Rívers Edge II Community Development Districts

September 17, 2025



Rivers Edge II Community Development District

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

September 10, 2025

Board of Supervisors Rivers Edge II Community Development District

Dear Board Members:

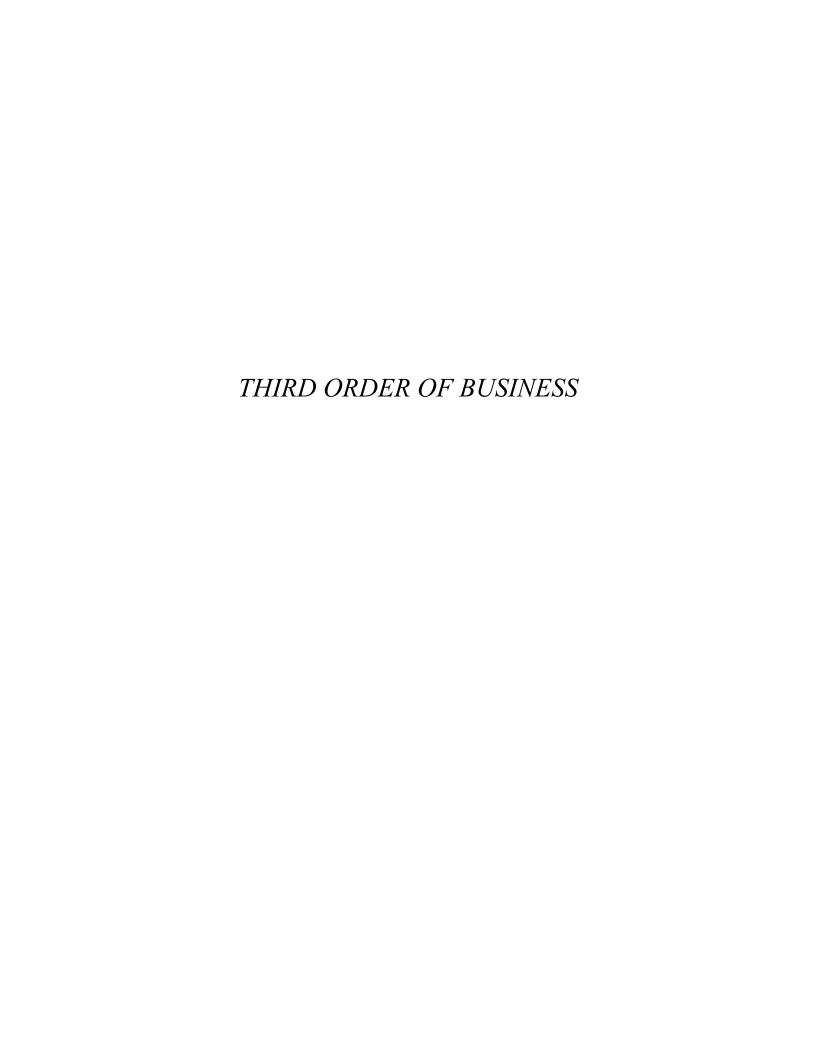
The Rivers Edge II Community Development District Board of Supervisors Meeting is scheduled to be held on, September 17, 2025 at 9:00 a.m. at the RiverHouse, 156 Landing Street, St. Johns, Florida 32259.

Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Staff Reports
 - A. Landscape Maintenance Report
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 - E. General Manager Monthly Operations and Pond Reports
- IV. Approval of Consent Agenda
 - A. Minutes of the August 20, 2025 Meeting
 - B. Financial Statements as of July 31, 2025
 - C. Check Register
- V. Selection of Audit Committee
- VI. Consideration of Resolution 2025-10, Classifying Surplus Tangible Property and Authorizing Disposition
- VII. Supervisor Requests

- VIII. Audience Comments
 - IX. Next Scheduled Meeting October 15, 2025 at 9:00 a.m. at the RiverHouse
 - X. 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. Next week the team will trim all the shrubs to the proper level.
- o Team is spraying for weeds throughout the community and trimming shrubs.
- o Teams are working on full maintenance every week.
- 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.
- We are removing as much Moss from trees as we get to each section.
- Teams have removed numerous trees and limbs that have fallen at no charge.
 Larger trees will be proposed for removal by the arbor team.
- Mattamy, Vesta, and Yellowstone are doing monthly drives throughout the community to check on the status of concerned areas and the overall appearance of the community.
- o Fall flowers will be installed on the second week of October along with fresh and rich soil. We raised the beds for a better show.
 - The low beds have caused the flowers in the past to decline prematurely and not show off as intended.
 - This is caused by the flowers staying too saturated which causes the roots to rot.
- Proper mowing heights for each type of turf will be achieved throughout the winter and early spring months.
 - Because of this you will see scalping occasionally until the proper height is achieved.
 - Ex. If you want to maintain a height of 4in you need to drop the level of the existing canopy of the turf to between 3.5-3.75 so

that the new green growth is what is shown after each mowing occurrence moving forward.

Irrigation

- 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
- Lead tech is working with an IQ system to help the system run more efficiently.
- o 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.
- Teams are spreading granular fertilizer to green up turf and push healthy growth
- o Lead tech is Treating roses with bone meal and liquid fertilizer.

• Arbor

 We will continue to lift low hanging trees throughout community each week for line of site issues, safety issues, aesthetics, and improved tree health with balanced weight distribution from the branches.





Date of report: **09/17/2025**

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. Construction will begin on September 22nd.

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.

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.

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.

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 was reclayed after the sand was removed. This is now complete.

Fountain behind model homes:

The fountain behind the model homes is inoperable but still under warranty. We are working with our pond provider to get this fixed through the manufacturer.

Wetland Washout:

The pathway between Cabot and Cloverbrook became flooded under 5 feet of water during the recent rains. We had to dive into the wetland and unclog the drain which immediately caused the water level to recede. This rising water also created a washout on the downside of the pathway, that fully exposed a storm drainpipe. We are working on rebuilding this now, covering up the pipe and sodding it to stabilize the ground. We will also be adding a rock bed around this drain to stop it from clogging in the future. This is now complete.

Fish Kill:

Pond W in homestead had a fish kill event over Labor Day Weekend. The cause of this is determined to be thermal inversion due to the weekends weather. This causes the dissolved oxygen in the pond to be low, which the fish need to survive. The fish were cleaned up immediately and the pond has returned to normal D.O levels naturally. As this pond was never artificially stocked, the fish should replenish naturally. Currently, no further action is recommended.

RECDD II

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 15th.

RECDD 3

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

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. This is now complete.



Date of report 09/04/2025

Submitted by: Kim Fatuch

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
 - 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 Schenck at the café
 - By popular demand, live music in the café
- 8.30.25 Jimmy Buffett day Adults only
 - Island music and a laid-back day with no kids at the RiverClub
 - Highly requested by residents



September Events

- 9.1.25 Labor Day Festivities
 - o Pool Party fun at all three amenities. Weather really put a damper on festivities this year.
 - o Residents can enjoy a fun day off no matter which amenity they choose
- 9.5.25 Jeremy Weinglass
 - o By popular demand, live music in the café
- 9.6.25 OneBlood Donation Bus
 - Residents can do their part and give back by donating their blood right in the medical truck here in Rivertown
- 9.12.25 Two Rock
 - o By popular demand, live music in the café
- 9.13.25 Renaissance Festival
 - Rivertown's First Sponsored event!!
 - All residents are invited to go back in time and enjoy an evening of magicians, fortune tellers, contortionists, gypsies, Turkey Legs and more!!
- 9.19.25 Bin-Glo
 - Adults only event. Residents are invited to participate in fun bingo of sorts where they will have to participate in funny games of trickery and laughter to win silly prizes.
 - We will have Glow sticks, Glow foam zone, food trucks and bar and of course an amazing DJ and MC to keep the party rocking all evening.
- 9.26.25 Violette Lani
 - o By popular demand, live music in the café



Date of report 09/04/2025

Submitted by: Ken Council

We had a great Labor Day Weekend at the RiverTown Amenity Centers. We had all pools open and entertainment at all 3 of the Amenity Centers. The RiverHouse slide is now closed until next Spring Break. The RiverHouse Pool Renovations are scheduled to begin on September 22nd. The Holiday UPS POD will be stationed in the RiverHouse parking lot until 1.1.2026. The Water Activity Pool with Splash Pad at the RiverLodge will remain open on Saturdays and Sundays only through 9.30.2025. The Lazy River will remain open year-round. Cabana rentals are available on a first-come first-served basis until September 21st, please contact RiverClub office for availability. The permanent holiday lighting installation has been completed at all 3 Amenity Centers.

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
- Pools will remain open until September 22, 2025.
- Full repair of both pools is estimated to begin September 22, 2025.

Closed Mondays

Fitness Center:

4am – 12am (Sunday – Saturday)

Other Updates:

- Pool repair/construction is estimated to begin September 22, 2025.
- Permanent Holiday Lighting project complete.
- IAS working to reconnect the Tennis court and slide tower camera connections.
- Cabana rentals are available on a first come first served basis until September 21st. Please contact RiverClub office for availability.
- UPS Christmas POD in RiverHouse parking lot September 2nd September 30th.

RiverClub

Amenity Hours:

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

Other Updates:

- Permanent Holiday Lighting project complete.
- 5 Smooth stones came out on 8.29.2025 to ensure proper connections and functionality of the Control 4 System in preparation for football season.
- New Maglocks have been ordered to repair outside gates.

RiverLodge

Amenity Hours (Airnasium, Fireplace, Lounge Area):

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

Water Activity Pool/Splash Pad & Lifeguard Hours:

- 10am 8pm Saturday & Sunday Only from 9.2.2025 9.30.2025
- Water Activity Pool with splash pad closed for season after 9.30.2025

Closed Wednesdays

Lazy River & Volleyball Court Hours:

• 10am – 30 minutes before sunset

Closed Wednesdays

Fitness Center:

• 4am – 12am (Sunday – Saturday)

Other Updates:

- Technogym service team out for semiannual preventative maintenance visit on Friday, 8.15.2025.
- Permanent Holiday Lighting project complete.
- New gym wipes dispenser and trashcan ordered for Gym.

(Continued)



Date of report: **09/17/2025**

Submitted by: Lisa McCormick & Richard Losco

We are committed to providing the residents the best possible experience every time they visit the RiverClub, which includes continuous communication with our guests to help us enhance our services and to meet their expectations in the future. Improvements to the Café include new chairs for the dining room, reupholstering of the booths, and a newly painted interior to brighten up the atmosphere. We also have purchased a high-speed accelerated cooking oven to improve ticket times in the kitchen.

Our Café Sales volume/increases have been significantly influenced by our guest satisfaction and improved service, and we continually strive for better value for the residents.

Square POS Net Sales were up 25.6% for the month of July @ \$88,268 compared to \$70,297 prior year. July events included July 4th Golf Cart Parade & Entertainment, Music Bingo, Trivia Night, Friday Night Music, Back-to-School Physicals & Breakfast, and Poolside Murder Mystery.

Cost of Goods Sold (Food and Beverage) was 40.4% in the month of July, compared to 42.8% prior year.

Food & Beverage as % of Revenue:

Target 12-Month % Rate - 40%
Optimal 12-Month % Rate - 35%
Actual July '25 % Rate - 40%

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.

Gross Wages as % of net sales were 28.0% in the month of July, compared to 29.3% prior year.

Gross Wages as % of Revenue:

Target 12-Month % Rate - 35%
Optimal 12-Month % Rate - 30%
Actual July '25 % Rate - 28%

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

The Alcohol Training for the Café FOH Staff has been completed so to educate staff on how to handle intoxicated patrons and prevent over-serving, which reduces the risks of alcohol-related incidents and liability protection.

The State of Florida, Department of Health, conducted a Food Service Inspection on August 13, 2025, in which we met inspection standards.

We continue to improve our guests' experience with continual interactions with our staff so to minimize wait time and making our residents feel at home and we look forward to continually building a positive restaurant culture for the community to achieve excellent service, great food, and atmosphere.



00861196

Work Order

00861196

Number

00001130

96

Account Rivers Edge III CDD

Contact Kevin McKendree

73 Shinnecock Drive Saint Johns, FL 32259

United States

Created Date 8/29/2025

Work Details

Specialist Comments to Customer Report reflects work performed on 8/21 & 8/29. I've been noticing a lot of reclaim water from misplaced or miscalibrated sprinkler heads are going directly into the ponds or onto the streets and down the stormwater drains and into ponds. This is considered a "point source" for nutrients and is a large reason for hypereutrophic ponds in RiverTown.

The nitrogen and phosphorus in reclaim water is beneficial for turfgrass but a direct factor to algae and submersed vegetation.

Not sure if there is anything that you can do, but we may need to consider metafloc treatments for some of these if the problems persist due to constant nutrient introduction.

I saw 2 3 foot gators. One in pond CCC and one in RR. They were keeping away.

I used herbicide to manage invasive and nuisance vegetation along the edge of the ponds.

I still wish you would allow me to encourage the beneficial native littoral plants to improve stability and help filter the nutrients coming from the sprinklers. Soft rush, water willow, and arrowheads are coming up naturally, but I've been controlling it per your request.

I used algaecide to treat algae in ponds VV,QQ,RR,CCC,EEE, & FFF.

Aquatic herbicide was used to treat submersed vegetation in BBB.

Dye was added to ponds in order to reduce light penetration and suppress growth.

Any accessible trash was removed from treated ponds.

Water levels are looking much better.
Thank you for being a Solitude customer!

Prepared By

Address

KYLE FOLLANSBEE



00861196

Work Order

Number

00861196

Contact Kevin McKendree Address 73 Shinnecock Drive Saint Johns, FL 32259

Account

United States

Rivers Edge III CDD

Created Date 8/29/2025

Work Order Assets		
Asset	Status	Product Work Type
Rivers Edge CDD III Pond 92	Inspected	
Rivers Edge CDD III Pond 90	Inspected	
Rivers Edge CDD III Pond 86	Inspected	
Rivers Edge CDD III Pond 85	Inspected	
Rivers Edge CDD III Pond 93	Inspected	
Rivers Edge CDD III Pond 84	Inspected	
Rivers Edge CDD III Pond 83	Inspected	
Rivers Edge CDD III Pond 82	Inspected	
Rivers Edge CDD III Pond 81	Inspected	
Rivers Edge CDD III Pond 80	Inspected	
Rivers Edge CDD III Pond 89	Inspected	
Rivers Edge CDD III Pond 88	Inspected	
Rivers Edge CDD III Pond 87	Inspected	
Rivers Edge CDD III Pond 94	Inspected	
Rivers Edge CDD III Pond FFF	Treated	
Rivers Edge CDD III Pond 91	Inspected	
Rivers Edge CDD III Pond EEE	Treated	
Rivers Edge CDD III Pond DDD	Inspected	
Rivers Edge CDD III Pond CCC	Treated	
Rivers Edge CDD III Pond BBB	Treated	
Rivers Edge CDD III Pond AAA	Treated	
Rivers Edge CDD III Pond ZZ	Treated	
Rivers Edge CDD III Pond YY	Inspected	
Rivers Edge CDD III Pond VV	Treated	
Rivers Edge CDD III Pond RR	Treated	
Rivers Edge CDD III Pond QQ	Treated	
Rivers Edge CDD III Pond PP	Inspected	
Rivers Edge CDD III Pond II	Treated	
Rivers Edge CDD III Pond 96	Inspected	
Rivers Edge CDD III Pond 95	Inspected	

Service Parameters



00861196

Work Order

00861196

Number

Account Rivers Edge III CDD

Contact Kevin McKendree

Address 73 Shinnecock Drive

Saint Johns, FL 32259

United States

Created Date 8/29/2025

Steated Date	6/29/2023		
Asset		Product Work Type	Specialist Comments to Customer
Rivers Edge CDD	III Pond 96	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD	III Pond 91	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD	III Pond 96	SHORELINE WEED CONTROL	
Rivers Edge CDD	III Pond 96	MONITORING	
Rivers Edge CDD	III Pond 96	LAKE WEED CONTROL	
Rivers Edge CDD	III Pond 96	ALGAE CONTROL	
Rivers Edge CDD	III Pond 91	SHORELINE WEED CONTROL	
Rivers Edge CDD	III Pond 91	MONITORING	
Rivers Edge CDD	III Pond 91	LAKE WEED CONTROL	
Rivers Edge CDD	III Pond 91	ALGAE CONTROL	
Rivers Edge CDD	III Pond 95	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD	III Pond 94	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD	III Pond 93	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD	III Pond 92	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD	III Pond 95	SHORELINE WEED CONTROL	
Rivers Edge CDD	III Pond 95	MONITORING	
Rivers Edge CDD	III Pond 95	LAKE WEED CONTROL	
Rivers Edge CDD	III Pond 95	ALGAE CONTROL	
Rivers Edge CDD	III Pond 94	SHORELINE WEED CONTROL	
Rivers Edge CDD	III Pond 94	MONITORING	
Rivers Edge CDD	III Pond 94	LAKE WEED CONTROL	
Rivers Edge CDD	III Pond 94	ALGAE CONTROL	
Rivers Edge CDD	III Pond 93	SHORELINE WEED CONTROL	
Rivers Edge CDD	III Pond 93	MONITORING	
Rivers Edge CDD	III Pond 93	LAKE WEED CONTROL	
Rivers Edge CDD	III Pond 93	ALGAE CONTROL	
Rivers Edge CDD	III Pond 92	SHORELINE WEED CONTROL	
Rivers Edge CDD	III Pond 92	MONITORING	
Rivers Edge CDD	III Pond 92	LAKE WEED CONTROL	
Rivers Edge CDD	III Pond 92	ALGAE CONTROL	
Rivers Edge CDD	III Pond 90	SHORELINE WEED CONTROL	
Rivers Edge CDD	III Pond 90	MONITORING	
Rivers Edge CDD	III Pond 90	LAKE WEED CONTROL	



00861196

Work Order

00861196

Number

Account Rivers Edge III CDD

Contact Kevin McKendree

Address 73 Shinnecock Drive

Saint Johns, FL 32259

United States

Created Date	8/29/2025

Rivers Edge CDD III Pond 90	ALGAE CONTROL
Rivers Edge CDD III Pond 86	SHORELINE WEED CONTROL
Rivers Edge CDD III Pond 86	MONITORING
Rivers Edge CDD III Pond 86	LAKE WEED CONTROL
Rivers Edge CDD III Pond 86	ALGAE CONTROL
Rivers Edge CDD III Pond 85	SHORELINE WEED CONTROL
Rivers Edge CDD III Pond 85	MONITORING
Rivers Edge CDD III Pond 85	LAKE WEED CONTROL
Rivers Edge CDD III Pond 85	ALGAE CONTROL
Rivers Edge CDD III Pond 84	SHORELINE WEED CONTROL
Rivers Edge CDD III Pond 84	MONITORING
Rivers Edge CDD III Pond 84	LAKE WEED CONTROL
Rivers Edge CDD III Pond 84	ALGAE CONTROL
Rivers Edge CDD III Pond 83	SHORELINE WEED CONTROL
Rivers Edge CDD III Pond 83	MONITORING
Rivers Edge CDD III Pond 83	LAKE WEED CONTROL
Rivers Edge CDD III Pond 83	ALGAE CONTROL
Rivers Edge CDD III Pond 82	SHORELINE WEED CONTROL
Rivers Edge CDD III Pond 82	MONITORING
Rivers Edge CDD III Pond 82	LAKE WEED CONTROL
Rivers Edge CDD III Pond 82	ALGAE CONTROL
Rivers Edge CDD III Pond 81	SHORELINE WEED CONTROL
Rivers Edge CDD III Pond 81	MONITORING
Rivers Edge CDD III Pond 81	LAKE WEED CONTROL
Rivers Edge CDD III Pond 81	ALGAE CONTROL
Rivers Edge CDD III Pond 80	SHORELINE WEED CONTROL
Rivers Edge CDD III Pond 80	MONITORING
Rivers Edge CDD III Pond 80	LAKE WEED CONTROL
Rivers Edge CDD III Pond 80	ALGAE CONTROL
Rivers Edge CDD III Pond 89	SHORELINE WEED CONTROL
Rivers Edge CDD III Pond 89	MONITORING
Rivers Edge CDD III Pond 89	LAKE WEED CONTROL
Rivers Edge CDD III Pond 89	ALGAE CONTROL
Rivers Edge CDD III Pond 88	SHORELINE WEED CONTROL



00861196

Work Order Number 00861196

Account Rivers Edge III CDD

Contact Kevin McKendree

Address 73 Shinnecock Drive Saint Johns, FL 32259

United States

Created Date 8/29/2025

Created Date 8/29/2025		
Rivers Edge CDD III Pond 88	MONITORING	
Rivers Edge CDD III Pond 88	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 88	ALGAE CONTROL	
Rivers Edge CDD III Pond 87	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 87	MONITORING	
Rivers Edge CDD III Pond 87	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 87	ALGAE CONTROL	
Rivers Edge CDD III Pond FFF	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond FFF	MONITORING	
Rivers Edge CDD III Pond FFF	LAKE WEED CONTROL	
Rivers Edge CDD III Pond FFF	ALGAE CONTROL	
Rivers Edge CDD III Pond EEE	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond EEE	MONITORING	
Rivers Edge CDD III Pond EEE	LAKE WEED CONTROL	
Rivers Edge CDD III Pond EEE	ALGAE CONTROL	
Rivers Edge CDD III Pond DDD	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond DDD	MONITORING	
Rivers Edge CDD III Pond DDD	LAKE WEED CONTROL	
Rivers Edge CDD III Pond DDD	ALGAE CONTROL	
Rivers Edge CDD III Pond CCC	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond CCC	MONITORING	
Rivers Edge CDD III Pond CCC	LAKE WEED CONTROL	
Rivers Edge CDD III Pond CCC	ALGAE CONTROL	
Rivers Edge CDD III Pond BBB	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond BBB	MONITORING	
Rivers Edge CDD III Pond BBB	LAKE WEED CONTROL	
Rivers Edge CDD III Pond BBB	ALGAE CONTROL	
Rivers Edge CDD III Pond AAA	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond AAA	MONITORING	
Rivers Edge CDD III Pond AAA	LAKE WEED CONTROL	
Rivers Edge CDD III Pond AAA	ALGAE CONTROL	
Rivers Edge CDD III Pond ZZ	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond ZZ	MONITORING	
Rivers Edge CDD III Pond ZZ	LAKE WEED CONTROL	



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Account Rivers Edge III CDD

Contact Kevin McKendree

Address 73 Shinnecock Drive Saint Johns, FL 32259

United States

Created Date 8/29/2025	
Rivers Edge CDD III Pond ZZ	ALGAE CONTROL
Rivers Edge CDD III Pond YY	SHORELINE WEED CONTROL
Rivers Edge CDD III Pond YY	MONITORING
Rivers Edge CDD III Pond YY	LAKE WEED CONTROL
Rivers Edge CDD III Pond YY	ALGAE CONTROL
Rivers Edge CDD III Pond VV	SHORELINE WEED CONTROL
Rivers Edge CDD III Pond VV	MONITORING
Rivers Edge CDD III Pond VV	LAKE WEED CONTROL
Rivers Edge CDD III Pond VV	ALGAE CONTROL
Rivers Edge CDD III Pond RR	SHORELINE WEED CONTROL
Rivers Edge CDD III Pond RR	MONITORING
Rivers Edge CDD III Pond RR	LAKE WEED CONTROL
Rivers Edge CDD III Pond RR	ALGAE CONTROL
Rivers Edge CDD III Pond QQ	SHORELINE WEED CONTROL
Rivers Edge CDD III Pond QQ	MONITORING
Rivers Edge CDD III Pond QQ	LAKE WEED CONTROL
Rivers Edge CDD III Pond QQ	ALGAE CONTROL
Rivers Edge CDD III Pond PP	SHORELINE WEED CONTROL
Rivers Edge CDD III Pond PP	MONITORING
Rivers Edge CDD III Pond PP	LAKE WEED CONTROL
Rivers Edge CDD III Pond PP	ALGAE CONTROL
Rivers Edge CDD III Pond II	SHORELINE WEED CONTROL
Rivers Edge CDD III Pond II	MONITORING
Rivers Edge CDD III Pond II	LAKE WEED CONTROL
Rivers Edge CDD III Pond II	ALGAE CONTROL
Rivers Edge CDD III Pond 95	
Rivers Edge CDD III Pond 96	
Rivers Edge CDD III Pond II	
Rivers Edge CDD III Pond PP	
Rivers Edge CDD III Pond QQ	
Rivers Edge CDD III Pond RR	
Rivers Edge CDD III Pond VV	
Rivers Edge CDD III Pond YY	
Rivers Edge CDD III Pond ZZ	



00861196

Work Order

00861196

Number

Account

Rivers Edge III CDD

Contact Address Kevin McKendree 73 Shinnecock Drive

Saint Johns, FL 32259

United States

Created Date 8/29/2025

Rivers Edge CDD III Pond AAA	
Rivers Edge CDD III Pond BBB	
Rivers Edge CDD III Pond CCC	
Rivers Edge CDD III Pond DDD	
Rivers Edge CDD III Pond EEE	
Rivers Edge CDD III Pond 91	
Rivers Edge CDD III Pond FFF	
Rivers Edge CDD III Pond 94	
Rivers Edge CDD III Pond 87	
Rivers Edge CDD III Pond 88	
Rivers Edge CDD III Pond 89	
Rivers Edge CDD III Pond 80	
Rivers Edge CDD III Pond 81	
Rivers Edge CDD III Pond 82	
Rivers Edge CDD III Pond 83	
Rivers Edge CDD III Pond 84	
Rivers Edge CDD III Pond 93	
Rivers Edge CDD III Pond 85	
Rivers Edge CDD III Pond 86	
Rivers Edge CDD III Pond 90	
Rivers Edge CDD III Pond 92	



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
	SJSO25CAD174487			6

ACTIVITY / COMMENTS:

SJSO25CAD174535, SJSO25CAD174549, SJSO25CAD174558, SJSO25CAD174603, SJSO25CAD174625, SJSO25CAD174663, SJSO25CAD174670

6 written warnings for excessive speed, 1 verbal warning for failure to display insurance, 1 verbal warning for expired registration. Made contact with a "suspicious person" who is a known soverign citizen holding a "God Bless the Homeless Veterans Sign" in front of the new Rivertown school, subject was on a public sidewalk and no law enforcement action was taken.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1428152



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
	SJSO25CAD175312			6

ACTIVITY / COMMENTS:

SJSO25CAD175321, SJSO25CAD175344, SJSO25CAD175343, SJSO2525CAD175386, SJSO25CAD175421, SJSO25CAD175483

4 written warnings for excessive speed, 1 written warning for tinted tag cover, 1 verbal warning for failure to display insurance, and 1 verbal warning for failure to provide registration. Handled a "911 hangup" call for service and took a tour of the new K-8 Riverside school to familiarize myself with the layout.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1428833



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

NAME / ID:	Sergeant #2	10379				
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS		
	SJSO25CAD190603			6		
ACTIVITY / COMMENTS:						
Total Contacts:2 Citations:2 Warnings:1 Top speed meausred by Radar was, **40 MPH on Kendall Crossing Dr						
A traffic stop was conducted on a vehicle traveling 40 miles per hour on Kendall Crossing Dr. The driver had a suspended license, and he was issued two citations. Marijuana was located in the vehicle and was seized.						
Multiple rounds of patrols conducted throughout the entire neighborhood.						
RollKall Invoice#: 5480783						



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
	SJSO25CAD190529			5

ACTIVITY / COMMENTS:

SJSO25CAD190564, SJSO25CAD190573, SJSO25CAD190639, SJSO25CAD190654, SJSO25OFF008930

4 written warnings for excessive speed, 1 verbal warning for failure to provide proof of insurance, 1 verbal warning for failure to provide registration. Also assisted Sgt. Cash with his traffic stop and submitted a small amount of marijuana into evidence for him.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1447572

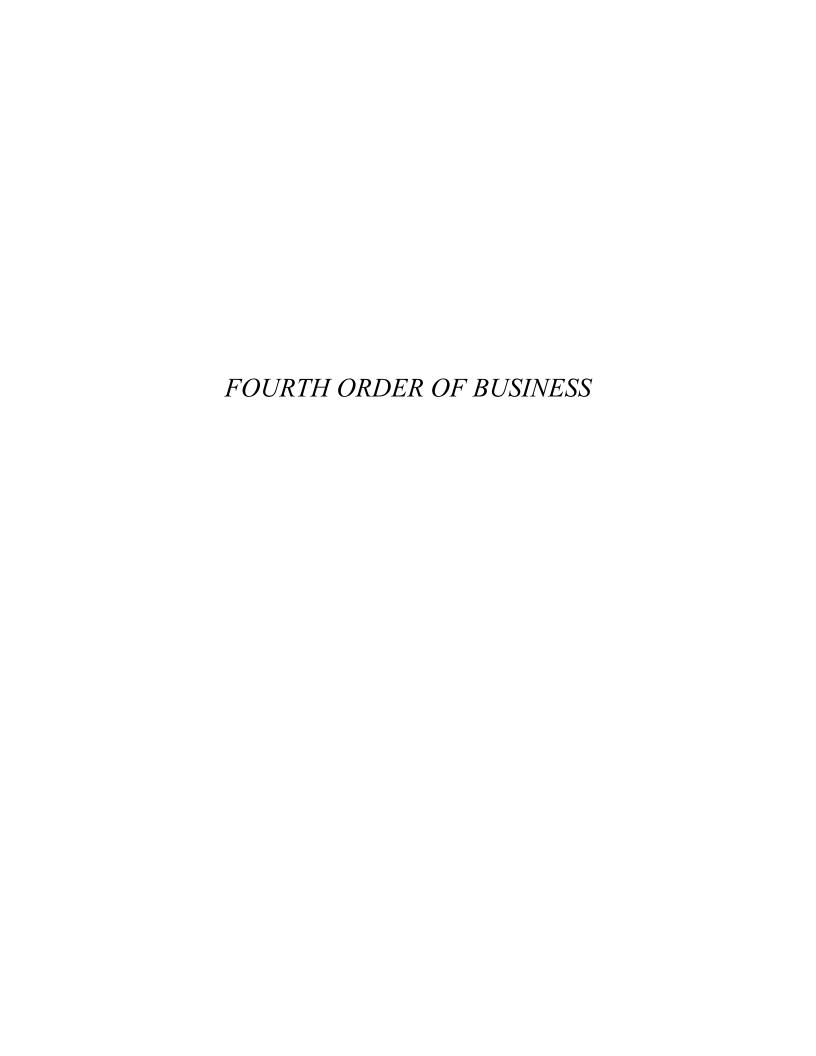


Rivertown CDD GMS Services LLC 475 W. Town Place, Suite 114 Saint Augustine, FL 32092

NAME / ID:	Deputy	#10779		
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD192991			6

ACTIVITY / COMMENTS:

Total Contacts: 6 Citations: 1 Warnings: 5 Top speed meausred by radar was; , **43MPH onKeystone				
Corners**				



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, August 20, 2025 at 9:27 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Corbin deNagy District Manager
Mary Grace Henley District Counsel
Ryan Stilwell District Engineer
Richard Losco General Manager

Jason DavidsonRegional General ManagerKevin McKendreeField Operations Manager

Kimberly Fatuch
Ken Council
Mike Scuncio

Lifestyle Director
Amenity Manager
Yellowstone

The following is a summary of the discussions and actions taken at the August 20, 2025 meeting.

FIRST ORDER OF BUSINESS Roll Call

Mr. deNagy called the meeting to order at 9:27 a.m. and called the roll.

SECOND ORDER OF BUSINESS Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS Staff Reports

A. Landscape Maintenance – Report

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

August 20, 2025 Rivers Edge II CDD

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel

Ms. Henley reminded the board members to complete four hours of ethics training by the end of the year.

D. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026

Mr. deNagy presented a proposed meeting schedule including meetings on the third Wednesday of each month at 9:00 a.m.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the fiscal year 2026 meeting schedule was approved as presented.

2. Consideration of Adopting Goals & Objectives for Fiscal Year 2026

Mr. deNagy presented a proposed list of goals and objectives for fiscal year 2026, noting they are largely statutory compliance based.

On MOTION by Ms. WeMett seconded by Mr. Thomas with all in favor the goals and objectives for fiscal year 2026 were approved as presented.

Next, Mr. deNagy relayed a message from a resident commending Mr. McKendree on his responsiveness to a complaint.

E. General Manager - Monthly Operations and Pond Reports

Copies of the monthly operations and pond reports were included in the agenda for Board review. The JEA Outreach program was scheduled to be onsite later in the day to speak to the community about water conservation. JEA has installed three water pressure monitors in the community. The permanent holiday lights were scheduled to be installed by the end of the

August 20, 2025 Rivers Edge II CDD

day. The pool renovation project will begin September 22nd, so the community will be informed of the pool closure beginning on September 21st.

FOURTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Minutes of the July 16, 2025 Meeting
- B. Financial Statements as of June 30, 2025
- C. Check Register

Copies of the minutes, the financial statements, and the check register totaling \$184,319.05 were included in the agenda package for the Board's review.

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

FIFTH ORDER OF BUSINESS Overview of the Capital Reserve Study

Mr. deNagy presented the capital reserve study, a copy of which was included in the agenda package for the Board's review. There were some minor adjustments to the report since it was last presented, including recommending an annual contribution of \$179,000 for FY26. Mr. deNagy added that he believes Rivers Edge II is on target as far as capital contributions. A copy of the report will be posted to the District's website.

SIXTH ORDER OF BUSINESS Consideration of Acquisition of Watersong Phase 4A and 4B and the Meadows Phase 1 Improvements

Ms. Henley presented the acquisition package and requested the Board approve the acquisition package in substantial form as the improvements are subject to review and sign-off by the District Engineer. Ms. Henley noted the ponds included in the cost share request on the agenda are covered in the acquisition package.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor, the acquisition of Watersong Phase 4A and 4B and The Meadows Phase 1 improvements was approved with staff authorized to finalize the acquisition package between meetings.

SEVENTH ORDER OF BUSINESS Consideration of Cost Share Request for Maintenance of Ponds 16-23

August 20, 2025 Rivers Edge II CDD

Mr. Losco presented a cost share request for maintenance of ponds 16 through 23, noting the total fee is \$7,644. Rivers Edge II's portion comes to \$2,538.57 per year.

On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor the cost share request for maintenance of ponds 16 through 23 was approved.

EIGHTH ORDER OF BUSINESS Consideration of Advanced Funding Request

Mr. deNagy stated that funds in the operating account have been exhausted. The funding request in the amount of \$600,000 is intended to cover the expenses for the remainder of the fiscal year.

On MOTION by Mr. Thomas seconded by Mr. Reid with all in favor funding request number 67 was approved.

NINTH ORDER OF BUSINESS

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

Mr. deNagy presented the fiscal year 2026 noting there is a 20% increase in assessments being proposed. The budget will be adjusted to reflect any newly platted lots, which will result in more assessment revenue and less developer contributions.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the public hearing was opened.

A resident asked why the café operations costs are not spread between the three CDDs. Mr. deNagy responded that the café is solely within CDD II, so CDD II will bear the profit and loss.

On MOTION by Mr. Reid seconded by Mr. Smith with all in favor the public hearing was closed.

August 20, 2025 Rivers Edge II CDD

Ms. Henley stated that resolution 2025-08 appropriates the revenues for each fund, authorizes budget amendments and officially adopts the budget.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2025-08, relating to annual appropriations and adopting the budget for fiscal year 2026 was approved.

B. Consideration of Budget Deficit Funding Agreement for Fiscal Year 2026

Ms. Henley stated that the budget deficit funding agreement says that Mattamy will cover any expenses that aren't covered by assessments. She noted this is the same form of agreement that was used last year.

TENTH ORDER OF BUSINESS

Public Hearing for the Purpose of Imposing Special Assessments; Consideration of Resolution 2025-09, Imposing Special Assessments and Certifying an Assessment Roll

On MOTION by Mr. Reid seconded by Mr. Smith with all in favor the public hearing was opened.

There being no comments from the public, a motion to close the public hearing followed.

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the public hearing was closed.

Ms. Henley stated that resolution 2025-09 makes findings of benefit, clarifies the collection methods and certifies the tax roll.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2025-09, imposing special assessments and certifying an assessment roll was approved.

ELEVENTH ORDER OF BUSINESS Supervisor Requests

Ms. WeMett stated that the Giddens security contract was initially entered into in 2019, and it automatically renews every year. She has discussed with Mr. deNagy that the District

August 20, 2025 Rivers Edge II CDD

could request bids. Mr. Losco added that staff has had multiple meetings with the Giddens management team, and they have been working on building a new manual for all three districts. Mr. deNagy suggested adding an item to the special joint meeting agenda for the September 17th meeting to allow all three boards to discuss the Giddens contract.

Next, Ms. WeMett asked if a discussion between Vesta and Giddens regarding the unlocked security vehicle being left running has taken place yet. Mr. Losco responded that it has and Giddens has acknowledged that they were wrong and assured him it would not happen again.

Next, Ms. WeMett expressed concern with people parking in front of the RiverClub and how that might impede emergency vehicles. She suggested staff meet with one of the local fire marshals to see if they have any suggestions for prohibiting parking in front of the RiverClub. Mr. Losco responded that staff would be glad to schedule a meeting and added that staff has been discussing adding signage.

TWELFTH ORDER OF BUSINESS Audience Comments

Robert Cameron stated that he listened to the last meeting, and he feels there was more discussion of Giddens than there were the bad actions the resident took in moving the vehicle and there was no excuse. He also heard the gentleman was abusive to staff. If a similar incident were to occur in CDD1, he would be a lot stricter on the person.

Sheila Caballero stated that she agreed that the security guard took the brunt in the incident discussed last month, however it was not them that moved the vehicle somewhere else. Next, Ms. Caballero commended staff on the murder mystery event at the RiverClub.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meetings – Regular Board Meeting on September 17, 2025 at 9:00 a.m. at the RiverHouse and a Special Joint Board Meeting at 10:00 a.m.

FOURTEENTH ORDER OF BUSINESS Adjournment

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

August 20, 2025	Rivers Edge II CDD
Secretary/Assistant Secretary	Chairman/Vice Chairman



Community Development District

Unaudited Financial Reporting

July 31, 2025



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

		General Fund	I	Debt Service Fund	Сар	oital Reserve Fund	Сар	ital Project Fund		Totals vernmental Funds
		runu		runu		гини		runu	ūυ	vernmentui runus
Assets:										
Cash:										
Operating Account	\$	291,246	\$	-	\$	285	\$	-	\$	291,531
Due from Other		5,569		-		-		-		5,569
Due from Vesta - Café		252,387		-		-		-		252,387
Due from Capital Project Fund Series 2020		-		-		-		1,138		1,138
Investments:										
State Board of Administration (SBA)		5,599		-		60,459		-		66,058
Custody		23,466		-		-		-		23,466
<u>Series 2020</u>										
Reserve		-		232,010		-		-		232,010
Revenue		-		345,570		-		-		345,570
Construction		-		-		-		6,165		6,165
Series 2021										
Reserve		-		249,300		-		-		249,300
Revenue		-		282,647		-		-		282,647
Construction		-		-		-		2,024		2,024
Prepaid Expenses		9,800		_		_		_		9,800
Deposits		16,840		-		-		-		16,840
Total Assets	\$	604,908	\$	1,109,527	\$	60,743	\$	9,327	\$	1,784,504
Total Assets	Ψ	004,700	Ψ	1,107,327	Ψ	00,743	Ψ	7,327	Ψ	1,704,504
Liabilities:										
Accounts Payable	\$	8,658	\$	-	\$	-	\$	-	\$	8,658
Accrued Expenses		15,884		-		-		-		15,884
Due to Vesta - Café		18,436		-		-		-		18,436
Due to Mattamy		360		-		-		-		360
Due to Capital Project Fund Series 2021		-		-		-		1,138		1,138
Total Liabilities	\$	43,339	\$	-	\$	ē	\$	1,138	\$	44,477
Fund Balance:										
Nonspendable:										
Prepaid Items	\$	9,800	\$	-	\$	-	\$	-	\$	9,800
Deposits		16,840		-		-		-		16,840
Restricted for:										
Restricted for:										
Debt Service - Series		-		1,109,527		-		-		1,109,527
		-		1,109,527 -		-		- 8,189		1,109,527 8,189
Debt Service - Series		-		1,109,527 -		-		- 8,189		
Debt Service - Series Capital Project - Series				1,109,527 - -		60,743		- 8,189 -		
Debt Service - Series Capital Project - Series Assigned for:		- - - 534,929		1,109,527 - - -		60,743		- 8,189 - -		8,189
Debt Service - Series Capital Project - Series Assigned for: Capital Reserve Fund	\$	534,929 561,569	\$	1,109,527 - - - - 1,109,527	\$	60,743	\$	8,189 - - 8,189	\$	8,189 60,743
Debt Service - Series Capital Project - Series Assigned for: Capital Reserve Fund Unassigned	\$		\$	- -	\$	-	\$	- -	\$	8,189 60,743 534,929

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	rated Budget		Actual			
	Budget	Thi	ru 07/31/25	Th	ru 07/31/25	١	Variance	
Revenues:								
acremes.								
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		762,121		244,265	
Special Events	-		-		-		-	
Miscellaneous Income	5,000		4,167		1,003		(3,164)	
nsurance Proceeds	-		-		52,859		52,859	
Interest	5,000		5,000		6,316		1,316	
Cost Share Amenity - Rivers Edge III	-		-		3,896		3,896	
Total Revenues	\$ 3,055,225	\$	2,638,956	\$	2,944,859	\$	305,902	
Expenditures:								
General & Administrative:								
Supervisor Fees	\$ -	\$	-	\$	3,800	\$	(3,800)	
FICA Expense	-		-		291		(291)	
District Engineering	15,000		12,500		14,326		(1,826	
District Counsel	30,000		25,000		21,031		3,969	
District Management	39,326		32,772		32,772		(0)	
Construction Accounting	3,710		3,092		-		3,092	
Assessment Roll Administration	5,618		5,618		5,618		-	
Dissemination Agent	5,618		5,618		5,832		(214	
nformation Technology	2,022		1,685		1,685		0	
Website Administration	1,348		1,124		1,123		0	
Annual Audit	5,000		-		-		-	
Trustee Fees	10,000		8,333		3,081		5,252	
Arbitrage Rebate	1,200		600		600		-	
Гelephone	200		167		58		109	
Postage & Deleivery	500		500		1,225		(725)	
Printing & Binding	250		250		846		(596)	
nsurance General Liability	7,961		7,961		7,745		216	
Legal Advertising	2,500		2,500		3,141		(641)	
Other Current Charges	500		417		10		407	
Office Supplies	150		125		6		119	
Dues, Licenses & Subscriptions	175		175		175		-	
Total General & Administrative	\$ 131,079	\$	108,436	\$	103,365	\$	5,071	
Operations & Maintenance								
Ground Maintenance:								
Cost Share Landscaping - Rivers Edge	\$ 801,623	\$	668,019	\$	668,019	\$	(0)	
Field Operations Management (Vesta)	39,438		32,865		32,865		-	
andscape Maintenance	424,716		353,930		350,895		3,035	
ake Maintenance	23,000		19,167		22,765		(3,599)	
andscape Contingency	80,000		80,000		122,869		(42,869)	
rrigation Repairs and Replacement	37,000		37,000		43,060		(6,060	
rrigation Water Use	70,000		58,333		40,175		18,159	
Streetlighting	28,000		23,333		20,704		2,629	

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Pro	rated Budget		Actual			
		Budget	Thr	u 07/31/25	Th	ru 07/31/25		Variance	
nenity Center - River Club:									
	\$	88,478	\$	73,732	\$	73,732	\$	(0)	
neral Manager (Vesta)		46,793		38,994		40,270		(1,275)	
nenity Manager (Vesta)		29,632		24,693		24,693		0	
nintenance Service (Vesta)		103,123		85,936		85,936		0	
estyle Director (Vesta)		43,329		36,108		36,108		-	
cilities Attendant (Vesta)		113,852		94,877		94,877		(0)	
curity Monitoring		5,000		4,167		315		3,852	
lephone		12,721		10,600		12,286		(1,685)	
surance		78,540		78,540		73,323		5,217	
ol Chemicals (Poolsure)		10,000		10,000		11,418		(1,418)	
nitorial Services (Vesta)		32,875		27,396		27,396		0	
cess Cards		3,500		2,917		-		2,917	
ndow Cleaning		3,500		2,917		-		2,917	
tural Gas		4,000		4,000		4,732		(732)	
ectric		28,000		23,333		20,674		2,659	
ater & Sewer		17,000		14,167		12,102		2,064	
pair and Replacements		75,000		75,000		85,255		(10,255)	
fuse		20,000		16,667		18,023		(1,356)	
st Control		1,920		1,600		1,910		(310)	
ense & Permits		1,000		833		350		483	
her Current		500		417		-		417	
ecial Events		30,000		25,000		26,266		(1,266)	
liday Decorations		23,000		19,167		22,062		(2,895)	
fice Supplies & Postage		750		625		295		330	
		5,000		4,167		1,305		2,862	
ntingency		3,000		4,107		1,303		2,802	
ubtotal Amenity Center - River Club	\$	777,513	\$	675,850	\$	673,327	\$	2,524	
fé Operations:									
	\$	239,259	\$	239,259	\$	268,782	\$	(29,523)	
fé-Labor	Ψ	241,176	Ψ	241,176	Ψ	356,955	Ψ	(115,779)	
fé-Bank Fees				,					
		22,631		22,631		30,182		(7,551)	
her Expenses related to Café Operations		2,550		2,125		860		1,265	
fé Management		12,240		10,200		-		10,200	
ubtotal Café Operations	\$	517,856	\$	515,391	\$	656,779	\$	(141,388)	
tal Operations & Maintenance	\$	2,799,146	\$	2,463,889	\$	2,631,458	\$	(167,569)	
tai opei ations & Maintenance	Ψ	2,777,140	φ	2,403,007	Ą	2,031,430	Ą	(107,307)	
tal Expenditures	\$	2,930,225	\$	2,572,325	\$	2,734,823	\$	(162,498)	
cess (Deficiency) of Revenues over Expenditures	\$	125,000	\$	66,631	\$	210,036	\$	468,400	
her Financing Sources/(Uses):									
pital Reserve Funding	\$	125,000	\$	25,000	\$	25,000	\$	-	
tal Other Financing Sources/(Uses)	\$	125,000	\$	25,000	\$	25,000	\$	-	
t Change in Fund Ralance	\$	0	\$	41 631	•	185.036	\$	468,400	
			J	11,001			Ţ	100,100	
nd Balance - Beginning	\$	-			\$	376,533			
					\$	561,569			
cess (Deficiency) of Revenues over Expenditures ther Financing Sources/(Uses): pital Reserve Funding tal Other Financing Sources/(Uses) t Change in Fund Balance	\$ \$	125,000 125,000 125,000	\$	66,631 25,000	\$ \$ \$	25,000 25,000 25,036 376,533	\$	40	

Community Development District Month to Month

		0ct	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	100,557	_	_	762,121
Miscellaneous Income		155	25	395	40	55	30	25	127	68	84	_	_	1,003
Insurance Proceeds		-	-	-	52,859	-	-	-		-	-	_	_	52,859
Interest		191	107	414	1,344	1,077	1,454	1,410	259	28	32		_	6,316
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 \$	100,673 \$	- \$	- \$	2,944,859
Expenditures:		31,003	701,121 	570,007 ¢	33,031	221,700 \$	117,750	037,032	120,002 ψ	112)202 ψ	100,075	•	<u> </u>	2,511,00
General & Administrative:														
Supervisor Fees	\$	- \$	- \$	- \$	800 \$	400 \$	600 \$	400 \$	800 \$	400 \$	400 \$	- \$	- \$	3,800
FICA Expense		-	-	-	61	31	46	31	61	31	31	-	-	291
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	3,277	-	-	32,772
Construction Accounting		-	-	=	-	-	-	-	-	-	-	-	-	
Assessment Roll Administration		5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Dissemination Agent		668	468	468	468	468	468	1,068	818	468	468	-	-	5,832
Information Technology		169	169	168	169	169	169	169	168	169	169	-	-	1,685
Website Administration		112	112	112	112	112	112	112	112	112	112	-	-	1,123
Annual Audit		-	-	=	-	=	-	-	-	-	=	=	-	
Trustee Fees		-	-	=	-	=	-	-	1,541	1,541	=	=	-	3,081
Arbitrage Rebate		-	-	=	-	=	-	-	-	-	600	=	-	600
Telephone		1	4	-	20	4	6	-	-	9	14	-	-	58
Postage & Deleivery		64	216	60	55	48	78	62	72	21	548	-	-	1,225
Printing & Binding		24	7	80	21	13	32	7	7	52	604	_	-	846
Insurance General Liability		7,745				_					_	_	_	7,745
Legal Advertising		1,080	_	951	_	_	_	_	32	-	1,078	_	_	3,141
Other Current Charges		-	_	10	_	_	_	_	-	-	-	_	_	10
Office Supplies		1	0	0	0	1	1	1	0	1	0			
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 \$	7,301 \$	- \$	- \$	103,365
Operations & Maintenance	Ψ	25,110 \$	7,011 ψ	0,001 	0,571	0,505 ¢	1,705	17,100 \$	7,172 ¥	10,071	7,001		<u> </u>	100,000
Ground Maintenance:														
Cost Share Landscaping - Rivers Edge	\$	66,802 \$	66,802 \$	66,802 \$	66,802 \$	66,802 \$	66,802 \$	66,802 \$	66,802 \$	66,802 \$	66,802 \$	- \$	- \$	668,019
Field Operations Management (Vesta)	J.	3,287	3,287	3,287	3,287	3,287	3,287	3,287	3,287	3,287	3,287		- 3	32,865
Landscape Maintenance		35,089	35,089	35,089	35,089	35,089	35,089	35,089	35,089	35,089	35,089	-	-	350,895
-		1,787	1,787	2,273	1,787		4,567	1,787	1,787		1,787	-	-	22,765
Lake Maintenance						1,787				3,416		-		
Landscape Contingency		3,440	1,780	11,515	2,225	13,175	=	70,344	10,515	9,275	600	=	-	122,869
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	5,953	=	-	40,175
Streetlighting		1,928	1,917	2,235	2,501	2,592	2,221	2,388	1,873	1,422	1,627	-	-	20,704
Subtotal Ground Maintenance	\$	121,671 \$	118,113 \$	131,095 \$	116,416 \$	139,598 \$	113,191 \$	185,319 \$	132,946 \$	127,859 \$	115,145 \$	- \$	- \$	1,301,352

Community Development District Month to Month

		0ct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center - River Club:														
Cost Share Amenity - Rivers Edge	\$	7,373 \$	7,373 \$	7,373 \$	7,373 \$	7,373 \$	7,373 \$	7,373 \$	7,373 \$	7,373 \$	7,373 \$	- \$	- \$	73,732
General Manager (Vesta)		4,018	3,899	4,130	4,044	4,030	4,027	4,039	4,030	4,030	4,022	-	-	40,270
Amenity Manager (Vesta)		2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	-	_	24,693
Maintenance Service (Vesta)		8,594	8,594	8,594	8,594	8,594	8,594	8,594	8,594	8,594	8,594	-	_	85,936
Lifestyle Director (Vesta)		3,611	3,611	3,611	3,611	3,611	3,611	3,611	3,611	3,611	3,611	-	-	36,108
Facilities Attendant (Vesta)		18,081	894	9,488	9,488	9,488	9,488	9,488	9,488	9,488	9,488	-	_	94,877
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	1,259	-	-	12,286
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	1,158	-	-	11,418
Janitorial Services (Vesta)		2,740	2,740	2,740	2,740	2,740	2,740	2,740	2,740	2,740	2,740	-	-	27,396
Access Cards		-		· -			-					-	-	
Window Cleaning		-	-	-	-	-	-	-	-	=	-	-	-	
Natural Gas		333	364	421	452	379	517	742	536	425	561	-	-	4,732
Electric		1,908	1,825	1,947	2,479	2,315	1,885	1,848	2,055	2,115	2,296	=	-	20,674
Water & Sewer		778	1,580	1,357	1,122	1,101	1,087	1,131	1,368	1,508	1,069	-	-	12,102
Repair and Replacements		1,373	2,806	25,816	21,684	11,969	2,974	3,109	3,828	5,399	6,297	-	-	85,255
Refuse		2,042	2,042	2,028	2,025	2,604	2,579	1,181	1,177	1,177	1,170	-	-	18,023
Pest Control		119	119	500	122	122	122	122	122	122	439	-	-	1,910
License & Permits		-	_	_	_	-	-	-	350	-	-	-	-	350
Other Current		-	_	_	_	-	-	-	_	-	-	-	-	-
Special Events		4,022	_	225	5,783	800	2,550	2,522	5,215	2,750	2,400	-	-	26,266
Holiday Decorations		2,830	_	_	11,320	-		-			7,912	-	-	22,062
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 \$	52,738 \$	55,419 \$	54,369 \$	62,857 \$	- \$	- \$	673,327
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 \$	35,634 \$	- \$	- \$	268,782
Café-Labor	•	30,306	27,936	26,825	30,467	28,505	35,176	40,327	42,121	49,147	46,145	_	-	356,955
Café-Bank Fees		2,233	1,777	2,922	1,851	2,175	2,920	4,287	3,910	3,856	4,252	_	_	30,182
Other Expenses related to Café Operations		2,233		2,722	275	2,173	2,720	-,207	585	5,050	4,232	_	_	860
Café Management		-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Café Operations	\$	56,144 \$	46,926 \$	47,375 \$	50,350 \$	51,276 \$	69,563 \$	77,544 \$	83,857 \$	87,714 \$	86,031 \$	- \$	- \$	656,779
Total Operations & Maintenance	\$	313,973 \$	205,605 \$	251,525 \$	252,378 \$	250,839 \$	235,340 \$	315,600 \$	272,222 \$	269,942 \$	264,034 \$	- \$	- \$	2,631,458
Total Expenditures	\$	337,391 \$	213,247 \$	259,609 \$	259,352 \$	257,774 \$	240,128 \$	332,756 \$	279,395 \$	283,836 \$	271,335 \$	- \$	- \$	2,734,823
Excess (Deficiency) of Revenues over Expenditures	s	(246,302) \$	741,178 \$	139.229 \$	(159,657) \$	(36,017) \$	(122,370) \$	364.936 \$	(158,743) \$	(141,555) \$	(170,663) \$	- \$	- \$	210,036
Other Financing Sources/Uses:	<u> </u>	(240,302) \$	741,170 \$	139,229 \$	(139,037) \$	(30,017) \$	(122,370) \$	304,930 \$	(130,743) \$	(141,333) \$	(170,003) \$	- - •	- 3	210,030
	\$		*		25,000 \$	•			- \$	- \$		- \$		25.000
Capital Reserve Funding		- \$	- \$	- \$		- \$	- \$	- \$			- \$		- \$	25,000
Total Other Financing Sources/Uses	\$	- \$	- \$	- \$	25,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	25,000
Net Change in Fund Balance	\$	(246,302) \$	741,178 \$	139,229 \$	(134,657) \$	(36,017) \$	(122,370) \$	364,936 \$	(158,743) \$	(141,555) \$	(170,663) \$	- \$	- \$	185,036

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 07/31/25	Thr	u 07/31/25	1	Variance
Revenues:							
Special Assessments - Tax Roll	\$ 462,928	\$	462,928	\$	462,191	\$	(737)
Prepayments	-		-		11,217		11,217
Interest Income	5,000		5,000		23,463		18,463
Total Revenues	\$ 467,928	\$	467,928	\$	496,871	\$	28,943
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	\$	15,418	\$	4,133
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 11,285	\$	11,285	\$	15,418	\$	4,133
Fund Balance - Beginning	\$ 318,060			\$	562,162		
Fund Balance - Ending	\$ 329,345			\$	577,580		

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted P:		Prorated Budget		Actual			
	Budget	Thr	u 07/31/25	Th	ru 07/31/25		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		30,326		25,326	
Total Revenues	\$ 556,652	\$	556,652	\$	1,456,298	\$	899,646	
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	\$	23,429	\$	18,217	
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-	
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-	
Net Change in Fund Balance	\$ 5,212	\$	5,212	\$	23,429	\$	18,217	
Fund Balance - Beginning	\$ 241,052			\$	508,518			
Fund Balance - Ending	\$ 246,264			\$	531,947			

Rivers Edge II Community Development District Statement of Revenues and Expenditures

Capital Projects Funds

Description	S	SE 2020	SE 2021
Revenues			
Interest	\$	221	\$ 73
Transfer In		-	-
Total Revenues	\$	221	\$ 73
<u>Expenditures</u>			
Capital Outlay	\$	-	\$ -
Transfer Out		-	-
Total Expenditures	\$	-	\$ -
Excess Revenues (Expenditures)	\$	221	\$ 73
Beginning Fund Balance	\$	4,806	\$ 3,089
Ending Fund Balance	\$	5,027	\$ 3,161

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted			ated Budget	Actual		
		Budget	Thru	ı 07/31/25	Thi	u 07/31/25	Variance
Revenues							
Capital Reserve Funding	\$	125,000	\$	25,000	\$	25,000	\$ -
Developer Contributions		-		-		114,016	114,016
Interest		1,000		1,000		1,200	200
Total Revenues	\$	126,000	\$	26,000	\$	140,216	\$ 114,216
Expenditures:							
Repair and Replacements	\$	50,000	\$	41,667	\$	27,308	\$ 14,359
Capital Outlay		-		-		215,098	(215,098)
Total Expenditures	\$	50,000	\$	41,667	\$	242,406	\$ (200,739)
Excess (Deficiency) of Revenues over Expenditures	\$	76,000	\$	(15,667)	\$	(102,190)	\$ 314,955
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$	-	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$		\$	-	\$		\$ -
Net Change in Fund Balance	\$	76,000			\$	(102,190)	
Fund Balance - Beginning	\$	193,794			\$	162,933	
Fund Balance - Ending	\$	269,794			\$	60,743	

Community Development District

Long Term Debt Report

Interest Rate:	4.	.5% - 5.3%	
Maturity Date:	5	5/1/2026	
Reserve Fund Definition	50% of Maximum	n Annual Debt at	Issuance
Reserve Fund Requirement	\$	232,010	
Reserve Fund Balance		232,010	
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 Impro	vement Revenue Bonds		
Interest Rate:	2.4	7% - 3.75%	
Maturity Date:	5	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)
Current Bonds Outstanding		\$	8.155.000

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

		ASSESSED					
		SERIES 2020	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 July 31, 2025

Check No. **Fund Date Amount General Fund** Payroll 7/25/25 50019-50020 369.40 \$ Sub-Total 369.40 **General Fund** Accounts Payable 7/10/25 85,672.53 2068-2092 7/22/25 2093 1,091.00 7/31/25 2094-2112 98,891.01 \$ 185,654.54 Sub-Total

Accounts Payable 7/31/25 21 \$ 3,900.00 Sub-Total \$ 3,900.00	Tota	al	Total \$ 189,			
				Sub-Total	\$	3,900.00
		Accounts Payable	7/31/25		\$	•

Capital Reserve Fund

PR300R	PA	YROLL CHECK REGISTER	RUN	7/25/25 PAGE	1
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50019	1	DONNA L WEMETT	184.70	7/25/2025	
50020		JAMES M REID JR	184.70	7/25/2025	
	TOT	AL FOR REGISTER	369.40		

RED2 RIVERS EDGE II DLAUGHLIN

Attendance Sheet

District Name: Rivers Edge II CDD

Board Meeting Date: July 16, 2025 Meeting

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

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

Approved for Payment:	
Corbin de Nagy	07/23/2025
District Manager Signature	Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/09/25 PAGE 1

NAME	*** CHECK DATES 07/01/2025 - 07/31/2025 *** RIVE BANK	RS EDGE II - GENERAL FUND A RIVERS EDGE II CDD	KEGISTER KON	J/ 0J/ 2J	FAGE I
Total Tota			STATUS	AMOUNT	
SOUNCERS, SLIDES, AND MORE INC 450.00 002008		00	*	450.00	
Total Tota		OUNCERS, SLIDES, AND MORE INC			450.00 002068
CINTAS C	7/10/25 00102 5/07/25 OF616666 202505 320-57200-600	00			
100 100		INTAS			681.25 002069
CINTAS 7/10/25 00102 7/03/25 52789662 202507 320-57200-60000 * 70.22 002071 7/10/25 00069 6/23/25 45823 202506 320-57200-34500 * 105.00 3RD QUARTERLY MONITORING DYNAMIC SECURITY PROFESSIONALS, INC 105.00 002072 7/10/25 00221 6/19/25 63468748 202506 320-57200-46800 * 500.00 DELIVERY/PROGRAM STARTUP ECOLAB USA INC 500.00 7/10/25 00191 6/23/25 47360 202506 320-57200-60000 * 550.00 002073 7/10/25 00191 6/23/25 47360 202506 320-57200-60000 * 550.00 002074 7/10/25 00191 6/23/25 47360 202506 320-57200-60000 * 550.00 002074 7/10/25 00191 6/23/25 47360 202506 320-57200-60000 * 300-300-3000000000000000000000000	7/10/25 00102 6/30/25 93274575 202506 320-57200-600	00			
7/10/25 00102					225.00 002070
CINTAS COLOR CINTAS COLOR CINTAS COLOR CINTAS COLOR CINTAS COLOR	7/10/25 00102 7/03/25 52789662 202507 320-57200-600				
105.00 1		INTAS			70.22 002071
7/10/25 00221 63468748 202506 320-57200-46800	7/10/25 00069 6/23/25 45823 202506 320-57200-345	0.0	*	105.00	
7/10/25 00221 63468748 202506 320-57200-46800	3RD QUARTERLY MONITORING D	YNAMIC SECURITY PROFESSIONALS, INC			105.00 002072
ECOLAB USA INC 500.00 002073 7/10/25 00191 6/23/25 47360 202506 320-57200-60000 TILE REPAIR EPIC POOLS & HARDSCAPE FPIC POOLS & HARDSCAPE 7/10/25 00002 7/01/25 93 202507 310-51300-35200 JUL MANAGEMENT FEES 7/01/25 93 202507 310-51300-35200 JUL UNFO TECH 7/01/25 93 202507 310-51300-35100 7/01/25 93 202507 310-51300-35100 TILE REPAIR 7/01/25 93 202507 310-51300-35100 TOPIC SUPPLIES 7/01/25 93 202507 310-51300-42000 FOFFICE SUPPLIES 7/01/25 93 202507 310-51300-42000 FOSTAGE	7/10/25 00221 6/19/25 63468748 202506 320-57200-468		*	500.00	
7/10/25 00191 6/23/25 47360 202506 320-57200-60000		COLAB USA INC			500.00 002073
## SPIC POOLS & HARDSCAPE 550.00 002074 7/10/25 00002	7/10/25 00191 6/23/25 47360 202506 320-57200-600				
7/10/25 00002 7/01/25 93 202507 310-51300-34000	TILE REPAIR E	PIC POOLS & HARDSCAPE			550.00 002074
7/01/25 93 202507 310-51300-35200	7/10/25 00002 7/01/25 93 202507 310-51300-340	00	* 3	3,277.17	
7/01/25 93 202507 310-51300-35100	7/01/25 93 202507 310-51300-352		*	112.33	
7/01/25 93 202507 310-51300-32400	7/01/25 93 202507 310-51300-351	00	*	168.50	
7/01/25 93 202507 310-51300-51000	7/01/25 93 202507 310-51300-324		*	468.17	
7/01/25 93	7/01/25 93 202507 310-51300-510		*	.45	
7/01/25 93 202507 310-51300-42500	7/01/25 93 202507 310-51300-420	00	*	54.43	
7/01/25 93 202507 310-51300-41000 * 13.66 TELEPHONE GOVERNMENTAL MANAGEMENT SERVICES 4,101.16 002075	7/01/25 93 202507 310-51300-425	00	*	6.45	
GOVERNMENTAL MANAGEMENT SERVICES 4,101.16 002075	7/01/25 93 202507 310-51300-410	00	*	13.66	
	G	OVERNMENTAL MANAGEMENT SERVICES			4,101.16 002075
DEDO DIVERS EDGE II OVIJEMIV					

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/09/25 PAGE 2
*** CHECK DATES 07/01/2025 - 07/31/2025 *** RIVERS EDGE II - GENERAL FUND

CHECK DAILS		A RIVERS EDGE II CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SUB	VENDOR NAME S SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/10/25 00120	6/17/25 12518 202505 310-51300-315	00	*	2,203.26	
	MAY GENERAL COUNSEL K	ILINSKI VAN WYK PLLC			2,203.26 002076
7/10/25 00006	7/01/25 13129562 202507 320-57200-462	210	*	1,158.31	
	JUL POOLSURE P	POOLSURE			1,158.31 002077
7/10/25 00210	6/27/25 54781 202505 310-51300-311			2,013.60	
	MAY PROFESSIONAL SERVICES	RIME AE GROUP INC			2,013.60 002078
7/10/25 00222	6/27/25 INV0111 202506 320-57200-494	.00	*	300.00	
	8/22 3HR MUSIC PERFORM J	EREMIAH R SCHENCK			300.00 002079
7/10/25 00129	6/30/25 WO-00846 202506 320-57200-468	800	*	623.50	
					623.50 002080
7/10/25 00129	7/01/25 PSI18035 202507 320-57200-468	 300	*	1,787.00	
	JUL LAKE MAINTENANCE S	OLITUDE LAKE MANAGEMENT			1,787.00 002081
	6/23/25 62076458 202506 320-57200-435		*	122.23	
	JUN PEST CONTROL T	URNER PEST CONTROL			122.23 002082
7/10/25 00010	7/01/25 427273 202507 320-57200-340	000	*	3,899.42	
	JUL GEN MANAGEMENT SRVCS 7/01/25 427273 202507 320-57200-343		*	3,286.50	
	JUL FIELD OPS 7/01/25 427273 202507 320-57200-340	10	*	3,610.75	
	JUL LIFESTYLE SRVCS 7/01/25 427273 202507 320-57200-344	400	*	2,469.33	
	JUL AMEN MANAGEMENT SRVCS 7/01/25 427273 202507 320-57200-342	200	*	8,593.58	
	JUL FAC MAINTENANCE SRVCS 7/01/25 427273 202507 320-57200-512		*	2,739.58	
	JUL JANITORIAL SRVCS 7/01/25 427273 202507 320-57200-341	.00	*	9,487.67	
	JUL FACILITY ATTENDANT V	VESTA PROPERTY SERVICES INC			34,086.83 002083
7/10/25 00195	6/10/25 25482762 202506 320-57200-600		*	49.98	
	JANITORIAL SUPPLIES W	J.B. MASON CO., INC.			49.98 002084

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/09/25 PAGE 3
*** CHECK DATES 07/01/2025 - 07/31/2025 *** RIVERS EDGE II - GENERAL FUND

childre brills	Bi	ANK A RIVERS EDGE II CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	6/18/25 25500470 202506 320-57200-0 JANITORIAL SUPPLIES		*	157.80	
	JANIIORIAL SUPPLIES	W.B. MASON CO., INC.			157.80 002085
7/10/25 00195	6/23/25 25507517 202506 320-57200-6 JANITORIAL SUPPLIES	60000		40.49	
		W.B. MASON CO., INC.			40.49 002086
7/10/25 00195	6/25/25 25514243 202506 320-57200-6 JANITORIAL SUPPLIES	60000	*	115.98	
		W.B. MASON CO., INC.			115.98 002087
7/10/25 00195	6/25/25 25514313 202506 320-57200-6 JANITORIAL SUPPLIES	60000	*	59.82	
		W.B. MASON CO., INC.			59.82 002088
7/10/25 00195	7/02/25 25529030 202507 320-57200-0 JANITORIAL SUPPLIES	60000		173.43	
		W.B. MASON CO., INC.			173.43 002089
7/10/25 00131	6/23/25 937901 202506 320-57200-4 JUN IRRIGATION REPAIRS	46102	*	1,008.20	
		YELLOWSTONE LANDSCAPE			1,008.20 002090
7/10/25 00131	7/01/25 946931 202507 320-57200-4 JUL POND MAINTENANCE		*	2,914.00	
		YELLOWSTONE LANDSCAPE			2,914.00 002091
7/10/25 00131	7/01/25 946933 202507 320-57200-4 JUL LANDSCAPE MAINTENANCE	46100	*	32,175.47	
		YELLOWSTONE LANDSCAPE			32,175.47 002092
7/22/25 00143	7/21/25 144779 202507 310-51300-4 PRNTNG ASSESSMENT NOTICE		*	597.26	
	7/21/25 144779 202507 310-51300-4	42000	*	493.74	
		ADVANCED DIRECT MARKETING SERVICE	ES 		1,091.00 002093
7/31/25 00102	7/07/25 42360445 202507 320-57200-6 ACTIVE SCRAPER/MAT ONYX	60000	*	214.04	
		CINTAS			214.04 002094
7/31/25 00223	7/21/25 2510 202507 320-57200-4	49500	*	•	
		FIRST COAST TRIMLIGHT LLC			7,912.00 002095

AP300R YEAR-TO-DAT	E ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER	RUN 9/09/25	PAGE 4
*** CHECK DATES 07/01/2025 - 07/31/2025 ***	RIVERS EDGE II - GENERAL FUND BANK A RIVERS EDGE II CDD		
	DANK A KIVERS EDGE II CDD		

	В	ANK A RIVERS EDGE II CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/31/25 00059	7/25/25 28023 202507 310-51300- ARB SE2020 FYE 4/30/25	32500	*	600.00	
	ARB SE2020 FIE 4/30/25	GRAU AND ASSOCIATES			600.00 002096
7/31/25 00120	7/16/25 12743 202506 310-51300-	31500	*	2,425.73	
	JUN GENERAL COUNSEL	KILINSKI VAN WYK PLLC			2,425.73 002097
7/31/25 00082	7/23/25 1426 202507 320-57200-		*	400.00	
	9/1 EMCEE/DJ EMBER POOL	MAGNETIX DJ SERVICES			400.00 002098
7/31/25 00082	7/26/25 1428 202507 320-57200-		*	500.00	
	9/19 EMCEE/DJ GLOW EVENT	MAGNETIX DJ SERVICES			500.00 002099
7/31/25 00047	7/08/25 07082025 202507 320-57200-		*	317.00	
	TERMITE RENEWAL	NADAR'S PEST RAIDERS			317.00 002100
7/31/25 00210	7/16/25 54852 202506 310-51300-	31100		1,170.93	
	JUN PROFESSIONAL SERVICES	PRIME AE GROUP INC			1,170.93 002101
7/31/25 00012	7/10/25 CS-2025- 202507 320-57200-			66,801.92	
	CS LANDSCAPE JULY 2025 7/10/25 CS-2025- 202507 320-57200-	49200	*	7,373.17	
	CS AMENITY JULY 2025	RIVERS EDGE CDD			74,175.09 002102
7/31/25 00011		43500	*	122.23	
	JUL PEST CONTROL	TURNER PEST CONTROL			122.23 002103
7/31/25 00123	6/25/25 7800161 202506 310-51300-		*	1,250.00	
	FY25 TRUSTEE FEES SE2020 6/25/25 7800161 202506 300-15500-	10000	*	2,500.00	
	FY26 TRUSTEE FEES SE2020 6/25/25 7800161 202506 310-51300-	32300	*	290.63	
	INCIDENTAL EXPENSES	U.S. BANK			4,040.63 002104
7/31/25 00010	6/30/25 427480 202506 320-57200-	34000	*	130.52	
	JUN BILLABLE MILEAGE 1/3	VESTA PROPERTY SERVICES INC			130.52 002105

AP300R YEAR-TO-DATE ACCOUNTS PAYAB *** CHECK DATES 07/01/2025 - 07/31/2025 *** RIVERS EDGE II BANK A RIVERS E	- GENERAL FUND	RUN 9/09/25	PAGE 5
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME STATUS	AMOUNT	CHECK AMOUNT #
7/31/25 00195 7/09/25 25539427 202507 320-57200-60000	*	76.94	
JANITORIAL SUPPLIES W.B. MASON C	O., INC.		76.94 002106
7/31/25 00195 7/09/25 25540592 202507 320-57200-60000 JANITORIAL SUPPLIES	*	229.95	
W.B. MASON C	O., INC.		229.95 002107
7/31/25 00195 7/21/25 25564193 202507 320-57200-60000 JANITORIAL SUPPLIES	*	58.99	
W.B. MASON C	O., INC.		58.99 002108
7/31/25 00195 7/23/25 25570611 202507 320-57200-60000 JANITORIAL SUPPLIES	*	115.96	
W.B. MASON C	O., INC.		115.96 002109
7/31/25 00131 6/23/25 937951 202506 320-57200-46101 TREE REMOVAL	*	2,675.00	
YELLOWSTONE			2,675.00 002110
7/31/25 00131 6/25/25 939349 202506 320-57200-46102 JUN IRR KEYSTONE CORNERS	*	1,826.00	
YELLOWSTONE	LANDSCAPE		1,826.00 002111
7/31/25 00131 6/25/25 939348 202506 320-57200-46101 TREE REMOVEL	*	1,900.00	
YELLOWSTONE	LANDSCAPE		1,900.00 002112
	TOTAL FOR BANK A	185,654.54	
	TOTAL FOR REGISTER	185,654.54	

	the section of the se		152,000,000			
					Invo	oice
		Bouncers,	Slides, and I	More Inc.	Date: June 7th, 2025	
		1915 Blue	bonnet Way	,	Invoice Number: 0	6072025.15
		Fleming Is	land, FL			
	8	32003				
	M D XE					
	<u>Name / Address</u>	Additiona	l Details	2.000		
	Attn: Kim Fatuch					
	River's Edge CDD 2					
	475 West Town Place					
	Suite 114					
	St. Augustine, FL 32092					
	<u>Description</u>	Quantity	<u>Rate</u>	Discount	<u>SubTotal</u>	<u>Extended</u>
1	24' Double Lane Slide	1	\$500.00		\$450.00	\$450.00
2						
3						
4						
5						
6						
7						
8						
9				·- ·		
10						
11			v-1			
12						
13					-	
14				,		
15						
16						
17			•			
18						
19						
20						-
Com	ments:	Subtotal				\$450.00
		Sales Tax	(0.0%)			n/a
		Total				\$450.00



Approved CDD II Submitted to AP on 6.23.25 by Kimberly Fatuch

Kimberly Fatuch

*** INVOICE CUSTOMER COPY ***

Location : CINTAS FIRE PROTECTION

Invoice # : 0F61666685 Inv Date : 5/07/2025

Customer : 34725 Loc : F61 Type . . : CHG-S Route . : 22

PO Number: Acct # : 34725

WO Number : Acct Zip : 32259 Service Visit: 11010584

Bill to:

RIVERS EDGE CDD II

475 W TOWN PL

ST AUGUSTINE, FL 320923648

Remit to: CINTAS FIRE 636525 P.O. BOX 636525 CINCINNATI, OH 452636525 (904) 562-7000

Serviced: RIVERS EDGE CDD II 160 RIVER GLADE RUN RIVERS EDGE COMMUNITY ST. JOHNS, FL 32259



Item	Qty	Description	Price	Amount Tx
EELINK	5	FUSIBLE LINK HEAT DETECTOR	32.37	161.85 Y
INKS	1	INSPECTION KITCHEN SYSTEM	374.18	374.18 Y
SC	1	Service Charge	145.22	145.22 Y

SUB-TOTAL : 681.25 TAX : .00 TOTAL : 681.25

CINTAS FIRE PROTECTION #98454000012007 #98452300012007 #502087000199 EF20000872

PLEASE PAY FROM THIS INVOICE PLEASE INCLUDE INVOICE NUMBER WHEN MAILING PAYMENT TO MAKE PAYMENT OR FOR ANY QUESTIONS PLEASE CALL 570 891-0409

OR EMAIL Gabrielle.miller@cintas.com WE ACCEPT VISA/MC/AMEX DISCOVER AND CHECK BY PHONE





Service Receipt

Location:

CINTAS FIRE 636525

LOC:

00F61

Route:

22

Acct#: Acct zip: 34725

320923648

Receipt No:

Receipt Date:

Payment Term: **Customer No:**

Receipt Type: PO Number:

Service Visit No:

0F61666685

05/07/2025

NET 10 DAYS

34725

CHG-S

11010584

Remit To:

CINTAS FIRE 636525 P.O. BOX 636525, CINCINNATI, OH 452636525 Bill To:

RIVERS EDGE CDD II

475 W TOWN PL, ST AUGUSTINE, FL 320923648

Serviced:

9045627000

RIVERS EDGE CDD II 160 RIVER GLADE RUN,RIVERS EDGE COMMUNITY ST. JOHNS, FL 32259

Item	Qtv	Description	Unit Price	Net Amount	Тах	
·	Gty		32.37	161.85		***************************************
EELINK	5	FUSIBLE LINK HEAT DETECTOR			1	
INKS	1	INSPECTION KITCHEN SYSTEM	374.18	374.18	Y	
SC	1	Service Charge	145.22	145.22	Y	

Sub Total: 681.25 Tax: 0.00

Total: 681.25

Amount 0.00 Received:

Please pay ====>

Balance Due: 681.25

Work Authorized By: Work Signed By:

JASON DAVIDSON

JASON DAVIDSON

Work Performed By:

Williams, Eric

Date Completed:

05/07/2025



Signature:

Approved RECDD 2 Submitted to A/P 06-18-25 By Richard Losco

Richard Losco





Service Receipt

Location:

CINTAS FIRE 636525

LOC:

00F61

Route:

22

Acct#:
Acct zip:

34725

320923648

Receipt No:

Receipt Date:

Payment Term:

Customer No:

Receipt Type: PO Number:

Service Visit No:

0F61666685

05/07/2025 NET 10 DAYS

34725

CHG-S

11010584

Remit To:

CINTAS FIRE 636525 P.O. BOX 636525, CINCINNATI, OH 452636525 9045627000 Bill To:

RIVERS EDGE CDD II

475 W TOWN PL, ST AUGUSTINE, FL 320923648

Serviced:

RIVERS EDGE CDD II 160 RIVER GLADE RUN,RIVERS EDGE COMMUNITY ST. JOHNS, FL 32259

CINTAS FIRE PROTECTION

#98454000012007

#98452300012007

#502087000199

BY SIGNING THIS DOCUMENT, I HEREBY REPRESENT I
HAVE THE AUTHORITY TO ENTER INTO THIS CONTRACT
ON BEHALF OF MY EMPLOYER.
PLEASE PAY FROM THIS INVOICE
WE ACCEPT VISA/MC/AMEX AND DISCOVER
TO MAKE PAYMENT BY PHONE:

570.891.0476





FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS

upon request from your Cintas representative or online [Cintas.com/firecontract].

13. Equipment Exchange, Customer hereby understands and agrees that if Customer engages Cintas to service its fire extinguishers, Cintas intends to exchange Customer's fire extinguishers for other fire extinguishers of similar kind and quality. Customer further acknowledges and agrees that upon completion of such exchange that all rights, title, and interest in the Customer's extinguishers so exchanged will belong to Cintas and all rights, title, and interest in Cintas's fire extinguishers so exchanged will belong to the Customer.

16. CINTAS NOT AN INSURER: CUSTOMER'S OBLIGATION TO OBTAIN INSURANCE AS SOLE RECOVERY FOR ANY LOSS AND WARRANTY OF SAME. Customer acknowledges and agrees that neither Cintas nor its Subcontractors or assignees are insurers and that no insurance coverage is provided by this Agreement. CUSTOMER ACKNOWLEDGES AND AGREES THAT CINTAS ASSUMES NO RESPONSIBILITY FOR, NOR SHALL IT HAVE ANY LIABILITY FOR, CLAIMS MADE AGAINST IT CLAIMING THAT IT IS AN INSURER OF CUSTOMER'S SYSTEMS OR ANY OTHER PROPERTY FOR ANY PURPOSE, INCLUDING, BUT NOT LIMITED TO, THE FAILURE OF SUCH SYSTEMS TO OPERATE EFFECTIVELY OR AS DESIGNED. Customer acknowledges that during the term of the Agreement, it is the specific intent of the parties that the Customer will obtain and maintain insurance coverage with minimum coverage of two million dollars (U.S.) per incident, at the Customer's expense, that will cover any and all losses, damages, and expense arising out of or from, in connection with, related to, as a consequence of, or resulting from this Agreement in any way, including, but not limited to, public liability, bodily injury, sickness or death, losses for property damage, fire, water damage, and loss of property, and Customer agrees to and warrants that it will obtain and maintain such insurance coverage at all times at no cost to Cintas. Customer shall name Cintas as an additional insured by endorsement on any such policy(ies). This endorsement shall be without limitation or restriction of any type, and Cintas shall be exempt from, and in no way liable for, any sums of money related to this policy(ies) and associated coverage of any type, including, but not limited to, premium payments, deductible, co-payments, or self-insured retention, all of which are the sole responsibility of Customer. Customer agrees that recovery for all such injuries, losses, and damages shall be limited to this insurance coverage only and that it will look exclusively to its insurer(s) to recover for any such injuries, losses, and damages. CUSTOMER AGREES TO SHIFT THE RISK OF LOSS TO ITS INSURERS, WHICH HAVE EXPRESSLY CONTRACTED TO ACCEPT THE RISK OF LOSS TO CUSTOMER'S PROPERTY, CUSTOMER RELEASES AND AGREES TO INDEMNIFY AND HOLD HARMLESS CINTAS FROM AND AGAINST ALL COSTS, EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES). AND LIABILITY ARISING FROM CLAIMS REQUIRED TO BE COVERED BY INSURANCE PURSUANT TO THIS SECTION, INCLUDING ANY CLAIMS FOR DAMAGES ATTRIBUTABLE TO PUBLIC LIABILITY, BODILY INJURY, SICKNESS, OR DEATH, OR THE DESTRUCTION OF ANY REAL OR PERSONAL PROPERTY, INCLUDING, BUT NOT LIMITED TO, THOSE THAT ARE ATTRIBUTABLE TO CINTAS'S PARTIAL OR SOLE NEGLIGENCE, CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE, INCLUDING, BUT NOT LIMITED TO, EQUITABLE, CONTRACTUAL, LEGAL, AND CONVENTIONAL <u>SUBROGATION, AND WARRANTS THAT THIS RELEASE AND WAIVER SHALL BE</u> BINDING ON ANY AND ALL SUBROGEES OR ASSIGNEES OF CUSTOMER'S RIGHTS. CINTAS SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF CUSTOMER, ANY LOSSES, OR ANY DAMAGES THAT IS REQUIRED TO BE INSURED. UNDER THIS AGREEMENT. IS INSURED, OR IS INSURABLE, CUSTOMER AGREES TO INDEMNIFY CINTAS AGAINST ANY AND ALL SUCH CLAIMS, INCLUDING CLAIMS OF THIRD PARTIES, THAT MAY ARISE THAT ARE RELATED TO THE AGREEMENT OR THE PROVISION OF THE SERVICES IN ANY WAY THAT MAY ARISE DUE TO CUSTOMER'S BREACH OF THESE OBLIGATIONS. CUSTOMER AGREES TO AND WARRANTS THAT IT WILL NOTIFY ITS INSURER(S) OF THIS RELEASE AND WAIVER.

17. RELEASE AND INDEMNIFICATION OF CINTAS BY CUSTOMER, CUSTOMER RELEASES AND AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS CINTAS AND ANY/ALL OF ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES OF ANY TYPE FROM LIABILITY FOR ANY AND ALL LOSS, DAMAGE, OR EXPENSE OF ANY KIND OR TYPE, UNDER ANY LEGAL, EQUITABLE OR OTHER THEORY, THAT MAY OCCUR PRIOR TO. CONTEMPORANEOUSLY WITH, OR AFTER THE EXECUTION OF THIS AGREEMENT RELATED IN ANY WAY TO THE SUBJECT MATTER OF THIS AGREEMENT OR PERFORMANCE UNDER THE AGREEMENT, INCLUDING (BUT NOT LIMITED TO) THE IMPROPER OPERATION OR NON-OPERATION OF THE FIRE SUPPRESSION, ALARM, OR OTHER SYSTEM(S), THIS OBLIGATION INCLUDES (BUT IS NOT LIMITED TO) ANY CLAIM, DEMAND, SUIT, LIABILITY. DAMAGE, JUDGMENT, LOSS, EXPENSES, ATTORNEY'S FEES, AND COSTS, THAT MAY BE ASSERTED AGAINST OR INCURRED BY CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES,

The terms and conditions below are excerpts taken from Cintas Fire Protection OR OTHER REPRESENTATIVES BY CUSTOMER OR ANY PERSON OR ENTITY NOT Services General Terms and Conditions, a complete copy of which is available A PARTY TO THIS AGREEMENT (INCLUDING, BUT NOT LIMITED TO. CUSTOMER'S INSURANCE COMPANY, ADMINISTRATIVE BODY OR AUTHORITY. OR CUSTOMER'S EMPLOYEES) FOR ANY EXPENSE, LOSS, OR DAMAGE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, OR ALLEGED TO BE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, BY ANY ACT, OMISSION, OR FAULT OF CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES. THIS OBLIGATION EXTENDS TO, WITHOUT LIMITATION, STATUTORY CIVIL DAMAGES, ECONOMIC DAMAGES, PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE (REAL AND PERSONAL) ARISING OUT OF OR RELATED TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY CLAIMS BASED UPON BREACH OF THE AGREEMENT, STRICT LIABILITY. REQUESTS FOR OR RIGHTS OF SUBROGATION OR CONTRIBUTION. INDEMNIFICATION, WRONGFUL DEATH, AND NEGLIGENCE (WHETHER ACTIVE OR PASSIVE, AND INCLUDING CLAIMS BASED UPON CINTAS'S SOLE, PARTIAL. OR JOINT AND SEVERAL NEGLIGENCE OF ANY TYPE OR DEGREE), AND ANY OTHER CLAIM, WHETHER BASED UPON OR ARISING UNDER CONTRACT, TORT. LAW, OR EQUITY, CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR

DAMAGE. Cintas reserves the right to select counsel to represent it in any such

- 18. LIMITATION OF CINTAS'S LIABILITY: LIQUIDATED DAMAGES. Customer acknowledges that Cintas's service fees/purchase prices are based on the value of services or goods provided and the limited liability provided under this Agreement and not on the value of the Customer's premises or its contents. or the likelihood or potential extent or severity of injury (including death) to Customer or others, Customer further acknowledges and agrees that Cintas cannot predict the potential amount, extent, or severity of any damages or injuries that Customer or others may incur due to the failure of the system or services to work as intended. IF CINTAS OR ITS REPRESENTATIVES ARE HELD LIABLE FOR ANY REASON FOR ANY LOSS, INJURY, OR DAMAGES OF ANY KIND THAT ARISES OUT OF, RESULTS FROM, OR IS RELATED TO THIS AGREEMENT (INCLUDING, WITHOUT LIMITATION, LOSSES, INJURIES OR DAMAGES RESULTING FROM CINTAS'S SOLE OR PARTIAL NEGLIGENCE, WHETHER ACTIVE OR PASSIVE), CUSTOMER AGREES AND WARRANTS THAT CINTAS'S AND ITS REPRESENTATIVE'S COLLECTIVE LIABILITY TO CUSTOMER, ITS AGENTS, OFFICERS, DIRECTORS, EMPLOYEES, INVITEES, AND ANY THIRD PARTY SHALL BE LIMITED EXCLUSIVELY TO \$1,000 AS LIQUIDATED DAMAGES. If Customer wishes to increase the limitation of liability, Customer may, as of right, enter into a supplemental agreement with Cintas to obtain a higher limit by paying an additional amount consistent with the increase in liability; such a payment, however, shall in no way be interpreted to find Cintas or its subcontractors or representatives to be insurers. CUSTOMER AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND THE WAIVERS AND INDEMNITIES SET FORTH IN THIS AGREEMENT ARE A FAIR ALLOCATION OF RISKS AND LIABILITIES BETWEEN CINTAS, CUSTOMER, AND ANY OTHER AFFECTED PARTIES. CUSTOMER ACKNOWLEDGES AND AGREES THAT WERE CINTAS TO HAVE LIABILITY GREATER THAN THAT STATED ABOVE, IT WOULD NOT PROVIDE THE SERVICES. Neither party shall be liable to the other or any other person for any incidental, punitive, speculative, or consequential damages of any type, including, but not limited to, loss of profits or business opportunity.
- 22. Governing Law. To the greatest extent permitted by law, this Agreement shall be governed by the laws of the State of Ohlo, and it explicitly excludes any reference or resort to choice of law rules that suggest or require that the laws of another jurisdiction be applied.
- 23. Disputes. Any dispute or matter arising in connection with or relating to this Agreement other than an action for collection of fees due Cintas hereunder shall be resolved by binding and final arbitration. The arbitration shall be conducted pursuant to applicable Ohio arbitration law. CUSTOMER, ON BEHALF OF ITSELF AND ALL OF ITS INSURER(S), WAIVES TRIAL BY JURY IN ANY ACTION BETWEEN CUSTOMER AND/OR INSURER AND CINTAS, AND CUSTOMER IRREVOCABLY WAIVES ANY RIGHT TO CLASS REPRESENTATIVE CLAIMS (WHETHER AS A CLASS MEMBER OR CLASS REPRESENTATIVE) AND ANY RIGHT TO HAVE SUCH DISPUTE CONSOLIDATED OR CONSIDERED IN CONJUNCTION WITH ANY OTHER CLAIM OR CONTROVERSY OR AS A PART OF ANY OTHER PROCEEDING. The exclusive jurisdiction and forum for resolution of any such dispute shall lie in Warren County, Ohio. Notice or service of process of any such dispute may be made by correspondence delivered via the United States Postal Service (certified mail or registered mail, return receipt requested) or by a national overnight courier service (such as Federal Express) directed to the opposing party's address identified in this Agreement, With respect to an action for fees due Cintas under this Agreement, the exclusive jurisdiction and forum for the resolution of any such dispute shall be a court of competent jurisdiction in the state where the Customer is located, and if Cintas prevails on any or all of its claim for fees, Cintas shall also be entitled to recover all attorneys' fees and costs it incurs in the prosecution of the claim or action.



CINTAS P.O. Box 631025 CINCINNATI, OH 45263-1025 Service / Billing # Fax #

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

Payment Inquiry # (877)275-4933

Invoice

Ship To RIVERS EDGE 2

RIVERS EDGE COMMUNITY DEVELOP

DISTRICT

160 RIVERGLADE RUN ST. JOHNS, FL 32259 Invoice # 9327457598 Invoice Date 06/30/2025

PO # PO

Credit Terms NET 30 DAYS Customer # 12663109

Cintas Route LOC #0292 ROUTE 0009

Order # 0060516230 Payer # 10596960

BIII TO RIVERTOWN COMMUNITY ASSOCIAION

RIVERS EDGE COMMUNITY DEV. DISTRICT 2

STE 114

475 W TOWN PL

ST AUGUSTINE, FL 32092-3649

Material #	Description		Qua	ntity	Unit Price	Ext Price	Tax
99949	LifeREADY 360 AED Managmnt	- 1 year	1	EA	\$225.00	\$225.00	
					Invoice Sub-total	\$225.00	
					Tax	\$0.00	
					Invoice Total	\$225.00	

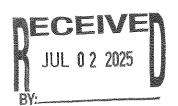
Remit To CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

Note

Approved RECDD 2
Submitted to A/P 07-02-25
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 # (87

(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 # 5278966214 Invoice Date 07/03/2025 Credit Terms NET 30 DAYS Customer # 12663109

Cintas Route LOC #0292 ROUTE 0009

Order # 7056589880 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 OF	FICE F	Α			
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00	
120		CABINET ORGANIZED		1	EA	\$0.00	\$0.00	
130		EXPIRATION DATES CHECKED		1	EA	\$0.00	\$0.00	
132		BBP KIT CHECKED		1	EA	\$0.00	\$0.00	
43239		KNUCKLE BANDAGE SMALL		1	BAG	\$14.41	\$14.41	
55555		HARD SURFACE DISINFEC SVC		1	EA	\$10.45	\$10.45	
62029		BURN CARE PUMP 2 OZ		1	EA	\$20.41	\$20.41	
						Unit Subtotal:	\$45.27	
Unit	000000000999900999	Unit Description:	Other					
400		SERVICE CHARGE		1	EΑ	\$24.95	\$24.95	
						Unit Subtotal:	\$24.95	
					In	voice Sub-total	\$70.22	
						Тах	\$0.00	
						Invoice Total	\$70.22	

Remit To

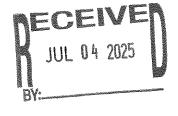
CINTAS

P.O. Box 631025

CINCINNATI, OH 45263-1025

Note

Approved RECDD 2
Submitted to A/P 07-04-25
By Richard Losco
Richard Losco



2/6

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861 Jacksonville, FL 32241 EF0001108

Date	Invoice #
6/23/2025	45823

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

Location	
160 Riverglade Run	
St. Johns, Florida 32259	

		P.O. No.	Terms
			Due on receipt
Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Security System Via Starlink Cellular for 3rd Quarter	35.00	105.00
Thank you for your busing	ness.	Subtotal	\$105.00
		Sales Tax (6.5%)	\$0.00
		Total	\$105.00
	Approved RECDD 2	Payments/Credit	ts \$0.00
	Submitted to A/P 06-23-25 By Richard Losco	Balance Due	\$105.00
	Richard Losco		



Invoice 6346874847

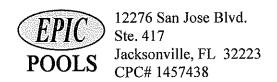
N/A	N/A
	19/74
Order Number	Shipping Plant
N/A	McDonough
	505877669
of Delivery and Payme	nt
N/A N/A 08/21/2024 Due within 30 days net	t
	08/21/2024

To prevent fraud, you must contact Customer Service or your Ecolab representative before changing remittance information. To sign up for our convenient auto-pay program or to pay by ACH, please contact Customer Service at the phone number below. Pay your invoice ONLINE through our new Ecolab Easy Pay feature - visit easypay.ecolab.com

Item No	Material No	Descri	ption		Quantity	UOM	Unit Price	Amount
10	EXP00012	Delivery & Program		ed RECDI ed to A/P ard Losco	06-19-20	EA 25	500.00	500.00
Returns may	be subject to a re	stocking fee.	Total Weight:	0.000 lbs		Sub Total		500.00
Invoice Note DM ELT 115/					LANGE	Total Before Sales Tax	Taxes	500.00 0.00
For question	s please contac	t Customer Service IN	STITUTIONAL at 80	0-352-5326		PAYMENT D	JE USD	500.00

Unit price includes the rental fee for any dispensing equipment that may be provided by ECOLAB for the exclusive use of ECOLAB products. At such time as customer has consumed all ECOLAB products and falls to timely reorder the ECOLAB product, the rental agreement shall terminate, and ECOLAB will take possession of such dispensers. ECOLAB agrees to provide all servicing, repair and maintenance of such dispensers or replace any dispenser rendered unusable through normal use and wear. Payment of the invoice constitutes Customer's acceptance and agreement of the amount of any surcharge.

Page 1 of 1 amount of any surcharge.



Invoice

Date	Invoice #
6/23/2025	47360

904-417-5100 Phone

Bill To			Job Address			
Rivers Edge 475 West To Suite 114 St. Augustir	own Place	:		Riverclub 160 Riverglade Saint Johns, FL		
P.O. Nu	mber	Terms	Rep	Project		
Quantity	/ Description				Price Each	Amount
	Approved RECDD 2 Submitted to AP 6.25.25 By Kevin McKendree Kevin McKendree					
Thank you	for your b	usiness, we appreciate it very	much.		Total	\$550.00
					Payments/Cre	edits \$0.00
					Balance D	ue \$550.00

	debbie@epicpool.com	www.epicpool.com
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Governmental Management Services, LLC

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

Invoice

Invoice #: 93

invoice Date: 7/1/25 Due Date: 7/1/25

Case:

P.O. Number:

Bill To:

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

April 18	Description	Hours/Qty	Rate	Amount
Management Fees - July 2025		arthropic Market (1900) (1904) Anglande Charles ann ann an airceann an Arthropic (1904) (1904	3,277.17	3,277.17
Website Administration - July 2025			112.33	112.33
nformation Technology - July 2025 Dissemination Agent Services - July 2025			168.50	168.50 468.17
Dissemination Agent S	Services - July 2025		468.17 0.45	0.45
Office Supplies			54.43	54.43
Postage Copies			6.45	6.45
Telephone			13.66	13.66
		PART AND THE PART		
		The second secon	and the second s	
		Control of the Contro		
	DECEIVE JUL 03 2025			
	Management of the second secon		WEST-COMMUNICATION OF THE PROPERTY OF THE PROP	¢4.404.40

Total	\$4,101.16
Payments/Credits	\$0.00
Balance Due	\$4,101.16



INVOICE

Invoice # 12518 Date: 06/17/2025 Due On: 07/17/2025

Kilinski | Van Wyk PLLC

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

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

River's Edge II - 01 General Counsel

Type	Attorne	y Date	Notes	Quantity	Rate	Total
Service	LG	05/02/2025	Confer with staff regarding cost-share items; prepare budget approval resolution; preapre resolution adopting sponsorship policy.	0.80	\$305.00	\$244.00
Service	MGH	05/05/2025	Review and revise Board meeting minutes.	0.20	\$285.00	\$57.00
Service	SH	05/07/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$285.00	\$57.00
Service	MGH	05/08/2025	Analyze and confer regarding agenda package and District documents including contracts for pool repair and basketball lighting projects, proposals, Hallo-Crawl materials, in preparation for joint Board meeting.	0.60	\$285.00	\$171.00
Service	MGH	05/09/2025	Prepare for and attend special joint Board meeting.	1.20	\$285.00	\$342.00
Expense	KB	05/09/2025	Travel: Mileage - MGH.	17.67	\$0.67	\$11.84
Service	LG	05/18/2025	Review agenda and prepare for Board meeting.	0.30	\$305.00	\$91.50
Service	MGH	05/19/2025	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting; analyze updated golf cart path exhibit; review District Manager meeting notes from joint Board meeting.	0.80	\$285.00	\$228.00

Service	LG	05/21/2025	Travel to and attend Board meeting	2.90	\$305.00	\$884.50
Expense	КВ	05/21/2025	Travel: Mileage - LG.	78.33	\$0.67	\$52.48
Expense	KB	05/21/2025	Travel: Hotel - LG.	1.00	\$56.71	\$56.71
Expense	KB	05/21/2025	Travel: Meals - LG.	1.00	\$7.23	\$7.23
Non-billal	ble entries					
Service	мөн	05/07/2025	Review historical information and latest updates regarding Hallo-Crawl event per Supervisor request in advance of joint meeting; analyze additional District staff feedback on pool repair and basketball lighting projects in preparation for joint Board meeting.	0.20	\$285.00	\$ 57.00
Service	LG	05/08/2025	Analyze legal issues related to pool repair, basketball court lighting, and Hallocrawl planning; respond to Supervisor WeMett regarding status of Hallocrawl event.	0-60	\$305 <u>.00</u>	\$ 183.00
Service	LG	05/09/2025	Attend joint meeting.	0.40	\$305.00	\$ 122. 00
Service	MGH	05/15/2025	Analyze correspondence among District staff and Board supervisor regarding updated golf cart path map.	0-20	\$285.00	\$57.00
Service	MGH	05/21/2025	Prepare for and remotely attend Board meeting; review District Manager meeting notes.	0.80	\$285.00	\$ 228.00
					Total	\$2,203.26

Detailed Statement of Account

Current Invoice

Invoice Num	ber Due On	Amount Due	Payments Received Bala	ance Due
12518	07/17/2025	\$2,203.26	\$0.00	\$2,203.26
			Outstanding Balance	\$2,203.26
			Total Amount Outstanding	\$2,203.26

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

Corbin de Nagy 6/19/2025 Please pay within 30 days.



Invoice

Date Invoice# 7/1/2025 131295629700

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

Terms	Net 20
Due Date	7/21/2025
PO #	

Bill To

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

Ship To
River Club 160 Riverglade Run St. Johns FL 32259

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

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

Subtotal \$1,158.31

Tax \$0.00

Total \$1,158.31

Amount Paid/Credit Applied

\$0.00

Balance Due \$1,158.31

Click Here to Pay Now





Approved RECDD 2 Submitted to AP 6.19.2025 By Kevin McKendree

Kevin McKendree





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

June 27, 2025

Project No:

P0113094.70

Invoice No:

54781

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 development and permitting of revised golf cart signage map, permitting with St. John's County, attend May CDD meeting via phone, attend joint May CDD meeting.

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

Expense Billing

Reimbursable Expenses

Travel - Reimbursable - Mileage

8.90

14.00

Travel - Reimbursable- Mileage Client OV

5.10

Total Reimbursables

1.15 times

16.10

Total this Task

\$16.10

Task 1: O & M

Professional Personnel

	Hours	Rate	Amount
CADD Technician	2.00	105.00	210.00
Engineer	4.00	150.00	600.00
Vice President	4.75	250.00	1,187.50
Totals	10.75		1,997.50

Total Labor

Total this Task

1,997.50 \$1,997.50

Total this Invoice

\$2,013.60

Corbin de Nagy

Outstanding Invoices

Number 54668 Total

Date 5/30/2025

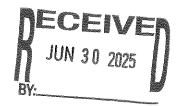
283.87 283.87

6/27/2025





Robby Schenck robby@robbyschenck.com



ROBBY SCHENCK INVO111

DATE

Jun 27, 2025

DUE DATE

Aug 22, 2025

BALANCE DUE

USD \$300.00

BILL TO

Rivers Edge CDD II

475 West Town PL Suite 114 St. Augustine, FL 32092 KFatuch@vestapropertyservices.com

DESCRIPTION		RATE	QTY	AMOUNT
Three hour music performance August 22nd for 6pm – 9pm at our RiverClub.		\$300.00	1	\$300.00
	TOTAL	,		\$300.00
			E	SALANCE DUE



Voice: (888) 480-LAKE . Fax: (868) 358-0088

SERVICE DEPOSIT REQUEST

Invoice Number: WO-00846863

Invoice Date:

06/30/2025

PROPERTY:

Rivers Edge II CDD

SOLD TO: Rivers Edge II CDD

475 West Town Place St. Augustine, FL 32259

Customer ID Cust	omer PO Payment Terms
22042	DUR
Sales Rep ID Shippii	ng Method Ship Date Due Date
Erika Bamberg	DUR

Qty Item Unit Price Extension
Description

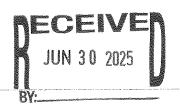
50% Deposit Invoice Metafloc Treatment - Pond NN

\$623.50

\$ 623.50

Total project amount \$1,247.00

Approved RECDD 2
Submitted to AP 6.30.2025
By Kevin McKendree
Kevin McKendree



PLEASE REMIT PAYMENT TO:

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

Total Invoice

\$ 623.50

Payment Received

TOTAL

\$623.50

www.solitudelakemanagement.com

www.aeratorsaquatics4lakesnponds.com



Please Remit Payment to:

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

INVOICE

Page: 1

Invoice Number: Invoice Date: PSI180351 7/1/2025

Ship

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

United States

Bill

To;

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

Customer ID

7/1/2025

Ship Date Due Date Terms

Ship Via

7/31/2025

Net 30

Our Order No.

7/1/2025

14024

Order Qty Unit Price Total Price Unit Quantity Item/Description

Annual Maintenance

July Billing

7/1/2025 - 7/31/2025

Rivers Edge CDD II Pond 1

Rivers Edge CDD II Pond 2

Rivers Edge CDD II Pond 3

Rivers Edge CDD II Pond 9

Rivers Edge CDD II Pond 4

Rivers Edge CDD II Pond 7

Rivers Edge CDD II Pond 8

Rivers Edge CDD II Pond RC1

Rivers Edge CDD II Pond 10

Rivers Edge CDD II Pond 11

Rivers Edge CDD II Pond CR3

Rivers Edge CDD II Pond KK

Rivers Edge CDD II Pond SS

P.O. Number

P.O. Date

1,787.00 1 1 1,787.00

Rivers Edge CDD II Pond 6

Rivers Edge CDD II Pond 14

Rivers Edge CDD II Pond 5

Rivers Edge CDD II Pond 12

Rivers Edge CDD II Pond 13

Rivers Edge CDD II Pond 15

Rivers Edge CDD II Pond RC2

Rivers Edge CDD II Pond JJ

Rivers Edge CDD II Pond TT

Rivers Edge CDD II Pond NN

Rivers Edge CDD II Pond UU

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

Approved RECDD 2

By Kevin McKendree

Submitted to AP 7.7.2025

Kovin McKendree

1,787.00

Subtotal: Invoice Discount:

0.00 0.00

Total Sales Tax Payment Amount:

0.00

Total:

1,787.00

Turner Pest Control

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-032
004 355 5300 • Toll Front 800 235 5305 • turnerment com

Sarvice Slip/Invoice

INVOICE:

620764588

DATE:

06/23/2025

ORDER:

620764588

Work Location:

[275347]

904-679-5733

RiverClub(RECDD 2) Richard Losco

160 Riverglade Run Saint Johns, FL 32259-8795

Bill To: [275347]

Rivers Edge CDD 2 475 West Town Place

Suite 114

Saint Augustine, FL 32092-3648

 Work Date
 Time
 Target Pest
 Technician
 Time In

 06/23/2025
 10:06 AM
 ANTS, FIRE ANT, MICE.
 10:06 AM

 Purchase Order
 Terms
 Last Service
 Map Gode
 Time_Out

 NET 30
 06/23/2025
 11:00 AM

Sejv _{i(Se}	Description		Frie
СРСМ	Commercial Pest Control - Monthly Service		\$122.23
		SUBTOTAL	\$122.23
		TAX	\$0.00
		AMT. PAID	\$0.00
		TOTAL	\$122.23

Approved RECDD 2
Submitted to A/P 06-24-25
By Richard Losco

Richard Losco



(hd)

TECHNICIAN SIGNATURE

\$122.23

AMOUNT DUE

Richard CUSTOMER SIGNATURE

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



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

Invoice

Invoice # Date 427273 07/01/2025

Terms

Net 30

Due Date

07/31/2025

Memo

Rivers Edge CDDII

Bill To

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

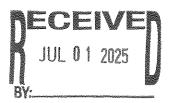
Pieastiption	(e)(E)(<u>(18</u>)		/AlgateXFEate
General management services	1	3,899.42	3,899.42
Field Ops	1	3,286.50	3,286.50
Lifestyle services	1	3,610.75	3,610.75
Amenity management services	1	2,469.33	2,469.33
Facility maintenance services	1	8,593.58	8,593.58
Janitorial services	1	2,739.58	2,739.58
Facility Attendant	1 1	9,487.67	9,487.67

Thank you for your business.

Total

34,086.83

Corbin de Nagy 7/1/2025





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

Invoice Number	254827629
Customer Number	C3178877
Invoice Date	06/10/2025
Due Date	07/10/2025
Order Date	06/09/2025
Order Number	S153539404
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
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	2	CT	24.99	49.98

SUBTOTAL: TAX & BOTTLE DEPOSITS TOTAL:

BTOTAL: 49.98 TOTAL: 0.00

ORDER TOTAL:

49.98

Total Due:

49.9

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 JUN 18 2025

Approved RECDD 2 Submitted to A/P 06-18-25 By Richard Losco

Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	254827629
Invoice Date	06/10/2025
Terms	Net 30
Total Due	49.98

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

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

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



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

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

Invoice Number	255004708
Customer Number	C3178877
Invoice Date	06/18/2025
Due Date	07/18/2025
Order Date	06/17/2025
Order Number	S153737714
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 reported within 14 days. Visit www.wbmason.com to view our entire Return Policy

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
RAC98015	TOILET BOWL CLEANER CLING, COUNTRY SCENT, 240Z, 2/PACK, 4PK/CT	1	CT	29.99	29.99
CLO32263	BLEACH, CLOROMAX, 81OZ, 6/CT	1	CT	61,43	61.43
CLO35417	CLOROX CLEAN-UP CLOROX PRO DISINFECTANT SPRAY 9/32FO	1	CT	41.39	41.39
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1 1	CT	24.99	24,99

SUBTOTAL: TAX & BOTTLE DEPOSITS TOTAL: 0.00 ORDER TOTAL: 157.80

Total Due: 157.80

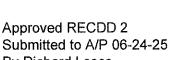
To ensure proper credit, please detach and return below portion with your payment

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

> Submitted to A/P 06-24-25 By Richard Losco

Richard Losco

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



Remittance Section	
Customer Number	C3178877
Invoice Number	255004708
Invoice Date	06/18/2025
Terms	Net 30
Total Due	157.80

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



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

	1 101(1)
Invoice Number	255075170
Customer Number	C3178877
Invoice Date	06/23/2025
Due Date	07/23/2025
Order Date	06/17/2025
Order Number	S153737714
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	
CPC01039	ALL PURPOSE CLEANER, FABULOSO 2X, 169OZ, PASSION FRUITS,3/CT	1	CT	40.49	40.49	ı

SUBTOTAL: TAX & BOTTLE DEPOSITS TOTAL:

TAL: 40.49 TAL: 0.00

ORDER TOTAL: Total Due: 40.49 40.49

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

JUN 30 2025



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

Approved RECDD 2
Submitted to A/P 06-30-25
By Richard Losco
Richard Losco

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

Remittance Section	
Customer Number	C3178877
Invoice Number	255075170
Invoice Date	06/23/2025
Terms	Net 30
Total Due	40.49

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





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

Invoice Number	255142439
Customer Number	C3178877
Invoice Date	06/25/2025
Due Date	07/25/2025
Order Date	06/24/2025
Order Number	\$153896851
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 reported within 14 days. Visit www.wbmason.com to view our entire Return Policy

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
GPC42714	SOAP,ENMOTION,FOAM,TOUCHLESS,1200ML,2/CT	2	CT	57.99	115.98

SUBTOTAL: TAX & BOTTLE DEPOSITS TOTAL:

115.98 0.00

ORDER TOTAL:

115.98

Total Due:

115.98

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



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

Saint Augustine FL 32092

Rivers Edge CDD 2 475 W Town Place # 114

JUN 30 2025

Approved RECDD 2 Submitted to A/P 06-30-25 By Richard Losco

Richard Losco

Remittance Section					
Customer Number	C3178877				
Invoice Number	255142439				
Invoice Date	06/25/2025				
Terms	Net 30				
Total Due	115.98				

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



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

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

	1 (***(**)
Invoice Number	255143132
Customer Number	C3178877
Invoice Date	06/25/2025
Due Date	07/25/2025
Order Date	06/24/2025
Order Number	S153898166
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:

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
WBM36003	ENVELOPE,#10 PULLSEAL,WHT	3	BX	19.94	59.82

SUBTOTAL:

TAX & BOTTLE DEPOSITS TOTAL: ORDER TOTAL:

0.00 59.82

Total Due:

59.82

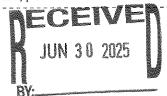
To ensure proper credit, please detach and return below portion with your payment



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

Approved RECDD 2 By Richard Losco

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



Submitted to A/P 06-30-25 Richard Losco

Remittance Section				
Customer Number	C3178877			
Invoice Number	255143132			
Invoice Date	06/25/2025			
Terms	Net 30			
Total Due	59.82			

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



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

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

Invoice Number	255290308
Customer Number	C3178877
Invoice Date	07/02/2025
Due Date	08/01/2025
Order Date	07/01/2025
Order Number	S154078687
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
TRKMK520A	TOWEL.NATURAL,MULTIFOLD	1	CŤ	36.99	36,99
KCC04460	TISSUE, TOILET, 2PLY, 550SH/ROLL, 80/CT	1	CT	70.99	
CLO31221	CLEANER, CLOROX CLEANUP	1	CT	65.45	65.45

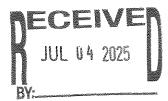
SUBTOTAL: 173.43
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 173.43
Total Due: 173.43

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 - 07-04-25 By Richard Losco

Richard Losco

Remittance Section				
Customer Number	C3178877			
Invoice Number	255290308			
Invoice Date	07/02/2025			
Terms	Net 30			
Total Due	173.43			

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



Bill To:

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

Property Name: Rivers Edge CDD II

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE #	INVOICE DATE
937901	6/23/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 23, 2025

Invoice Amount: \$1,008.20

Description Current Amou	ınt
June irrigation repairs-2025******River Club******	

Irrigation Repairs

\$1,008.20

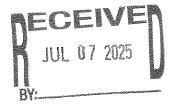
Invoice Total

\$1,008.20

IN COMMERCIAL LANDSCAPING

Approved RECDD II Submitted to AP on 7.7.2025 by Jason Davidson

Jason Davidson



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



completed

W. O. # NAME ADDRESS DATE

River Town						
River cl	ub l	ouse				
6/13/2025	•	₽G	OF			

					11			
Ħ		(),,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Manual Control of the		\coprod	EACH	E)	XTNSN
3	Rotor heads		ACCIANTANA MINOR.		\coprod	\$24,95	Ş	74.85
2	bubrs			****	Ш	\$9.95	,	\$19.90
3	12" spray heads					\$29.95	,	89.85
8	PVC fitting					\$9.95	,	\$79.60
							\$	-
							\$	
							\$	*
							\$	-
					\prod		\$	-
							\$	-
					\perp		\$	-
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		***************************************	·		_		\$	-
							\$	
				P	ART	STOTAL	\$	264.20
	Please stamp here	1	DESCRIPTION	HOURS	_	RATE	1	TOTAL
			Tech	8	#	\$93.00	1	\$744.00
					+		\$	-
					+		\$	
L		_]	<u> </u>	<u></u>			\$	
				LABOR & R	ENT	AL TOTAL	\$	744.00
	Approved							
	Not Approved							
_				_	ma	ndern want		
	ments:				-	POSED WORK	Π.	264.20
Repla	aced spray heads and rotors at gate and roundabo	ut at gate				ITERIALS	\$	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	HEDWAY CULTURE STATE OF THE STA			I,AB	OR I	& RENTAL	\$	744.00
							-	
							11 6	1,008.20
						TOTAL	Ş	1,000.20
	· ,	•	CLI			TOTAL	>	1,000.20



Bill To:

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

Property Name: Rivers Edge II - Pond Banks

Address: 475 West Town Place Suite 114

Saint Augustine, FL 32092

INVOICE

INVOICE #	INVOICE DATE
946931	7/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 31, 2025

Invoice Amount: \$2,914.00

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

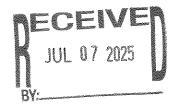
Invoice Total

\$2,914.00

IN COMMERCIAL LANDSCAPING

Approved RECDD II Submitted to AP on 7.7.2025 by Jason Davidson

Jason Davidson



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



Bill To:

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

Property Name: Rivers Edge CDD II

Address:

475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
946933	7/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 31, 2025

Invoice Amount:

\$32,175.47

Description

Current Amount

Monthly Landscape Maintenance July 2025

\$32,175.47

Invoice Total

\$32,175.47

IN CONNERCIAL LANDSCAPING

Approved RECDD II Submitted to AP on 7.7.2025 by Jason Davidson Jason Davidson

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

Advanced Direct Marketing Services

Invoice

3733 Adirolf Rd. Jacksonville, FL 32207-4719 (V) 904.396.3028 (F) 396.6328

DATE	INVOICE#
7/21/2025	144779

BILL TO

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

	P.O. NO.	TERM	vis	PROJECT
		With C	Order	*******
SERVICE DESCRIPTION	· · · · · · · · · · · · · · · · · · ·	QTY	RATE	AMOUNT
Rivers Edge II CDD Load, read, convert files; CASS Certify addresses to enable automatic rates; Create automation based sack/tray tags & postal documents; for the same converted to the same convert		633	0.1184	75.00
addressing Form layout and preparation		1	37.5	37.50
Laser one sheet front & back		633	0.3	221.55
Fold customer materials		633	0.0644	1
Insert one piece into #10 envelope, seal, sort and mail, Standard Rate		633	0.0902	21 57.10
#10 Window Envelopes printed one color black ink Postage		643 633	0.2571 0.7	1
RECEIVED By Tara Lee at 11:18 am, Jul 22, 2025			1.000	
	Subto	tal		\$1,091.00
	Sales	Тах (7.5	%)	\$0.00
	Total		· · · · · · · · · · · · · · · · · · ·	\$1,091.00



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 SERVICE TICKET #

4236044575 07/07/2025 4236044575

SOLD TO#

PAYER#

20958738 10596960

PAYMENT TERMS SORT#

NET 10 EOM 02800002682

CINTAS ROUTE

22 / DAY 1 / STOP 020

BILL TO:

C/O RIVERTOWN COMMUNITY ASSOCIAION

RIVERS EDGE COMMUNITY DEV. DISTRICT 2

475 W TOWN PL

ST AUGUSTINE, FL 32092-3649

EMP#/LOCK#	MATERIAL	DESCRIPTION		FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	3X5 ACTIVE SCRAPER		04	F	2	14.67,5	29.35	N
	X10186	4X6 ACTIVE SCRAPER		04	F	3	, 16.307	48.92	. N
	X10189	3X5 XTRAC MAT ONYX		04	F	4	24.461	97.84	N
•	X10192	4X6 XTRAC MAT ONYX		04	F	1	27.721	27.72.	N
			SUBTOTAL				•	203.83	
		SERVICE CHARGE						10.21	N
		SUBTOTAL						214.04	
		TAX						0.00	
		TOTAL USD						214.04	

Signature:

Cust. Name: RIVERS EDGE II COD

RICHARD LOSCO SoldTo# 0020958738 10:44 AM 07/07/25 50# 4236044575

Invoice Total

Payment on Account

\$214.04

\$0.00

Approved RECDD 2 Submitted to A/P 07-14-25

By Richard Losco

First Coast Trimlight, LLC

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



INVOICE

BILL TO Kim Fatuch Rivers Edge Community Development District 2 475 West Town Place Suite 114 St Augustine, Florida 32092

SHIP TO Rivers Edge CDD 2 160 Riverglade Run St Johns, Fi 32259

2510 INVOICE DATE 07/21/2025 **TERMS** DUE DATE

Due on receipt 07/21/2025

DATE	Banala de Belevi	DESCRIPTION	QTY	RATE	AMOUNT
	Commercial 12" spacing	Commercial Trimlight 12" spacing (priced per foot)	141.50	36.00	5,094.00
	House Trim - easy installation 9" Spacing	Standard channel, Trimlight 9" spacing (priced per foot). 3L	53	36.00	1,908.00
	Control System - EDGE	12volt power supply (50-500watt) - UL Certified - Lifetime Warranty - Wifi 2.4G Trimlight EDGE controller, power cable, and enclosure box	0.50	400.00	200.00
	Surge Protector	120v plug-in style surge protector. 640Joules	0.50	20.00	10.00
	Cable Cover	Color matched cable cover used on roof, walls, and jumping from one channel to another.	5	20.00	100.00
	Lift System	Electronic Lift for taller homes or hard to reach places	1	600.00	600.00
Riverclub		SUBTOTAL			7,912.00
		TAX			0.00
		TOTAL			7,912.00
		BALANCE DUE			\$7,912.00

Approved RECDD 2 Submitted to A/P 07-22-25 By Richard Losco

Richard Losco

Grau and Associates

1001 W. Yamato Road, Suite 301 Boca Raton, FL 33431 www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

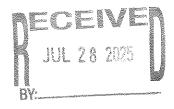
Rivers Edge II Community Development District 1001 Bradford Way Kingston, TN 37763

Invoice No.

28023

Date

07/25/2025



SERVICE AMOUNT

Project: Arbitrage - Series 2020 FYE 4/30/2025

Arbitrage Services

Arbitrage

600.00

Subtotal:

Total

600.00

600.00

Current Amount Due

600.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00



INVOICE

Invoice # 12743 Date: 07/16/2025 Due On: 08/15/2025

Kilinski | Van Wyk PLLC

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

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

Statement of Account

	Outstanding Balance		New Charges		Payments Received	Total Amount Outstanding
(\$0.00	+	\$2,425.73) - (\$0.00) = \$2,425.73

RE2CDD-01

River's Edge II - General Counsel

Туре	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	06/04/2025	Review draft agenda for upcoming Board meeting and identify legal items needed.	0.20	\$285.00	\$57.00
Service	LG	06/05/2025	Review draft agenda.	0.20	\$305.00	\$61.00
Service	MGH	06/09/2025	Review and provide comments to joint meeting minutes.	0.20	\$285.00	\$57.00
Service	LG	06/11/2025	Advise regarding real property ownership in the Reserve.	0.30	\$305.00	\$91.50
Service	MGH	06/11/2025	Analyze Property Appraiser records, plat, and District Manager report on ownership of two parcels and potential corrective action needed; review and revise detailed joint meeting minutes.	0.60	\$285.00	\$171.00
Service	MGH	06/12/2025	Analyze correspondence from Board Supervisor regarding communications with District staff and status of revised golf cart path map.	0.20	\$285.00	\$57.00

Service	LG	06/13/2025	Prepare mailed and published assessment notices.	0.50	\$305.00	\$152.50
Service	LG	06/15/2025	Respond to question regarding maintenance of splash pad.	0.50	\$305.00	\$152.50
Service	LG	06/16/2025	Research maintenance responsibility for splash pad.	0.30	\$305.00	\$91.50
Service	MGH	06/16/2025	Confer with District staff regarding upcoming Board meeting and agenda items; strategize for same.	0.20	\$285.00	\$57.00
Service	MGH	06/16/2025	Review updated golf cart path map and strategize regarding distribution to Board and/or residents.	0.20	\$285.00	\$57.00
Service	MGH	06/17/2025	Review and analyze Board Supervisor inquiries regarding interlocal agreement; analyze interlocal agreement to evaluate cost- sharing procedures for splash pad.	0.20	\$285.00	\$57.00
Service	LG	06/18/2025	Travel to and attend Board meeting; research real property documents related to splash pad.	2.50	\$305.00	\$762.50
Expense	KB	06/18/2025	Travel: Mileage - LG.	83.67	\$0.70	\$58.57
Expense	KB	06/18/2025	Travel: Hotel - LG.	1.00	\$66.66	\$66.66
Service	LG	06/19/2025	Respond to supervisor inquiry regarding public records exemptions for public officers.	0.40	\$305.00	\$122.00
Service	LG	06/23/2025	Confer with district manager regarding cost-share procedures and joint cost-share meeting.	0.20	\$305.00	\$61.00
Service	MGH	06/23/2025	Analyze and confer with District Manager regarding splash pad cost- share issues; further analyze interlocal agreement and cost-share provisions.	0.50	\$285.00	\$142.50
Service	MGH	06/24/2025	Review District Manager meeting notes.	0.10	\$285.00	\$28.50
Service	LG	06/26/2025	Confer with DeNagy regarding amenity violation and security footage disclosure.	0.30	\$305.00	\$91.50
Service	LG	06/30/2025	Review and revise materials necessary for implementation of 2025 legislative changes.	0.10	\$305.00	\$30.50

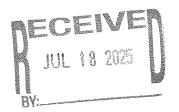
					Total	\$2,425.73
Expense	KB	06/18/2025	Travel: Mileage - MGH.	17.67	\$ 0.70	\$12.37
Service	MGH	06/18/2025	Prepare for and attend Board meeting.	1.40	\$285.00	\$309.00
Service	LG		Review minutes for joint meeting.	0.10	\$305,00	\$30.50

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

Please pay within 30 days.

Corbin deNagy

7/18/2025



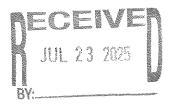
MACNETIX

INVOICE

DJ SERVICES 'YOUR ENTERTAINMENT CONNEXION'

P.O. Box 23766
Jacksonville, FL 32241
904.607.7111
Mike@Magnetix.Rocks

Date: 07/23/2025 INVOICE # 1426



Approved CDD II GL Code 1.320.57200.49400 Submitted to AP on 7.23.25 by Kimberly Fatuch

Kimberly Fatuch

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

Contact	Order Description	Date
Kim Fatuch	DJ for RiverClub Member Event	09/01/2025

	Description	Unit Price	Line Total
4pm –7pm	Emcee & DJ ember Pool Event		\$400.00
	@ RiverClub / Cafe		
			1
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
			A//
-			
	All Events Paid Rain or Shine		
		Total	\$400,00

Make all checks payable to - Magnetix DJ Services ©

Thank you for your business!

MACNETIX

INVOICE

DJ SERVICES

'YOUR ENTERTAINMENT CONNEXION'

P.O. Box 23766 Jacksonville, FL 32241 904.607.7111

Mike@Magnetix.Rocks

Date: 07/26/2025 INVOICE # 1428



Approved CDD II GL Code 1.320.57200.49400 Submitted to AP on 7.28.25 by Kimberly Fatuch

Kimberly Fatuch

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

Contact	Order Description	Date
Kim Fatuch	DJ for Riverclub Member Event	09/19/2025

	Description	Unit Price	Line Total
8pm –10pm	Emcee & DJ Glow Event		\$500.00
The second secon	@ RiverClub / Amphitheater		Burney Control of the
	Includes 2 Lights	and the second s	
		200	min menender och af förerickt (1, 175 ° 4) (4 fglick 1, 1700 min) (
and a sector		To a control of the c	
TOTAL TAKE TA			
	×		
	All Events Paid Rain or Shine		
7		and a second	
		Total	\$500.00

Make all checks payable to - Magnetix DJ Services ©

Thank you for your business!



South Jacksonville Office 904-423-2200 PO Box 56320 Jacksonville, FL 32241-6320 www.naderspestraiders.com

Termite Renewal Notice

ARE YOUR FAMILY & HOME PROTECTED FROM PESTS?

Warm weather is upon us and that means common pests such as ants, cockroaches and mosquitoes are out in full force. These pests are more than just a nuisance, they can be a real threat to you and your family due to diseases they can carry and damage they can cause. With Nader's STEPS® Total Protection System™, we can control pests and provide you with peace of mind knowing you and your family are protected.

CALL TODAY! 855-MY-NADERS.

Customer Number: 1051909

Notice Date: 07/08/25

Expiration Date: 09/2025

*** An Important Message Concerning Your Annual Termite Guarantee Renewal ***

Termites feed 24 hours a day, 365 days a year. Every year, termites invade millions of homes, causing **billions** of dollars in damage. The startling fact is termites do more damage than fires and storms combined. And, the damage caused by termites is rarely covered by insurance.

That's why it is important to renew your termite agreement every year and keep your guarantee in place so we can continue to protect your home. It's easy. Simply mail your payment or pay online at www.naderspestraiders.com, then give us a call so we can schedule your annual inspection.

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Thank you for giving us the opportunity to go Beyond the Call.

Service Address: 90 Lanier St (Welcome Center) Pavillion/Sea wall/entry

Termite Renewal Notice Total: \$317.00

If you are on auto-pay, your card will be automatically charged.

Please Keep the Top Portion For Your Records

Return Bottom Portion with Payment

Approve RECDD 2

Submitted to A/P 07-16-25

Pest Raiders

PO Box 56320 • Jacksonville, FL 32241-6320

By Richard Losco Richard Losco

If you are paying by credit card, please see reverse side.

www.naderspestraiders.com

*******AUTO**ALL FOR AADC 320

RIVERS EDGE CDD II 4
475 W TOWN PL STE 114 582
SAINT AUGUSTINE FL 32092-3649

Please make checks payable and remit to:



Renewal Notice Date: 07/08/25 Account Number: 1051909 Total: \$317.00



Columbus Office 8415 Pulsar Piace, Sulte 300, Columbus, OH 43240 P: 614.839.0250 F: 614.839.0251

July 16, 2025

Project No:

P0113094.70

Invoice No:

54852

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 revisions to golf cart map, final permitting with St. John's County on new gold cart signs.

Professional Services from June 01, 2025 to June 30, 2025

Expense Billing

Reimbursable Expenses

Travel - Reimbursable - Mileage

11.57

Travel - Reimbursable- Mileage Client OV

6.63

Total Reimbursables

1.15 times 18.20 20.93

Total this Task

\$20.93

Task 1: 0 & M

Professional Personnel

	Hours	Rate	Amount
Engineer	6.00	150.00	900.00
Vice President	1.00	250.00	250.00
Totals	7.00		1,150.00

Total Labor

1,150.00 \$1,150.00

Total this Invoice

Total this Task

\$1,170.93

Outstanding Invoices

Number	Date	Balance
54781	6/27/2025	2,013.60
Total		2.013.60

Corbin de Nagy



Rivers Edge CDD

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

DATE:

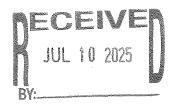
7/10/25

INVOICE #

CS-2025-JUL

Bill To:

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



	DESCRIPTION	AMOUNT
Cost Share - Landscaping for July 2025	1.320.57200.49100	\$ 66,801.92
Cost Share - Amenity for July 2025	1.320.57200.49200	\$ 7,373.17
	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!

Service Slip/Invelice

INVOICE:

620888197

DATE:

07/15/2025

ORDER:

620888197

Bill To: [275347]

Pest

Rivers Edge CDD 2 475 West Town Place

Turner

Suite 114

Saint Augustine, FL 32092-3648

PAYMENT ADDRESS: Turner Peat Control LLC - P.O. Box 600323 - Jacksonville, Florida 32260-0323 904-355-S300 - Toll Free: 800-225-6305 - turnerpeat.com

Work

Location:

[275347] 904-679-5733

RiverClub(RECDD 2) Richard Losco 160 Riverglade Run

Saint Johns, FL 32259-8795

파(현취(8 -) 07/15/2025	09:55 AM	Tanget Pest Fedhnician ANTS, FIRE ANT, MICE,		1810112 09:55 AM
Parcelle	ज्ञाण्यक्र	Terms Last Service Map Code NET 30 07/15/2025		11:20 AM
S:	ervice.	Description		Piles
CM		Commercial Pest Control - Monthly Service		\$122.23
			SUBTOTAL	\$122.23
			TAX	\$0.00
			AMT. PAID	\$0.00
			TOTAL	\$122.23
		Approved RECDD 2 Submitted to A/P 07-16-25 By Richard Losco Richard Losco	AMOUNT DUE	\$122.23
			an	
		4 111 4 2 2002	TECHNICIAN SIGN	IATURE
		JUL 16 2025 U	72-	
			T CUSTOMER SIGN	IATURE

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

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



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

7800161

Invoice Date: Direct Inquiries To:

Phone:

06/25/2025 Schuhle, Scott A (954)-938-2476

Rivers Edge CDD ATTN District Manager 475 West Town Place Suite 114 World Golf Village St Augustine, FL 32092 United States

Rivers Edge II Community Development District Capital Improvement Revenue Bonds, Series 2020

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.



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

Rivers Edge II Community Development District Capital Improvement Revenue Bonds, Series 2020

Invoice N	lumber	X 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			7800161
Current I	Due;		aneria.	#14.51 *	4,040.63
	quiries To			Schuhle	, Scott A
Phone:				(954)-9	38-2476

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





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

Invoice Number:

7800161 06/25/2025

Direct Inquiries To: Phone:

Schuhle, Scott A (954)-938-2476

Rivers Edge II Community Development District Capital Improvement Revenue Bonds, Series 2020

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advan	ce 06/01/2025 - 05/31/2026	3		\$3,750.00
Incidental Expenses 06/01/2025 to 05/31/2026	3,750.00	0.0775		\$290. 6 3
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





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 427480 06/30/2025

Terms

Net 30

Due Date

07/30/2025

Memo

Billable Mileage split

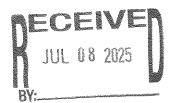
Description	Cigardino	The (c)	Ainacorphile
Billable Mileage split in 3	1	130.52	130.52

Total

130.52

Corbin de Nagy

7/8/2025



<u>Vesta Mileage Report</u>

Name:	Kevin McKendree	Month	Jun-25		1		
Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
6/2	Daily mileage	Rivertown	Rivertown	54.3	Riversedge CDD		54.3
6/3	Daily mileage	Rivertown	Rivertown	26.8	iversedge CDD)	26.8
6/4	Daily mileage	Rivertown	Rivertown	35.9	iversedge CDE)	35.9
6/5	Daily mileage	Rivertown	Rivertown	32	Riversedge CDD		32
6/6	Daily mileage	Rivertown	Rivertown	12.7	iversedge CDD)	12.7
6/9	Daily mileage	Rivertown	Rivertown	49.3	iversedge CDD)	49.3
6/10	Daily mileage	Rivertown	Rivertown	38.5	iversedge CDE)	38.5
6/11	Daily mileage	Rivertown	Rivertown	25.7	iversedge CDD)	25.7
6/12	Daily mileage	Rivertown	Rivertown	19.3	iversedge CDD		19.3
6/13	Daily mileage	Rivertown	Rivertown	29.3	iversedge CDD)	29.3
6/16	Daily mileage	Rivertown	Rivertown	57.9	iversedge CDE)	57.9
6/17	Daily mileage	Rivertown	Rivertown	37	iversedge CDE)	37
6/18	Daily mileage	Rivertown	Rivertown	22.2	iversedge CDE)	22.2
6/19	Daily mileage	Rivertown	Rivertown	37.2	iversedge CDE)	37.2
6/20	Daily mileage	Rivertown	Rivertown	17.3	iversedge CDE)	17.3
6/23	Daily mileage	Rivertown	Rivertown	59.3	iversedge CDE)	59.3
6/24	Daily mileage	Rivertown	Rivertown	39.5	iversedge CDI)	39.5
6/25	Daily mileage	Rivertown	Rivertown	21.1	iversedge CDE)	21.1
6/26	Daily mileage	Rivertown	Rivertown	30	iversedge CDE)	30
6/27	Daily mileage	Rivertown	Rivertown	20.3	iversedge CDE)	20.3
6/30	Daily mileage	Rivertown	Rivertown	46.3	iversedge CDE		46.3
				1	<u> </u>	Total Mileage	712

Total \$391.55 Reimbursement \$130.52

\$0.550

Date Submitted in Paycom 7/2/25

Reimbursement Rate



 Invoice Number
 255394279

 Customer Number
 C3178877

 Invoice Date
 07/09/2025

 Due Date
 08/08/2025

 Order Date
 06/24/2025

 Order Number
 \$153896851

 Order Method
 WEB

TIBLISON

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

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
TRKM8540	MULTIFOLD HAND TOWEL WHITE 250/PK 16PK/CT	2	CT	38.47	76.94

SUBTOTAL:

TAX & BOTTLE DEPOSITS TOTAL:

76.94 0.00 76.94

ORDER TOTAL: Total Due:

76.94

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 JUL 14 2025

Approved RECDD 2 Submitted to A/P 07-14-25 By Richard Losco

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

Remittance Section			
Customer Number	C3178877		
Invoice Number	255394279		
Invoice Date	07/09/2025		
Terms	Net 30		
Total Due	76.94		

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

PM(P)



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	255405927
Customer Number	C3178877
Invoice Date	07/09/2025
Due Date	08/08/2025
Order Date	07/08/2025
Order Number	S154212457
Order Method	WEB

Delivery Address

River Club Attn.: Ken

160 Riverglade Run Saint Johns FL 32259

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	2	CT	24.99	49.98
HERX7658QK	LINER.38X58.2MIL.REPRO.BK.100/CT.(B3858XXH)	3	CT	59.99	179.97

SUBTOTAL:

TAX & BOTTLE DEPOSITS TOTAL: ORDER TOTAL: 229.95 0.00 229.95

Total Due:

229.95

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

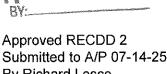


W.B. MASON CO., INC. PO BOX 981101 BOSTON, MA 02298-1101

Submitted to A/P 07-14By Richard Losco

Richard Losco

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



Remittance Section			
Customer Number	C3178877		
Invoice Number	255405927		
Invoice Date	07/09/2025		
Terms	Net 30		
Total Due	229.95		

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

255641933



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

Address Service Requested 888-WB-MASON www.wbmason.com Invoice Number C3178877 **Customer Number** 07/21/2025 Invoice Date 08/20/2025 Due Date 07/18/2025 Order Date \$154485282 Order Number WEB Order Method

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 reported within 14 days. Visit www.wbmason.com to view our entire Return Policy

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
ALM275	TISSUE.TOILET.4.4X3.1.2PLY.500SHT.96/CT	1	CT	58.99	58.99

SUBTOTAL:

TAX & BOTTLE DEPOSITS TOTAL: ORDER TOTAL:

Total Due:

58.99 0.00 58,99 58,99

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 07-25-25 By Richard Losco

Richard Losco

BY

Remittance Section				
Customer Number	C3178877			
Invoice Number	255641933			
Invoice Date	07/21/2025			
Terms	Net 30			
Total Due	58.99			

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. 59 Centre St Brockton, MA 02301

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

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

Invoice Number	255706119
Customer Number	C3178877
Invoice Date	07/23/2025
Due Date	08/22/2025
Order Date	07/22/2025
Order Number	\$154564798
Order Method	WEB

Delivery Address

River Club Attn.: Ken

160 Riverglade Run Saint Johns FL 32259

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	2	CT	24.99	49.98
HERH6036HC	LINER,30X36,.65MIL,CLR,250/CT	2	CT	32.99	65.98

 SUBTOTAL:
 115.96

 TAX & BOTTLE DEPOSITS TOTAL:
 0.00

 45.00
 445.00

ORDER TOTAL: 115.96 Total Due: 115.96

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 JUL 25 2005

Approved RECDD 2

Approved RECDD 2
Submitted to A/P 07-25-25
By Richard Losco

Richard Losco

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

Remittance Section			
Customer Number	C3178877		
Invoice Number	255706119		
Invoice Date	07/23/2025		
Terms	Net 30		
Total Due	115.96		

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



Bill To:

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

Property Name: Rivers Edge CDD II

Address:

475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
937951	6/23/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 23, 2025

Invoice Amount: \$2,675.00

Description Current Amount

Juniper Hills Drive Sweet Gum Tree Removals

Tree Removal

\$2,675.00

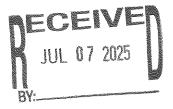
Invoice Total

\$2,675.00

IN CONWERCIAL LANDSCAPING

Approved RECDD II Submitted to AP on 7.7.2025 by Jason Davidson

Jason Davidson





Bill To:

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

Property Name: Rivers Edge CDD II

Address:

475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
939349	6/25/2025
TERMS	PØ NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 25, 2025

Invoice Amount: \$1,826.00

Description Current Amoun	ıt
June irrigation repairs-2025******Keystone Corners******	

Irrigation Repairs

\$1,826.00

Invoice Total

\$1,826.00

IN COMMERCIAL LANDSCAPING

Approved RECDD II Submitted to AP on 7.7.2025 By Jason Davidson

Jason Davidson



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



COMPLETED WORK

W. O. #

NAME

RIVERTOWN

ADDRESS

KEYSTONE CORNERS BLVD

DATE

6/23/2025

CDD2

#		П		EX	TENTION
4	BROKEN 6" SPRAY + NOZZLES	П	\$ 17.00	\$	68.00
2	BROKEN ROTOR		\$ 26.00	\$	52.00
11	NOZZLES		\$ 4.00	\$	44.00
2	BROKEN BUBBLER		\$ 8.00	\$	16.00
4	BROKEN 12" SPRAYS + NOZZLES		\$ 24.00	\$	96.00
1	RAINBIRD SOLENOID		\$ 100.00	\$	100.00
1	ZONE 31 REPLACE BAD DECODER WAS 26718 NOW 28137		\$ 420.00	\$	420.00
6	DBY		\$ 4.00	\$	24.00
4	DBRY		\$ 7.00	\$	28.00
1	ZONE 43 REPLACE BAD DECODER WAS 21108 NOW 26279		\$ 420.00	\$	420.00
				\$	-
				\$	-
		П		\$	-
		П		\$	-
		П		\$	-
				\$	-
				\$	-
				\$	-
				\$	-
	PAI	RTS	TOTAL	\$	1,268.00

DATE	DESCRIPTION	HOURS	RATE		ΓΟΤΑL
6/23/2025	TECH	6	\$ 93.00	\$	558.00
				\$	-
				\$	-
				\$	-
	············	1		Ś	558.00

			I	
COMMENTS:				
	<u></u>			
	<u></u>			
	MATE	RIALS	\$	1,268.00
	LABOR &	RENTAL	\$	558.00
		TOTAL	\$	1,826.00

DATE COMPLETED 6/23/25

TECHNICIAN DAVON ALBERT

CLIENT



Bill To:

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

Property Name: Rivers Edge CDD II

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE #	INVOICE DATE
939348	6/25/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 25, 2025

Invoice Amount: \$1,900.00

Description	Current Amount
Juniper Hills Drive Sweet Gum Tree Removals	

....

Tree Removal

Invoice Total

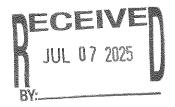
\$1,900.00

\$1,900.00

IN COMMERCIAL LANDSCAPING

Approved RECDD II Submitted to AP on 7.7.2025 By Jason Davidson

y Jason Davidson Jason Davidson



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

AP300R *** CHECK DATES 07/01/2025 - 0	YEAR-TO-DATE ACCOUNTS PAYABLE PREP. 7/31/2025 *** RE II - CAPITAL RESERVE BANK A CAPITAL RESERVE	E FUND	RUN 9/09/25	PAGE 1
CHECK VEND#INVOICE DATE DATE INVOIC	EXPENSED TO VENDOR I	NAME STATUS	AMOUNT	CHECK AMOUNT #
7/31/25 00013 6/16/25 2048	202506 600-53800-60100	*	3,900.00	
RESEI	RVE STUDY COMMUNITY ADVISORS	LLC		3,900.00 000021
		TOTAL FOR BANK A	3,900.00	
		TOTAL TOR BILLY	3,700.00	
	•	TOTAL FOR REGISTER	3,900.00	

RED2 RIVERS EDGE II OKUZMUK



10459 Hunters Creek Court Jacksonville, Florida 32256

Invoice

Date	Invoice #
6/16/2025	2048
Project #	2172

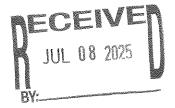
Rivers Edge II CDD C/o Governenmental Management Services 475 West Town Place, Suite 114 St. Augustine, Florida 32092

E-mail

csheppard@communityadvisors.com

904-303-3275

Phone #



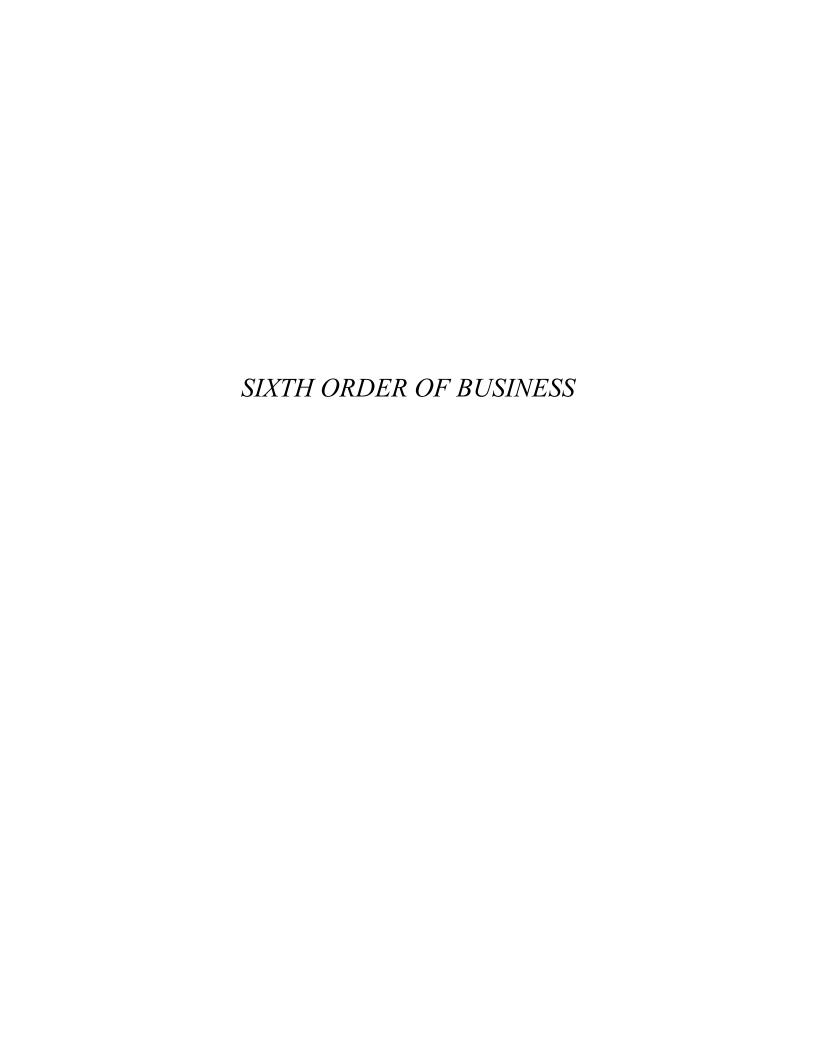
\$3,900.00

Due on receipt

	Description	Amount
Reserve Study		3,900.00

Pay This Amount

Terms



RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY; 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, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes*; and

WHEREAS, the District has purchased and owns certain tangible personal property, specifically the café furniture and equipment described in **Exhibit A**, attached hereto and incorporated herein by reference ("Surplus Property"); and

WHEREAS, the District desires to classify the Surplus Property as surplus tangible personal property, and to determine that the continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

WHEREAS, the Board of Supervisors of the District ("Board") has considered the best interests of the District, the value and condition of the Surplus Property, and the probability of the Surplus Property being desired by prospective donees or purchasers; and

WHEREAS, the District desires to authorize District staff to dispose of the Surplus Property for value to any person, or for value without bids to the state, to any governmental unit, or to any political subdivision as defined in section 1.01, *Florida Statutes*, or for value to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if such sale cannot reasonably be accomplished, by donating it either to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, the District hereby determines that the Surplus Property is without commercial value and desires to destroy or abandon it, all in accordance with the provisions of Chapter 274, *Florida Statutes*; and

WHEREAS, the District believes that disposing of the Surplus Property in this fashion is the most efficient and cost-effective means of disposing of the Surplus Property; and

WHEREAS, the District has estimated the value of each class of the Surplus Property to be less than Five Thousand Dollars (\$5,000); and

WHEREAS, the District believes that it is in its best interests to dispose of the Surplus Property in this fashion.

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

- **SECTION 1. INCORPORATION OF RECITALS.** All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.
- SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby classifies the Surplus Property as surplus tangible personal property, and hereby determines that the continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function.
- **SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY.** The District hereby authorizes staff to dispose of the Surplus Property for value to any person, or for value without bids to the state, to any governmental unit, or to any political subdivision as defined in section 1.01, *Florida Statutes*, or for value to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if such sale cannot reasonably be accomplished, by donating it either to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, by destroying or abandoning it, all in accordance with the provisions of Chapter 274, *Florida Statutes*.
- **SECTION 4. 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 5. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its passage and adoption.

DIVERGERACE II COMMINITY

PASSED AND ADOPTED this 17th day of September 2025.

ATTEST:	DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Description of Surplus Property

ATTECT

Exhibit A Description of Surplus Property

livers Edge CDD II Disposable Inventory	
us of September 17, 2025	
Pinner Plan (200 H Binner) I Inner to the Control of the Control o	_

Rivers Edge C	DD II Disposable	Inventory
Item Description	Quantity	Location
River Cafe L	oading Dock/Pu	mp Yard
Chairs, Dining	40	RiverCafe Loading Dock/Pump Yard
Refrigerated Prep Refrigeration Table	1	RiverCafe Loading Dock/Pump Yard



