Rívers Edge II Community Development Districts

August 20, 2025



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:

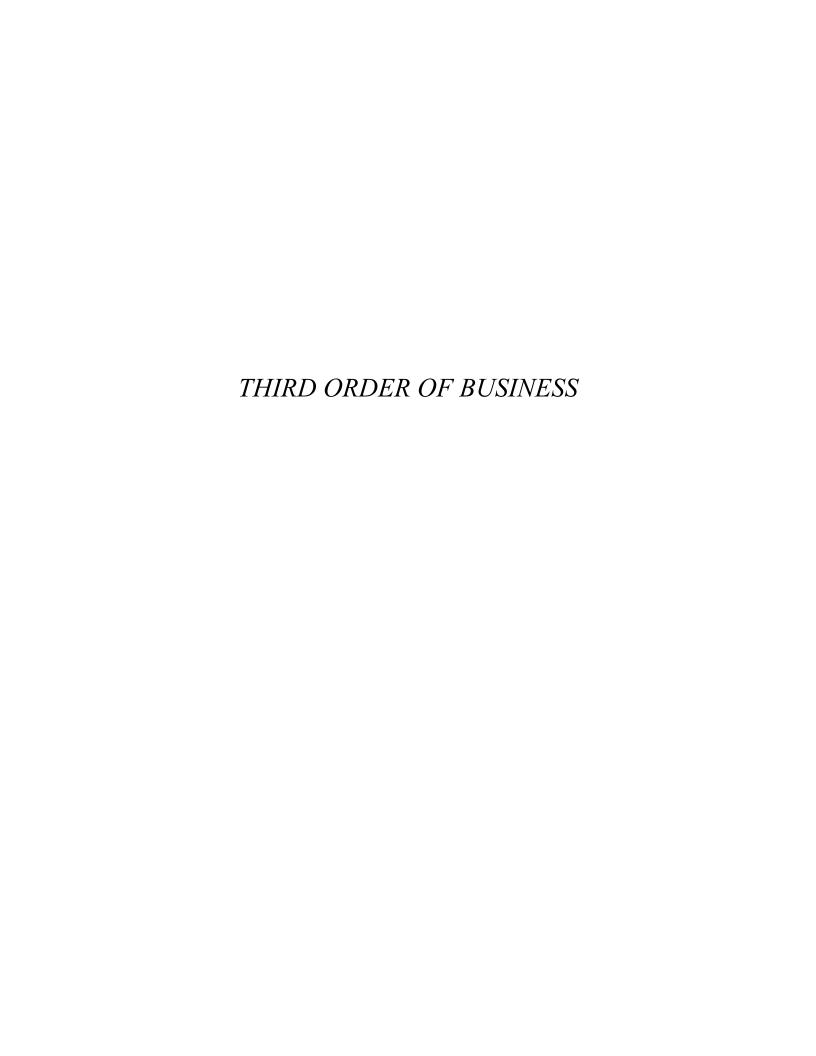
The Rivers Edge II Community Development District Board of Supervisors Meeting is scheduled to be held on, August 20, 2025 at 9:00 a.m. at the RiverHouse, 156 Landing Street, St. Johns, Florida 32259.

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 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.



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.
- o Team is spraying for weeds throughout the community and trimming shrubs.
- o We will ensure that all tree suckers are removed from the base of the trees.
- o Team has been spraying all mulch beds for clean appearance.
- o 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

- o Techs have been running through the system and making repairs as we go.
- o All clocks are set to run 3 times a week due to the amount of rain we have had
- o 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.

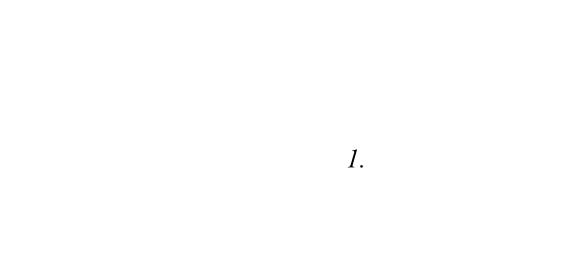
Fert/Chem

- 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.





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 .

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 \square No \square

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 \square No \square

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 \square No \square

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 \square No \square
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 \square No \square
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 \square No \square
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 \square No \square

Goal 3.3: Annual Financial Audit

Rivers Edge II Community Development District

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: Print Name:	
Rivers Edge II Community Development District	
District Manager: Print Name:	Date:





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 nonoperational this week. This is due to the meter dropping a leg on the load side when under a load indicating the meter needs to be replaced. We have them working temporarily until FPL arrives to fix the issue. 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)



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
 - o Extraordinary turnout with 19 teams!
 - Café brought in roughly \$4400 gross, a 100% increase over last year.
- 7.31.25 Poolside Murder Mystery
 - o Residents 18+ are invited to participate in a Poolside Murder Mystery Party
 - This is a ticketed event charging \$25 per resident
 - Sold out event with 140 tickets sold. Residents are still reaching out for tickets.

August Events

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



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.



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

Number

00846863

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

United States

Rivers Edge II CDD

Created Date

8/6/2025

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

Account

KYLE FOLLANSBEE

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 #10379					
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS		
	SJSO25CAD154137			6		
ACTIVITY / COMMENTS:						
Total Contacts:5 Citations:2 Warnings:6 Top speed meausred 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 #	‡10779		
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD156512			6

ACTIVITY / COMMENTS:

Total Contacts:6 Citations: 3 Warnings:3 Top speed meausred 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	#11319		
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD157219			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 #	10379			
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS	
	SJSO25CAD157842			6	
ACTIVITY / COMMENTS:	I				
Total Contacts:5 Citations:1 Warnings:6 Top speed meausred 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 #	10779		
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD167718			6

ACTIVITY / COMMENTS:

otal Contacts5 Citations: 1 Warnings:6 Top speed meausred by radar was; , **40MPH onKeystone Corners* *43MPH on Rivertown Main/Grand Bridge**
* Routine patrolled construction sites at dead end of Rivertown main/ Greenbriar.

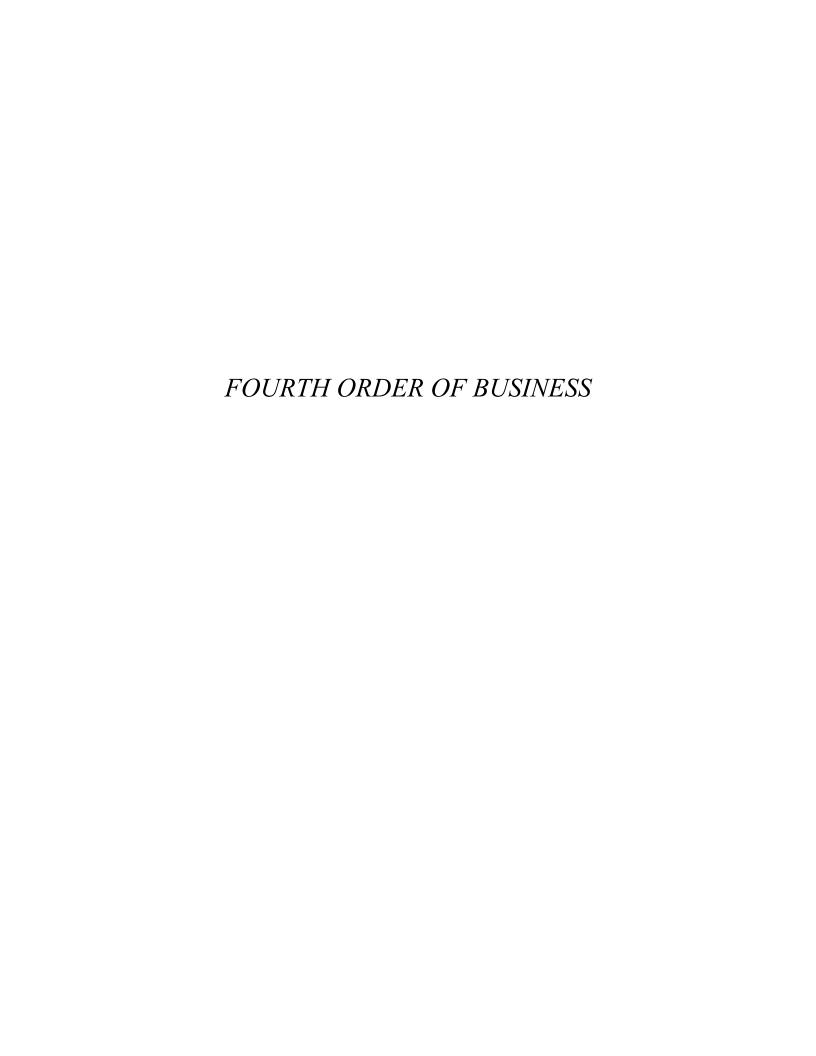


ST JOHNS COUNTY SHERIFF'S OFFICE Statistic Sheet

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

NAME / ID:	Deputy	#11319		
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD168310			4
ACTIVITY / COMMENTS:				

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



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 ThomasVice ChairmanJarrett O'LearySupervisorDonna WeMettSupervisorJames ReidSupervisor

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 DavidsonRegional General ManagerKevin McKendreeField Operations Manager

Kimberly Fatuch Lifestyle Director

Lisa McCormick Amenity Services, Vesta

Ken CouncilAmenity ManagerMike ScuncioYellowstoneMalcom SantosYellowstoneGarrett CanadyYellowstone

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 ebike 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 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 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.

Mr. Losco stated they have talked to the resident in question (Mr. Ryder), and he believes he is very apologetic of the situation.

Ms. WeMett stated the incident report is lacking information that is important. She added she believes the incident was started because the resident saw a running car, unattended, and believed it may be a threat.

Ms. McCormick stated she has received multiple messages stating that the car was not running.

Mr. Ryder addressed the board. He stated he understands that he handled the situation badly. He presented the Board with pictures of where the car was parked. He added that per the security company rules, the keys should have been taken out of the ignition. He noted he respects whatever decision the Board chooses.

Mr. Thomas asked staff to elaborate on how Mr. Ryder was rude to the staff before the car was moved.

Ms. McCormick stated that while the security guard was sitting in the café to provide additional security during close-out at the request of District staff, Mr. Ryder told the security

guard that he should be driving around the neighborhood and not sitting and talking with the staff.

The Board opened the meeting for resident comments.

Ms. WeMett stated if the security company sees suspicious activity, they are to immediately call law enforcement; however if the security company had called law enforcement, police officers would have cited them for leaving a vehicle unattended and probably would have warned the resident they shouldn't do that again. The contract doesn't give the security company discretion whether or not to call the police officers.

There were no other audience comments at this time.

Ms. Gentry asked the board if they would like to consider the suspension time served or continue the suspension.

Ms. WeMett made a motion to consider time served.

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

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. McCormick 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



Community Development District

Unaudited Financial Reporting

June 30, 2025



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

	General Fund	I	Debt Service Fund	Сар	ital Reserve Fund	Сарі	tal Project Fund	Gove	Totals rnmental 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
<u>Series 2020</u>									
Reserve	-		231,217		-		-		231,217
Revenue	-		336,007		-		-		336,007
Construction	-		-		-		6,144		6,144
<u>Series 2021</u>									
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	-		-		-		4 4 2 0		- 4.420
Due to Capital Project Fund Series 2021	-		-		-		1,138		1,138
Total Liabilities	\$ 58,276	\$	-	\$	3,900	\$	1,138	\$	63,313
Fund Balance:									
Nonspendable:	0.000								0.000
Prepaid Items	\$ 9,800	\$	-	\$	-	\$	-	\$	9,800
Deposits	16,840		-		-		-		16,840
Restricted for:			1 105 704						1 105 704
Debt Service - Series Capital Project - Series	-		1,105,784		-		8,161		1,105,784 8,161
Assigned for:	-		-		-		0,101		0,101
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

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Рго	rated Budget				
	Budget	Thr	ru 06/30/25	Th	ru 06/30/25	١	Variance
Revenues:							
Acvenues.							
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)
nsurance Proceeds	-		-		52,859		52,859
nterest	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
Expenditures:							
General & Administrative:							
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
nformation Technology	2,022		1,517		1,516		0
Website Administration	1,348		1,011		1,011		0
Annual Audit	5,000		-		-		-
Γrustee Fees	10,000		7,500		3,081		4,419
Arbitrage Rebate	1,200		-		-		-
Гelephone	200		150		44		106
Postage & Deleivery	500		500		677		(177
Printing & Binding	250		188		242		(54)
nsurance 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
Operations & Maintenance							
Ground Maintenance:							
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)
andscape Contingency	80,000		80,000		122,269		(42,269)
rrigation Repairs and Replacement	37,000		37,000		43,060		(6,060
rrigation Water Use	70,000		52,500		34,222		18,278
Streetlighting	28,000		21,000		19,076		1,924

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted Pro		rated Budget	Actual				
		Budget	Thi	ru 06/30/25	Th	ru 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
Гelephone		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)
anitorial Services (Vesta)		32,875		24,656		24,656		0
Access Cards		3,500		2,625		-		2,625
Vindow 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
Nater & 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)
icense & 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
Café Operations:								
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
nate Management		12,210		7,100				7,100
Subtotal Café Operations	\$	517,856	\$	454,344	\$	570,748	\$	(116,404)
Otal Operations & Maintenance	\$	2,799,146	\$	2,236,446	\$	2,367,424	\$	(130,978)
								(100.010)
Fotal 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
Other Financing Sources/(Uses):								
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		

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 \$	- \$	- S	- \$	2,844,186
Expenditures:		31,003 ¢	701,121 	570,007 ¢	33,031	221,700 \$	117,750 \$	037,032	120,002	112)202 \$	•	•	•	2,011,100
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	_	_	_	
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	s	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
		3,440	1,780		2,225	13,175		70,344	10,515	9,275	-	-	-	122,269
Landscape Contingency			1,/80	11,515			-				-	-		
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

Community Development District Month to Month

		Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center - River Club;														
Cost Share Amenity - Rivers Edge	\$	7,373 \$	7,373 \$	7,373 \$	7,373 \$	7,373 \$	7,373 \$	7,373 \$	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
Café Operations:														
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	- 4	- 4	- 3	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		2,233	1,///	2,922	275	2,173	2,920	4,207	585	3,030	-	-	-	860
Café Management			-	_	2/3	-	-	-	-	_	_		_	
care 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
Total Expenditures	\$	337,391 \$	213,247 \$	259,609 \$	259,352 \$	257,774 \$	240,128 \$	333,933 \$	279,395 \$	282,660 \$	- 3	- 3	- \$	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
Other Financing Sources/Uses:														
Capital Reserve Funding	\$	- \$	- \$	- \$	25,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	25,000
Total Other Financing Sources/Uses	\$	- \$	- \$	- \$	25,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	25,000

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 06/30/25	Thr	ru 06/30/25	7	/ariance
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		

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted Prora		ated Budget		Actual		
		Budget	Thr	u 06/30/25	Th	ru 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

Description	5	SE 2020	SE 2021
Revenues			
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

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual	
	Budget	Thru	06/30/25	Thr	ru 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	

Community Development District

Long Term Debt Report

Series 2020, Capitai	Improvement Revenue Bonds						
Interest Rate:	4.	5% - 5.3%					
Maturity Date:	5/1/2026						
Reserve Fund Definition	50% of Maximun	n Annual Debt at Is	ssuance				
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 In	nprovement Revenue Bonds		
Interest Rate:	2.4	7% - 3.75%	
Maturity Date:	5	/1/2051	
Reserve Fund Definition	50% of Maximun	n Annual Debt at Is	ssuance
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)
			0.455.000
Current Bonds Outstanding		\$	8,155,000

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

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

		RECEIVED		
				BALANCE DUE /
SERIES 2020	SERIES 2021			(DISCOUNTS
DEBT PAID	DEBT PAID	O&M PAID	TOTAL PAID	NOT TAKEN)
-	159,510.14	68,618.99	228,129.13	0.01
-	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)
ŕ				
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								
		SERIES 2020	SERIES 2021						
ST JOHNS COUNT DIST.	DATE	DEBT	DEBT	O&M	TOTAL AMOUNT				
1	11/5/2024	1,914.81	1,268.90	4,400.13	7,583.84				
2	11/15/2024	16,376.61	10,852.39	37,632.55	64,861.54				
3	11/20/2024	22,341.24	14,805.01	51,338.96	88,485.22				
4	12/6/2024	35,939.05	23,815.96	82,585.99	142,341.00				
5	12/19/2024	142,242.65	94,260.82	326,865.86	563,369.33				
6	1/9/2025	150,817.74	99,943.34	346,570.95	597,332.03				
INTEREST	1/13/2025	991.51	657.05	2,278.44	3,927.00				
7	2/20/2025	71,907.15	47,651.16	165,238.72	284,797.03				
8	4/8/2025	9,857.40	6,532.27	22,651.77	39,041.44				
INTEREST	4/14/2025	489.82	324.59	1,125.57	1,939.98				
TAX CERTIFICATES	6/13/2025	901.72	597.55	2,072.11	3,571.38				
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.

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 Accounts Payable	6/20/25	2043-2067	\$ 164,602.65
		Sub-Total	\$ 164,602.65
Capital Reserve Fund Accounts Payable	6/20/25	20	\$ 19,347.00
		Sub-Total	\$ 19,347.00
Total			\$ 184,319.05

RED2 RIVERS EDGE II DLAUGHLIN

\vdash		1	i
PAGE	GK TE		
6/20/25 PAGE	CHECK DATE	184.70 6/20/2025	184.70 6/20/2025
RUN	CHECK		184.70
PAYROLL CHECK REGISTER	EMPLOYEE NAME		JAMES M REID JR
	EMP #	1	1 1 1 1 1 1 1 1 1
PR300R	CHECK #	50017	50018

TOTAL FOR REGISTER

369.40

Attendance Sheet

District Name: Rivers Edge II CDD

Board Meeting Date: June 18, 2025 Meeting

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

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

Approved for Payment:

District Manager Signature

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/12/25 PAGE 1
*** CHECK DATES 06/01/2025 - 06/30/2025 *** RIVERS EDGE II - GENERAL FUND

^^^ CHECK DATES	06/01/2025 - 06/30/2025 ^^^	BANK A RIVERS EDGE II CDD	עמע		
CHECK VEND# DATE	INVOICEEXPENSED TO. DATE INVOICE YRMO DPT ACCT	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
6/20/25 00112	6/11/25 RLS1807- 202506 320-57200 RPLC LANDSCAPE SPEAKERS		*	2,711.97	
		ATLANTIC HOME TECHNOLOG	IES INC		2,711.97 002043
6/20/25 00102	6/09/25 42331218 202506 320-57200 ACTIVE SCRAPER/MAT ONYX	0-60000	*	214.04	
	ACTIVE SCRAPER/MAI UNIX				214.04 002044
6/20/25 00102	6/09/25 52744009 202506 320-5720		*	70.18	
	FIRST AID SUPPLIES	CINTAS			70.18 002045
6/20/25 00002	6/01/25 92 202506 310-51300	0-34000	*	3,277.17	
	JUN MANAGEMENT FEES 6/01/25 92 202506 310-51300		*	112.33	
	6/01/25 92 202506 310-51300	0-35100	*	168.50	
	JUN INFO TECH 6/01/25 92 202506 310-51300	0-32400	*	468.17	
	JUN DISSEM AGENT SRVCS 6/01/25 92 202506 310-51300	0-51000	*	.93	
	OFFICE SUPPLIES 6/01/25 92 202506 310-51300	0-42000	*	21.39	
	POSTAGE 6/01/25 92 202506 310-51300	0-42500	*	51.60	
	COPIES 6/01/25 92 202506 310-51300	0-41000	*	9.24	
	TELEPHONE	GOVERNMENTAL MANAGEMENT	SERVICES		4,109.33 002046
6/20/25 00053	6/09/25 674458 202506 320-57200	0-49400	*	300.00	
	9/11 DJ FOR MUSIC BINGO 6/09/25 674458 202506 320-57200		*	300.00	
	9/25 DJ FOR TRIVIA	LIVE ENTERTAINMENT SOLU	TIONS		600.00 002047
6/20/25 00053	6/09/25 989989 202506 320-5720		*	300.00	
	7/10 DJ FOR MUSIC BINGO 6/09/25 989989 202506 320-57200 7/24 DJ FOR TRIVIA	0-49400	*	300.00	
		LIVE ENTERTAINMENT SOLU	TIONS 		600.00 002048
6/20/25 00053	6/09/25 9999099 202506 320-57200	0-49400	*	300.00	
	8/28 DJ FOR MUSIC BINGO 6/09/25 9999099 202506 320-57200 8/30 DJ JIMMY BUFFET DA	0-49400	*	500.00	
	0/30 DO OTMMI BUFFEI DA.	LIVE ENTERTAINMENT SOLU	TIONS		800.00 002049

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/12/25 PAGE 2
*** CHECK DATES 06/01/2025 - 06/30/2025 *** RIVERS EDGE II - GENERAL FUND

^^^ CHECK DATES U	5/01/2025 - 06/30/2025 ^^^ F	RIVERS EDGE II - GENERAL FUND BANK A RIVERS EDGE II CDD			
CHECK VEND# . DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/20/25 00189	5/29/25 05262025 202505 320-57200-		*	300.00	
į	5/26 3HR PERFORMANCE 5/29/25 05262025 202505 320-57200- 7/18 3HR PERFORMANCE	-49400	*	300.00	
		NANCY C WOOD			600.00 002050
	6/01/25 13129562 202506 320-57200- JUN POOL CHEMICALS		*	1,158.31	
		POOLSURE			1,158.31 002051
6/20/25 00210	5/30/25 54668 202503 310-51300- MAR/APR PROFESSIONAL SRVC	-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- 4/5 TREE REMOVAL	-46101	*	500.00	
6	6/02/25 2 202504 320-57200- 5/10 TREE REMOVAL		*	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- CS LANDSCAPE JUNE 2025	-49100	*	66,801.92	
•	6/04/25 CS-2025- 202506 320-57200- CS AMENITY JUNE 2025	-49200	*	7,373.17	
		RIVERS EDGE CDD			74,175.09 002054
	6/01/25 PSI17222 202506 320-57200- JUN LAKE MAINTENANCE	-46800	*	1,787.00	
		SOLITUDE LAKE MANAGEMENT			1,787.00 002055
6/20/25 00129	6/02/25 PSI17593 202506 320-57200-	-46800	*	505.44	
	OUN FOND PIATIVE DIVINCE	SOLITUDE LAKE MANAGEMENT			505.44 002056
	5/31/25 427114 202505 320-57200-	-34000	*	130.60	
	MAI DIBLADE MILEAGE 1/3	VESTA PROPERTY SERVICES INC			130.60 002057
6/20/25 00010	6/01/25 426795 202506 320-57200- JUN GEN MANAGEMENT SRVCS	-34000	*	3,899.42	
(6/01/25 426795 202506 320-57200- JUN FIELD OPS	-34300	*	3,286.50	
(6/01/25 426795 202506 320-57200- JUN LIFESTYLE SRVCS	-34010	*	3,610.75	
6	5/01/25 426795 202506 320-57200- JUN AMEN MANAGEMENT SRVCS		*	2,469.33	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/12/25 PAGE 3 *** CHECK DATES 06/01/2025 - 06/30/2025 ***

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

BA	NK A RIVERS EDGE II CDD			
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/01/25 426795 202506 320-57200-3	4200	*	8,593.58	
JUN FAC MANAGEMENT SRVCS 6/01/25 426795 202506 320-57200-5	1200	*	2,739.58	
JUN JANITORIAL SRVCS 6/01/25 426795 202506 320-57200-3	4100	*	9,487.67	
JUN FACILITY ATTENDANT	VESTA PROPERTY SERVICES INC			34,086.83 002058
6/20/25 00195 5/22/25 25445623 202505 320-57200-6 JANITORIAL SUPPLIES		*	46.26	
	W.B. MASON CO., INC.			46.26 002059
6/20/25 00195 5/28/25 25454819 202505 320-57200-6 JANITORIAL SUPPLIES	0000	*	119.98	
	W.B. MASON CO., INC.			119.98 002060
6/20/25 00195 6/05/25 25474066 202506 320-57200-6 JANITORIAL SUPPLIES		*	89.98	
UANTIONIAL SUFFLIES	W.B. MASON CO., INC.			89.98 002061
6/20/25 00207 5/23/25 S124929 202505 320-57200-6		*	425.00	
	WEATHER ENGINEERS INC			425.00 002062
6/20/25 00207 6/04/25 C49534 202506 320-57200-6		*	432.50	
FILTER & HVAC INSPECTION	WEATHER ENGINEERS INC			432.50 002063
6/20/25 00131 2/17/25 859617 202502 320-57200-4	6102	*	1,066.80	
	YELLOWSTONE LANDSCAPE			1,066.80 002064
6/20/25 00131 6/01/25 928506 202506 320-57200-4	6100	*	2,914.00	
OUN POINT MAINTENANCE	YELLOWSTONE LANDSCAPE			2,914.00 002065
6/20/25 00131 6/01/25 928508 202506 320-57200-4		*	32,175.47	
JUN LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE			32,175.47 002066
6/20/25 00131 6/03/25 928157 202506 320-57200-4		*	4,700.00	
MULCH REMOVAL	YELLOWSTONE LANDSCAPE			4,700.00 002067
		К А		_

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/12/25 PAGE 4
*** CHECK DATES 06/01/2025 - 06/30/2025 *** RIVERS EDGE II - GENERAL FUND
BANK A RIVERS EDGE II CDD

CHECK VEND#INVOICE.... ...EXPENSED TO... VENDOR NAME STATUS AMOUNTCHECK.....
DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS AMOUNT #

TOTAL FOR REGISTER 164,602.65



Atlantic Home Technologies

5269 Hood Road Jacksonville, FL 32257

DATE: 6

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

DECEIVED
JUN 11 2025

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#

PAYMENT INQUIRY

904-741-6116 8772754933

INVOICE

SHIP TO:

RIVERS EDGE II CDD

160 RIVERGLADE RUN

SAINT JOHNS, FL 32259-6953

INVOICE #

INVOICE DATE

4233121887 06/09/2025

SERVICE TICKET #

4233121887

SOLD TO#

PAYER#

20958738 10596960

PAYMENT TERMS

NET 10 EOM

SORT#

02800002682

CINTAS ROUTE

22 / DAY 1 / STOP 021

BILL TO:

C/O RIVERTOWN COMMUNITY ASSOCIAION

RIVERS EDGE COMMUNITY DEV. DISTRICT 2

475 W TOWN PL

ST AUGUSTINE, FL 32092-3649

EMP#/LOCK#	MATERIAL	DESCRIPTION		FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
•	X10184	3X5 ACTIVE SCRAPER		04	F	2	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	Ν
			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 SoldTo# 0020958738 11:12 AM 06/09/25 50# 4233121887 Payment on Account

Invoice Total \$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 # Fax # (904)562-7000 (904)562-7020

Payment Inquiry #

(904)562-7020 (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 ASSOCIAION

RIVERS EDGE COMMUNITY DEV.

DISTRICT 2 STE 114

475 W TOWN PL

ST AUGUSTINE, FL 32092-3649

Material #		Description		Qua	ntity	Unit Price	Ext Price	Tax
Unit	000000000009585183	Unit Description:	FRONT OFF	ICE F	Α			
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00	
120		CABINET ORGANIZED		1	EΑ	\$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	000000000999900999	Unit Description:	Other					
400		SERVICE CHARGE		1	EA	\$24.95	\$24.95	
						Unit Subtotal:	\$24.9 5	
					ln	voice Sub-total	\$70.18	
						Tax	\$0.00	
						Invoice Total	\$70.18	

Remit To CINTAS

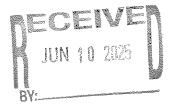
P.O. Box 631025

CINCINNATI, OH 45263-1025

Note

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

Richard Losco



Governmental Management Services, LLC

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

Invoice

\$0.00

\$4,109.33

Payments/Credits

Balance Due

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 Vebsite Administration - June 2025 Information Technology - June 2025 Dissemination Agent Services - June 2025 Office Supplies Postage Copies Telephone		3,277.17 112.33 168.50 468.17 0.93 21.39 51.60 9.24	3,277.17 112.33 168.50 468.17 0.93 21.39 51.60 9.24
	Total	муниципальный принципальный принципальный принципальный принципальный принципальный принципальный принципальный	\$4,109.33



Attention: Rivers Edge CDD II

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

11925 Alden Trace Blvd N Jacksonville FL 32246

Invoice Number: 674458

33).44(*)/[[n]/[[n]/[]	154)(2)	i Wages	(#) _[4]	(s)ž
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





Attention: Rivers Edge CDD II

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

11925 Alden Trace Blvd N Jacksonville FL 32246

Invoice Number: 989989

Blassidietdom	PAT:	The	ĪĒβ	(÷i=)
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



Attention: Rivers Edge CDD II

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

11925 Alden Trace Blvd N Jacksonville FL 32246

Invoice Number: 9999099

$\mathbb{E} \{ csec(f) \} \{ g(g)_{g} \}$	e de la contractió de l	Time	Page	(e)c
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

TO:

Kim Fatuch

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

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

COMMENTS OR SPECIAL INSTRUCTIONS:

INVOICE

INVOICE # 052625 DATE: MAY 29, 2025

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
,			
man book of the control and			
		SUBTOTAL	\$300

SALES TAX

SHIPPING & HANDLING
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

Limberly Fatuch



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

Government Management Services 475 West Town Place suite 114 St. Augustine FL 32092

Bill To

Rivers Edge CDD2

Invoice

Date Invoice#

6/1/2025 131295628992

Terms	Net 20
	6/21/2025
PO#	

Ship To
River Club 160 Riverglade Run St. Johns FL 32259
31. JUHIIS PL 32239

LATE FEE: This canstitutes natice 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

\$1,158.31 Subtotal

> Tax \$0.00

Total \$1,158.31

Amount Paid/Credit Applied

\$0.00

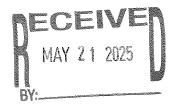
Balance Due \$1,158.31

Click Here to Pay Now



Approved RECDD 2 Submitted to AP 5.21.25 By Kevin McKendree

Kevin McKendree







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 \$275.00

Total this Invoice

Total this Task

\$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	

For Services Rendered

aPhodinaly/StatyMate	Description	(O)y	ใช้โดกัน Praidic	[E(e)]
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

INVOIGE

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

DATE:

6/4/25

INVOICE #

CS-2025-JUN

Bill To:

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

DES	CRIPTION		 MOUNT
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
	JUN 04 2025		
		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!



Rivers Edge II CDD

47S West Town Place

Jacksonville, FL 32259

Please Remit Payment to:

Fax #: (888) 358-0088

Bill

To:

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

INVOICE

Page: 1

Invoice Number: Invoice Date: PSI172222 6/1/2025

Ship

To:

Rivers Edge II CDD 475 West Town Place St. Augustine, FL 32259 United 5tates

14024

Ship Via

Ship Date 6/1/2025 Due Date 7/1/2025 Terms

Net 30

P.O. Number

P.O. Date

Unit **Order Qty** Quantity **Unit Price Total Price**

June Billing

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 9

Rivers Edge CDD II Pond 4

Rivers Edge CDD II Pond 7

Rivers Edge CDD II Pond 5

Rivers Edge CDD II Pond 12

Rivers Edge CDD II Pond 10

Rivers Edge CDD il Pond 11

Rivers Edge CDD II Pond 13

Rivers Edge CDD II Pond RC2

Rivers Edge CDD II Pond JJ

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

Customer ID

6/1/2025

Our Order No.

Item/Description 1,787.00 1 1 1,787.00 Annual Maintenance

6/1/2025 - 6/30/2025

Rivers Edge CDD II Pond 3

Rivers Edge CDD II Pond 8

Rivers Edge CDD II Pond RC1

Rivers Edge CDD II Pond 15

Rivers Edge CDD II 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 1,787.00

1,787.00 Subtotal: Invoice Discount: 0,00 0.00 Total Sales Tax 0.00 Payment Amount:

1,787.00

Total:



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

Bill

Rivers Edge II CDD To: 475 West Town Place

Jacksonville, FL 32259

INVOICE

Page: 1

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

Ship

To:

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

Customer ID

14024

P.O. Number

P.O. Date

Our Order No.

6/2/2025

Quantity Item/Description Unit **Order Qty**

Unit Price Total Price 505.44 505.44 1 1 Annual Maintenance

June 8illing

Ship Via

Ship Date

Due Date

Terms

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

6/2/2025

7/2/2025 Net 30

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 0.00 Total Sales Tax: 0.00 Payment Amount: Total: 505.44



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

Bill To

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

Invoice

Invoice # Date 427114 05/31/2025

Terms

Net 30

Due Date

06/30/2025

Memo

Billable Mileage split

Physioliphics	Carrella Hay	Britte	Algerial Bank
Billable Mileage split in 3	1	130.60	130.60

Total

130.60

Corbin de Nagy

6/9/2025



\$391.82

Total
Reimbursement
Date Submitted in
Paycom

6/3/25

		Vesto	Vesta Mileage Report				
Name:	Name: Kevin McKendree	Month	May-25				
9,50	DSOC(TILL)	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
5/1	Daily mileage	Rivertown	Rivertown	32.6	Riversedge CDD		32.6
5/2	Daily mileage	Rivertown	Rivertown	33	iversedge CDD		31
5/5	Daily mileage	Rivertown	Rivertown	68.5	iversedge CDD		68.5
5/6	Daily mileage	Rivertown	Rivertown	43,2	Riversedge CDD		43,2
5/7	Daily mileage	Rivertown	Rivertown	40	iversedge CDD		40
5/8	Daily mileage	Rivertown	Rivertown	28.8	iversedge CDD		28.8
5/9	Daily mileade	Rivertown	Rivertown	24.9	iversedge CDD		24.9
5/13	Daily mileage	Rivertown	Rivertown	53.3	iversedge CDD		53.3
5/14	Daily mileage	Rivertown	Rivertown	36.8	iversedge CDD		36.8
5/15	Daily mileage	Rivertown	Rivertown	37.3	iversedge CDD		37.3
5/16	Daily mileage	Rivertown	Rivertown	27.9	iversedge CDD		27.9
5/19	Daily mileage	Rivertown	Rivertown	56.6	iversedge CDD		56.6
5/20	Daily mileage	Rivertown	Rivertown	44.4	iversedge CDD		44.4
5/21	Daily mileage	Rivertown	Rivertown	23.5	iversedge CDD		23.5
5/22	Daily mileage	Rivertown	Rivertown	30.4	iversedge CDD		30.4
5/23	Daily mileage	Rivertown	Rivertown	36.7	iversedge CDD		36.7
5/28	Daily mileage	Rivertown	Rivertown	55.8	iversedge CDD		55.8
5/29	Daily mileage	Rivertown	Rivertown	38.3	iversedge CDD		38.3
5/30	Daily mileage	Rivertown	Rivertown	45.6	iversedge CDD		45.6
	- 1-22000						
						Total Mileage	712
						Reimbursement Rate	\$0.550



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

Invoice

426795

06/01/2025

Terms

Date

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

Beselpton	-Chentily	latite .	Participal Control (Control (C
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
	***		Avvocand

Thank you for your business.

Total

34,086.83

Corbin de Nagy

6/3/2025

JUN 03 2925 D



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

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

Invoice Number	254456236
Customer Number	C3178877
Invoice Date	05/22/2025
Due Date	06/21/2025
Order Date	05/20/2025
Order Number	\$153074480
Order Method	WEB

Delivery Address

River Club Attn.: Ken

160 Riverglade Run Saint Johns FL 32259

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	u/M	UNIT PRICE	EXT PRICE
PGC13846	FEBREEZE PLUG TRF LINEN&SKY 6/2,63OZ	2	EΑ	15.04	30.08
PGC68235	PLUG, FBRZ PLUG SK LINEN&SKY 0.87OZ	2	EA	8.09	16.18

SUBTOTAL:

TAX & BOTTLE DEPOSITS TOTAL: ORDER TOTAL: 46.26 0.00 46.26

Total Due:

46.26

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

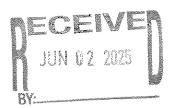


W.B. MASON CO., INC. PO BOX 981101 BOSTON, MA 02298-1101

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 Sect	tion
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



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

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

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

	FIVI(F)
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

Delivery Address

River Club Attn.: Ken

160 Riverglade Run Saint Johns FL 32259

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX7658QK	LINER,38X58,2MIL,REPRO,BK,100/CT,(B3858XXH)	2	CT	59.99	119.98

SUBTOTAL: TAX & BOTTLE DEPOSITS TOTAL:

IBTOTAL: 119.98 S 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



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

254740663 C3178877 06/05/2025

07/05/2025

06/04/2025

WEB

S153439802



	Invoice Number
	Customer Number
W.B.MASON CO., INC. 59 Centre St Brockton, MA 02301 Address Service Requested 888-WB-MASON www.wbmason.com	Invoice Date
	Due Date
	Order Date
	Order Number
	Order Method

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

TUE OFF

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
WBM21200	PAPER.8.5X11,98BRT.20 LB,WHITE,5000/CT	2	CT	44.99	89.98

SUBTOTAL: TAX & BOTTLE DEPOSITS TOTAL:

OTAL: 89.98 OTAL: 0.00 OTAL: 89.98

ORDER TOTAL: Total Due:

89.98

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

-2025



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

Approved RECDD 2
Submitted to A/P - 06-09-25
By Richard Losco

Richard Losco

JUN 69

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:

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

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







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

-4			-		
á	n	V	Όİ	C	e
-		_		_	_

Number	Date
\$124929	05/23/25

E([ML Tr@)= ###661445

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

SERVICE PERFORMED AT P

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

Site #: 113145-001 Amount Paid:

Return this portion with payment

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

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

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

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





RIVERS EDGE CCD 2



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



S124929	05/23/25
Number	Date

SERVICE PERFORMED AT:

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

Site #: 113145-001 Amount Paid:

Attn: Richard Losco 160 RIVERGLADE RUN ST. JOHNS FL 32259

BILL 100+ #466145

Return this portion with payment

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

DESCRIPTION

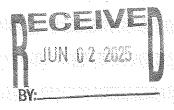
Continued from page 1

AS AGREED 425.00

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

Richard Losco

425.00

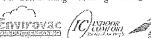


Thank you for your business!

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









PO Box 37068 Jacksonville,FL 32236 Phone: (904) 356-3963 Fax: (904) 356-4969

www.weatherengineers.com CAC041190

Invoice

C49534	06/04/25
Number	Date

以[][[2](0): #和斯姆

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



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

Property Name: Rivers Edge CDD II

Address:

475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

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

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: March 19, 2025

Invoice Amount: \$1,066.80

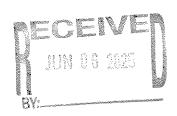
	Current Amount
Valve replacement ******The Manors *****	*
Irrigation Repairs	\$1,066.80

Invoice Total

\$1,066.80

Approved RECDD II Submitted to AP on 6.6.2025 by Jason Davidson

Jason Davidson





completed

W. O. #

NAME

ADDRESS

DATE

2/3/

River Town

Manors CDD2

2/3/2025 · PG OF

#		EACH	EXT	NSN
1 valve 2" parts and fitting		\$469.00	\$46	9.00
4 splic kits		\$9.95	\$39	9,80
			\$	-
			\$	
			\$	-
			\$	-
			\$	-
			\$	
			\$	•
			\$	-
			\$	
			\$	-
			\$	
			\$	-
		TS TOTAL		508,80
Please stamp here	DESCRIPTION HOURS	RATE	T	отаl 58.00
	Tech 6	\$93.00	\$	20,00
			\$	
			\$	
	LADOR & REN	TAL TOTAL	\$	558,00
Approved	EABOR & REW	IACTOTAL	۲	330,00
B	- American Articles (Cartes)			
Not Approved				
Comments:	PRO	POSED WORK		
valve stuck on would not turn off	M	ATERIALS	\$	508,80
	LABOR	& RENTAL	\$	558.00
				
		TOTAL	\$ 1	1,066.80
· · · Earl	CLIENT			



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

Property Name: Rivers Edge II - Pond Banks

Address: 475 West Town Place Suite 114

Saint Augustine, FL 32092

INVOICE

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

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

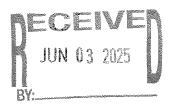
Invoice Due Date: July 1, 2025

Invoice Amount: \$2,914.00

Descr	iption	Current Amount
Month	ly Landscape Maintenance June 2025	\$2,914.00

Invoice Total \$2,914.00





Approved RECDD II Submitted to AP on 6.3.2025 by Jason Davidson

Jason Davidson



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

Property Name: Rivers Edge CDD II

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

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

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

JUN 03 2025



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

Property Name: Rivers Edge CDD II

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

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

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 3, 2025

Invoice Amount: \$4,700.00

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

Invoice Total

\$4,700.00

Approved RECDD II Submitted to AP on 6.6.2025 by Jason Davidson



AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COM *** CHECK DATES 06/01/2025 - 06/30/2025 *** RE II - CAPITAL RESERVE FUND BANK A CAPITAL RESERVE FUND	MPUTER CHECK REGISTER	RUN 8/12/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	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 F	FOR BANK A	19,347.00	
TOTAL F	FOR REGISTER	19,347.00	

RED2 RIVERS EDGE II OKUZMUK



Deposit Invoice

Invoice Number:

W/O-00830700

Invoice Date:

06/04/25

PROPERTY:

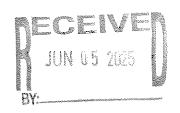
Rivers Edge II CDD

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 Lonnie Lawrence	Shipping Mefhod Sh	ip Date Due Date Due Upon Receipt
Qty Item Description	Unit	Price Extension
Full Payment Invo		\$19,347.00



Approved RECDD 2 Submitted to AP 6.5.2025 By Kevin McKendree

Kevin McKendree

PLEASE REMIT PAYMENT TO:

SŌLitude Lake Management, LLC

1320 Brookwood Drive, Suite H

Little Rock, AR 72202

Total Invoice

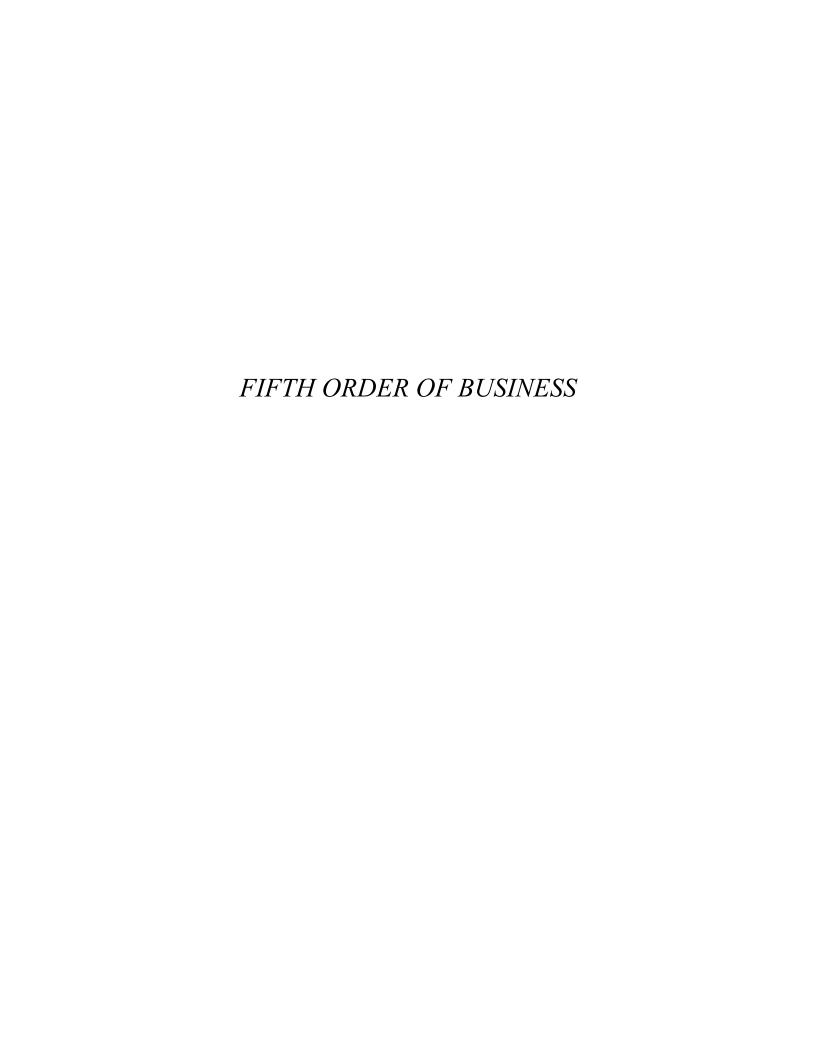
19347.00

Payment Received

0.00

TOTAL

19347.00



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.

Respectively submitted,

CRShapparl

Charles R. Sheppard RS PRA CCI

Professional Reserve Analyst

10459 Hunters Creek Court Jacksonville, Fl. 32256









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Rivers Edge II CDD

St. Johns, Florida

Funding Model Summary

Report Date July 9, 2025 Account Number 2172 Version Budget Year Beginning January 1, 2026

Budget Year Ending December 31, 2026 Report Parameters

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

2026 Beginning Balance

GENERAL INFORMATION

Date of Completion: 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 \$5,370.05 Total Annual Allocation to Reserves \$184,371.81

Rivers Edge II CDD Required Funding Model Projection

Beginning Balance: \$0

					Projected
	Current	Annual	Annual	Annual	Ending
Year	Cost	Contribution	Interest	Expenditures	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

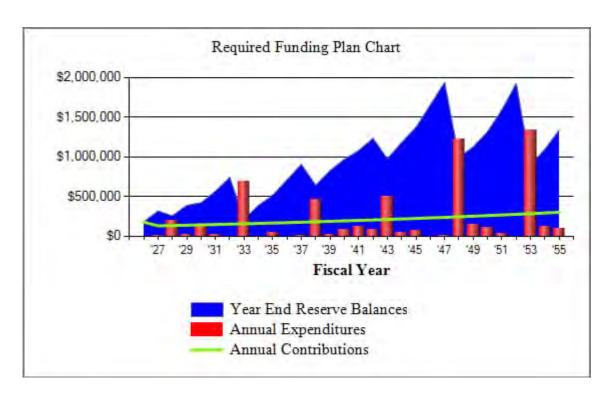
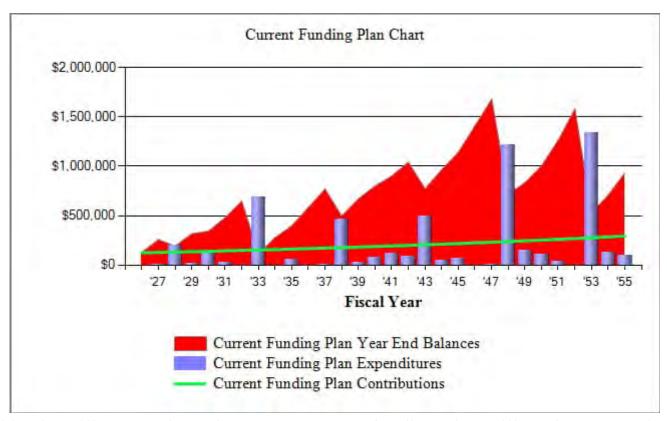


Chart illustrates year end balances and expenditures with the level of contributions necessary to maintain adequate funding.

Rivers Edge II CDD Current Funding Model Projection

Beginning Balance: \$0

Ü	Current	Annual	Annual	Annual	Projected Ending
Year	Cost	Contribution	Interest	Expenditures	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.

	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 - Kiver 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										
1										

Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Description Piers & Docks continued										
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		12 200		
Stormwater System Evaluation Allowance Stormwater System Total:				15,298	15,757	16,230		12,299 12,299		18,267
•				15,296	15,/5/	10,230		12,299		10,207
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 - Poor 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:										
Nooning total;										

	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					< 0 = 0			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					

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Description										
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										

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Description										
Operating Expense continued										
Tableware										
Components Not Included										
Arrowrwood Pier Riverwalk South	Unfunded									
South Pier	Unfunded Unfunded									
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

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Beginning Balance Annual Assessment Interest Earned	518,442 173,295 20,752	712,489 178,494 26,480	909,158 183,849 18,809	645,774 189,364 24,173	829,940 195,045 28,299	971,605 200,896 31,520	1,082,188 206,923 36,006	1,236,217 213,131 28,532	979,589 219,525 34,441	1,182,482 226,111 40,048
Expenditures Ending Balance	712,489	8,305 909,158	466,041 645,774	29,371 829,940	81,680 971,605	121,833 1,082,188	88,901 1,236,217	498,291 979,589	51,073 1,182,482	73,647 1,374,994
Description Site Components										
Repair/Paint Entry Features - Keystone Corners Repair/Paint Entry Features - River Club						40,507				21,042
Site Components Total:						40,507				21,042
Asphalt Resurfacing Asphalt Mill/Overlay - Mistflowe Drive Asphalt Mill/Overlay - Parking Lot/Path								98,169		
Asphalt Mill/Overlay - Terra Oaks Path Asphalt Resurfacing Total:								48,329 146,498		
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			0.605							
Kayak Launch Pier Replacement - Riverwalk North			9,695							
Walkway Replace - Amphitheater Wood Deck/Rails - Amphitheater			47,506							

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	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Description										
Piers & Docks continued										
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			20,313					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:										

	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							0.040			
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			

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Description										
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										

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Description										
Operating Expense continued										
Tableware										
Components Not Included										
Arrowrwood Pier	Unfunded									
Riverwalk South	Unfunded									
South Pier	Unfunded									
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

	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										
				51 212						
Repair/Paint Entry Features - Keystone Corners				51,313						20 270
Repair/Paint Entry Features - River Club Site Components Total:				<i>E</i> 1 212						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							
TV 1D 1/D 1 A 1'41 4										

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Wood Deck/Rails - Amphitheater

	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Description										
Piers & Docks continued										
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		

	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 1Â									27,455	
Unit 1B									27,455	
Unit 2									20,591	
HVAC Total:									88,772	

	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										

	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Description										
Operating Expense continued										
Tableware										
Components Not Included										
Arrowrwood Pier	Unfunded									
Riverwalk South	Unfunded									
South Pier	Unfunded									
Maintained By Others										
Cluster Mailboxes										
Ice Cream Freezer										
Street/Traffic Signs										
Streets/Curbs/Walks										
Long Life Components										
Aluminum Gangway										
Concrete Pavers - High Point Park										
Electrical Panels/Switches										
Overhead Doors - River Club										
Pavers - River Club Porch/Breezeway										
Railings - River Club										
Year Total:		11,162	1,222,068	154,334	109,771	41,876	1	1,343,169	126,751	98,976

Description	Expenditures
No Replacement in 2026	
Replacement Year 2027 Swimming Pool Fire Pit - Liner	6,180
Total for 2027	\$6,180
Replacement Year 2028 Site Lighting	
Landscape Lighting Allowance Swimming Pool	21,218
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 Televisions - River Club Porch	33,765 11,255
Kitchen Equipment Ice Machine	6,978
Food Service Equipment Back Bar Refrigerators Beer Cooler/Taps	8,554 3,151
HVAC Mini Split Unit - Office	6,528

Description	Expenditures
Replacement Year 2030 continued Unit 1A Unit 1B Unit 2	13,506 13,506 10,130
Total for 2030	\$123,131
Replacement Year 2031	
Stormwater System Pond Fountains/Controls - Pond 4	16,230
Swimming Pool Fire Pit - Liner	6,956
Total for 2031	\$23,185
No Replacement in 2032	
Replacement Year 2033	
Site Components Repair/Paint Entry Features - Keystone Corners	31,977
Asphalt Resurfacing Asphalt Mill/Overlay - Parking Lot/Path	227,741
Fencing/Gates/Access Control	,
Access Control Panel	7,133
Access Control System	22,138
Gate Operators - River Club	25,581
Stormwater System Stormwater System Evaluation Allowance	12 200
Stormwater System Evaluation Allowance	12,299
Ext. Repair/Paint Ext. Repair/Paint - Amphitheater Structure Ext. Repair/Paint - Kayak Bld. Ext. Repair/Paint - Park Pavilion Ext. Repair/Paint - River Club	5,411 6,636 2,583 24,971
Furniture Fixtures Equip.	,
Camera System Allowance Tables/Chairs - Dining Room	14,758 30,747
Kitchen Equipment Deep Fryers	5,165

Description	Expenditures
Replacement Year 2033 continued	
Freezer Two Door	10,946
Range/Griddle	9,839
Refrigerator 2 Door	8,855
Interior Finishes	
Refurbish Allow - Dining Room	94,454
Refurbish Allowance - Game Room	9,839
Refurbish Allowance - Pool Locker Rooms	48,408
Swimming Pool	
Fire Pit - Liner	7,379
Playground	
Play Equip Allow - Amphitheater	36,896
Play Equip Allow - Hight Point Park	49,195
Total for 2033	\$692,953
No Replacement in 2034	
Replacement Year 2035	
Site Components	
Repair/Paint Entry Features - River Club	15,657
Stormwater System	
Pond Fountains/Controls - Pond 1	18,267
Furniture Fixtures Equip.	
Televisions - River Club Porch	13,048
	13,046
Swimming Pool	13,046
Swimming Pool Fire Pit - Liner	7,829
	,
Fire Pit - Liner	7,829
Fire Pit - Liner Total for 2035	7,829
Fire Pit - Liner Total for 2035 No Replacement in 2036	7,829
Fire Pit - Liner Total for 2035 No Replacement in 2036 Replacement Year 2037	7,829

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

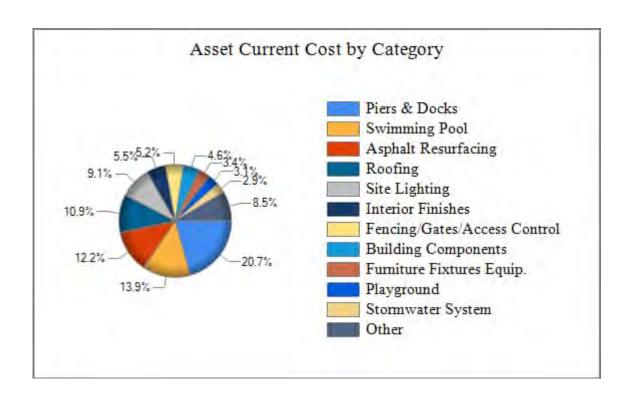
Description	Expenditures
Replacement Year 2041 continued Ext. Repair/Paint - Kayak Bld.	8,407
Ext. Repair/Paint - Park Pavilion	3,272
Ext. Repair/Paint - River Club	31,633
Swimming Pool	
Fire Pit - Liner	9,348
Total for 2041	\$121,833
Replacement Year 2042	
Kitchen Equipment	
Ice Machine	9,949
Food Service Equipment	
Back Bar Refrigerators	12,196
Beer Cooler/Taps	4,493
HVAC	
Mini Split Unit - Office	9,307
Unit 1A	19,256
Unit 1B Unit 2	19,256
	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	0.256
Dumpster Enclosure Gates Wood Female, Mist Flower Place	9,256
Wood Fence - Mist Flower Place	20,231
Site Lighting Light Polos/Fixtures Miss Areas	161 070
Light Poles/Fixtures - Misc. Areas Light Poles/Fixtures - Pool	161,979 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

Description	Expenditures
Replacement Year 2043 continued	
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	24.540
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
No Replacement in 2046	
Replacement Year 2047	
Swimming Pool	
Fire Pit - Liner	11,162
Total for 2047	\$11,162
Replacement Year 2048	
Fencing/Gates/Access Control	
Access Control Panel	11,113
Access Control System	34,490
Aluminum Fence - Pool Gate Operators - River Club	37,709 39,855
Gate Operators - Kiver Club	37,033

Description	Expenditures
Replacement Year 2048 continued	
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

Description	Expenditures
Replacement Year 2049 continued	
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
No Replacement in 2052	
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

Description	Expenditures
Replacement Year 2053 continued	
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



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Description	ರ್ಹ್ವಿ ಲ್ಯಾ	र्क्रय	5° 5°	, & O	, 5 ₀ ,	Jilis	Jit Os	Ca Ca
Site Components								
Repair/Paint Entry Features - Keystone Cor-		2033	8	0	7	1 Lump Sum	26,000.00	26,000
Repair/Paint Entry Features - River Club	2025	2035	10	0	9	1 Lump Sum	12,000.00	12,000
Site Components - Total								\$38,000
Asphalt Resurfacing								
Asphalt Mill/Overlay - 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	29,240
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	12,240
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	87,024
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	10,000
Stormwater System - Total								\$66,000
Site Utilities								
Lift Station Pumps/Controls	2024	2044	20	0	18	1 Lump Sum	30,000.00	_30,000
Site Utilities - Total	2027	2017	20	U	10	1 Lamp Sum	50,000.00	\$30,000
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Description	2,00	\$0,76	2	Ø,	\$0	2	25.02	0,0
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 Site Lighting - Total	2018	2043	25	0	17	12 Each	2,800.00	$\frac{33,600}{$204,800}$
2 2								. ,
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								\$104,200
Roofing								
Standing Seam Metal Roof - Kayak Bld	2018	2053	35	0	27	1,840 Square Feet	13.50	24,840
Standing Seam Metal Roof - River Club	2018	2053	35	0	27	12,670 Square Feet	15.90	201,453
Standing Seam Roof - Amphitheater	2018	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						-		\$244,788
Ext. Repair/Paint								
Ext. Repair/Paint - Amphitheater Structure	2025	2033	8	0	7	1 Lump Sum	4,400.00	4,400
Ext. Repair/Paint - Kayak Bld.	2025	2033	8	0	7	1,420 Square Feet	3.80	5,396
Ext. Repair/Paint - Park Pavilion	2025	2033	8	0	7	1 Lump Sum	2,100.00	2,100
Ext. Repair/Paint - River Club	2025	2033	8	0	7	8,640 Square Feet	2.35	20,304
Ext. Repair/Paint - Total								\$32,200
Furniture Fixtures Equip.								
Camera System Allowance	2018	2033	15	0	7	1 Lump Sum	12,000.00	12,000
Pool Furniture Allowance	2018	2030	10	2	4	1 Lump Sum	30,000.00	30,000
Tables/Chairs - Dining Room	2018	2033	15	0	7	1 Lump Sum	25,000.00	25,000
Televisions - River Club Porch	2025	2030	5	0	4	5 Each	2,000.00	10,000
Furniture Fixtures Equip Total								\$77,000
Kitchen Equipment								
Deep Fryers	2018	2033	15	0	7	2 Each	2,100.00	4,200
Freezer Two Door	2018	2033	15	0	7	1 Each	8,900.00	8,900
Ice Machine	2018	2030	12	0	4	1 Each	6,200.00	6,200
Range/Griddle	2018	2033	15	0	7	1 Each	8,000.00	8,000
Refrigerator 2 Door	2018	2033	15	0	7	1 Each	7,200.00	
Kitchen Equipment - Total								\$34,500
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	
Food Service Equipment - Total								\$10,400

Community Advisors Page 5-2 July 9, 2025

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Description	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	50/76	in Jesti	şi şijî	Ser Serie	July Digits	Jith Co	Delegie
HVAC								
Mini Split Unit - Office	2018 2018	2030 2030	12 12	0	4	1 Each	5,800.0	
Unit 1A Unit 1B	2018	2030	12	0	4 4	1 Each 1 Each	12,000.0 12,000.0	
Unit 2	2018	2030	12	0	4	1 Each	9,000.0	
HVAC - Total								\$38,800
Plumbing								
Water Cooler - River Club	2018	2038	20	0	12	1 Each	6,800.0	
Plumbing - Total								\$6,800
Interior Finishes								
Refurbish Allows Dining Room	2018	2033	15 15	0	7	4,800 Squar		· · · · · · · · · · · · · · · · · · ·
Refurbish Allowance - Game Room Refurbish Allowance - Pool Locker Rooms	2018 2018	2033 2033	15	$0 \\ 0$	7 7	1 Lump 480 Squar		
Interior Finishes - Total	2010	2033	13	v	,	100 Squar	02.0	\$124,160
Swimming Pool								
Concrete Pavers - Pool Deck	2018	2053	35	0	27	10,200 Squar	re Feet 9.1	92,820
Filtration Refurbish Allowance	2018	2058	40	0	32	1 Lump		
Fire Pit - Liner	2025	2027	2	0	1	1 Each	6,000.0	
Pool Resurfacing/Tile Swimming Pool - Total	2018	2028	10	0	2	5,404 Squar	re Feet 32.0	0 <u>172,928</u> \$311,748
Playground								
Play Equip Allow - Amphitheater	2018	2033	15	0	7	1 Lump	Sum 30,000.0	0 30,000
Play Equip Allow - Hight Point Park	2018	2033	15	0	7	1 Lump	Sum 40,000.0	
Playground - Total								\$70,000
Operating Expense								
Carpet - Offices	_	ting Exp						.00
Ceiling Fans Dishwashing Equip (pumps/misc.)	_	ting Exp ting Exp						.00 .00
Exhaust Fans - Kitchen	_	ting Exp						.00
Game Equipment - Game Room		ting Exp						.00
Kayak Bld.Interior Repair	-	ting Exp						.00
Misc. Shelves/Sorage - Bar Misc.Kitchen Equipment	_	ting Exp						.00 .00
Park Benches/Trash Cans	_	ting Exp ting Exp						.00
Restroom Refurbishment - Kayak Bld	_	ting Exp						.00
Sinks - Bar Area	Opera	ting Exp	ense					.00
Tableware Operating Expense - Total	Opera	ting Exp	ense				0	.00

Description	Check To To Sin fine the line of the line	Jülis		
Components Not Included Arrowrwood Pier	Hafan da d			
Riverwalk South	Unfunded Unfunded			
South Pier	Unfunded			٠
Components Not Included - Total	Onjunaca			
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

Asset I	DDescription	Replacement	Page
Site Co	omponents		
1076	Repair/Paint Entry Features - Keystone Corners	2033	5-9
1097	Repair/Paint Entry Features - River Club	2035	5-9
Aspha	lt 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
Fencin	g/Gates/Access Control		
1067	Access Control Panel	2033	5-13
1051	Access Control System	2033	5-13
1006	Aluminum Fence - Pool	2048	5-14
1060	Dumpster Enclosure Gates	2043	5-15
1096	Gate Operators - River Club	2033	5-16
1007	Privacy Fence - Pool Equipment	2048	5-17
1095	Vehicle Gates - River Club	2048	5-18
1027	Vehicle Gates - Service Yard	2048	5-19
1070	Wood Fence - Mist Flower Place	2043	5-20
Piers &	& Docks		
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
Storm	water 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 U	tilities		
1032	Lift Station Pumps/Controls	2044	5-29
Site Li	ghting		
1063	Landscape Lighting Allowance	2028	5-30

Asset I	DDescription	Replacement	Page			
Site Lighting Continued						
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			
1000	Eight Foles Finance Water Bong	2013	0 32			
Buildi	ng Components					
1018	Double Doors - Kayak Bld	2043	5-34			
1002	Window/Door Allowance - River Club	2058	5-34			
Roofin	g					
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			
	epair/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			
Furnit	ure 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			
Kitche	n 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			
	= =		2 2 3			
Food S	Service Equipment					
1043	Back Bar Refrigerators	2030	5-52			
1046	Beer Cooler/Taps	2030	5-52			

Asset ID Description		Replacement	Page
HVAC 1029 1031 1030 1034	Mini Split Unit - Office Unit 1A Unit 1B Unit 2	2030 2030 2030 2030	5-54 5-54 5-55 5-56
Plumbi			
1055	Water Cooler - River Club	2038	5-58
Interio	r 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
a •			
	ning Pool	2052	5.60
1011	Concrete Pavers - Pool Deck	2053	5-62
1005	Filtration Refurbish Allowance Fire Pit - Liner	2058 2027	5-62 5-63
1012 1008	Pool Resurfacing/Tile	2027	5-63 5-64
1000	1 001 Resurfacing/ The	2028	3-04
Playgro	ound		
1023	Play Equip Allow - Amphitheater	2033	5-66
1072	Play Equip Allow - Hight Point Park	2033	5-66
Om 0 m 0 t	in a Francisco		
Operat	ing Expense Carpet - Offices	2026	5-68
	Ceiling Fans	2026	5-68
	Dishwashing Equip (pumps/misc.)	2026	5-69
	Exhaust Fans - Kitchen	2026	5-70
	Game Equipment - Game Room	2026	5-70 5-71
	Kayak Bld.Interior Repair	2026	5-72
	Misc. Shelves/Sorage - Bar	2026	5-73
	Misc.Kitchen Equipment	2026	5-74
	Park Benches/Trash Cans	2026	5-75
	Restroom Refurbishment - Kayak Bld	2026	5-76
	Sinks - Bar Area	2026	5-77
	Tableware	2026	5-78

Asset ID Description		Replacement	Page
Compo	onents Not Included		
1088	Arrowrwood Pier	2026	5-80
1061	Riverwalk South	2026	5-80
1087	South Pier	2026	5-81
Mainta	nined By Others		
	Cluster Mailboxes	2026	5-83
	Ice Cream Freezer	2026	5-83
	Street/Traffic Signs	2026	5-84
	Streets/Curbs/Walks	2026	5-84
Long I	ife Components		
Ü	Aluminum Gangway	2026	5-85
	Concrete Pavers - High Point Park	2026	5-85
	Electrical Panels/Switches	2026	5-86
	Overhead Doors - River Club	2026	5-87
	Pavers - River Club Porch/Breezeway	2026	5-88
	Railings - River Club	2026	5-89
	Total Funded Assets	65	
	Total Unfunded Assets	_3	
	Total Assets	68	

Repair/Paint Entry Features - Keystone Corners - 2033

Asset ID	1076	1 Lump Sum Asset Actual Cost Percent Replacement	@ \$26,000.00 \$26,000.00 100%
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

		1 Lump Sum	@ \$12,000.00
Asset ID	1097	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		

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



Asphalt Mill/Overlay - Mistflowe Drive - 2043

		3,126 Square Yards	@ \$19.00
Asset ID	1098	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

		9,746 Square Yards	(a) \$19.00
Asset ID	1003	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		

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





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Asphalt Mill/Overlay - Terra Oaks Path - 2043

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

Access Control Panel - 2033

Asset ID 1067

Calegoing/Gates/Access Control
Placed in Service January 2018
Useful Life 15
Replacement Year 2033
Remaining Life 7



Access Control System - 2033

Asset ID 1051

CaFegoring/Gates/Access Control
Placed in Service January 2018
Useful Life 15
Replacement Year 2033
Remaining Life 7

Access Control System continued...



Aluminum Fence - Pool - 2048

Asset ID 1006

Calegoing/Gates/Access Control
Placed in Service January 2018
Useful Life 30
Replacement Year 2048
Remaining Life 22

410 Linear Feet @ \$48.00
Asset Actual Cost \$19,680.00
Percent Replacement 100%
Future Cost \$37,708.91

Aluminum Fence - Pool continued...





Dumpster Enclosure Gates - 2043

Asset ID 1060

Calegoing/Gates/Access Control
Placed in Service January 2018
Useful Life 25
Replacement Year 2043
Remaining Life 17

Dumpster Enclosure Gates continued...



Gate Operators - River Club - 2033

Asset ID 1096

Calegoing/Gates/Access Control
Placed in Service January 2018
Useful Life 15
Replacement Year 2033
Remaining Life 7

Gate Operators - River Club continued...



Privacy Fence - Pool Equipment - 2048

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

Privacy Fence - Pool Equipment continued...



Vehicle Gates - River Club - 2048

Asset ID 1095

Calegoing/Gates/Access Control
Placed in Service January 2018
Useful Life 30
Replacement Year 2048
Remaining Life 22

Vehicle Gates - River Club continued...



Vehicle Gates - Service Yard - 2048

Asset ID 1027

Calegoring/Gates/Access Control
Placed in Service January 2018
Useful Life 30
Replacement Year 2048
Remaining Life 22

Vehicle Gates - Service Yard continued...



Wood Fence - Mist Flower Place - 2043

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

Wood Fence - Mist Flower Place continued...

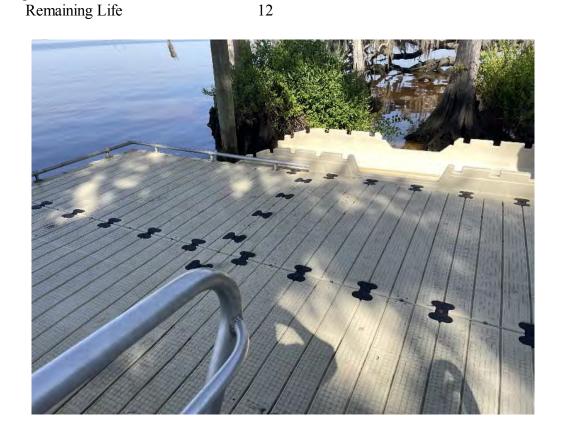


2038

Kayak Launch - 2038

Replacement Year

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



Pier Replacement - Riverwalk North - 2053

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

Pier Replacement - Riverwalk North continued...





Walkway Replace - Amphitheater - 2048

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

Walkway Replace - Amphitheater continued...





Wood Deck/Rails - Amphitheater - 2038

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

Wood Deck/Rails - Amphitheater continued...





Wood Deck/Rails - Riverwalk North - 2038

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

Wood Deck/Rails - Riverwalk North continued...





Pond Fountains/Cont	rols - Pond 1 - 2035	1 Each	@ \$14,000.00
Asset ID	1079	Asset Actual Cost Percent Replacement	\$14,000.00 100%
Category	Stormwater System	Future Cost	\$18,266.82
Placed in Service	January 2025		
Useful Life	10		
Replacement Year	2035		
Remaining Life	9		
Pond Fountains/Cont	rols - Pond 2 - 2029	1 Each	@ \$14,000.00
Asset ID	1080	Asset Actual Cost Percent Replacement	\$14,000.00
Category	Stormwater System	Future Cost	\$15,298.18
Placed in Service	January 2018	Tutare cost	Ψ13,270.10
Useful Life	10		
Adjustment	1		
Replacement Year	2029		
Remaining Life	3		
Pond Fountains/Contr	rols - Pond 3 - 2030	1 Each	@ \$14,000.00
Asset ID	1081	Asset Actual Cost Percent Replacement	\$14,000.00 100%
Category	Stormwater System	-	
	2 10 1111 2 3 2 10	Future Cost	\$15,757.12
Placed in Service	January 2018	Future Cost	\$15,757.12
Placed in Service Useful Life	_	Future Cost	\$15,757.12
	January 2018	Future Cost	\$15,757.12
Useful Life	January 2018 10	Future Cost	\$15,757.12
Useful Life Adjustment	January 2018 10 2	Future Cost	\$15,757.12
Useful Life Adjustment Replacement Year	January 2018 10 2 2030 4		
Useful Life Adjustment Replacement Year Remaining Life Pond Fountains/Cont	January 2018 10 2 2030 4 rols - Pond 4 - 2031	Future Cost 1 Each Asset Actual Cost	@ \$14,000.00
Useful Life Adjustment Replacement Year Remaining Life	January 2018 10 2 2030 4	1 Each	@ \$14,000.00 \$14,000.00
Useful Life Adjustment Replacement Year Remaining Life Pond Fountains/Cont	January 2018 10 2 2030 4 rols - Pond 4 - 2031	1 Each Asset Actual Cost	@ \$14,000.00 \$14,000.00 100%
Useful Life Adjustment Replacement Year Remaining Life Pond Fountains/Contains/Contains	January 2018 10 2 2030 4 rols - Pond 4 - 2031 1082	1 Each Asset Actual Cost Percent Replacement	@ \$14,000.00 \$14,000.00 100%
Useful Life Adjustment Replacement Year Remaining Life Pond Fountains/Contr Asset ID Category	January 2018 10 2 2030 4 rols - Pond 4 - 2031 1082 Stormwater System	1 Each Asset Actual Cost Percent Replacement	@ \$14,000.00 \$14,000.00 100%
Useful Life Adjustment Replacement Year Remaining Life Pond Fountains/Control Asset ID Category Placed in Service	January 2018 10 2 2030 4 rols - Pond 4 - 2031 1082 Stormwater System January 2018	1 Each Asset Actual Cost Percent Replacement	@ \$14,000.00 \$14,000.00 100%
Useful Life Adjustment Replacement Year Remaining Life Pond Fountains/Contr Asset ID Category Placed in Service Useful Life	January 2018 10 2 2030 4 rols - Pond 4 - 2031 1082 Stormwater System January 2018 10	1 Each Asset Actual Cost Percent Replacement	\$15,757.12 @ \$14,000.00 \$14,000.00 100% \$16,229.84

Stormwater System Evaluation Allowance - 2033

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

Lift Station Pumps/Controls - 2044

Pumps/Controls - 2044

Asset ID

1 Lump Sum

(a) \$30,000.00

Asset Actual Cost
Percent Replacement

Category

Site Utilities

1 Lump Sum

(a) \$30,000.00

\$30,000.00

\$100%

\$20%

\$30,000.00

\$30,000.00

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Placed in Service
Useful Life

Replacement Year
Remaining Life

Site Offinies

December 2024

2044

18



Landscape Lighting A	Allowance - 2028		
Asset ID	1063	1 Lump Sum Asset Actual Cost	@ \$20,000.00 \$20,000.00
Asset ID	1003	Percent Replacement	100%
Category	Site Lighting	Future Cost	\$21,218.00
Placed in Service	January 2018	Tutare cost	Ψ21,210.00
Useful Life	10		
Replacement Year	2028		
Remaining Life	2		
Light Poles/Fixtures	- Misc. Areas - 2043	35 Each	@ \$2,800.00
Asset ID	1083	Asset Actual Cost	\$98,000.00
		Percent Replacement	100%
Category	Site Lighting	Future Cost	\$161,979.07
Placed in Service	January 2018		
Useful Life	25		
Replacement Year	2043		
Remaining Life	17		
Light Poles/Fixtures	- Pool - 2043	8 Each	@ \$2,800.00
Asset ID	1065	Asset Actual Cost	\$22,400.00
		Percent Replacement	100%
Category	Site Lighting	Future Cost	\$37,023.79
Placed in Service	January 2018		
Useful Life	25		
Replacement Year	2043		
Remaining Life	17		

Light Poles/Fixtures - Pool continued...



Light Poles/Fixtures - River Club Lot - 2043

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

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



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

Light Poles/Fixtures - Water Song continued...



Double Doors - Kayak Bld - 2043

Asset ID 1018

1 Lump Sum @ \$4,200.00 \$4,200.00 Asset Actual Cost Percent Replacement Future Cost \$6,941.96

100%

Category Building Components Placed in Service January 2018 Useful Life 25 Replacement Year 2043 Remaining Life 17



Window/Door Allowance - River Club - 2058

		1 Lump Sum	@ \$100,000.00
Asset ID	1002	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

Window/Door Allowance - River Club continued...



Standing Seam Metal Roof - Kayak Bld - 2053

Asset ID	1017	1,840 Square Feet Asset Actual Cost Percent Replacement	@ \$13.50 \$24,840.00 100%
Category	Roofing	Future Cost	\$55,176.82
Placed in Service	January 2018		
Useful Life	35		
Replacement Year	2053		
Remaining Life	27		



Standing Seam Metal Roof - River Club - 2053

		12,6/0 Square Feet	(a) \$15.90
Asset ID	1009	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		

Standing Seam Metal Roof - River Club continued...



Standing Seam Roof - Amphitheater - 2053

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

Standing Seam Roof - Amphitheater continued...



Standing Seam Roof - High Point Park - 2053

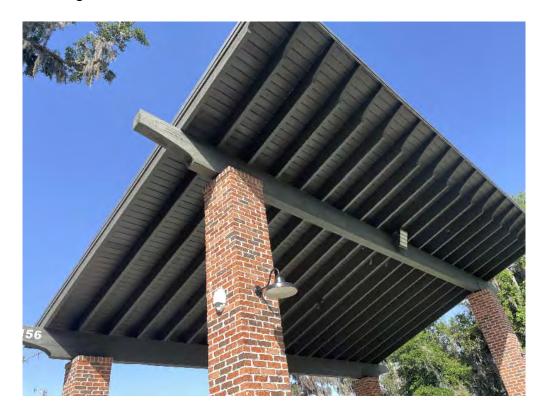
		390 Square Feet	@ \$13.50
Asset ID	1073	Asset Actual Cost	\$5,265.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$11,695.08
Placed in Service	January 2018		
Useful Life	35		
Replacement Year	2053		
Remaining Life	27		

Standing Seam Roof - High Point Park continued...



Ext. Repair/Paint - Amphitheater Structure - 2033

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



Ext. Repair/Paint - Kayak Bld. - 2033

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

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



Ext. Repair/Paint - Park Pavilion - 2033

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

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



Ext. Repair/Paint - River Club - 2033

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

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



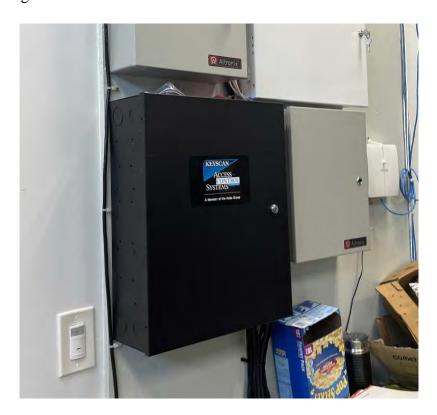
Camera System Allowance - 2033

Asset ID 1052

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

Categoryurniture Fixtures Equip.
Placed in Service January 2018
Useful Life 15
Replacement Year 2033

Remaining Life 7



Pool Furniture Allowance - 2030

Asset ID 1078

1 Lump Sum @ \$
Asset Actual Cost \$
Percent Replacement
Future Cost \$

@ \$30,000.00 \$30,000.00 100% \$33,765.26

Categoryurniture Fixtures Equip.
Placed in Service January 2018
Useful Life 10
Adjustment 2
Replacement Year 2030
Remaining Life 4

Pool Furniture Allowance continued...



Tables/Chairs - Dining Room - 2033

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

Tables/Chairs - Dining Room continued...



Televisions - River Club Porch - 2030

Asset ID 1064

Categoryurniture Fixtures Equip.
Placed in Service January 2025
Useful Life 5
Replacement Year 2030
Remaining Life 4

Deep Fryers - 2033

Asset ID 1036

2 Each **Asset Actual Cost** Percent Replacement Future Cost @ \$2,100.00 \$4,200.00 100% \$5,165.47

Kitchen Equipment Category Placed in Service January 2018 Useful Life 15 Replacement Year 2033 Remaining Life 7



Freezer Two Door - 2033

Asset ID 1041

Percent Replacement

@ \$8,900.00 \$8,900.00 100% \$10,945.88

1 Each

Future Cost

Asset Actual Cost

Kitchen Equipment Category Placed in Service January 2018 Useful Life 15 Replacement Year 2033 Remaining Life 7

Freezer Two Door continued...



Ice Machine - 2030

Asset ID 1040

Category Kitchen Equipment
Placed in Service January 2018
Useful Life 12
Replacement Year 2030
Remaining Life 4

1 Each Asset Actual Cost Percent Replacement Future Cost @ \$6,200.00 \$6,200.00 100% \$6,978.15

Ice Machine continued...



Range/Griddle - 2033

Asset ID 1037

Category Kitchen Equipment
Placed in Service January 2018
Useful Life 15
Replacement Year 2033
Remaining Life 7

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

Range/Griddle continued...



Refrigerator 2 Door - 2033

Asset ID	1035

Catagamy	Vitaban Equipment
Category	Kitchen Equipment
Placed in Service	January 2018
Useful Life	15
Replacement Year	2033
Remaining Life	7

1 Each	@ \$7,200.00
Asset Actual Cost	\$7,200.00
Percent Replacement	100%
Future Cost	\$8,855.09

Refrigerator 2 Door continued...



4

Back Bar Refrigerators - 2030

Asset ID 1043

2 Each Asset Actual Cost Percent Replacement **Future Cost**

@ \$3,800.00 \$7,600.00 100% \$8,553.87

CategorFood Service Equipment Placed in Service January 2018 Useful Life 12 Replacement Year 2030



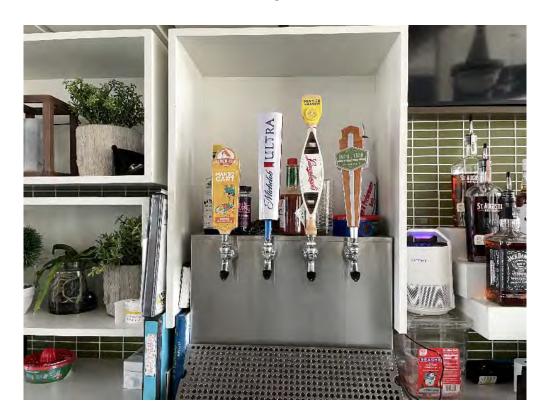
Beer Cooler/Taps - 2030

Asset ID 1046

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

CategorFood Service Equipment Placed in Service January 2018 Useful Life 12 Replacement Year 2030 Remaining Life 4

Beer Cooler/Taps continued...



Mini Split Unit - Office - 2030

 Init - Office - 2030

 Asset ID
 1029

 Asset Actual Cost
 \$5,800.00

 Percent Replacement
 100%

 Category
 HVAC

 Future Cost
 \$6,527.95

Placed in Service January 2018
Useful Life 12
Replacement Year 2030
Remaining Life 4





Unit 1A - 2030

1 Each @ \$12,000.00

Asset ID 1031 Asset Actual Cost \$12,000.00

Percent Replacement 100%

Category HVAC Future Cost \$13,506.11

Placed in Service
Useful Life
12
Replacement Year
Remaining Life
January 2018
2030
4

Unit 1A continued...





Unit 1B - 2030

1 Each @ \$12,000.00

Asset ID 1030 Asset Actual Cost \$12,000.00

Percent Replacement 100%

Category HVAC Future Cost \$13,506.11

Placed in Service
Useful Life
12
Replacement Year
Remaining Life
January 2018
2030
4

Unit 1B continued...





Unit 2 - 2030

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

Unit 2 continued...

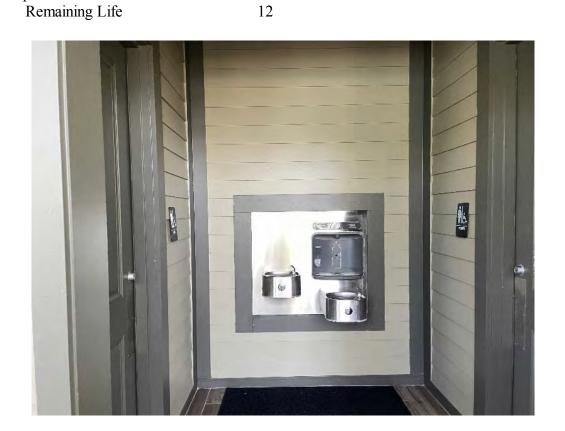


Water Cooler - River Club - 2038

Replacement Year

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

2038



Refurbish Allow - Dining Room - 2033

Asset ID 1048 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

		1 Lump Sum	@ \$8,000.00
Asset ID	1058	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

Refurbish Allowance - Game Room continued...



Refurbish Allowance - Pool Locker Rooms - 2033

		480 Square Feet	@ \$82.00
Asset ID	1056	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		

Refurbish Allowance - Pool Locker Rooms continued...



2053

27

Concrete Pavers - Pool Deck - 2053

Replacement Year Remaining Life

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





Filtration Refurbish Allowance - 2058

		1 Lump Sum	(a) \$40,000.00
Asset ID	1005	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		

Filtration Refurbish Allowance continued...



Fire Pit -	Liner -	2027
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e 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		

1

Fire Pit - Liner continued...



Pool Resurfacing/Tile - 2028

Asset ID	1008
----------	------

Swimming Pool
January 2018
10
2028
2

@ \$32.00
\$172,928.00
100%
\$183,459.32

Pool Resurfacing/Tile continued...



Play Equip Allow - Amphitheater - 2033

Asset ID	1023	1 Lump Sum Asset Actual Cost Percent Replacement	@ \$30,000.00 \$30,000.00 100%
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

		1 Lump Sum	(a) \$40,000.00
Asset ID	1072	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		

Play Equip Allow - Hight Point Park continued...



Carpet - Offices

Asset ID

Asset Actual Cost Percent Replacement Future Cost

100%

Category
Placed in Service
No Useful Life

Operating Expense January 2018

Operating Expense

Ceiling Fans

Asset ID

Asset Actual Cost Percent Replacement Future Cost

100%

Category Placed in Service No Useful Life Operating Expense January 2018

Ceiling Fans continued...



Operating Expense

Dishwashing Equip (pumps/misc.)

Asset ID

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

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



Operating Expense

Exhaust Fans - Kitchen

Asset ID

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

Exhaust Fans - Kitchen continued...



Operating Expense

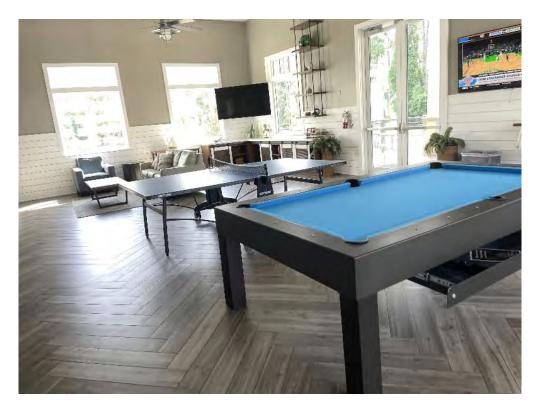
Game Equipment - Game Room

Asset ID

Category Placed in Service No Useful Life Operating Expense January 2018

Asset Actual Cost Percent Replacement Future Cost

Game Equipment - Game Room continued...



Operating Expense

Kayak Bld.Interior Repair

Asset ID

Category Placed in Service No Useful Life Operating Expense January 2018

Asset Actual Cost Percent Replacement Future Cost

Kayak Bld.Interior Repair continued...



Operating Expense

Misc. Shelves/Sorage - Bar

Asset ID

Category Placed in Service No Useful Life Operating Expense January 2018

Asset Actual Cost Percent Replacement Future Cost

Misc. Shelves/Sorage - Bar continued...



Operating Expense

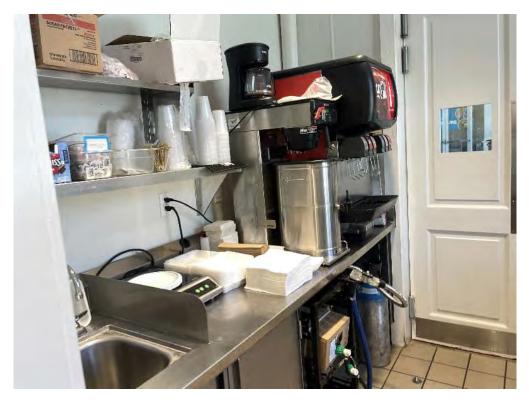
Misc.Kitchen Equipment

Asset ID

Category Placed in Service No Useful Life Operating Expense January 2018

Asset Actual Cost Percent Replacement Future Cost

Misc.Kitchen Equipment continued...



Operating Expense

Park Benches/Trash Cans

Asset ID

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

Park Benches/Trash Cans continued...





Operating Expense

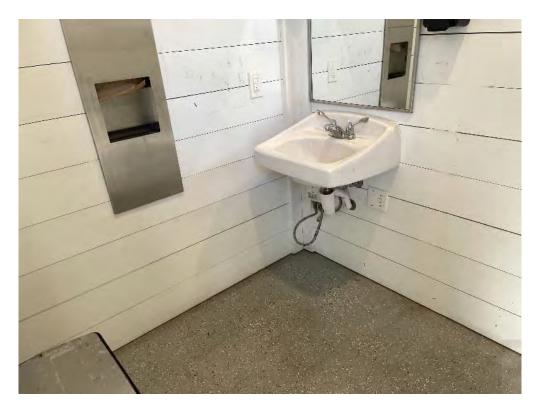
Restroom Refurbishment - Kayak Bld

Asset ID

Category Placed in Service No Useful Life Operating Expense January 2018

Asset Actual Cost Percent Replacement Future Cost

Restroom Refurbishment - Kayak Bld continued...



Operating Expense

Sinks - Bar Area

Asset ID

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

Sinks - Bar Area continued...



Operating Expense

Tableware

Asset ID

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

Tableware continued...



Operating Expense

Arrowrwood Pier

Asset ID 1088

Asset Actual Cost Percent Replacement Future Cost

100%

Categorymponents Not Included Placed in Service January 2025

No Useful Life



Riverwalk South

Asset ID 1061

Asset Actual Cost Percent Replacement Future Cost

100%

Categorymponents Not Included
Placed in Service January 2025
No Useful Life

Riverwalk South continued...



South Pier

Asset ID 1087

Categ Gymponents Not Included Placed in Service January 2025 No Useful Life Asset Actual Cost Percent Replacement Future Cost

South Pier continued...



Cluster Mailboxes

Asset ID

Asset Actual Cost Percent Replacement Future Cost

100%

Placed in Service No Useful Life

Category Maintained By Others January 2018

Maintained by Others

Ice Cream Freezer

Asset ID

Asset Actual Cost Percent Replacement **Future Cost**

100%

Placed in Service No Useful Life

Category Maintained By Others January 2018





Maintained by Others

Street/Traffic Signs

Asset ID Asset Actual Cost

Percent Replacement 100%
Category Maintained By Others
Future Cost

Placed in Service January 2018 No Useful Life

Maintained by Others

Streets/Curbs/Walks

Asset ID Asset Actual Cost
Percent Replacement 100%

Category Maintained By Others Future Cost
Placed in Service January 2018
No Useful Life

Maintained by Others

Aluminum Gangway

Asset ID

Asset Actual Cost Percent Replacement Future Cost

100%

Category Long Life Components
Placed in Service January 2018
No Useful Life



Long Life Component

Concrete Pavers - High Point Park

Asset ID

Category Long Life Components
Placed in Service January 2018
No Useful Life

Asset Actual Cost Percent Replacement Future Cost

Concrete Pavers - High Point Park continued...



Long Life Component

Electrical Panels/Switches

Asset ID

Category Long Life Components
Placed in Service January 2018
No Useful Life

Asset Actual Cost Percent Replacement Future Cost

Electrical Panels/Switches continued...



Long Life Component

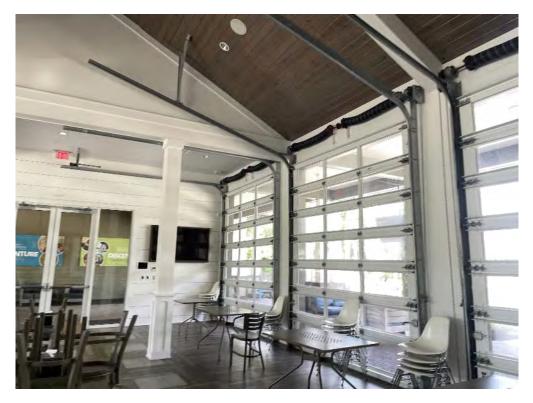
Overhead Doors - River Club

Asset ID

Category Long Life Components
Placed in Service January 2018
No Useful Life

Asset Actual Cost Percent Replacement Future Cost

Overhead Doors - River Club continued...



Long Life Component

Pavers - River Club Porch/Breezeway

Asset ID

Category Long Life Components
Placed in Service January 2018
No Useful Life

Asset Actual Cost Percent Replacement Future Cost

Pavers - River Club Porch/Breezeway continued...





Long Life Component

Railings - River Club

Asset ID

Category Long Life Components
Placed in Service January 2018
No Useful Life

Asset Actual Cost Percent Replacement Future Cost

Rivers Edge II CDD Component Detail

Railings - River Club continued...





Long Life Component

SPECIAL NOTICE

THIS RESERVE ANALYLSIS INCLUDED A VISUAL OBSERVATION OF MAJOR COMPONENTS FOR YOUR PROPERTY. NO DISTRUCTION TESTING OR OTHER TESTING WAS CONDUCTED TO DETERMINE COMPONENT CONDITION. OUR ANALYSIS INCLUDES COMPONENTS WITH REPLACEMENT COST AND USEFUL LIFE PROJECTIONS THAT ARE TYPICAL FOR THIS TYPE OF FACILITY.

THIS ANALYSIS IS NOT A SAFETY INSPECTION OR STRUCTURAL INSPECTION AND WE RECOMMEND THE ASSOCIATION CONDUCT THOSE INSPECTIONS ON A REGULAR BASIS WITH QUALIFIED CONSULTANTS.

Report Navigation

- Executive Summary provides information about the projected year end reserve balance, current annual contribution, interest, and inflation rates:
 - Level of Service is the type of reserve study
 - Funding Method is either Component Funding or Pooled Cash
 - Component Funding Contribution is a year one only amount
 - Current Funding Plan currently used by the Association
 - Recommended Funding Plan to maintain adequate funding
- **Funding Model Projections** include both your current plan and our recommended plan. The information included in each column is described below:
 - Year begins with your study year for a 30-year term
 - Current cost is the current replacement of all components
 - Annual contribution is the amount placed in reserves each year
 - Annual interest earned in your funds
 - Annual expenditures are the projected component replacement cost by year
 - Projected ending balance is the year end reserve fund balance
 - Fully funded reserves are the fully funded balance for that year. Fully Funded formula is Fully Funded Balance= Component cost x Age/Useful Life
 - Percent Funded is a measure of fund strength
- Current Funding Projection is your current funding plan and how it performs
- Recommended Funding Model Projection is the plan we recommend
- Cash Flow is a 30-year statement that provides both income and expense information to quickly find when expenditures occur and the resulting financial status of your reserves
- **Annual Expenditure Detail** provides a year-to-year list of your projected expenditures This is a good section to review each year when preparing your budgets
- Condition Assessment (if included) is a brief description of major component conditions
- **Component Inventory** contains a list of your components, remaining useful life and quantities we determined from our site visit and other means of measurement
- Component Detail Index allows quick access to the details we have included for each component separated into categories
- Component Detail provides a listing of each component, quantities or allowances and photographs of major ones
- Methodology Terms of Service Company Profile are our Disclosure sections with information about our assumptions, methods of work and our credentials

METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the district can expect and creates a plan to fund them. This is accomplished by a site visit to visually evaluate components to measure quantities and determine their remaining life. Component Selection Process is based on the Community Associations Institute (CAI) standards for reserve studies and selection of components.

Components must be commonly owned, have a limited and predictable life, replacement cost must be above a minimum threshold cost. Useful life and replacement cost are obtained from site inspection by experienced inspectors and our database of information, historical information, local Vendors, and comparison of similar component cost found at other properties.

The funding plan we develop includes adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Threshold Funding maintains reserves above a "Threshold" level providing adequate funding with moderate risk; using this method requires regular analysis updates.

CREDENTIALS

Community Advisors, LLC provides capital reserve planning, property inspection, and construction oversight for a broad base of clients including High-rise Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums, and commercial investment properties.

Personal Service attention to detail, quick response, and valued client relationships.

The range of Experience includes a broad selection of building types, ages, and uses, from protected historic structures to new communities ready for developer turnover. As commercial general contractors we have experience building many of the types of structures we now provide reserve analysis for, so we understand potential problem areas. As commercial inspectors we have experienced a variety of structural and cosmetic conditions offering solutions for repair. Areas of expertise include MEP systems, energy management, life safety systems, building envelope and roof components, marine structures, street, and other site improvements.

Detailed Site Evaluation is Conducted to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis. Financial Plan Meets CAI & APRA Standards with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining community value.

Reserve Analyst Credentials: Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day-to-day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

TERMS OF SERVICE

We have completed an analysis of your capital components that serve as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purpose of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist, and independent contractors. Reserving fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component conditions and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. To maintain accuracy of your funding plan, updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors, and Vendors shall be limited to the consulting fee agreed upon to produce this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include the size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not have any relationship that can be considered a conflict of interest. From time to time our clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure of both parties is completed.

DEFINITIONS

Adjustment to Useful Life: Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

Cash Flow Method: A method of determining reserve contributions that are "pooled" to fund replacement cost as needed without restricting funds to any one component.

Component Method: A funding method that fully funds each reserve component then sums those for the annual contribution.

Current Funding Plan: The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

Effective Age: Difference of useful and remaining useful life.

Fully Funded Balance: Represents the cost of used component life represented by the formula.

FFB = (Current Cost x Effective Age)/ Useful Life

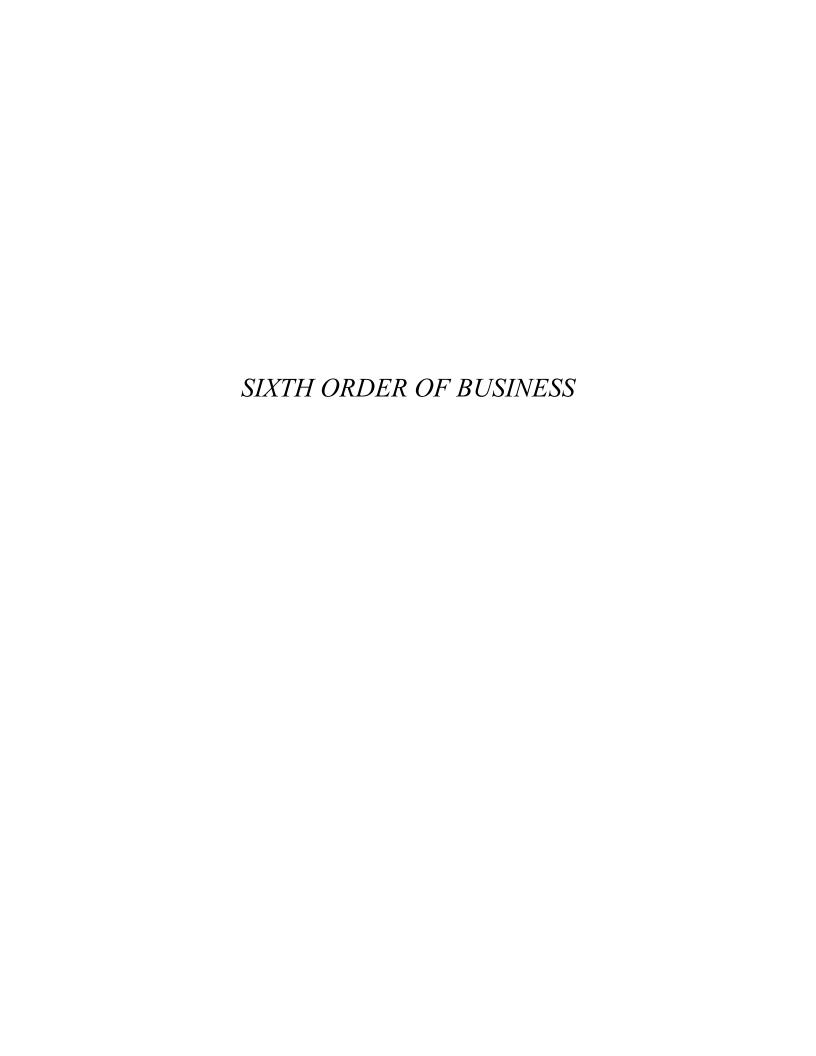
Interest Contribution: The interest that should be earned on invested reserves.

Percent Funded: Ratio of reserve balance to fully funded balance.

Remaining Life: Number of years a component is projected to continue to function.

Threshold Funding: This plan maintains fund balance above a predetermined threshold dollar or percent funded amount

Useful Life: The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history.



RIVERS EDGE II CDD

Acquisition of Watersong Phase 4A and 4B 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 Watersong Phase 4A and 4B Improvements and Work Product

Dear Mr. deNagy:

Enclosure

Mattamy Jacksonville LLC has completed and wishes to sell to the District completed stormwater pond improvements for Watersong Phase 4A and 4B (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 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

ACKNOWLEDGED AND AGREED TO BY:	By: MATTAMY FLORIDA LLC, a Delaware limited liability company, its Manager
	By: CALBEN (FLORIDA)
	CORPORATION, a Florida corporation, its
	Manager
Chairman	-
Rivers Edge II Community	
Development District	By: Cliff Nelson
•	Its: Vice President

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.

[1 stormwater pond in The Meadows Phase 2]

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 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]

1 1 1	e that I have read the foregoing Affidavit Regarding I correct to the best of my knowledge and belief.
Executed this day of August 2	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
STATE OF FLORIDA COUNTY OF	By: Cliff Nelson Its: Vice President
presence or □ online notarization this	n and subscribed before me by means of □ physical day of August 2025, by Cliff Nelson, Vice President is personally known to me or □ produced
(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 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 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 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 it 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.
FURTHE	R AFFIANT SAYETH NOT.
	Ryan P. Stilwell, P.E. Prosser, Inc. Florida Registration No. District Engineer
	OF FLORIDA OF
Th presence o	e foregoing instrument was sworn and subscribed before me by means of \square physical or \square online notarization this day of August 2025, by Ryan P. Stilwell, P.E. of Inc. who \square is personally known to me or \square who has produced as identification, and \square did or \square 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 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. 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
	By: Cliff Nelson Its: Vice President
print name]	_
STATE OF FLORIDA COUNTY OF	
or □ online notarization this da	as sworn and subscribed before me by means of \square physical presence by of August 2025, by Cliff Nelson of Mattamy Jacksonville LLC who \square who has produced \square as 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 ("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	
presence or □ online notarization this of BURNHAM CONSTRUCTION, INC.,	n and subscribed before me by means of □ physical day of August, 2025, by, who □ is personally known to me or □ who has as identification, and □ did or □ did not take
	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 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 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	
presence or \square online notarization this Inc., who \square is personally	worn and subscribed before me by means of \square physical day of August 2025, by Ryan Stilwell of Prosser known to me or \square who has produced as identification, and \square did or \square 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 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 this day of August 2025.	Grantor has caused this instrument to be executed in its name
	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	
presence or \square online notarization this Mattamy Jacksonville LLC, a limited liab	acknowledged before me by means of <i>(check one)</i> —— day of August 2025, by Cliff Nelson, as Vice President of bility company, on behalf of the company, <i>(check one)</i> —— who is roduced a ———————————————————————————————————
(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.

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. <u>Recitals</u>. 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.
- **3.** <u>Inconsistent Use</u>. 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. <u>Binding Effect.</u> 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. <u>Default</u>. 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.** <u>Assignment.</u> 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. <u>Controlling Law; Venue</u>. 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. <u>Public Records</u>. 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. <u>Severability</u>. 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. <u>Binding Effect</u>. 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.** <u>Authorization</u>. 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. <u>Counterparts</u>. 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:	a Florida corporation, its Manager
By:Name:	By: Cliff Nelson
Address:	
online notarization, this day of a Corporation, on behalf of Mattamy Jack	s acknowledged before me by means of \square physical presence or \square August 2025, by Cliff Nelson as Vice President of Calben (Florida) ksonville, LLC, who appeared before me this day in person, and who coduced as identification.
(NOTARY SEAL)	NOTARY PUBLIC, STATE OF FLORIDA 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: Orville Richard Smith, II (D.J.) Title: Chairman, Board of Supervisors
By:Name:Address:	
	acknowledged before me by means of □ physical presence or □ ugust 2025, by Orville Richard Smith, II, as Chairman of the Rivers
Edge II Community Development District Chapter 190, <i>Florida Statutes</i> , on be	rict, a local unit of special-purpose government established pursuant chalf of said entity, who appeared before me this day in person, and 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.



COST-SHARE STATUS COVER SHEET

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

Pr	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 <i>Interlocal Agreement</i> , and such Shared Costs are budgeted expenses in the current fiscal year budget.		
	☐ This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).		

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party	:	
Request: Supplemental maintenance services for existing Improvements (i.e. enhancement of exist improvement areas). (Methodology Consultant must sign. Please attach party signature		
Γ	Addition of new improvements (Methodology Consultant and Engineer must sign)	
	e scope of supplemental services or describe the additional improvements requested to be added. aps 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 Appro		
	(Signature)	
	(Date)	
If requesting add	ition of new improvements:	
Engineer Approval:		
	(Signature)	
	(Date)	

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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

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



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 23_ day of <u>July</u>, <u>2025</u>, 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. <u>SERVICES</u>. The Services to remain the same.
- 2. <u>PAYMENT TERMS</u>. 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.

Please Mail All Notices and Agreements to:

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



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



SCHEDULE A - SERVICES

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

Monitoring: Pond 16-23

- A SŌLitude 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.
- 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.
- 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.
- 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

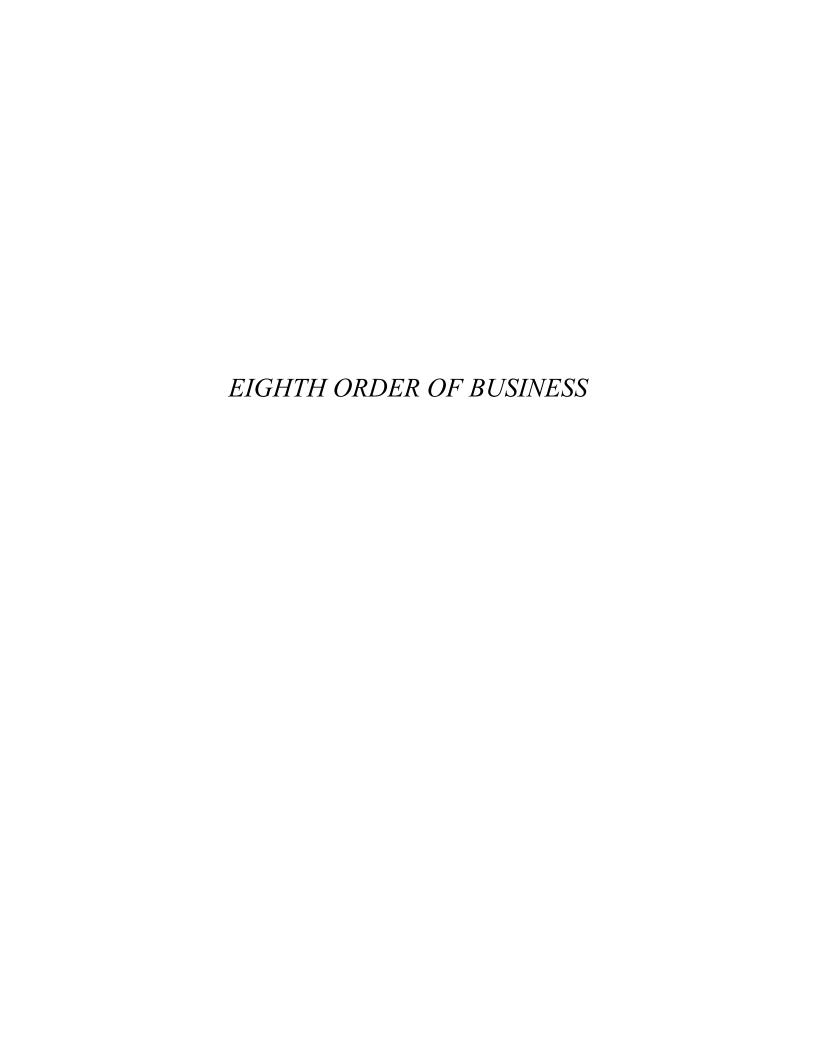
- Trash and light debris will be removed from the pond with each service and disposed off site.
 Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal 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.





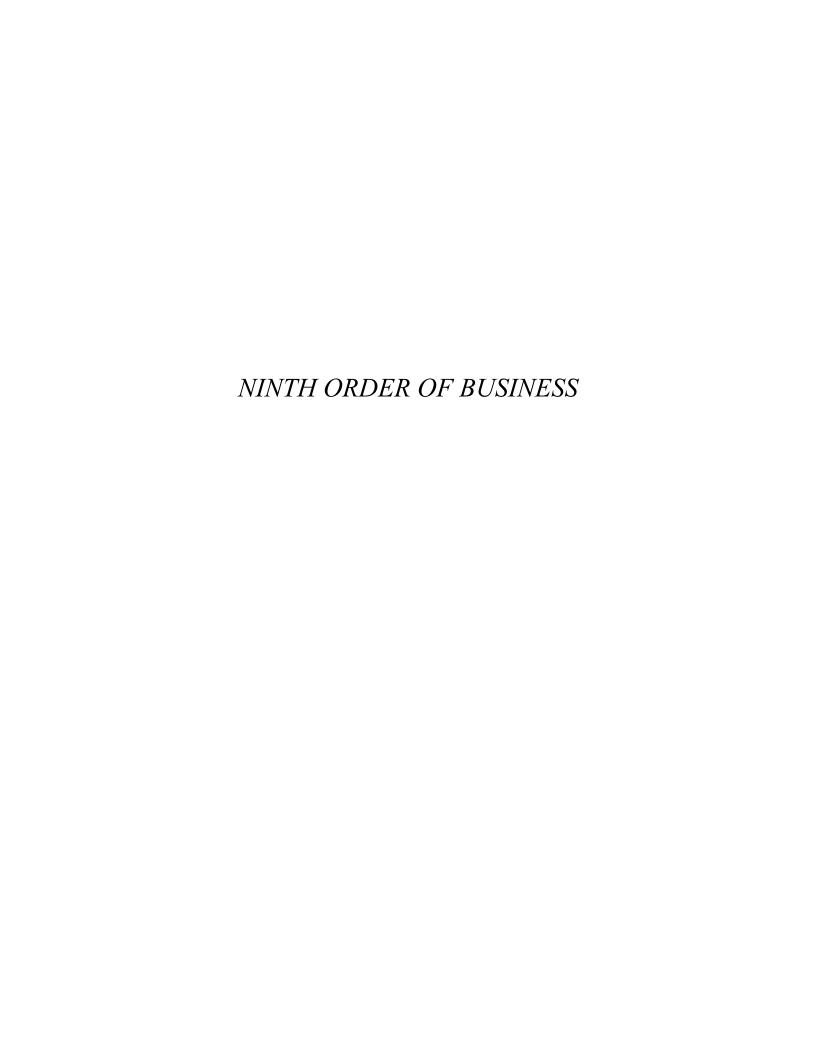


Rivers Edge II Community Development District

FY 2025 Funding Request #67

U	
	12-Aug-25

Description		Am	ount
Advanced Fundin Q4 Monthly Expen		\$	600,000.00
Total Amount Du	е	\$	600,000.00
Signature:			
	Chairman/Vice Chairman		
Signature:			
	Secretary/Asst. Secretary		



Community Development District

Approved Budget FY 2026

Presented by:



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Rivers Edge II Community Development District

Approved Budget General Fund

Description	Adopted Budget FY 2025		ctuals Thru 6/30/25		ojected Next 3 Months		jected Thru 9/30/25	F	approved Budget FY 2026
Description	112020		0/30/23		J MOHILIS		7/00/20		112020
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	5,000		52,859		1,500		52,859		5,000
Interest	5,000		6,284 3,896		1,500		7,784 3,896		5,000
Cost Share Amenity - Rivers Edge III	_		3,090		_		3,090		_
TOTAL REVENUES	\$ 3,055,225	\$	2,844,186	\$	498,936	\$	3,343,122	\$ 3	3,072,977
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	1,200 200		- 44		1,200 156		1,200 200		1,200 200
Telephone	500		677		150		827		1,000
Postage & Deleivery 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
Operations & Maintenance									
Grounds Maintenance									
	004.606	.	604.04=	<u></u>	200.405	.	004.606	.	E00 202
Cost Share Landscaping - Rivers Edge	\$ 801,623 39,438	\$	601,217 29,579	\$	200,406	\$	801,623	\$	500,283
Field Operations Management (Vesta) Landscape Maintenance	39,438 424,716		29,579 315,805		9,860 108,911		39,438 424,716		41,230 429,489
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	1,217,002

Rivers Edge II Community Development District

Approved Budget General Fund

		Adopted Budget	Ac	ctuals Thru	Pr	ojected Next	Pro	jected Thru		pproved Budget
Description		FY 2025		6/30/25		3 Months		9/30/25		FY 2026
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		22.066		500		500		500
Special Events		30,000		23,866		6,134		30,000		30,000
Holiday Decorations Office Supplies & Postage		23,000		14,150		8,850		23,000		35,000
		750		295		455		750		750 2.706
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
<u>Café Operations</u>										
Café-Cost of Goods Sold	\$	239,259	\$	233,148	\$	6,111	\$	239.259	\$	256,008
Café-Labor	Ψ	241,176	Ψ	310,810	Ψ	96.000	Ψ	406,810	Ψ	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
		,				, =		,		
Reserves										
General Reserves	\$	125,000	\$	25,000	\$	100,000	\$	125,000	\$	400,000
TOTAL RESERVES	\$	125,000	\$	25,000	\$	100,000	\$	125,000	\$	400,000
TOTAL EXPENDITURES	\$	3,055,225	\$	2,488,488	\$	854,635	\$:	3,343,122	\$ 3	3,072,977
EXCESS REVENUES (EXPENDITURES)	\$	0	\$	355,699	\$	(355,699)	\$	(0)	\$	0

Community Development District

Budget Narrative

Fiscal Year 2026

REVENUES

Special Assessments - Tax Roll

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

Special Assessments - Direct Bill

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

Developer Contributions

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

Café Gross Sales

Gross sales revenue from Café operations.

Miscellaneous Income

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

Interest

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

Expenditures - Administrative

Supervisors Fees

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

FICA Taxes

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

District Engineering

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

District Counse

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

District Management

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

Assessment Roll Administration

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

Dissemination Agent

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

Information Technology

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

Website Administration

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

Annual Audit

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

Trustee Fees

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

Arbitrage Rebate

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

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Administrative (continued)

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

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

Printing and Binding

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

Insurance General Liability

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

Legal Advertising

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

Other Current Charges

 $This includes monthly bank charges, BOS\ email\ annual\ subscriptions, and\ any\ other\ miscellaneous\ expenses\ that\ incur\ during\ the\ year.$

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.

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Grounds Maintenance (continued)

Irrigation Water Use

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

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

Streetlighting

Estimated costs for electric billed to the District by FPL.

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

Expenditures - Amenity Center - River Club

Cost Share Amenity - Rivers Edge

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

General Manager

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

Vendor	Description	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

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

Security Monitoring

Maintenance costs of the security alarms/cameras.

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Amenity Center - River Club (continued)

Telephone

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

Vendor	Description	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				
Poolsure	Pool Chemicals	\$ 1.250	\$	15.000		

Janitorial Services

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

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

Access Cards

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

Window Cleaning

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

Pressure Washing

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

Natural Gas

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

Electric

Estimated costs for electric billed to the District by FPL.

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

Water & Sewer

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

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

Repairs and Replacements

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

Refuse

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

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Amenity Center - River Club (continued)

Pest Control

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

Licanca & Parmits

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

Other Current

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

Special Events

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

Holiday Decorations

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

Office Supplies & Postage

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

Contingency

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

Expenditures - Café Operations

Cost of Goods Sold ("COGS")

Food and beverage costs along with supply incidentals.

Lahoi

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

Rank fee

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

Other Expenses related to Café Operations

Represents the miscellaneous cost incurred by the Café.

Café Management

Represents management services for the Café.

Expenditures - Reserves

General Reserves

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

Community Development District

Approved Budget

Debt Service Series 2020 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2025		Actuals Thru 6/30/25		Projected Next		Projected Thru 9/30/25		Approved Budget FY 2026
Description .		112020		0/50/25	•	J MOHEHS		3/30/23	112020
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

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

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%		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		9	6,445,000	5,074,618	\$ 11,519,618

Community Development District

Approved Budget

Debt Service Series 2021 Capital Improvement Revenue Bonds

Description	Adop Budg FY 20		Actuals Thru 6/30/25		Projected Next 3 Months		Projected Thru 9/30/25		Approved Budget FY 2026
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 Requir	Interest D	ue 1	1/1/26	\$	146,675				

Community Development District

AMORTIZATION SCHEDULE

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 8,155,000	2.400%	\$	149,075	\$ 149,075
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	40440==0
11/01/40	4,395,000	3.500%	225 222	87,088	494,687.50
05/01/41	4,395,000	3.500%	325,000	87,088	402 407 50
11/01/41	4,070,000	4.000%	240,000	81,400	493,487.50
05/01/42	4,070,000	4.000%	340,000	81,400	407,000,00
11/01/42 05/01/43	3,730,000	4.000%	250,000	74,600 74,600	496,000.00
, ,	3,730,000	4.000%	350,000	,	402 200 00
11/01/43 05/01/44	3,380,000 3,380,000	4.000% 4.000%	365,000	67,600 67,600	492,200.00
11/01/44	3,015,000	4.000%	303,000	60,300	492,900.00
05/01/45	3,015,000	4.000%	380,000	60,300	492,900.00
11/01/45	2,635,000	4.000%	300,000	52,700	493,000.00
05/01/46	2,635,000	4.000%	395,000	52,700	473,000.00
11/01/46	2,240,000	4.000%	373,000	44,800	492,500.00
05/01/47	2,240,000	4.000%	415,000	44,800	172,500.00
11/01/47	1,825,000	4.000%	115,000	36,500	496,300.00
05/01/48	1,825,000	4.000%	430,000	36,500	1,0,000.00
11/01/48	1,395,000	4.000%	150,000	27,900	494,400.00
05/01/49	1,395,000	4.000%	445,000	27,900	1,100.00
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 Actuals Thru I Budget 6/30/25			Projected Next		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	0&M Units	Bonds 2020 Units	Bonds 2021 Units	Annual Maintenance Assessments					Annua	l Debt Assessr	nents					
				FY 2026	FY 2025	Increase/	Increase/ (decrease)		Increase/ (decrease)		Increase/ (decrease)		2026	FY 2	2025	Increase/ (decrease)
								Series	Series	Series	Series	Total				
								2020	2021	2020	2021					
Townhomes	184	34	150	\$1,172.46	\$977.05	\$195.41	20.00%	\$743.98	\$743.98	\$743.98	\$743.98	\$0.00				
Single Family - 30'-39' Lot	102	68	34	\$1,287.97	\$1,073.31	\$214.66	20.00%	\$695.83	\$695.68	\$695.83	\$695.68	\$0.00				
Single Family - 40'-49' Lot	226	152	74	\$1,512.86	\$1,260.72	\$252.15	20.00%	\$899.79	\$899.59	\$899.79	\$899.59	\$0.00				
Single Family - 50'-59' Lot	204	91	112	\$1,778.63	\$1,482.19	\$296.44	20.00%	\$1,103.74	\$1,103.50	\$1,103.74	\$1,103.50	\$0.00				
Single Family - 60'-69' Lot	0	0	0	\$0.00	\$0.00	\$0.00	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
Single Family - 70'-79' Lot	65	65	0	\$2,453.28	\$2,044.40	\$408.88	20.00%	\$1,499.64	\$0.00	\$1,499.64	\$0.00	\$0.00				
Single Family - 80' Lot	50	50	0	\$2,719.04	\$2,265.87	\$453.17	20.00%	\$1,703.59	\$0.00	\$1,703.59	\$0.00	\$0.00				
Total	831	460	370													

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
Corretory / A grigtont Coorstory	By:
Secretary/Assistant Secretary	Its: <u>Chairman</u>

Exhibit A: Adopted Budget for Fiscal Year 2026



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.

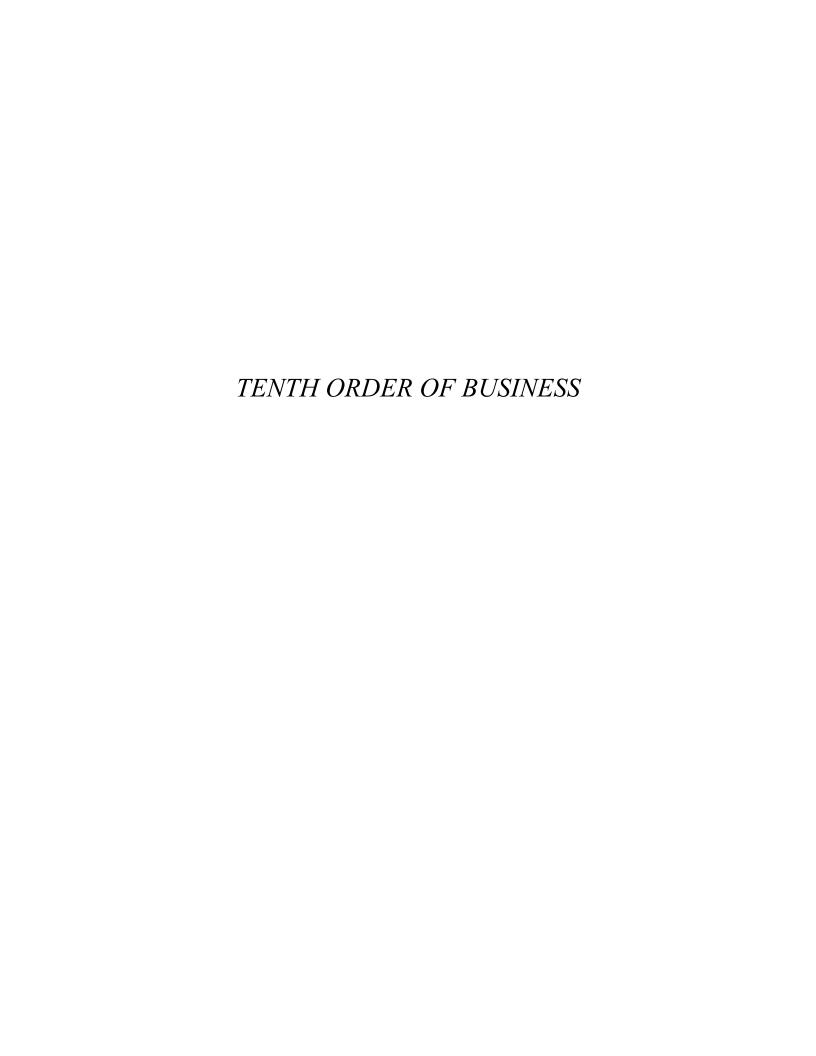
	RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chairperson, Board of Supervisors
WITNESS:	MATTAMY JACKSONVILLE, LLC, a foreign limited liability company
[Print Name]	

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



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: Secretary / Assistant Secretary		RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT	
		By:	
		Its: <u>Chairman</u>	
Exhibit A: Exhibit B:	Adopted Budget for Fiscal Assessment Roll (Uniform Assessment Roll (Direct Co	Method)	