basis jointly with Grantor (provided however that the Grantor and Grantee May independently exercise such rights), to all of its right, title, and standing to: (i) receive all rights and benefits pertaining to all rights, title, interests, and benefits transferred and assigned hereby; (ii) institute and prosecute all proceedings and take all action that Grantee, in its sole discretion, May deem necessary or proper to collect, assert, or enforce any claim, right, or title of any kind in and to any and all rights, title, interests, and benefits transferred and assigned hereby; and (iii) defend and compromise any and all such actions, suits, or proceedings relating to

such transferred and assigned rights, title, interests, and benefits and do all other such acts and things in relation thereto as Grantee, in its sole discretion, shall deem advisable.

b. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Improvements and Work Product; (ii) the Improvements are free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Improvements and Work Product; and (iv) the Grantor will warrant and defend the sale of the Improvements and Work Product hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

c. The Grantor represents that, without independent investigation, it has no knowledge of any defects in the Improvements or Work Product, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which May have caused any defects, including, but not limited to, any and all warranties and other forms of indemnification. That being the case, this conveyance is made on an “as is” basis, with no warranties whatsoever except as expressly stated herein, provided however, that if any Improvements are anticipated to be turned over to St. Johns County, Florida (“**County**”) the Developer shall provide any warranties required by the County in connection with the turnover, but only to the extent that the Developer is unable to transfer and/or assign sufficient warranties from applicable contractors.

d. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form.

e. Nothing herein shall be construed as a waiver of Grantee’s limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

f. This instrument shall be governed by, and construed under, the laws of the State of Florida.

g. This instrument shall inure to the benefit of, and be binding upon, the respective legal representatives, successors, and assigns of the parties hereto.

h. As consideration for the sale of the Improvements and the Work Product, and subject to (and without intending to alter) the provisions of that certain *Agreement by and Between the Rivers Edge II Community Development District and Mattamy Jacksonville LLC Regarding the Acquisition of Certain Work Product, Improvements, and Real Property*, dated January 29, 2020, among any other applicable acquisition agreements related to future bond series, the Grantee shall make payment for the cost of the Improvements and Work Product up to the amounts set forth in **Exhibit A** from the proceeds of any applicable current or future series of bonds, should such funds be or become available.

[Signature on following page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name
this ____ day of August 2025.

MATTAMY JACKSONVILLE LLC, a Delaware
limited liability company

By: MATTAMY FLORIDA LLC, a Delaware
limited liability company, its Manager

By: CALBEN (FLORIDA)
CORPORATION, a Florida corporation, its
Manager

By: Cliff Nelson
Its: Vice President

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of *(check one)* ☐ physical
presence or ☐ online notarization this ____ day of August 2025, by Cliff Nelson, as Vice President of
Mattamy Jacksonville LLC, a limited liability company, on behalf of the company, *(check one)* ☐ who is
personally known to me or ☐ who has produced a _____ as identification.

(Affix Notary Seal)

Notary Public, State of Florida
My Commission Expires:

This instrument was prepared by:

Lauren Gentry, Esq.
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made and entered into this ____ day of August 2025, by and among:

Mattamy Jacksonville LLC, a Delaware limited liability company, whose address 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (“**Grantor**”); and

Rivers Edge II Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**” or “**Grantee**”).

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH:

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, roadway improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, the Grantor is conveying or plans to convey to the Grantee certain improvements located on the property identified as:

Tracts C-1, C-2, C-3, SWMF-1, SWMF-3, SWMF-4A, SWMF-4B, and LB as identified on the Plat titled “Watersong at Rivertown – Phase Four-A,” recorded at Book 125, Pages 85 et seq., of the Official Records of St. Johns County, Florida.

Tracts C-1, C-2, SWMF-2, SWMF-5A, and SWMF-5B, as identified on the Plat titled “Watersong at Rivertown – Phase Four-B,” recorded at Book 126, Pages 32 et seq., of the Official Records of St. Johns County, Florida.

Tracts B-1, B-2, C-1, C-2, SWMF-1, and O-1 through O-30, as identified on the Plat titled “Rivertown – The Meadows (Parcel 19) Phase 1,” recorded at Book 122, Pages 85 et seq., of the Official Records of St. Johns County, Florida.

WHEREAS, Grantor desires to grant to the Grantee easements over the properties being more particularly described herein (collectively, “**Easement Area(s)**”) for the purposes of access and maintenance to the improvements; and

WHEREAS, Grantor and District acknowledge that use of the Easement Areas is necessary for the District to carry out its essential purpose; and

WHEREAS, the District has requested that Grantor grant to the District a perpetual easement over the Easement Areas and Grantor is agreeable to granting such an easement on the terms and conditions set forth herein.

NOW THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. **Grant of Non-Exclusive Easement.** Grantor hereby to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the Easement Area(s) described below to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, “**Easement**”):

- (a) The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of improvements, located on the property identified as:

Tracts C-1, C-2, C-3, SWMF-1, SWMF-3, SWMF-4A, SWMF-4B, and LB as identified on the Plat titled “Watersong at Rivertown – Phase Four-A,” recorded at Book 125, Pages 85 et seq., of the Official Records of St. Johns County, Florida.

Tracts C-1, C-2, SWMF-2, SWMF-5A, and SWMF-5B, as identified on the Plat titled “Watersong at Rivertown – Phase Four-B,” recorded at Book 126, Pages 32 et seq., of the Official Records of St. Johns County, Florida.

Tracts B-1, B-2, C-1, C-2, SWMF-1, and O-1 through O-30, as identified on the Plat titled “Rivertown – The Meadows (Parcel 19) Phase 1,” recorded at Book 122, Pages 85 et seq., of the Official Records of St. Johns County, Florida.

3. **Inconsistent Use.** Grantor agrees and covenants that it shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Binding Effect.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties

hereto and shall run with the land, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Area.

6. **Default.** A default by any Party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which May include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **Enforcement of Agreement.** In the event that either District or Grantor seeks to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. **Notices.** Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or May desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party May by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Grantor and counsel(s) for Grantee May deliver Notice on behalf of the Grantor and Grantee, respectively.

9. **Assignment.** Neither party May assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent Grantee from assigning its maintenance obligations for the Improvements to a third party without the consent of the Grantor.

10. **Controlling Law; Venue.** This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in St. Johns County, Florida.

11. **Public Records.** Grantor understands and agrees that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

12. **Severability.** The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

13. **Binding Effect.** This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the Parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. **Authorization.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. **Amendments.** Amendments to and waivers of the provisions contained in this Easement Agreement May be made only by an instrument in writing which is executed by both Parties hereto.

16. **Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. **Counterparts.** This instrument May be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, May be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, Grantor and Grantee have caused these presents to be executed on the day and year first above written.

WITNESSES

MATTAMY JACKSONVILLE LLC, a
Delaware limited liability company

By: MATTAMY FLORIDA LLC, a Delaware
limited liability company, its Manager

By: _____
Name: _____
Address: _____

By: CALBEN (FLORIDA) CORPORATION,
a Florida corporation, its Manager

By: _____
Name: _____
Address: _____

By: Cliff Nelson
Its: Vice President

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of August 2025, by Cliff Nelson as Vice President of Calben (Florida) Corporation, on behalf of Mattamy Jacksonville, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____

(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

[Signatures continue on following page]

WITNESSES

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Address: _____

By: _____
Name: Orville Richard Smith, II (D.J.)
Title: Chairman, Board of Supervisors

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of August 2025, by Orville Richard Smith, II, as Chairman of the Rivers Edge II Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

SEVENTH ORDER OF BUSINESS

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?

☐ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by: _____
(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: _____

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:

Total Proposed
Compensation: \$ _____

Cost Share
Calculation: _____ 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: _____

AMENDMENT TO ANNUAL SERVICES AGREEMENT

PROPERTY NAME: **Rivers Edge II CDD**

CUSTOMER NAME: **Rivers Edge II CDD**

SERVICE DESCRIPTION: **Monthly Maintenance of (8) additional ponds (Ponds 16-23) at Rivers Edge II CDD in Saint Johns, FL 32259**

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

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

SUBMITTED BY: Lonnie Lawrence - North Florida Business Development Consultant

This Amendment to the Annual Services Agreement (the "Amendment") is dated as of this 23rd day of July, 2025, by and between the Customer identified above ("Customer"), and SOLitude Lake Management, LLC ("SOLitude" or "Company"). By executing this Amendment, Customer and SOLitude agree to make certain amendments to the Annual Services Agreement executed between the parties on the 24th day of September, 2024 (the "Services Agreement") as further described herein.

1. SERVICES. The Services to remain the same.
2. PAYMENT TERMS. The Amendment Price is **\$7,644.00**. SOLitude shall invoice Customer **\$637.00 per month** for the Services to be provided under this Amendment. The price indicated in this Amendment shall be billed in addition to the regular monthly contract invoice amount.
3. MISCELLANEOUS.
 - a. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Services Agreement.
 - b. The remainder of the Services Agreement shall be and remain in full force and effect and unmodified, except as the same is specifically modified or amended hereby. All covenants, terms, obligations and conditions of the Agreement which are not modified or amended herein are hereby ratified and confirmed.
 - c. This Amendment may be executed in multiple counterparts by the parties, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.
 - d. The parties acknowledge and agree that this Amendment may be executed or accepted using electronic or facsimile signatures, and that such a signature shall be legally binding to the same extent as a written cursive signature by a party's authorized representative.

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



ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

RIVERS EDGE II CDD

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Notices and Agreements to:

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



SCHEDULE A - SERVICES

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

Monitoring: Pond 16-23

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

Aquatic Weed Control: Pond 16-23

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

Shoreline Weed Control: Pond 16-23

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

Pond Algae Control: Pond 16-23

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

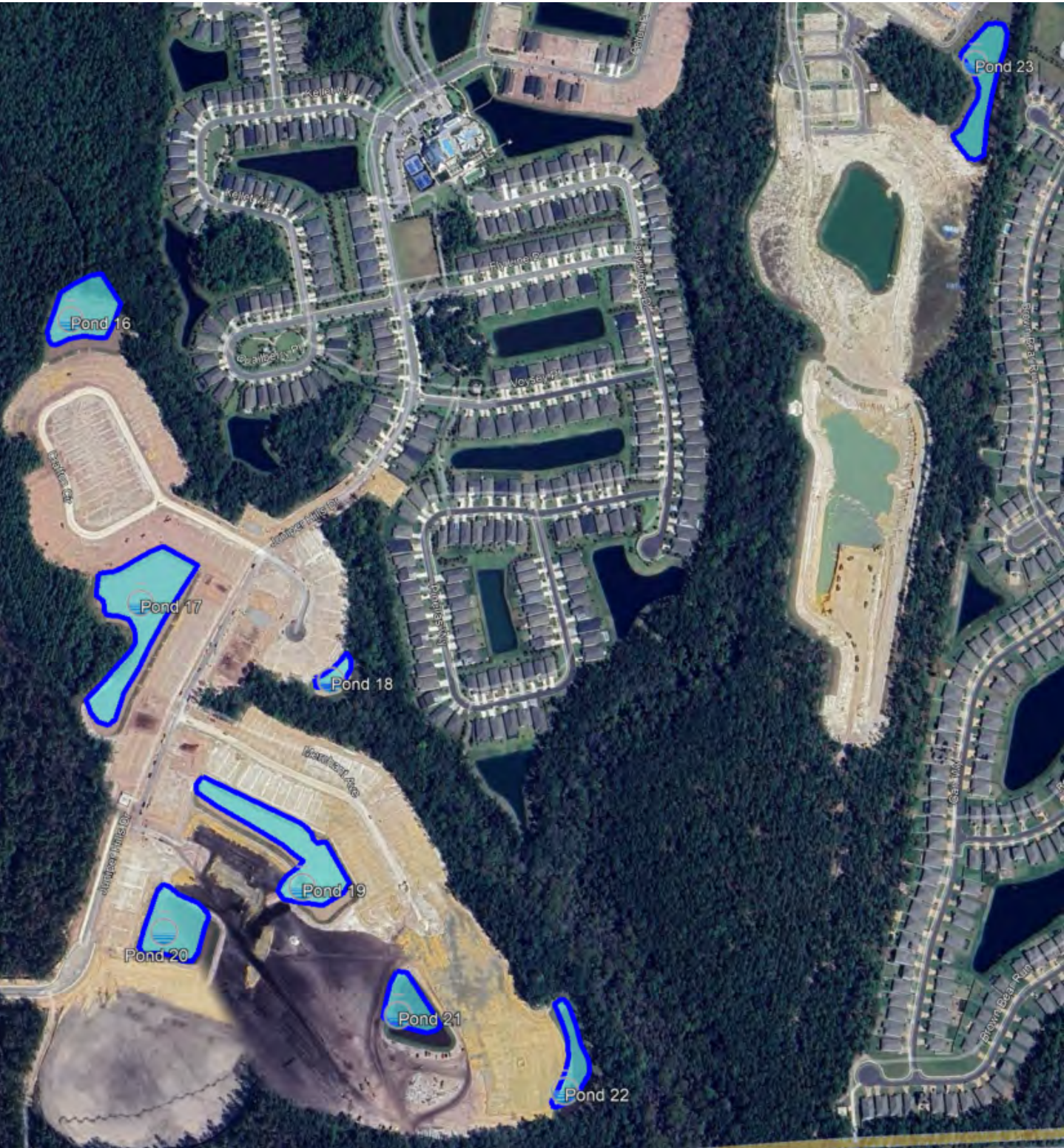


Trash Removal: **Pond 16-23**

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

General Qualifications:

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



EIGHTH ORDER OF BUSINESS

Rivers Edge II Community Development District

FY 2025 Funding Request #67
12-Aug-25

Description	Amount
1 Advanced Funding Request Q4 Monthly Expenditures	\$ 600,000.00
Total Amount Due	\$ 600,000.00

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

NINTH ORDER OF BUSINESS

Rivers Edge II

Community Development District

Approved Budget
FY 2026

Presented by:



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10-11	<u>Debt Service Fund Series 2021</u>
12	<u>Capital Reserve Fund</u>
13	<u>Assessment Schedule</u>

Rivers Edge II
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Special Assessments - Tax Roll	\$ 1,055,360	\$ 1,062,090	\$ -	\$ 1,062,090	\$ 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	256,686	1,127,471	996,043
Café Gross Sales	517,856	661,564	240,000	901,564	554,106
Miscellaneous Income	5,000	-	500	500	1,500
Special Events	-	919	250	1,169	3,500
Insurance Proceeds	-	52,859	-	52,859	-
Interest	5,000	6,284	1,500	7,784	5,000
Cost Share Amenity - Rivers Edge III	-	3,896	-	3,896	-

TOTAL REVENUES	\$ 3,055,225	\$ 2,844,186	\$ 498,936	\$ 3,343,122	\$ 3,072,977
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EXPENDITURES:

Administrative

Supervisor Fees	\$ -	\$ 3,400	\$ 1,800	\$ 5,200	\$ 4,800
FICA Taxes	-	260	138	398	367
District Engineering	15,000	14,326	674	15,000	15,000
District Counsel	30,000	21,031	8,969	30,000	35,000
District Management	39,326	29,495	9,831	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	5,364	254	5,618	5,899
Information Technology	2,022	1,516	506	2,022	2,124
Website Administration	1,348	1,011	337	1,348	1,416
Annual Audit	5,000	-	5,000	5,000	5,500
Trustee Fees	10,000	3,081	6,919	10,000	11,000
Arbitrage Rebate	1,200	-	1,200	1,200	1,200
Telephone	200	44	156	200	200
Postage & Delivery	500	677	150	827	1,000
Printing & Binding	250	242	8	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	1,750
Office Supplies	150	6	144	150	150
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 131,079	\$ 96,064	\$ 41,724	\$ 137,788	\$ 145,235
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Operations & Maintenance

Grounds Maintenance

Cost Share Landscaping - Rivers Edge	\$ 801,623	\$ 601,217	\$ 200,406	\$ 801,623	\$ 500,283
Field Operations Management (Vesta)	39,438	29,579	9,860	39,438	41,230
Landscape Maintenance	424,716	315,805	108,911	424,716	429,489
Lake Maintenance	23,000	20,978	2,022	23,000	28,000
Landscape Contingency	80,000	122,269	30,000	152,269	80,000
Irrigation Repairs and Replacement	37,000	43,060	5,000	48,060	40,000
Irrigation Water Use	70,000	34,222	35,778	70,000	70,000
Streetlighting	28,000	19,076	8,924	28,000	28,000

TOTAL GROUNDS MAINTENANCE	\$ 1,503,777	\$ 1,186,207	\$ 400,900	\$ 1,587,106	\$ 1,217,002
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Rivers Edge II
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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Amenity Center - River Club

Cost Share Amenity - Rivers Edge	\$ 88,478	\$ 66,359	\$ 22,119	\$ 88,478	\$ 2,365
General Manager (Vesta)	46,793	36,247	10,546	46,793	48,911
Amenity Manager (Vesta)	29,632	22,224	7,408	29,632	56,504
Maintenance Service (Vesta)	103,123	77,342	25,781	103,123	109,264
Lifestyle Director (Vesta)	43,329	32,497	10,832	43,329	45,426
Facilities Attendant (Vesta)	113,852	85,389	28,463	113,852	-
Guest Services (Vesta)	-	-	-	-	97,381
Security Monitoring	5,000	315	4,685	5,000	5,000
Telephone	12,721	11,026	1,694	12,721	14,040
Insurance	78,540	73,323	-	73,323	79,689
Pool Chemicals (Poolsure)	10,000	10,259	3,600	13,859	15,000
Janitorial Services (Vesta)	32,875	24,656	8,219	32,875	34,833
Access Cards	3,500	-	3,500	3,500	3,500
Window Cleaning	3,500	-	3,500	3,500	1,000
Pressure Washing	-	-	2,500	2,500	2,500
Natural Gas	4,000	4,171	1,350	5,521	5,000
Electric	28,000	18,378	9,622	28,000	29,950
Water & Sewer	17,000	11,033	5,967	17,000	18,395
Repair and Replacements	75,000	78,959	15,000	93,959	90,000
Refuse	20,000	16,853	3,147	20,000	26,000
Pest Control	1,920	1,470	450	1,920	1,920
License & Permits	1,000	350	650	1,000	1,000
Other Current	500	-	500	500	500
Special Events	30,000	23,866	6,134	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	\$ 610,469	\$ 186,970	\$ 797,439	\$ 756,634
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Café Operations

Café-Cost of Goods Sold	\$ 239,259	\$ 233,148	\$ 6,111	\$ 239,259	\$ 256,008
Café-Labor	241,176	310,810	96,000	406,810	258,058
Café-Bank Fees	22,631	25,930	9,000	34,930	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	\$ 570,748	\$ 125,041	\$ 695,789	\$ 554,106
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Reserves

General Reserves	\$ 125,000	\$ 25,000	\$ 100,000	\$ 125,000	\$ 400,000
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TOTAL RESERVES	\$ 125,000	\$ 25,000	\$ 100,000	\$ 125,000	\$ 400,000
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TOTAL EXPENDITURES	\$ 3,055,225	\$ 2,488,488	\$ 854,635	\$ 3,343,122	\$ 3,072,977
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EXCESS REVENUES (EXPENDITURES)	\$ 0	\$ 355,699	\$ (355,699)	\$ (0)	\$ 0
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Rivers Edge II
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.

Rivers Edge II
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, BOS email annual subscriptions, and any other miscellaneous expenses that incur during the year.

Office Supplies

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

Due, Licenses & Subscriptions

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

Expenditures - Grounds Maintenance

Cost Share Landscaping - Rivers Edge

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

Field Operations Management

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

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

Landscape Maintenance

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

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

Lake Maintenance

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

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

Landscape Contingency

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

Irrigation Repair & Replacement

The cost of miscellaneous irrigation repairs and maintenance incurred.

Rivers Edge II
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures – Grounds Maintenance (continued)

Irrigation Water Use

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

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

Streetlighting

Estimated costs for electric billed to the District by FPL.

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

Expenditures – Amenity Center - River Club

Cost Share Amenity - Rivers Edge

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

General Manager

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

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

Amenity Manager

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

Maintenance Services

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

Vendor	Description	Monthly	Annual
Vesta	Maintenance Service	\$ 9,105	\$ 109,264

Lifestyle Director

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

Guest Services

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

Security Monitoring

Maintenance costs of the security alarms/cameras.

Rivers Edge II
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures – Amenity Center - River Club (continued)

Telephone

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

Vendor	Description		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 amenity center billed to the District by JEA.

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

Rivers Edge II
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.

Rivers Edge II
Community Development District
Approved Budget
Debt Service Series 2020 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Special Assessments - Tax Roll	\$ 462,928	\$ 462,191	\$ 737	\$ 462,928	\$ 462,928
Special Assessments - Prepayment	-	11,217	-	11,217	-
Interest Earnings	5,000	21,519	1,500	23,019	5,000
Carry Forward Surplus ⁽¹⁾	318,060	330,945	-	330,945	346,655
TOTAL REVENUES	\$ 785,987	\$ 825,871	\$ 2,237	\$ 828,108	\$ 814,583

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)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 456,643	\$ 481,453	\$ -	\$ 481,453	\$ 455,223
EXCESS REVENUES (EXPENDITURES)	\$ 329,345	\$ 344,419	\$ 2,237	\$ 346,655	\$ 359,361

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 157,209

Rivers Edge II
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 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

Rivers Edge II
Community Development District
Approved Budget
Debt Service Series 2021 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Special Assessments -Tax Roll	\$ 305,842	\$ 306,283	\$ -	\$ 306,283	\$ 305,887
Special Assessments - Direct	245,810	245,811	-	245,811	245,810
Special Assessments - Prepayment	-	873,878	-	873,878	-
Interest Income	5,000	28,527	2,000	30,527	5,000
Carry Forward Surplus ⁽¹⁾	241,052	259,218	-	259,218	282,848
TOTAL REVENUES	\$ 797,704	\$ 1,713,717	\$ 2,000	\$ 1,715,717	\$ 839,546

EXPENDITURES:

Interest - 11/1	\$ 168,220	\$ 167,945	\$ -	\$ 167,945	\$ 149,075
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Principal Prepayment - 2/1	-	875,000	-	875,000	-
Interest - 2/1	-	7,921	-	7,921	-
Interest - 5/1	168,220	152,003	-	152,003	149,075
Principal - 5/1	215,000	195,000	-	195,000	200,000
Principal Prepayment - 5/1	-	30,000	-	30,000	-
TOTAL EXPENDITURES	\$ 551,440	\$ 1,432,869	\$ -	\$ 1,432,869	\$ 498,150

Other Sources/(Uses)

Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 551,440	\$ 1,432,869	\$ -	\$ 1,432,869	\$ 498,150
EXCESS REVENUES (EXPENDITURES)	\$ 246,264	\$ 280,848	\$ 2,000	\$ 282,848	\$ 341,396

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 146,675

Rivers Edge II
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%		103,100	496,187.50
05/01/38	5,310,000	3.500%	295,000	103,100	
11/01/38	5,015,000	3.500%		97,938	496,037.50
05/01/39	5,015,000	3.500%	305,000	97,938	
11/01/39	4,710,000	3.500%		92,600	495,537.50
05/01/40	4,710,000	3.500%	315,000	92,600	
11/01/40	4,395,000	3.500%		87,088	494,687.50
05/01/41	4,395,000	3.500%	325,000	87,088	
11/01/41	4,070,000	4.000%		81,400	493,487.50
05/01/42	4,070,000	4.000%	340,000	81,400	
11/01/42	3,730,000	4.000%		74,600	496,000.00
05/01/43	3,730,000	4.000%	350,000	74,600	
11/01/43	3,380,000	4.000%		67,600	492,200.00
05/01/44	3,380,000	4.000%	365,000	67,600	
11/01/44	3,015,000	4.000%		60,300	492,900.00
05/01/45	3,015,000	4.000%	380,000	60,300	
11/01/45	2,635,000	4.000%		52,700	493,000.00
05/01/46	2,635,000	4.000%	395,000	52,700	
11/01/46	2,240,000	4.000%		44,800	492,500.00
05/01/47	2,240,000	4.000%	415,000	44,800	
11/01/47	1,825,000	4.000%		36,500	496,300.00
05/01/48	1,825,000	4.000%	430,000	36,500	
11/01/48	1,395,000	4.000%		27,900	494,400.00
05/01/49	1,395,000	4.000%	445,000	27,900	
11/01/49	950,000	4.000%		19,000	491,900.00
05/01/50	950,000	4.000%	465,000	19,000	
11/01/50	485,000	4.000%		9,700	493,700.00
05/01/51	485,000	4.000%	485,000	9,700	494,700.00
Total			\$ 8,155,000	\$ 4,846,625	\$ 13,001,625

Rivers Edge II
Community Development District
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Interest Income	\$ 1,000	\$ 972	\$ 150	\$ 1,122	\$ 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	130,665
TOTAL REVENUES	\$ 255,484	\$ 302,921	\$ 100,150	\$ 403,071	\$ 531,665
EXPENDITURES:					
Repair and Replacements	\$ 50,000	\$ 27,308	\$ 5,000	\$ 32,308	\$ 50,000
Capital Outlay	-	215,098	25,000	240,098	-
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	\$ 242,406	\$ 30,000	\$ 272,406	\$ 261,677
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 50,000	\$ 242,406	\$ 30,000	\$ 272,406	\$ 261,677
EXCESS REVENUES (EXPENDITURES)	\$ 205,484	\$ 60,515	\$ 70,150	\$ 130,665	\$ 269,988

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

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

A.

RESOLUTION 2025-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2025, submitted to the Board of Supervisors (“**Board**”) of the Rivers Edge II Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Rivers Edge II Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$5,258,771 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$3,072,977
DEBT SERVICE FUND – SERIES 2020	\$814,583
DEBT SERVICE FUND – SERIES 2021	\$839,546
CAPITAL RESERVE FUND	\$531,665
TOTAL ALL FUNDS	\$5,258,771

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total

appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2025.

ATTEST:	RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
 _____	By: _____
Secretary/Assistant Secretary	Its: <u>Chairman</u>

Exhibit A: Adopted Budget for Fiscal Year 2026

B.

FISCAL YEAR 2026 BUDGET DEFICIT FUNDING AGREEMENT

THIS AGREEMENT (“**Agreement**”), is entered into this 20th day of August 2025, by and between:

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”), and

MATTAMY JACKSONVILLE, LLC, a foreign limited liability company, the owner of certain lands within the boundaries of the District, with a principal address of 7800 Belfort Parkway, Suite 195, Jacksonville, Florida 32256, and its successors and assigns (“**Developer**”); and

RECITALS

WHEREAS, the District was established by Ordinance No. 2018-26, as amended by Ordinance No. 2019-71, both adopted by the Board of County Commissioners of St. Johns County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District’s activities and services; and

WHEREAS, the District has adopted its operations and maintenance budget (“**O&M Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026, (“**Fiscal Year 2026**”), a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, Developer is developing certain real property within the District and presently owns a portion of the real property identified in the District’s Fiscal Year 2026 Assessment Roll (“**Assessment Roll**”), attached hereto as **Exhibit A** and incorporated herein by reference, which real property is located entirely within the District and which real property will benefit from the timely construction and acquisition of the District’s facilities, activities and services and from the continued operations of the District (“**Property**”); and

WHEREAS, following the adoption of the Fiscal Year 2026 O&M Budget, the District has the option of levying non-ad valorem assessments on all land within its boundaries that will benefit from the activities, operations and services set forth in such budget (hereinafter referred to as the “**O&M Assessment(s)**”), or utilizing such other revenue sources as may be available to it; and

WHEREAS, due to the nature of the ownership of the Property, the District is not able to predict with absolute certainty the amount of monies necessary to fund the District’s activities, operations and services set forth in the Fiscal Year 2026 O&M Budget; and

WHEREAS, in contemplation of the foregoing, and in lieu of levying an increased amount in O&M Assessments on the Property to fund the Fiscal Year 2026 O&M Budget, the Developer desires to provide the monies necessary to fund the actual expenditures for the Fiscal Year 2026 O&M Budget (hereinafter referred to as the “**O&M Budget Payment**”) which are not otherwise funded by O&M Assessments levied upon benefited lands located within the District; and

WHEREAS, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit B**, and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. PAYMENT OF DISTRICT’S O&M BUDGET.

- i. ***Payment of O&M Budget Expenses.*** Upon the District Manager’s written request, the Developer agrees to make available to the District the monies necessary to fund all expenditures of the Fiscal Year 2026 O&M Budget not otherwise funded through O&M Assessments levied upon benefited lands located within the District, on a continuing basis, within fifteen (15) days of written request by the District. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District’s ability to levy special assessments upon the lands within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District’s Fiscal Year 2026 O&M Budget or otherwise.
- ii. ***Consent to Funding of 2026 O&M Budget.*** The Developer acknowledges and agrees that the O&M Budget Payment represents the funding of operations and maintenance expenditures that would otherwise be appropriately funded through O&M Assessments equitably allocated to the Property within the District in accordance with the District’s assessment methodology. Developer agrees to pay, or caused to be paid, the O&M Budget Payment regardless of whether Developer owns the Property at the time of such payment subject to the terms set forth in Section 10 herein. Developer agrees that it will not contest the legality or validity of such imposition, collection or enforcement to the extent such imposition is made in accordance with the terms of this Agreement.

SECTION 3. CONTINUING LIEN. The District shall have the right to file a continuing lien upon the Property described in **Exhibit B** for all payments due and owing under the terms of

this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for FY 2026 O&M Budget" in the public records of St. Johns County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for FY 2026 O&M Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit B** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

SECTION 4. ALTERNATIVE COLLECTION METHODS.

- i. In the alternative or in addition to the collection method set forth in Section 3 above, the District may enforce the collection of the O&M Budget Payment(s) by action against the Developer in the appropriate judicial forum in and for St. Johns County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- ii. The District hereby finds that the activities, operations and services funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services that will be funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Property in excess of the costs thereof on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the St. Johns County property appraiser.

SECTION 5. NOTICE. All notices, payments and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

A. If to District: Rivers Edge II Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kilinski | Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Developer: Mattamy Jacksonville, LLC
7800 Belfort Parkway, Suite 195
Jacksonville, Florida 32256
Attn: _____

SECTION 6. AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 7. AUTHORITY. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other, which consent shall not be unreasonably withheld.

SECTION 9. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the matter described in Sections 3 and 4 above.

SECTION 10. THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding

upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, including the Property, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give ninety (90) days prior written notice to the District under this Agreement of any such sale or disposition.

SECTION 11. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue shall be in St. Johns County, Florida.

SECTION 12. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

SECTION 13. EFFECTIVE DATE. The Agreement shall take effect as of October 1, 2025. The enforcement provisions of this Agreement shall survive its termination, until all payments due pursuant to this Agreement are paid in full.

IN WITNESS WHEREOF, the Parties execute this Agreement on the day and year first written above.

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

MATTAMY JACKSONVILLE, LLC,
a foreign limited liability company

[Print Name]

EXHIBIT A: Fiscal Year 2026 O&M Budget & Assessment Roll

EXHIBIT B: Property Description

Exhibit A

Fiscal Year 2026 O&M Budget & Assessment Roll

Exhibit B
Property Description

TENTH ORDER OF BUSINESS

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge II Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the developer has agreed to directly fund through contributions any funds necessary to provide the operation and maintenance of the services and facilities provided by the District which are not funded through said special assessments; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit B**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Tax Roll Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.

- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property, including debt service special assessments imposed for the Series 2020 Capital Improvement Revenue Bonds and the Series 2021 Capital Improvement Revenue Bonds, shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2025.

ATTEST:

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its: Chairman

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)