

*Rivers Edge II
Community Development Districts*

January 21, 2026

AGENDA

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

January 14, 2026

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, **January 21, 2026 at 9:00 a.m. at the RiverHouse, 156 Landing Street, St. Johns, Florida 32259.**

Following is the agendas for the meeting:

- I. Call to Order
- II. Public Comment
- III. Organizational Matters
 - A. Consideration of Appointing a New Supervisor to Fill the Vacancy (11/2028)
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Consideration of Resolution 2026-02, Designating Officers
- IV. Staff Reports
 - A. Landscape Maintenance – Report
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 - E. General Manager – Monthly Operations and Pond Reports
- V. Approval of Consent Agenda
 - A. Minutes of the November 19, 2025 Audit Committee and Board of Supervisors Meetings
 - B. Financial Statements as of November 30, 2025

C. Check Register

- VI. Ratification of the Engagement Letter with Grau & Associates for the Fiscal Year 2025 Audit
- VII. Ratification of Engagement Letter with AMTEC for Arbitrage Rebate Calculation Services
- VIII. Consideration of Resolution 2026-03, Instructing the St. Johns County Supervisor of Elections to Conduct the District's 2026 General Election
- IX. Consideration of Boundary Amendment Funding Request Nos. 1-3
- X. Discussion of Preliminary Draft of Landscape RFP
- XI. Consideration of Cost Share Requests
 - A. Palm Tree Boot Trimming
 - B. Umbrella Replacements
- XII. Supervisor Requests
- XIII. Audience Comments
- XIV. Next Scheduled Meeting – February 18, 2026 at 9:00 a.m. at the RiverHouse
- XV. Adjournment

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

THIRD ORDER OF BUSINESS

A.

Daniel E. Kesinger
121 Shinnecock Dr.
St. Johns, FL. 32259
618-641-7536
dekesinger@gmail.com

January 13, 2026

Dear Rivers Edge CDD Board of Supervisors,

I respectfully request consideration for the vacancy in Seat 3 of the Rivers Edge II CDD Board. Over a year ago, I left a highly successful career to prioritize my family. We conducted extensive searches on the best communities across the country to raise our two children, while having ready access to first-class amenities. There were none greater than RiverTown. My skills and personal attributes are well-suited to help sustain the outstanding work the board is already doing.

For over 20 years, I worked with contracting officers and lawyers overseeing hundreds of millions of dollars in contracts, and with senior executives of Fortune 500 companies servicing those contracts. While my background is in national security matters, the core competencies are directly transferable to the CDD: **meticulous budget oversight, ability to hold vendors accountable, and discipline to make data-driven decisions regarding community infrastructure.** At its core, my career has been about being a steward of public trust and resources. Whether it's a national security budget or a CDD assessment, the principle is the same: transparency and accountability.

First and foremost, I am a dad and a neighbor who wants the best for the community. Now I have time to give back to my community while leveraging my decades of experience. It is my hope you will allow me to do so, to help sustain RiverTown's greatest attributes, and ensure its effective and efficient growth. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel E. Kesinger".

286 Pinellas Way
St Johns Florida 32259
954-461-4532

Gary Carlin

Objective**Applying for Rivers Edge CDD 2 Board of Supervisors- Seat No 3**

Resident of Florida for 58 years, resident of Water Song for 2 1/2 years

Experience**1983-2025 (42 years) Ecolab Food and Beverage St.Paul, MN****Customer Success Manager / Executive Technical Coordinator(10 years)**

- Provide support to customers and Account Managers in North America for the digital platform

Executive Account Manager (32 years)

- Provide customers with a quality sanitation program.
- Continuous training, supply cost effective products, equipment, and programs.
- Maintain my customer base, increase sales within customers, and prospect new customers.
- Maintain a \$ 3.1 million territory. Responsible for dairy, beverage and food customers in South and Central Florida. They include corporate partners Dean Foods, Publix, Schwan's and Mission Foods. Additional street accounts in the food, beverage and personal care industries. Experience in monitoring and selling CIP systems and other automation equipment.

1977–1983**The Dannon Company**

White Plains, NY

Plant Manager

- Administration of corporate policy, supervision of production planning, personnel management, purchasing, maintenance, quality control and transportation throughout the Southeast United States for the Hialeah Florida manufacturing facility.
- Plant of the Year (1983)

1975–1977**Borden Dairy**

Miami, FL

Production Supervisor

- Quality Control Technician
- Production Supervisor for fluid milk and ice cream

Education**1971–1975****University of Florida**

Gainesville, FL

- Bachelor of Science in Agriculture, Food Science
- Alpha Zeta Honorary Agriculture Fraternity
- President Food Science Club
- MBA courses at Nova University, Ft. Lauderdale FL

Interests and Activities

- Advanced Toastmaster (ATM) Toastmasters International
- President Florida Dairy Products Association (Alligator Club) 2003-2004
- Secretary 2000-2001; Treasurer 2001-2002; Vice President 2002-2003
- VP of Education of local chapter of Toastmasters (1998)
- Member Institute of Food Technologists (IFT)
- VP of Education for South Florida IFT (1998-1999)
- Guest Lecturer, University of Florida Food Science Department
- Guest Lecturer, Ft. Lauderdale College
- Speaker at local High Schools promoting Food Science
- Speaker at Florida Gift Fruit Shippers Association meeting (May 1998)
- Speaker at Society of Manufacturing Engineers meeting (October 1998)
- President of South Florida Dairy Association (1990)
- Career Track, Implementing Self-Directed Work Team Workshop (1995)
- Edwards Deming Quality Enhancement Workshop (1991)
- Karras Effective Negotiating Workshop (1990)
- Tropic Real Estate Course (1989)
- H & R Block Income Tax Course (1980)
- Coach for football, baseball, basketball, and soccer in Coral Springs Youth City Leagues
- Board member and committee chairman of House and Grounds at Temple Beth Orr in Coral Springs
- Board member and committee chairman of Field Crew for the JP Taravella High School Band of Coral Springs (2012-2015)
- Booster Club President for JP Taravella High School Varsity Lacrosse Team of Coral Springs (2014-2015)
- Leader of the Camping Group at Water Song
- Married for 46 years
- 3 children and 4 grandchildren
- One Son and Daughter live in St Johns

Phillip Brandt
34 Pigeon Cove
St. Johns, FL 32259
sballphil@aol.com
561-876-8823

December 1, 2025

Board of Supervisors
Rivers Edge CDD 2

Dear Supervisors,

Below is my information for your consideration for the vacant Seat #3 position. I believe I would be an asset to the Board based on my broad experience.

Member of the Watersong at Rivertown Community Assoc. Finance Committee, May 2025 to present

President of the Harbour Isle at Hutchinson Island Property Maintenance Assoc., Ft. Pierce FL 2022 -2024

Landowner rep to the Beeline Community Development District, Jupiter, FL 2008-2024

Vice-President Congress Business Park Association, Lake Park, FL 2014-2024

CFO DiVosta Investments LLC, Palm Beach Gardens, FL 2001-2024. Duties included managing 15 commercial properties including preparing annual CAM budgets for 11 of those and managing liquid investments. During this period built 912 condo units in Ft. Pierce, FL, 45,000 sq ft warehouse in Lake Park, FL and two 110,000 sq ft office towers in Palm Beach Gardens, FL.

Controller DiVosta & Company, Palm Beach Gardens, FL 1987-1991, DiVosta was one of the largest home builders in South Florida.

Treasurer of the Arbor Glen Homeowners Assoc., Lake Worth, FL 1988-1989

Treasurer and President of the Village Green Condominium Assoc., Plantation, FL 1985-1987

I look forward to being able to discuss in person this position and my experience.

Sincerely,
Phillip Brandt

Victoria Healey
131 Key Grass Court
Saint Johns, Florida 32259
720-236-6072
vhealey@gmail.com

November 25, 2025

Rivers Edge II Community Development District
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Members of the Board,

I'm writing to share my interest in the vacant Seat 3 on the Rivers Edge II CDD Board. As a resident who cares deeply about our neighborhood and wants to contribute to its continued growth and success, I would be honored to serve.

I bring more than a decade of experience working in federal and state government, where I managed large programs, oversaw multi-million-dollar budgets, and worked closely with agencies at all levels. My background has prepared me to evaluate information thoroughly, ask the right questions, and ensure that resources are used responsibly and transparently.

Since retiring in 2021, I've focused on community service here in Saint Johns County—volunteering with the American Red Cross, serving as a Saint Johns County election poll worker, and supporting local fundraising efforts. These experiences have strengthened my appreciation for community involvement and the importance of thoughtful, responsive leadership.

I believe strongly in the mission of our CDD and would welcome the chance to contribute to the Board's work in maintaining and improving the infrastructure that supports our community. Thank you for your consideration. I'm happy to answer any questions or provide additional information.

Warm regards,

Victoria Healey

VICTORIA HEALEY

131 Key Grass Court • Saint Johns, Florida 32259 • 720-236-6072 • vhealey@gmail.com

PROFESSIONAL SUMMARY

A committed public service professional and community leader with extensive experience in government operations, multi-million-dollar budget oversight, strategic planning, and public policy. Over a decade of experience directing federal programs, cultivating partnerships, and guiding complex initiatives with transparency and accountability. Dedicated to responsible growth, effective governance, and high-quality community services. Seeking to bring strong leadership and sound judgment to the Rivers Edge II CDD Board of Supervisors. Retired since July 2021.

CORE QUALIFICATIONS

- Team leadership, supervision & operational management
- Deep community involvement & service orientation
- Government operations, compliance & statutory alignment
- Multi-million-dollar budget oversight & fiscal stewardship
- Strategic planning & community infrastructure understanding
- Public agency collaboration & stakeholder engagement
- Transparent, data-informed decision-making

RELEVANT PROFESSIONAL EXPERIENCE

Project Manager

National Renewable Energy Laboratory (NREL) — Golden, CO

2011 – 2021 - Directed the Clean Energy Solutions Center, supporting national and regional governments on clean energy policy and financing.

- Managed multi-million-dollar cooperative budgets with full compliance and accountability.
- Led a team of 60+ policy and finance experts delivering international technical assistance.
- Established 30+ strategic partnerships with government agencies and international organizations.
- Oversaw operational planning, long-term strategy, and program evaluation.

- Increased global program demand by 164% through enhanced outreach and improved project development.

Energy Policy Analyst

National Renewable Energy Laboratory (NREL) — Golden, CO

2009 – 2011 - Created policy resources for federal, state, and local governments.

- Conducted energy policy analysis for the U.S. Environmental Protection Agency and the U.S. Department of Energy.

Research Support Supervisor

National Renewable Energy Laboratory (NREL) — Golden, CO

2005 – 2009 - Supervised eight research support staff serving federal research programs.

- Ensured operational accuracy, reporting compliance, and workflow coordination.

Administrative Assistant, State & Local Initiatives Group

National Renewable Energy Laboratory (NREL) — Golden, CO

2003 – 2005 - Coordinated events, trainings, and stakeholder reporting for DOE initiatives.

- Managed budget tracking and strengthened communications between government offices and internal teams.

Legislative Historian & Bill Enrolling Clerk

Colorado State Senate — Denver, CO

2002 Legislative Session - Documented Senate actions and enrolled bills for submission to the Governor.

- Ensured procedural accuracy and compliance throughout the legislative process.

EDUCATION

Master of Science, Environmental Policy & Management

University of Denver — 2010

GPA: 4.0

Capstone: *Repurposing Brownfields for Solar Projects*

Bachelor of Arts, Science & Technology

University of Denver — 2008

MILITARY SERVICE

United States Air Force — Staff Sergeant, Entomology Specialist

1979 – 1983 - Little Rock Air Force Base (1979–1982)
- Elmendorf Air Force Base (1982–1983)

COMMUNITY SERVICE & INVOLVEMENT

- **Board Member**, Global Women's Network for the Energy Transition (2021–Present)
- **American Red Cross**, Disaster Action Team — Jacksonville, FL (2022–2025)
- **Saint Johns County Election Poll Worker**, Equipment Inspector (2022–2024)
- **Community Fundraising Organizer** — St. Jude Children's Research Hospital; Aidyn Mae Hope Fund

AWARDS & RECOGNITION

- NREL Outstanding Performance Staff Award (2012)
- NREL Innovation & Technology Transfer Award of Excellence (2016)

KEY STRENGTHS FOR CDD GOVERNANCE

- Public accountability & strong understanding of government operations
- Infrastructure planning, assessment & community growth experience
- Skilled in financial stewardship & responsible resource management
- Transparent decision-making & commitment to resident-focused outcomes
- Proven leadership in rapidly growing, engaged communities

C.

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Rivers Edge II Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the County of St. Johns, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Rivers Edge II Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 21ST DAY OF JANUARY, 2026.

ATTEST

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.



Rivers Edge CDD – I, II, and III

Landscape Update for January 2026

- **General Maintenance**
 - The maintenance team is working on detail and grass cutbacks throughout the community.
 - Team is spraying for weeds throughout the community and trimming shrubs.
 - We will ensure that all tree suckers are removed from the base of the trees.
 - Team has been spraying all mulch beds for clean appearance.
 - We are removing 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.
 - - 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.
- All clocks are set to run 2 times a week with the season change and cold weather. Some areas have turned the system off completely to help to save on the water bill.
- Lead tech is working with an IQ system to help the system run more efficiently.
- We are setting five-day rain delays when we have rain
- Other options are being looked at to make the system more efficient and save on the annual water cost.
 - Items being looked at:
 - Eliminating bubblers on established trees that do not need them anymore
 - Making sure all rain sensors are operational
 - Adding rain sensors to battery operated valves
 - Each area will be different depending on layout and justification of cost.
 - Some will be looked at to be added to a clock with wiring.
 - Others will be looked at for rain sensor installation and hidden by plant material if required.
 - We have 14 main line breaks in December; we experienced an abnormal amount of main line breaks last month throughout the Rivertown neighborhood. We were notified of all these breaks at the same time within a 30-minute window and they are randomly scattered throughout the entire community.
 - All the repairs were made.

- **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
- 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. We have completed the palm trimming and are starting to gear up for mulch installation soon.

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: 01/21/2026

Submitted by: Kevin McKendree

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. This was approved as a change order to the current remodel project which began on 9/22. Filters are due to ship 1/23 from Michigan and will be installed upon arrival.

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 began 9/21. As of now the pool deck has been completely removed and new pavers are installed on the upper deck and grill cabana. Palm trees have been removed; water has been drained and chipping out of the old marcite is done. Tiles and coping are installed. We are currently tidying up old irrigation/electrical lines so that the remaining paver deck can be installed. New filters must be installed before marciting begins as the equipment must be operational so that the marcite can stay wet.

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. This was approved as a cost share item in September's meeting so we can now proceed forward. This is now complete.

Fencing around Rivertown BLVD:

The perimeter fence that surrounds Rivertown BLVD and connects onto Kendall Crossing is rotting. We have replaced boards that have fallen off and 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 budgeting purposes for this.

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.

Painting of RiverHouse:

The RiverHouse needs painting both interior and exterior. We are gathering quotes to present to the board in October. This is a planned capital reserve project. This was approved and we are working on scheduling. We expect this to take months as there are many parts to it that we must work around i.e rentals and the ongoing pool project. Work started first week of the new year.

Sternwheel Park:

We have been working on cleaning up Sternwheel playpark. This includes replacing rotted wood on the mailbox pavilion and repainting it entirely and new park benches as the old ones were rusted through. Benches have been ordered.

Crosswalk Signs:

One of the signs that alert pedestrian traffic is inoperable at the roundabout in front of the RiverHouse. The circuit board is bad, and we have ordered a replacement. These come from a company in Canada, so we expect a delay in their arrival. This is now complete.

Rental Side Remodel:

We have begun the process of developing a plan and gathering quotes for the remodel of the rental side at the RiverHouse. Chairman McIntyre is our liaison for this project. We will present this to the board when all the information is gathered.

Poolside Cabana Furniture:

Replacement tables and chairs have been approved and ordered for the pool deck at the RiverHouse. These will arrive before the opening of our pool.

Entrance Waterfall:

We had an incident which I believe to be a power surge over the weekend of 12/13 that literally blew up the VFDs in the waterfall pits at the front entrance. Replacements were installed and we are back up and running.

RECDD II

Pirate Ship Playground:

During a playground inspection we discovered some severe rot on the top decking and supporting posts of the pirate ship at the RiverClub. We closed the structure and notified the community. We met with Kompan and they will be honoring the warranty on this repair. Kompan has never experienced a warranty claim like this so it is unknown when this will be resolved. Also, these structures come from Denmark so it will be a while before they arrive to be repaired.

Umbrellas and Bases at RiverClub:

We will be ordering the rest of the replacement umbrellas and bases for the RiverClub upon approval.

RiverClub front Steps:

Yellowstone had an accident trimming a palm tree where a ladder fell on the railing on the front steps of the RiverClub, breaking the railing and the step itself. We ordered new steps to be cast from the original manufacturer and will have them installed after arrival. After the step is installed the railing system can be reinstalled. Yellowstone will be reimbursing us for this repair.

RECDD 3

Pool Leak in Lazy River:

We discovered that there is a leak in the lazy river at the RiverLodge. Crown Pools is investigating this and sending a diver to inspect for leaks as we cannot locate one using the dye method. We also had some tiles pop off the expansion joint that they will be repairing, but this is not where the leak is located.

All Districts

Mainline breaks:

Last week on the morning of 12/11 we had 11 mainline breaks occur, scattered throughout RiverTown due to what we believe was a giant water hammer event. We have been in contact with JEA on helping us with repair costs and finding the source of the problem which we believe was increased pressure from the new booster station. Yellowstone is discounting these repairs to help us out in case the city of Jacksonville who handles JEAs insurance claims, denies us.

RIVERTOWN

RECDD's Lifestyle Report

Date of report 01/21/2026

Submitted by: Kim Fatuch

December Events

- 12.4.25 – Music Bingo
- 12.5.25 – Elf Training Camp
 - Kids are invited to the North Pole to participate in some Elf training activities including cookie making, present packing and even a toy making station
 - Over 300 people attended this event. We ran out of everything.
 - Going forward these types of events will be sign-up only.



- 12.7.25 – Breakfast with Santa
 - Santa photos will be taken professionally by Igor with Invigorate Media
 - All slots for photos are reserved, 260 family's total!
 - Breakfast buffet will be served in the café from 9am – 1pm
 - Weather was not in our favor, but we made it work.
 - People really enjoyed the breakfast and the professional photos by Igor.



- 12.12.25 – Tree Lighting & Golf Cart Parade *RESCHEDULED TO 12/12 due to weather
 - The annual Golf Cart Parade and Tree Lighting are a Rivertown staple
 - Roughly 130 golf carts attended the parade, and over 300 people attended the tree lighting
 - Tree lighting festivities include a photo op, snow, cookies & cocoa, and more!



- 12.13.25 – Winter Vendor Market
 - We have 50 vendor spots signed up
 - Kidzone complete with bounce houses, candy cane walk and more!
 - Many booths sold out of their goods, creating an amazing event! Roughly 400-500 people attended.



- 12.19.25 – Live Music with Emily Mikus

January Events

- 1.8.26 – Music Bingo
- 1.10.26 – Vino & Vases
 - Residents are invited to a workshop to turn liquor and wine bottles into beautifully hand painted vases with fresh flowers to choose from.
 - We will have a grazing table and wine available.
 - All 40 slots filled up within 4 days!!!
- 1.16.26 – Live Music with Greg Johnson
- 1.22.26 – Music Bingo
- 1.23.26 – Live Music with Robby Schenck
- 1.27.26 – A Walk-Through History
 - Steve Cassidy will be hosting a holocaust presentation complete with real artifacts from the era.
 - This is a second appearance of these artifacts in Rivertown due to high demand from Residents.
 - Over 100 residents attended the first lecture, we expect as many if not more this time around.
- 1.30.26 – Live Music with MnN Duo

RIVERTOWN

RECDD's Amenity Manager Report

Date of report 01/21/2026

Submitted by: Ken Council

The RiverHouse Lap & Family Pool Renovations are still underway. We are currently awaiting parts to schedule AEI Gas for revamping the RiverClub Fire Pits. The RiverLodge Water Activity Pool with the Splash Pad is now closed until next season. Service order request to repair upholstery on Scott Curl Bench on 1.8.2026. The RiverLodge Lazy River will remain open year-round from 10am – 30 minutes before sunset.

RiverHouse

Clubhouse Staff Hours:

11am – 5pm (Tuesday – Sunday)

Closed Mondays

Recreational & Lap Pool:

- Full repair of both pools still underway
- Pools are closed until renovations are completed

Closed Mondays

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- RiverHouse fire annual inspection follow up completed by SJC Fire on 12.17.2025
- Pool repair/construction began September 22, 2025, still underway

RiverClub

Amenity Hours:

- 10am – 9pm (Sunday, Monday, Wednesday, & Thursday)
- 10am – 10pm (Friday & Saturday)

Closed Tuesdays

Other Updates:

- Representative from AEI Gas came out on Thursday, 12.11.2025, to provide options for revamping the RiverClub Fire Pits. Currently Awaiting parts to schedule AEI Gas for service of RiverClub Fire Pits

RiverLodge

Amenity Hours (Airnasium, Fireplace, Lounge Area):

- 10am – 30 minutes before sunset (Thursday - Tuesday)

Closed Wednesdays

Water Activity Pool/Splash Pad & Lifeguard Hours:

- Water Activity Pool with splash pad closed for season.

Lazy River & Volleyball Court Hours:

- 10am – 30 minutes before sunset

Closed Wednesdays

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- Technogym work order request placed on 1.8.2026 to repair damaged upholstery on Scott Curl Bench.

RIVERTOWN

RECDD's Café Report

Date of report 01/21/2026

Submitted by: Lisa McCormick & Richard Losco

We hope you had a wonderful Thanksgiving Holiday with your families as we are one month in arrears with publishing this report. The Café's community events included Friday Night Music, Smores & Cider, and Planksgiving Boil @ The Amphitheater. The new food menu was implemented on October 17, 2025, and we continue to deliver the services that the residents desire.

The café operations have been very consistent in delivery of service, product quality, creating a festive environment, and maintaining quality controls of food and beverage. This has been accomplished by defining standard operating procedures, proper training, oversight, and constantly trying to improve the standards.

Square POS Net Sales were up 38.6% for the month of November @ \$60,300 compared to \$43,520 prior year. Our top employee in sales for the month of November was Lani Dail, which transacted \$18,114.25; we are extremely proud of Lani's dedication and hard work she has put forth for the community and Cafe.

Cost of Goods Sold (Food and Beverage) was @ 40.5% in the month of November, compared to 39.6% prior year.

Food & Beverage as % of Revenue:

Target	12-Month	% Rate – 40%
Optimal	12-Month	% Rate – 35%
Actual	November '25	% Rate – 41%

Gross Wages as % of net sales were 33.3% in the month of November, compared to 41.7% prior year.

Gross Wages as % of Revenue:

Target	12-Month	% Rate – 35%
Optimal	12-Month	% Rate – 30%
Actual	November '25	% Rate – 33%

Lisa McCormick continues to compare and negotiate with our food brokers to evaluate whether pricing is fair and market driven. This allows the Café to price the menu and specials accordingly for the residents to receive a variety of menu choices and great price points for purchase.

Labor costs have been minimized by us aligning our scheduling with demand for the café services and improvement in productivity. We will continue to review this important metric.



Work Order 00912989

Work Order 00912989
Number

Created Date 12/23/2025

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

Work Details

Specialist	Report reflects work performed on 12/10 & 12/22.	Prepared By	KYLE FOLLANSBEE
Comments to Customer	<p>Treated ponds: NN,8,6,JJ,UU,11,14,13,12,16,17,19,21,20</p> <p>Inspected ponds: 7,TT,SS,10,18,CR3,9,3</p> <p>Pond NN looks much better this month after the Metafloc treatment in October and follow up algae treatment in November. I did another light treatment this month and added probiotics to manage nutrients.</p> <p>Algaecide was used to manage algae in ponds NN,JJ, & 13.</p> <p>Aquatic herbicide was added to mix in ponds JJ,6,13,12 & NN to control submersed vegetation.</p> <p>Herbicide was used to manage invasive and nuisance vegetation along ponds 8,6,11,14,12,17,21 & 20.</p> <p>Dye was added to ponds 6,JJ,UU,11,14,13,12,17 & 19 in order to reduce light penetration and suppress growth.</p> <p>Any accessible trash was removed from treated ponds.</p> <p>Happy Holidays and thank you for being a Solitude customer!</p>		



Work Order 00912989

Work Order 00912989
Number

Created Date 12/23/2025

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

Work Order Assets

Asset	Status	Product Work Type
Rivers Edge CDD II Pond NN	Treated	
Rivers Edge CDD II Pond TT	Inspected	
Rivers Edge CDD II Pond KK	Inspected	
Rivers Edge CDD II Pond CR3	Inspected	
Rivers Edge CDD II Pond JJ	Treated	
Rivers Edge CDD II Pond RC2	Inspected	
Rivers Edge CDD II Pond 15	Inspected	
Rivers Edge CDD II Pond 13	Treated	
Rivers Edge CDD II Pond 11	Treated	
Rivers Edge CDD II Pond 10	Inspected	
Rivers Edge CDD II Pond 23	Inspected	
Rivers Edge CDD II Pond 22	Inspected	
Rivers Edge CDD II Pond 21	Treated	
Rivers Edge CDD II Pond 20	Treated	
Rivers Edge CDD II Pond 19	Treated	
Rivers Edge CDD II Pond 18	Inspected	
Rivers Edge CDD II Pond 17	Treated	
Rivers Edge CDD II Pond 16	Treated	
Rivers Edge CDD II Pond UU	Treated	
Rivers Edge CDD II Pond SS	Inspected	
Rivers Edge CDD II Pond RC1	Inspected	
Rivers Edge CDD II Pond 12	Treated	
Rivers Edge CDD II Pond 8	Treated	
Rivers Edge CDD II Pond 5	Inspected	
Rivers Edge CDD II Pond 7	Inspected	
Rivers Edge CDD II Pond 4	Inspected	
Rivers Edge CDD II Pond 9	Inspected	
Rivers Edge CDD II Pond 3	Inspected	
Rivers Edge CDD II Pond 14	Treated	
Rivers Edge CDD II Pond 6	Treated	
Rivers Edge CDD II Pond 2	Inspected	
Rivers Edge CDD II Pond 1	Inspected	



Work Order	00912989	Account	Rivers Edge II CDD
Work Order Number	00912989	Contact	Jason Davidson
		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
Created Date	12/23/2025		

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Rivers Edge CDD II Pond 23	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 22	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 21	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 20	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 19	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 18	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 17	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 16	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 23	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 23	MONITORING	
Rivers Edge CDD II Pond 23	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 23	ALGAE CONTROL	
Rivers Edge CDD II Pond 22	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 22	MONITORING	
Rivers Edge CDD II Pond 22	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 22	ALGAE CONTROL	
Rivers Edge CDD II Pond 21	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 21	MONITORING	
Rivers Edge CDD II Pond 21	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 21	ALGAE CONTROL	
Rivers Edge CDD II Pond 20	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 20	MONITORING	
Rivers Edge CDD II Pond 20	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 20	ALGAE CONTROL	
Rivers Edge CDD II Pond 19	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 19	MONITORING	
Rivers Edge CDD II Pond 19	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 19	ALGAE CONTROL	
Rivers Edge CDD II Pond 18	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 18	MONITORING	
Rivers Edge CDD II Pond 18	LAKE WEED CONTROL	



Work Order	00912989	Account	Rivers Edge II CDD
Work Order Number	00912989	Contact	Jason Davidson
		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 12/23/2025

Rivers Edge CDD II Pond 18	ALGAE CONTROL
Rivers Edge CDD II Pond 17	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 17	MONITORING
Rivers Edge CDD II Pond 17	LAKE WEED CONTROL
Rivers Edge CDD II Pond 17	ALGAE CONTROL
Rivers Edge CDD II Pond 16	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 16	MONITORING
Rivers Edge CDD II Pond 16	LAKE WEED CONTROL
Rivers Edge CDD II Pond 16	ALGAE CONTROL
Rivers Edge CDD II Pond UU	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond SS	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond NN	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond TT	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond KK	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond CR3	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond JJ	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond RC2	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 15	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 13	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 11	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 10	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond RC1	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 12	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 8	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 5	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 7	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 4	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 9	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 3	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 14	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 6	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 2	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond 1	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge CDD II Pond UU	SHORELINE WEED CONTROL



Work Order	00912989	Account	Rivers Edge II CDD
Work Order	00912989	Contact	Jason Davidson
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 12/23/2025

Rivers Edge CDD II Pond UU	MONITORING	
Rivers Edge CDD II Pond UU	LAKE WEED CONTROL	
Rivers Edge CDD II Pond UU	ALGAE CONTROL	
Rivers Edge CDD II Pond SS	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond SS	MONITORING	
Rivers Edge CDD II Pond SS	LAKE WEED CONTROL	
Rivers Edge CDD II Pond SS	ALGAE CONTROL	
Rivers Edge CDD II Pond NN	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond NN	MONITORING	
Rivers Edge CDD II Pond NN	LAKE WEED CONTROL	
Rivers Edge CDD II Pond NN	ALGAE CONTROL	
Rivers Edge CDD II Pond TT	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond TT	MONITORING	
Rivers Edge CDD II Pond TT	LAKE WEED CONTROL	
Rivers Edge CDD II Pond TT	ALGAE CONTROL	
Rivers Edge CDD II Pond KK	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond KK	MONITORING	
Rivers Edge CDD II Pond KK	LAKE WEED CONTROL	
Rivers Edge CDD II Pond KK	ALGAE CONTROL	
Rivers Edge CDD II Pond CR3	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond CR3	MONITORING	
Rivers Edge CDD II Pond CR3	LAKE WEED CONTROL	
Rivers Edge CDD II Pond CR3	ALGAE CONTROL	
Rivers Edge CDD II Pond JJ	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond JJ	MONITORING	
Rivers Edge CDD II Pond JJ	LAKE WEED CONTROL	
Rivers Edge CDD II Pond JJ	ALGAE CONTROL	
Rivers Edge CDD II Pond RC2	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond RC2	MONITORING	
Rivers Edge CDD II Pond RC2	LAKE WEED CONTROL	
Rivers Edge CDD II Pond RC2	ALGAE CONTROL	
Rivers Edge CDD II Pond 15	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 15	MONITORING	
Rivers Edge CDD II Pond 15	LAKE WEED CONTROL	



Work Order	00912989	Account	Rivers Edge II CDD
Work Order Number	00912989	Contact	Jason Davidson
		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 12/23/2025

Rivers Edge CDD II Pond 15	ALGAE CONTROL
Rivers Edge CDD II Pond 13	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 13	MONITORING
Rivers Edge CDD II Pond 13	LAKE WEED CONTROL
Rivers Edge CDD II Pond 13	ALGAE CONTROL
Rivers Edge CDD II Pond 11	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 11	MONITORING
Rivers Edge CDD II Pond 11	LAKE WEED CONTROL
Rivers Edge CDD II Pond 11	ALGAE CONTROL
Rivers Edge CDD II Pond 10	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 10	MONITORING
Rivers Edge CDD II Pond 10	LAKE WEED CONTROL
Rivers Edge CDD II Pond 10	ALGAE CONTROL
Rivers Edge CDD II Pond RC1	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond RC1	MONITORING
Rivers Edge CDD II Pond RC1	LAKE WEED CONTROL
Rivers Edge CDD II Pond RC1	ALGAE CONTROL
Rivers Edge CDD II Pond 12	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 12	MONITORING
Rivers Edge CDD II Pond 12	LAKE WEED CONTROL
Rivers Edge CDD II Pond 12	ALGAE CONTROL
Rivers Edge CDD II Pond 8	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 8	MONITORING
Rivers Edge CDD II Pond 8	LAKE WEED CONTROL
Rivers Edge CDD II Pond 8	ALGAE CONTROL
Rivers Edge CDD II Pond 5	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 5	MONITORING
Rivers Edge CDD II Pond 5	LAKE WEED CONTROL
Rivers Edge CDD II Pond 5	ALGAE CONTROL
Rivers Edge CDD II Pond 7	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 7	MONITORING
Rivers Edge CDD II Pond 7	LAKE WEED CONTROL
Rivers Edge CDD II Pond 7	ALGAE CONTROL
Rivers Edge CDD II Pond 4	SHORELINE WEED CONTROL



Work Order	00912989	Account	Rivers Edge II CDD
Work Order Number	00912989	Contact	Jason Davidson
		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 12/23/2025

Rivers Edge CDD II Pond 4	MONITORING
Rivers Edge CDD II Pond 4	LAKE WEED CONTROL
Rivers Edge CDD II Pond 4	ALGAE CONTROL
Rivers Edge CDD II Pond 9	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 9	MONITORING
Rivers Edge CDD II Pond 9	LAKE WEED CONTROL
Rivers Edge CDD II Pond 9	ALGAE CONTROL
Rivers Edge CDD II Pond 3	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 3	MONITORING
Rivers Edge CDD II Pond 3	LAKE WEED CONTROL
Rivers Edge CDD II Pond 3	ALGAE CONTROL
Rivers Edge CDD II Pond 14	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 14	MONITORING
Rivers Edge CDD II Pond 14	LAKE WEED CONTROL
Rivers Edge CDD II Pond 14	ALGAE CONTROL
Rivers Edge CDD II Pond 6	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 6	MONITORING
Rivers Edge CDD II Pond 6	LAKE WEED CONTROL
Rivers Edge CDD II Pond 6	ALGAE CONTROL
Rivers Edge CDD II Pond 2	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 2	MONITORING
Rivers Edge CDD II Pond 2	LAKE WEED CONTROL
Rivers Edge CDD II Pond 2	ALGAE CONTROL
Rivers Edge CDD II Pond 1	SHORELINE WEED CONTROL
Rivers Edge CDD II Pond 1	MONITORING
Rivers Edge CDD II Pond 1	LAKE WEED CONTROL
Rivers Edge CDD II Pond 1	ALGAE CONTROL
Rivers Edge CDD II Pond 1	
Rivers Edge CDD II Pond 2	
Rivers Edge CDD II Pond 6	
Rivers Edge CDD II Pond 14	
Rivers Edge CDD II Pond 3	
Rivers Edge CDD II Pond 9	
Rivers Edge CDD II Pond 4	



Work Order 00912989
Work Order 00912989
Number

Created Date 12/23/2025

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

Rivers Edge CDD II Pond 7		
Rivers Edge CDD II Pond 5		
Rivers Edge CDD II Pond 8		
Rivers Edge CDD II Pond 12		
Rivers Edge CDD II Pond RC1		
Rivers Edge CDD II Pond SS		
Rivers Edge CDD II Pond UU		
Rivers Edge CDD II Pond 16		
Rivers Edge CDD II Pond 17		
Rivers Edge CDD II Pond 18		
Rivers Edge CDD II Pond 19		
Rivers Edge CDD II Pond 20		
Rivers Edge CDD II Pond 21		
Rivers Edge CDD II Pond 22		
Rivers Edge CDD II Pond 23		
Rivers Edge CDD II Pond 10		
Rivers Edge CDD II Pond 11		
Rivers Edge CDD II Pond 13		
Rivers Edge CDD II Pond 15		
Rivers Edge CDD II Pond RC2		
Rivers Edge CDD II Pond JJ		
Rivers Edge CDD II Pond CR3		
Rivers Edge CDD II Pond KK		
Rivers Edge CDD II Pond TT		
Rivers Edge CDD II Pond NN		



ST JOHNS COUNTY SHERIFF'S OFFICE

Statistic Sheet

Rivertown CDD

Corbin deNagy

GMS Services LLC

475 W. Town Place, Suite 114

Saint Augustine, FL 32092

NAME / ID:	Detective	#11319		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD253306			6

ACTIVITY / COMMENTS:

SJSO25CAD253341, SJSO25CAD253360, SJSO25CAD253374, SJSO25CAD253420, SJSO25CAD253486, SJSO25CAD253575

6 written warnings for excessive speed, 1 verbal warning for expired registration, and assisted a lost subject with directions.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1525489



ST JOHNS COUNTY SHERIFF'S OFFICE

Statistic Sheet

Rivertown CDD

Corbin deNagy

GMS Services LLC

475 W. Town Place, Suite 114

Saint Augustine, FL 32092

NAME / ID:	Detective	#11319		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD254947			6

ACTIVITY / COMMENTS:

SJSO25CAD254968, SJSO25CAD255004, SJSO25CAD255022, SJSO25CAD255034, SJSO25CAD255055, SJSO25CAD255065

6 written warnings for excessive speed and assisted patrol with looking for a suicidal subject.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1526855

**ST JOHNS COUNTY SHERIFF'S OFFICE****Stat Sheet**

Rivertown CDD

GMS Services LLC

475 W. Town Place, Suite 114

Saint Augustine, FL 32092

NAME / ID:	Deputy	#10779		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD257621			6

ACTIVITY / COMMENTS:

Total Contacts:6 Citations: 2 Warnings:4 Arrests: 1 Calls for service: 1 (Domestic Disturbance)

Impaired Driver was stopped for not stopping at all for 4-way stop located at Orange Branch Trail and Keystone Corners. Investigation revealed his license was suspended for numerous reasons including prior DUI's. Subject was arrested and transported to the Saint Johns County Jail **SJSO25OFF011997**



ST JOHNS COUNTY SHERIFF'S OFFICE

Stat Sheet

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

NAME / ID:	Deputy	#10779		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD268047			6

ACTIVITY / COMMENTS:

Total Contacts:9 Citations: 1 Warnings:8 Top speed measured by radar was; , **41MPH on Rivertown Main near Kendall Crossing**



ST JOHNS COUNTY SHERIFF'S OFFICE

Statistic Sheet

Rivertown CDD

Corbin deNagy

GMS Services LLC

475 W. Town Place, Suite 114

Saint Augustine, FL 32092

NAME / ID:	Detective	#11319		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD269412			6

ACTIVITY / COMMENTS:

SJSO25CAD269442, SJSO25CAD269455, SJSO25CAD269471, SJSO25CAD269477, SJSO25CAD269512, SJSO25CAD269569

6 written warnings for stop sign violations, (Orange Branch Trail/Keystone Corners Boulevard Intersection) Also made multiple laps around the festival on Landing Street throughout the day - no problems observed.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1541716



ST JOHNS COUNTY SHERIFF'S OFFICE

Stat Sheet

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

NAME / ID:	Deputy	#10779		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD272066			6

ACTIVITY / COMMENTS:

Total Contacts:5 Citations: 0 Warnings:5 Top speed measured by radar was; , **37MPH on Keystone Corners**



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

NAME / ID:	Sergeant #10379			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD272371			6

ACTIVITY / COMMENTS:

Total Contacts:8 Citations:0 Warnings:11 Top speed measured by Radar was, **40 MPH on Keystone Corners

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 5975988



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD273273			7

ACTIVITY / COMMENTS:

Total Contacts:6 Citations:2 Warnings:4 Top speed measured by Radar was, **42 MPH on RiverTown Main Street

Assisted with a death investigation on Chandler Dr. SJSO25OFF012733, Arrest made for Driving While License Suspended. Passengers were also arrested by ICE.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 5975989



ST JOHNS COUNTY SHERIFF'S OFFICE

Statistic Sheet

Rivertown CDD

GMS Services LLC

475 W. Town Place, Suite 114

Saint Augustine, FL 32092

NAME / ID:	Deputy	#11558		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD0274670			6

ACTIVITY / COMMENTS:

Total Contacts: 6 Citations:0 Warnings: 6, top speed measured by Laser was; **39 MPH on Rivertown Main Street.

SJSO25OFFCAD274826 Speeding, 25-CAD274706 ran a stop sign, 25-CAD274925 speeding, 25-CAD274843 Reckless call and Juvenile problem, 25-CAD274893 Speeding

Multiple rounds of patrols conducted throughout the entire neighborhood and parks.

RollKall Invoice#: 5976394



ST JOHNS COUNTY SHERIFF'S OFFICE

Statistic Sheet

Rivertown CDD

Corbin deNagy

GMS Services LLC

475 W. Town Place, Suite 114

Saint Augustine, FL 32092

NAME / ID:	Detective	#11319		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD274130			6

ACTIVITY / COMMENTS:

SJSO25CAD274157, SJSO25CAD274162, SJSO25CAD274174, SJSO25CAD274183, SJSO25CAD274200, SJSO25CAD274199

5 written warnings for exceeding the speed limit and also assisted a 2 year old child on Ruskin Drive that was locked in a vehicle. Child was removed with no injuries.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1547994



ST JOHNS COUNTY SHERIFF'S OFFICE

Statistic Sheet

Rivertown CDD

Corbin deNagy

GMS Services LLC

475 W. Town Place, Suite 114

Saint Augustine, FL 32092

NAME / ID:	Corporal # 10727			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Frida	SJSO26CAD006856			6

ACTIVITY / COMMENTS:

Total Contacts:7 Citations:0 Warnings:6 Top speed measured by Radar was, **39 MPH on Rivertown Main Street.

Multiple patrols conducted throughout neighborhood. Barricade at end of Rivertown Main has been moved and is open.

Conducted E-Bike patrols during first half of the shift. Contacted multiple juveniles at the Riverhouse Amenities Center with illegal E-motos. Informed them of the laws and educated them on what bikes are allowed to be operated. Conducted 2 stops on E-motos operating on the roadways, one fled from me but was apprehended a short time later. Parents were contacted.

Monitored the stop sign at Rivertown Main St. and Kendall Crossing Drive. Several traffic stops conducted for violations, vehicles and golf carts.

RollCall Invoice#: 1559553



ST JOHNS COUNTY SHERIFF'S OFFICE

Statistic Sheet

Rivertown CDD

Corbin deNagy

GMS Services LLC

475 W. Town Place, Suite 114

Saint Augustine, FL 32092

NAME / ID:	Corporal	# 10727		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD280168			6

ACTIVITY / COMMENTS:

Total Contacts:6 Citations:2 Warnings:5 Top speed measured by Radar was, **41 MPH on Rivertown Main Street.

Multiple patrols conducted throughout neighborhood.

Multiple traffic stops conducted for stop sign violations at Rivertown Main St / Kendall Crossing Dr. Two vehicles made no attempt to even slow down and blew through the intersection. The barricade at the end of Rivertown Main St. has been moved and vehicles can easily get around it.

Multiple juveniles observed on new E-bikes and E-scooters. I spoke to one juvenile who was operating an E-bike that appeared to be legal however, the motor was twice the size of a legal E-bike and its top speed was approximately 50 MPH. He was advised to not operate it on the roadways, sidewalks, or cart paths.

RollCall Invoice#: 1552035



ST JOHNS COUNTY SHERIFF'S OFFICE

Statistic Sheet

Rivertown CDD

Corbin deNagy

GMS Services LLC

475 W. Town Place, Suite 114

Saint Augustine, FL 32092

NAME / ID:	Detective	#11319		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD000985			6

ACTIVITY / COMMENTS:

SJSO26CAD001024, SJSO26CAD001034, SJSO26CAD001047, SJSO26CAD001074, SJSO26CAD001083, SJSO26CAD001092

6 written warnings for excessive speed and 1 written warning for expired registration.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1555082

**ST JOHNS COUNTY SHERIFF'S OFFICE****Stat Sheet**

Rivertown CDD

GMS Services LLC

475 W. Town Place, Suite 114

Saint Augustine, FL 32092

NAME / ID:	Deputy	#10779		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD002750			6

ACTIVITY / COMMENTS:

Total Contacts:10 Citations: 2 Warnings:11 Top speed meausred by radar was; , ****50MPH on Rivertown Main/ Grand Bridge****

1 contacts regarding juveniles comitting E-bike violations.

FIFTH ORDER OF BUSINESS

A.

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

The Rivers Edge II Community Development District audit committee meeting was held Wednesday, November 19, 2025 at 12:48 p.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.

Present were:

D.J. Smith	Chairman
Jason Thoms	Vice Chairman
Jarrett O'Leary	Supervisor
James Reid	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry <i>by phone</i>	District Counsel
Mary Grace Henley	District Counsel

FIRST ORDER OF BUSINESS

Call to Order

Mr. deNagy called the meeting to order at 12:48 p.m.

SECOND ORDER OF BUSINESS

Review and Ranking of Audit Proposals

Mr. deNagy stated that one proposal was received in response to the request for proposals for audit services from Grau & Associates. He recommended ranking Grau & Associates number one.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor ranking Grau & Associates the number one proposer was approved.

THIRD ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Adjournment

The audit committee meeting was adjourned.

**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, November 19, 2025 at 12:50 p.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
James Reid	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Jeff Mason	District Engineer
Richard Losco	General Manager
Jason Davidson	Regional General Manager
Kevin McKendree	Field Operations Manager
Kimberly Fatuch	Lifestyle Director
Ken Council	Amenity Manager
Lisa McCormick	Vesta Property Services
Malcolm Santos	Yellowstone Landscape
Garrett Cannady	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the November 19, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 12:50 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Phil Brandt asked if there was any impact to the residents with the boundary amendment.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation from Donna WeMett

On MOTION by Mr. Reid seconded by Mr. Smith with all in favor Donna WeMett's resignation was accepted.

B. Discussion of the Process for Appointing a New Supervisor

Mr. deNagy stated that the typical process is to put a vacancy notice on the District's website and to ask Vesta to send an e-blast to the other residents regarding the vacancy. Interested applicants will be asked to submit a resume and/or letter of interest no later than one week prior to the meeting to be included in the agenda package for the Board's review.

Mr. Reid stated that he would like to give the applicants time to speak to the Board at the next meeting as well.

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

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

B. District Engineer – Consideration of Proposal for Preparation of a Public Facilities Report

Mr. Mason presented a proposal to prepare a public facilities report as required by Florida Statutes for a total of \$7,500.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proposal from Prime AE Group for preparation of a public facilities report was approved.

C. District Counsel

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

D. District Manager

Mr. deNagy informed the Board that the District received a \$19,521.04 refund from the St. Johns County Tax Collector for the collection fees as they took in more than they spent.

Next, Mr. deNagy reported that Yellowstone identified an invoice that had not yet been submitted. Invoice 918188 dated May 22, 2025 in the amount of \$2,100 was for a sod install at High Pointe. Per the aged invoice policy, this invoice requires Board approval to be processed.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Yellowstone invoice 918188 was approved.

E. General Manager - Monthly Operations and Pond Reports

Copies of the monthly operations and pond reports were included in the agenda for Board review. Mr. Losco reported that a surplus check in the amount of \$40,883.84 was issued to the District for the RiverClub Café's revenue. Next, Mr. Losco reported that under the cost share agreement, the Rivers Edge board approved replacing the pool deck furniture in the amount of \$24,566.64. Rivers Edge II's portion comes to \$7,242.25. The next cost share item was replacement of the fountain at the Welcome Center, which the Rivers Edge board opted not to replace. The last cost share item was replacement of the Sternwheel Park benches for a total of \$11,868, which the Rivers Edge board approved. Rivers Edge II's portion comes to \$3,498.69.

Ms. Fatuch gave an overview of the upcoming events.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the October 15, 2025 Audit Committee and Board of Supervisors Meetings
- B. Financial Statements as of September 30, 2025
- C. Check Register

Copies of the minutes, the financial statements, and the check register totaling \$271,272.71 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.

SIXTH ORDER OF BUSINESS

Acceptance of the Audit Committee's Recommendation

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor accepting the audit committee's recommendation to engage Grau & Associates was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Amendment to Tri-Party Interlocal and Cost Share Agreement**

Mr. deNagy stated that the purpose of the amendment to the tri-party interlocal and cost share agreement is to update any Mattamy references to Rivers Edge III, update terminology and to update the exhibits.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the tri-party interlocal and cost share agreement was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Cost Share Request for Maintenance Vehicle Replacement**

Mr. deNagy presented a cost share request for two vehicles priced at \$28,000 and \$34,000 to be used as onsite maintenance vehicles. Mr. Losco noted this item was included in the budget and would come in under the budgeted amount of \$65,000.

Mr. Reid stated that he was hesitant to approve a second vehicle. He would like to research what other similarly sized communities do for maintenance staff.

On MOTION by Mr. Smith seconded by Mr. Thomas, with three in favor and Mr. Reid opposed, the cost share request for two maintenance vehicles was approved.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2026-01, Amending the Fiscal Year 2025 Budget**

Mr. deNagy stated that the purpose of resolution 2026-01 is to amend the fiscal year 2025 budget to balance out line items to match the actuals.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor Resolution 2026-01, amending the fiscal year 2025 budget was approved.

TENTH ORDER OF BUSINESS**Consideration of Request for Boundary Amendment**

Ms. Gentry stated that Mattamy has engaged independent counsel to pursue a boundary amendment to remove property from the District. A legal description of the property to be removed was included in the agenda package as well as a boundary amendment funding agreement where Mattamy would agree to fund any costs associated with the boundary amendment. Lastly, a resolution consenting to the boundary amendment was enclosed for the Board's review. Ms. Gentry noted the boundary amendment requires county approval, which could take several months.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the boundary amendment funding agreement was approved.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2026-02, consenting to the boundary amendment was approved.

Ms. Gentry stated that she and Mr. deNagy would work on getting answers to any questions that residents or the board may have, including how the boundary amendment would impact existing residents.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Thomas commended Mr. Losco and Ms. McCormick on the success of the café.

Mr. Reid concurred and commended Yellowstone on the landscaping.

TWELFTH ORDER OF BUSINESS

Audience Comments

A resident commented that the pirate ship playground was reported to have structural issues and was closed, however kids were found to playing on the playground with the caution tape torn down. Mr. Losco stated that the tape was put back up just before the meetings as it was torn down again.

Mr. Smith asked when the playground will be repaired. Mr. McKendree responded that staff does not have a timeframe currently as they are trying to get the repairs covered under warranty.

THIRTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – December 17,
2025 at 12:00 p.m. at the RiverHouse**

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.



Rivers Edge II
Community Development District

Unaudited Financial Reporting
November 30, 2025



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash:					
Operating Account	\$ 179,410	\$ -	\$ 100,285	\$ -	\$ 279,694
Assessments Receivable	667,036	378,176	-	-	1,045,212
Due from Capital Project Fund Series 2020	-	-	-	1,138	1,138
Investments:					
State Board of Administration (SBA)	5,680	-	61,336	-	67,016
Custody	193,192	-	-	-	193,192
Series 2020					
Reserve	-	229,937	-	-	229,937
Revenue	-	239,750	-	-	239,750
Construction	-	-	-	6,251	6,251
Series 2021					
Reserve	-	248,150	-	-	248,150
Revenue	-	198,040	-	-	198,040
Construction	-	-	-	2,052	2,052
Deposits	16,840	-	-	-	16,840
Total Assets	\$ 1,062,158	\$ 1,294,053	\$ 161,621	\$ 9,441	\$ 2,527,272
Liabilities:					
Accounts Payable	\$ 121,524	\$ -	\$ 14,250	\$ -	\$ 135,774
Accrued Expenses	4,730	-	-	-	4,730
FICA Payable	31	-	-	-	31
Due to Vesta - Café	9,906	-	-	-	9,906
Due to Mattamy	360	-	-	-	360
Due to Capital Project Fund Series 2021	-	-	-	1,138	1,138
Total Liabilities	\$ 136,551	\$ -	\$ 14,250	\$ 1,138	\$ 151,939
Fund Balance:					
Nonspendable:					
Deposits	\$ 16,840	\$ -	\$ -	\$ -	\$ 16,840
Restricted for:					
Debt Service - Series	-	1,294,053	-	-	1,294,053
Capital Project - Series	-	-	-	8,303	8,303
Assigned for:					
Capital Reserve Fund	-	-	147,371	-	147,371
Unassigned	908,767	-	-	-	908,767
Total Fund Balances	\$ 925,607	\$ 1,294,053	\$ 147,371	\$ 8,303	\$ 2,375,334
Total Liabilities & Fund Balance	\$ 1,062,158	\$ 1,294,053	\$ 161,621	\$ 9,441	\$ 2,527,272

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

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 11/30/25	Thru 11/30/25			
Revenues:						
Special Assessments - Tax Roll	\$ 1,266,432	\$ 825,042	\$ 825,042	\$ -	\$ -	
Special Assessments - Direct Bill	185,789	28,499	28,499			-
Administrative Assessments on Unplatted Land	60,606	-	-			-
Developer Contributions	996,043	-	-			-
Café Gross Sales	554,106	92,351	134,740		42,389	
Miscellaneous Income	1,500	250	159		(91)	
Special Events	3,500	583	-		(583)	
Interest	5,000	833	203		(630)	
Total Revenues	\$ 3,072,977	\$ 947,559	\$ 988,643		\$ 41,084	
Expenditures:						
<i>General & Administrative:</i>						
Supervisor Fees	\$ 4,800	\$ 800	\$ 200	\$ 600		
FICA Taxes	367	61	15	46		
District Engineering	15,000	2,500	2,702	(202)		
District Counsel	35,000	5,833	5,587	246		
District Management	41,292	6,882	6,882	0		
Assessment Roll Administration	5,899	5,899	5,899	-		
Dissemination Agent	5,899	983	1,183	(200)		
Information Technology	2,124	354	354	(0)		
Website Administration	1,416	236	236	(0)		
Annual Audit	5,500	-	-	-		
Trustee Fees	11,000	5,000	5,000	-		
Arbitrage Rebate	1,200	-	-	-		
Telephone	200	33	-	33		
Postage & Delivery	1,000	167	350	(183)		
Printing & Binding	250	42	31	11		
Insurance General Liability	8,713	8,210	8,210	-		
Legal Advertising	3,500	583	273	311		
Other Current Charges	1,750	292	-	292		
Office Supplies	150	25	1	24		
Dues, Licenses & Subscriptions	175	175	175	-		
Total General & Administrative	\$ 145,235	\$ 38,075	\$ 37,098		\$ 977	
<i>Operations & Maintenance:</i>						
<i>Ground Maintenance:</i>						
Cost Share Landscaping - Rivers Edge	\$ 313,604	\$ 52,267	\$ 52,267	\$ (0)		
Cost Share Landscaping - Rivers Edge III	186,679	31,113	31,113	0		
Field Operations Management (Vesta)	41,230	6,872	6,872	-		
Landscape Maintenance	429,489	71,582	71,466	116		
Lake Maintenance	28,000	4,667	5,139	(472)		
Landscape Contingency	80,000	13,333	19,060	(5,727)		
Irrigation Repairs and Replacement	40,000	6,667	2,497	4,169		
Irrigation Water Use	70,000	11,667	7,481	4,186		
Streetlighting	28,000	4,667	3,669	998		
Subtotal Ground Maintenance	\$ 1,217,002	\$ 202,834	\$ 199,564		\$ 3,269	

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

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 11/30/25	Thru 11/30/25			
<u>Amenity Center - River Club:</u>						
Cost Share Amenity - Rivers Edge	\$ 2,365	\$ 394	\$ 394	\$ 0		
General Manager (Vesta)	48,911	8,152	8,451	(299)		
Amenity Manager (Vesta)	56,504	9,417	9,417	-		
Maintenance Service (Vesta)	109,264	18,211	18,211	-		
Lifestyle Director (Vesta)	45,426	7,571	7,571	(0)		
Guest Services (Vesta)	97,381	16,230	16,230	-		
Security Monitoring	5,000	833	-	833		
Telephone	14,040	2,340	1,978	362		
Insurance	79,689	72,785	72,785	-		
Pool Chemicals (Poolsure)	15,000	2,500	2,317	183		
Janitorial Services (Vesta)	34,833	5,806	5,806	-		
Access Cards	3,500	583	-	583		
Window Cleaning	1,000	167	-	167		
Pressure Washing	2,500	417	-	417		
Natural Gas	5,000	833	706	127		
Electric	29,950	4,992	3,977	1,015		
Water & Sewer	18,395	3,066	1,758	1,308		
Repair and Replacements	90,000	15,000	4,883	10,117		
Refuse	26,000	4,333	2,369	1,964		
Pest Control	1,920	320	244	76		
License & Permits	1,000	167	-	167		
Other Current	500	83	-	83		
Special Events	30,000	5,000	6,100	(1,100)		
Holiday Decorations	35,000	5,833	-	5,833		
Office Supplies & Postage	750	125	-	125		
Contingency	2,706	451	-	451		
Subtotal Amenity Center - River Club	\$ 756,634	\$ 185,609	\$ 163,197	\$ 22,412		
<u>Café Operations:</u>						
Café-Cost of Goods Sold	\$ 256,008	\$ 42,668	\$ 50,716	\$ (8,048)		
Café-Labor	258,058	43,010	78,706	(35,697)		
Café-Bank Fees	24,215	4,036	6,040	(2,004)		
Other Expenses related to Café Operations	2,729	455	-	455		
Café Management	13,097	2,183	9,183	(7,000)		
Subtotal Café Operations	\$ 554,106	\$ 92,351	\$ 144,646	\$ (52,295)		
Total Operations & Maintenance	\$ 2,527,742	\$ 480,794	\$ 507,407	\$ (26,613)		
Total Expenditures	\$ 2,672,977	\$ 518,869	\$ 544,505	\$ (25,636)		
Excess (Deficiency) of Revenues over Expenditures	\$ 400,000	\$ 428,689	\$ 444,138	\$ 66,720		
<u>Other Financing Sources/(Uses):</u>						
Capital Reserve Funding	\$ 400,000	\$ -	\$ -	\$ -		
Total Other Financing Sources/(Uses)	\$ 400,000	\$ -	\$ -	\$ -		
Net Change in Fund Balance	\$ 0	\$ 428,689	\$ 444,138	\$ 66,720		
Fund Balance - Beginning	\$ -			\$ 481,469		
Fund Balance - Ending	\$ 0			\$ 925,607		

Rivers Edge II Community Development District Month to Month

Rivers Edge II Community Development District Month to Month

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

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 11/30/25	Thru 11/30/25			
Revenues:						
Special Assessments - Tax Roll	\$ 462,928	\$ 230,811	\$ 230,811	\$ -	\$ -	
Interest Income	5,000	833	3,954		3,120	
Total Revenues	\$ 467,928	\$ 231,644	\$ 234,765		\$ 3,120	
Expenditures:						
Interest - 11/1	\$ 160,111	\$ 160,111	\$ 160,111	\$ -	\$ -	
Principal Prepayment - 11/1	-	-	5,000		(5,000)	
Interest - 5/1	160,111	-	-		-	
Principal - 5/1	135,000	-	-		-	
Total Expenditures	\$ 455,223	\$ 160,111	\$ 165,111		\$ (5,000)	
Excess (Deficiency) of Revenues over Expenditures	\$ 12,705	\$ 71,533	\$ 69,653		\$ (1,880)	
Other Financing Sources/(Uses):						
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -		\$ -	
Net Change in Fund Balance	\$ 12,705	\$ 71,533	\$ 69,653		\$ (1,880)	
Fund Balance - Beginning	\$ 346,655				\$ 586,642	
Fund Balance - Ending	\$ 359,361				\$ 656,295	

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

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 11/30/25	Thru 11/30/25			
<u>Revenues:</u>						
Special Assessments - Tax Roll	\$ 305,887	\$ 236,946	\$ 236,946	\$ -	\$ -	
Special Assessments - Direct Bill	245,810	12,234	12,234			
Interest Income	5,000	417	3,641		3,224	
Total Revenues	\$ 556,697	\$ 249,596	\$ 252,820		\$ 3,224	
<u>Expenditures:</u>						
Interest - 11/1	\$ 149,075	\$ 149,075	\$ 149,075	\$ -	\$ -	
Principal Prepayment - 11/1	-	-	-	5,000	(5,000)	
Interest - 5/1	149,075	-	-	-	-	
Principal - 5/1	200,000	-	-	-	-	
Total Expenditures	\$ 498,150	\$ 149,075	\$ 154,075		\$ (5,000)	
Excess (Deficiency) of Revenues over Expenditures	\$ 58,547	\$ 100,521	\$ 98,745		\$ (1,776)	
<u>Other Financing Sources/(Uses):</u>						
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -		\$ -	
Net Change in Fund Balance	\$ 58,547	\$ 100,521	\$ 98,745		\$ (1,776)	
Fund Balance - Beginning	\$ 282,848		\$ 539,013			
Fund Balance - Ending	\$ 341,396		\$ 637,758			

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

Capital Projects Funds

For The Period Ending November 30, 2025

Description	SE 2020	SE 2021
<u>Revenues</u>		
Interest	\$ 42	\$ 14
Transfer In	-	-
Total Revenues	\$ 42	\$ 14
<u>Expenditures</u>		
Capital Outlay	\$ -	\$ -
Transfer Out	-	-
Total Expenditures	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 42	\$ 14
Beginning Fund Balance	\$ 5,071	\$ 3,176
Ending Fund Balance	\$ 5,113	\$ 3,190

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

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<u>Revenues</u>				
Capital Reserve Funding	\$ 400,000	\$ -	\$ -	\$ -
Interest	1,000	167	430	263
Total Revenues	\$ 401,000	\$ 167	\$ 430	\$ 263
<u>Expenditures:</u>				
Repair and Replacements	\$ 50,000	\$ 8,333	\$ 14,250	\$ (5,917)
RiverHouse Access Control System (C/S)	4,422	-	-	-
RiverHouse Painting (C/S)	26,733	-	-	-
RiverHouse Furniture (C/S)	23,584	-	-	-
RiverHouse A/C Unit Replacement (C/S)	32,428	-	-	-
RiverHouse Tennis Court Fencing (C/S)	23,584	-	-	-
RiverHouse Pool Pump Sand Filtration (C/S)	36,850	-	-	-
Permanent Holiday Lighting (C/S)	22,995	-	-	-
Playground Equipment (C/S)	5,896	-	-	-
Pocket Parks Equipment Repair/Replacement (C/S)	13,075	-	-	-
Maintenance Golf Cart (C/S)	2,948	-	-	-
Maintenance Work Truck (C/S)	19,162	-	-	-
Total Expenditures	\$ 261,677	\$ 8,333	\$ 14,250	\$ (5,917)
Excess (Deficiency) of Revenues over Expenditures	\$ 139,323	\$ (8,167)	\$ (13,820)	\$ 6,180
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 139,323		\$ (13,820)	
Fund Balance - Beginning	\$ 130,665		\$ 161,190	
Fund Balance - Ending	\$ 269,988		\$ 147,371	

Rivers Edge II
Community Development District
Long Term Debt Report

Series 2020, Capital Improvement Revenue Bonds	
Interest Rate:	4.5% - 5.3%
Maturity Date:	5/1/2026
Reserve Fund Definition	50% of Maximum Annual Debt at Issuance
Reserve Fund Requirement	\$ 229,937
Reserve Fund Balance	229,937
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)
Less: November 1, 2025 (Prepayment)	(5,000)
Current Bonds Outstanding	\$ 6,440,000

Series 2021, Capital Improvement Revenue Bonds	
Interest Rate:	2.47% - 3.75%
Maturity Date:	5/1/2051
Reserve Fund Definition	50% of Maximum Annual Debt at Issuance
Reserve Fund Requirement	\$ 248,150
Reserve Fund Balance	248,150
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)
Less: November 1, 2025 (Prepayment)	(5,000)
Current Bonds Outstanding	\$ 8,150,000

Rivers Edge II
Community Development District
Café Operations Supplemental Report
For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<u>Revenues</u>				
Café Gross Sales	\$ 554,106	\$ 92,351	\$ 134,740	\$ 42,389
Total Revenues	\$ 554,106	\$ 92,351	\$ 134,740	\$ 42,389
<u>Expenditures:</u>				
Café-Cost of Goods Sold	\$ 256,008	\$ 42,668	\$ 50,716	\$ (8,048)
Café-Labor	258,058	43,010	78,706	(35,697)
Café-Bank Fees	24,215	4,036	6,040	(2,004)
Other Expenses related to Café Operations	2,729	455	-	455
Café Management	13,097	2,183	9,183	(7,000)
Total Expenditures	\$ 554,106	\$ 92,351	\$ 144,646	\$ (52,295)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (9,906)	\$ (9,906)

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF FISCAL YEAR 2026 ASSESSMENTS**

		ASSESSED				RECEIVED				
ASSESSED TO	# UNITS	SERIES 2020 DEBT INVOICED NET	SERIES 2021 DEBT INVOICED NET	O&M	TOTAL INVOICED NET	SERIES 2020 DEBT PAID	SERIES 2021 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
MATTAMY	388	-	-	37,998.10	37,998.10	-	12,233.55	28,498.57	40,732.12	(2,734.02)
TOTAL DIRECT BILLS	388	-	-	37,998.10	37,998.10	-	12,233.55	28,498.57	40,732.12	(2,734.02)
NET REVENUE TAX ROLL	1096	458,416.77	470,601.59	1,638,626.73	2,567,645.09	230,811.08	236,946.10	825,042.32	1,292,799.50	1,274,845.59

DIRECT BILL PERCENT COLLECTED	0.00%	0.00%	75.00%	107.20%
TAX ROLL PERCENT COLLECTED	50.35%	50.35%	50.35%	50.35%
TOTAL PERCENT COLLECTED	50.35%	52.95%	50.91%	51.18%

(1) Bulk land owners are on a payment plan for undeveloped land. Debt service assessments – 50% due December 1, 2025, 25% due February 1, 2026 and 25% due May 1, 2026

Operations and maintenance assessments – 50% on October 31, 2025, 25% on November 30, 2025 and 25% on December 31, 2025

C.

Rivers Edge II

Community Development District

Check Run Summary

September 30, 2025

10/1/2025-11/30/2025

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	10/17/25	50027	\$ 184.70
<hr/>			
		Sub-Total	\$ 184.70
General Fund			
<i>Accounts Payable</i>	10/7/25	2183-2193	\$ 52,607.30
	10/16/25	2194-2207	50,913.24
	11/7/25	2208-2226	48,014.57
	11/14/25	2227-2232	40,678.33
<hr/>			
		Sub-Total	\$ 192,213.44
Capital Reserve Fund			
<i>Accounts Payable</i>			\$ -
<hr/>			
Total			\$ 192,398.14

PR300R

PAYROLL CHECK REGISTER

RUN 10/17/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50027	2	JAMES M REID JR	184.70	10/17/2025
TOTAL FOR REGISTER			184.70	

RED2 RIVERS EDGE II DLAUGHLIN

Attendance Sheet

District Name: Rivers Edge II CDD

Board Meeting Date: October 15, 2025 Meeting

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

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

Approved for Payment:



District Manager Signature

10/15/2025

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R
*** CHECK NOS. 002183-002232

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
RIVERS EDGE II - GENERAL FUND
BANK A RIVERS EDGE II CDD

PAGE 1

CHECK DATE	VEND# DATE	.....INVOICE..... DATE	....EXPENSED TO... YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/07/25 00069	9/22/25 46217	202509	320-57200-34500					*	105.00		
			3RD QUARTERLY MONITORING				DYNAMIC SECURITY PROFESSIONALS, INC			105.00	002183
10/07/25 00002	9/15/25 98	202510	310-51300-31400					*	5,899.00		
			FY26 ASSESSMENT ROLL CERT				GOVERNMENTAL MANAGEMENT SERVICES			5,899.00	002184
10/07/25 00053	9/26/25 40309494	202509	320-57200-49400					*	300.00		
			10/9 DJ MUSIC BINGO								
	9/26/25 40309494	202509	320-57200-49400					*	300.00		
			10/23 DJ TRIVIA								
			LIVE ENTERTAINMENT SOLUTIONS							600.00	002185
10/07/25 00053	9/26/25 4499323	202509	320-57200-49400					*	300.00		
			11/13 DJ MUSIC BINGO								
			LIVE ENTERTAINMENT SOLUTIONS							300.00	002186
10/07/25 00053	9/26/25 4930087	202509	320-57200-49400					*	300.00		
			12/4 DJ MUSIC BINGO								
			LIVE ENTERTAINMENT SOLUTIONS							300.00	002187
10/07/25 00006	10/01/25 13129563	202510	320-57200-46210					*	1,158.31		
			OCT POOL CHEMICALS								
			POOLSURE							1,158.31	002188
10/07/25 00129	8/01/25 PSI18885	202508	320-57200-46800					*	1,787.00		
			AUG LAKE MAINTENANCE								
			SOLITUDE LAKE MANAGEMENT							1,787.00	002189
10/07/25 00129	8/06/25 PSI19592	202508	320-57200-46800					*	623.50		
			AUG POND MAINTENANCE								
			SOLITUDE LAKE MANAGEMENT							623.50	002190
10/07/25 00129	9/01/25 PSI20052	202509	320-57200-46800					*	505.44		
			SEP POND MAINTENANCE								
			SOLITUDE LAKE MANAGEMENT							505.44	002191
10/07/25 00010	10/01/25 428642	202510	320-57200-34000					*	4,075.93		
			OCT GEN MANAGEMENT SRVCS								
	10/01/25 428642	202510	320-57200-34300					*	3,435.82		
			OCT FIELD OPS								
	10/01/25 428642	202510	320-57200-34010					*	3,785.54		
			OCT LIFESTYLE SRVCS								
	10/01/25 428642	202510	320-57200-34400					*	4,708.64		
			OCT AMEN MANAGEMENT SRVCS								

RED2 RIVERS EDGE II OKUZMUK

AP300R
*** CHECK NOS. 002183-002232

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
RIVERS EDGE II - GENERAL FUND
BANK A RIVERS EDGE II CDD

PAGE 2

CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		DATE	INVOICE	YRMO DPT ACCT# SUB SUBCLASS				
10/01/25	428642	202510	320-57200-34200		*	9,105.31		
		OCT	MAINTENANCE SRVCS					
10/01/25	428642	202510	320-57200-51200		*	2,902.75		
		OCT	JANITORIAL SRVCS					
10/01/25	428642	202510	320-57200-34100		*	8,115.06		
		OCT	FACILITY ATTENDANT					
				VESTA PROPERTY SERVICES INC			36,129.05	002192
10/07/25	00131	3/25/25	880599	202503 320-57200-46101	*	5,200.00		
				ST AUG SOD HIGH POINT				
				YELLOWSTONE LANDSCAPE			5,200.00	002193
10/16/25	00102	9/29/25	42448546	202509 320-57200-60000	*	214.04		
				ACTIVE SCRAPER/MAT ONYX				
				CINTAS			214.04	002194
10/16/25	00102	9/29/25	52943187	202509 320-57200-60000	*	90.05		
				FIRST AID SUPPLIES				
				CINTAS			90.05	002195
10/16/25	00069	8/26/25	45964	202508 320-57200-60000	*	855.00		
				LIGHTNING DAMAGE GATE RPR				
				DYNAMIC SECURITY PROFESSIONALS, INC			855.00	002196
10/16/25	00187	10/03/25	234	202510 320-57200-49400	*	450.00		
				10/10 3HR LIVVE MUSIC				
				EMILY IVA MIKUS			450.00	002197
10/16/25	00226	10/07/25	2025-12-	202510 320-57200-49400	*	600.00		
				12/6 2HR SNOW PARTY				
				FIRST COAST FOAM PARTY LLC			600.00	002198
10/16/25	00002	10/01/25	97	202510 310-51300-34000	*	3,441.00		
				OCT MANAGEMENT FEES				
				10/01/25 97 202510 310-51300-35100	*	118.00		
				OCT WEBSITE ADMIN				
				10/01/25 97 202510 310-51300-35100	*	177.00		
				OCT INFO TECH				
				10/01/25 97 202510 310-51300-32400	*	491.58		
				OCT DISSEM AGENT SRVCS				
				10/01/25 97 202510 310-51300-51000	*	.96		
				OFFICE SUPPLIES				
				10/01/25 97 202510 310-51300-42000	*	46.15		
				POSTAGE				
				10/01/25 97 202510 310-51300-42500	*	19.65		
				COPIES				
				GOVERNMENTAL MANAGEMENT SERVICES			4,294.34	002199
				RED2 RIVERS EDGE II OKUZMUK				

AP300R
*** CHECK NOS. 002183-002232

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
RIVERS EDGE II - GENERAL FUND
BANK A RIVERS EDGE II CDD

PAGE 3

CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/16/25 00230	10/02/25	VE-11152 202510	320-57200-49400 11/15 PLANKSGIVING BOIL	ROXANNE FAYE LEBLANC	*	1,800.00	1,800.00	002200
10/16/25 00010	9/30/25	428900 202509	320-57200-34000 SEP BILLABLE MILEAGE 1/3	VESTA PROPERTY SERVICES INC	*	149.93	149.93	002201
10/16/25 00195	9/24/25	25709254 202509	320-57200-60000 JANITORIAL SUPPLIES	W B MASON CO INC	*	65.78	65.78	002202
10/16/25 00150	10/09/25	550 202510	320-57200-49400 12/7 3HR MUSICIAN	WEINGLASS MUSIC	*	400.00	400.00	002203
10/16/25 00131	10/01/25	1005951 202510	320-57200-46100 OCT LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE	*	32,818.98	32,818.98	002204
10/16/25 00131	10/07/25	1012979 202510	320-57200-46101 FALL FLOWERS/ANNUALS	YELLOWSTONE LANDSCAPE	*	5,800.12	5,800.12	002205
10/16/25 00131	9/29/25	1001566 202509	320-57200-46101 DRIFTS ROSES INSTALL	YELLOWSTONE LANDSCAPE	*	2,025.00	2,025.00	002206
10/16/25 00131	9/30/25	1004122 202509	320-57200-46101 ROSES INSTALL @ WATERSONG	YELLOWSTONE LANDSCAPE	*	1,350.00	1,350.00	002207
11/07/25 00144	10/02/25	373627 202509	310-51300-32200 AUDIT FYE 09/30/24	BERGER TOOMBS ELAM GAINES & FRANK	*	4,120.00	4,120.00	002208
11/07/25 00102	10/23/25	52989150 202510	320-57200-60000 FIRST AID SUPPLIES		*	49.44	49.44	
	10/27/25	42478066 202510	320-57200-60000 ACTIVE SCRAPER/MAT ONYX		*	214.04	214.04	
11/07/25 00231	10/09/25	C1957676 202510	320-57200-60000 KR-PCS KNIFE SERVICE	CINTAS	*	263.48	263.48	002209
				COZZINI BROS INC		43.90	43.90	002210
				RED2 RIVERS EDGE II OKUZMUK				

AP300R
*** CHECK NOS. 002183-002232

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
RIVERS EDGE II - GENERAL FUND
BANK A RIVERS EDGE II CDD

PAGE 4

CHECK DATE	VEND#	..... INVOICE.....	... EXPENSED TO...	VENDOR NAME	STATUS	AMOUNT	.... CHECK....	
		DATE	INVOICE	YRMO DPT ACCT# SUB SUBCLASS			AMOUNT #	
11/07/25	00179	10/23/25	7	202510 310-51300-32400		*	100.00	
				AMORT SE2020 PREPAY				
		10/23/25	7	202510 310-51300-32400		*	100.00	
				AMORT SE2021 PREPAY				
				DISCLOSURE SERVICES LLC			200.00	002211
11/07/25	00146	10/31/25	7404762	202510 310-51300-48000		*	93.12	
				10/2 NTC OF MTG #11694538				
		10/31/25	7404762	202510 310-51300-48000		*	87.68	
				10/20 AUDIT SRV #11735810				
				GANNETT MEDIA CORP			180.80	002212
11/07/25	00200	10/29/25	SANTA-12	202510 320-57200-49400		*	600.00	
				12/7 BREAKFAST W/ SANTA				
				ROBBIN K TUNGETT			600.00	002213
11/07/25	00120	10/09/25	13400	202509 310-51300-31500		*	3,457.33	
				SEP GENERAL COUNSEL				
				KILINSKI VAN WYK PLLC			3,457.33	002214
11/07/25	00006	11/01/25	13129563	202511 320-57200-46210		*	1,158.31	
				NOV POOL CHEMICALS				
				POOLSURE			1,158.31	002215
11/07/25	00210	10/21/25	55252	202508 310-51300-31100		*	453.60	
				AUG/OCT PROFESSIONAL SRVC				
				PRIME AE GROUP INC			453.60	002216
11/07/25	00011	10/09/25	62125308	202510 320-57200-43500		*	122.23	
				OCT PEST CONTROL				
				TURNER PEST CONTROL			122.23	002217
11/07/25	00010	10/31/25	429300	202510 320-57200-34000		*	174.74	
				OCT BILLABLE MILEAGE 1/3				
				VESTA PROPERTY SERVICES INC			174.74	002218
11/07/25	00010	11/01/25	429111	202511 320-57200-34000		*	4,075.93	
				NOV GEN MANAGEMENT SRVCS				
		11/01/25	429111	202511 320-57200-34300		*	3,435.82	
				NOV FIELD OPS				
		11/01/25	429111	202511 320-57200-34010		*	3,785.54	
				NOV LIFESTYLE SRVCS				
		11/01/25	429111	202511 320-57200-34400		*	4,708.64	
				NOV AMEN MANAGEMENT SRVCS				
		11/01/25	429111	202511 320-57200-34200		*	9,105.31	
				NOV FACILITY MAINT SRVCS				

RED2 RIVERS EDGE II OKUZMUK

AP300R
*** CHECK NOS. 002183-002232

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
RIVERS EDGE II - GENERAL FUND
BANK A RIVERS EDGE II CDD

PAGE 5

CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		DATE	INVOICE	YRMO DPT ACCT# SUB SUBCLASS				
11/01/25	429111	202511	320-57200-51200		*	2,902.75		
			NOV JANITORAL SRVCS					
11/01/25	429111	202511	320-57200-34100		*	8,115.06		
			NOV FACILITY ATTENDANT					
				VESTA PROPERTY SERVICES INC			36,129.05	002219
11/07/25	00185	10/28/25	1207	202510 320-57200-49400	*	375.00		
			12/6 2HR LIVE MUSIC					
				VIOLETTE HIPPELI DBA VIOLETTE LANI			375.00	002220
11/07/25	00176	10/31/25	1265167	202510 320-57200-60000	*	150.00		
			ANNUAL FIRE HYDRANT TEST					
				WAYNE AUTOMATIC FIRE SPRINKLERS INC			150.00	002221
11/07/25	00195	10/08/25	25740598	202510 320-57200-60000	*	436.37		
			JANITORIAL SUPPLIES					
				W B MASON CO INC			436.37	002222
11/07/25	00195	10/13/25	25748292	202510 320-57200-60000	*	41.99		
			JANITORIAL SUPPLIES					
				W B MASON CO INC			41.99	002223
11/07/25	00195	10/15/25	25754282	202510 320-57200-60000	*	33.89		
			JANITORIAL SUPPLIES					
				W B MASON CO INC			33.89	002224
11/07/25	00195	10/20/25	25761377	202510 320-57200-60000	*	39.99		
			JANITORIAL SUPPLIES					
				W B MASON CO INC			39.99	002225
11/07/25	00195	10/29/25	25785239	202510 320-57200-60000	*	33.89		
			JANITORIAL SUPPLIES					
				W B MASON CO INC			33.89	002226
11/14/25	00002	11/01/25	99	202511 310-51300-34000	*	3,441.00		
			NOV MANAGEMENT FEES					
			11/01/25	99 202511 310-51300-35100	*	118.00		
			NOV WEBSITE ADMIN					
			11/01/25	99 202511 310-51300-35100	*	177.00		
			NOV INFO TECH					
			11/01/25	99 202511 310-51300-32400	*	491.58		
			NOV DISSEM AGENT SRVCS					
			11/01/25	99 202511 310-51300-51000	*	.51		
			OFFICE SUPPLIES					
			11/01/25	99 202511 310-51300-42000	*	81.31		
			POSTAGE					

RED2 RIVERS EDGE II OKUZMUK

AP300R
*** CHECK NOS. 002183-002232

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
RIVERS EDGE II - GENERAL FUND
BANK A RIVERS EDGE II CDD

PAGE 6

CHECK DATE	VEND# DATE	.....INVOICE..... DATE	....EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		11/01/25	99	202511	310-51300-42500					*	10.95		
			COPIES						GOVERNMENTAL MANAGEMENT SERVICES			4,320.35	002227
11/14/25	00197	11/07/25	0077	202511	320-57200-49400					*	250.00		
			11/7	LIVE MUSIC					GREGORY T JOHNSON			250.00	002228
11/14/25	00232	11/10/25	11102025	202511	320-57200-49400					*	375.00		
			11/15	3HR BALLOON TWIST					STEVEN ALAN LINGLE JR			375.00	002229
11/14/25	00131	11/01/25	1031119	202511	320-57200-46100					*	2,914.00		
			NOV POND MAINTENANCE						YELLOWSTONE LANDSCAPE			2,914.00	002230
11/14/25	00131	11/01/25	1031121	202511	320-57200-46100					*	32,819.98		
			NOV LANDSCAPE MAINTENANCE						YELLOWSTONE LANDSCAPE			32,819.98	002231
11/17/25	00131	11/01/25	1031121	202511	320-57200-46100					V	32,819.98-		
			NOV LANDSCAPE MAINTENANCE						YELLOWSTONE LANDSCAPE			32,819.98-002231	
11/14/25	00131	11/01/25	1031121A	202511	320-57200-46100					*	32,818.98		
			NOV LANDSCAPE MAINTENANCE						YELLOWSTONE LANDSCAPE			32,818.98	002232
									TOTAL FOR BANK A		192,213.44		
									TOTAL FOR REGISTER		192,213.44		

RED2 RIVERS EDGE II OKUZMUK

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
9/22/2025	46217

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 4th Quarter	35.00	105.00

RECEIVED
SEP 25 2025
BY

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

Thank you for your business. *Richard Losco*

Subtotal	\$105.00
Sales Tax (7.5%)	\$0.00
Total	\$105.00
Payments/Credits	\$0.00
Balance Due	\$105.00

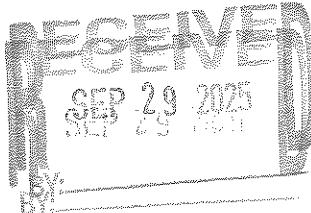
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 98
Invoice Date: 9/15/25
Due Date: 9/15/25
Case:
P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2026		5,899.00	5,899.00
<hr/>			
Total			\$5,899.00
<hr/>			
Payments/Credits			\$0.00
<hr/>			
Balance Due			\$5,899.00
<hr/>			



INVOICE

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

11925 Alden Trace Blvd N
Jacksonville FL 32246

Invoice Number: 403094943

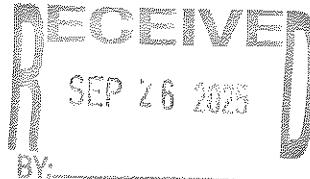
Service/Event	Date	Time	Price
DJ for Music Bingo	10/9/2025	6:30pm	\$ 300.00
DJ for Trivia	10/23/2025	6:30pm	\$ 300.00

Total Due **\$ 600.00**

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

Approved CDD II
Submitted to AP on 9.26.25
by Kimberly Fatuch

Kimberly Fatuch





INVOICE

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

11925 Alden Trace Blvd N
Jacksonville FL 32246

Invoice Number: 4499323

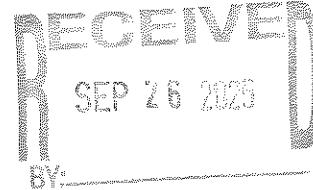
Event	Date	Time	Price
DJ for Music Bingo	11/13/2025	6:30pm	\$ 300.00

Total Due **\$ 300.00**

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

Approved CDD II
Submitted to AP on 9.26.25
by Kimberly Fatuch

Kimberly Fatuch





INVOICE

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

11925 Alden Trace Blvd N
Jacksonville FL 32246

Invoice Number: 4930087

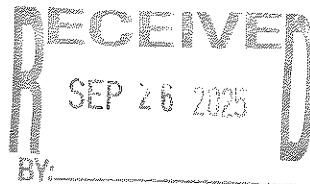
Service/Item	Date	Time	Price
DJ for Music Bingo	12/4/2025	6:30pm	\$ 300.00

Total Due **\$ 300.00**

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

Approved CDD II
Submitted to AP on 9.26.25
by Kimberly Fatuch

Kimberly Fatuch





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

Invoice

Date
Invoice#

10/1/2025
131295632017

Terms	Net 20
Due Date	10/21/2025
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

Approved RECDD2
Submitted to AP 9.17.2025
By Kevin McKendree

Kevin McKendree

[Click Here to Pay Now](#)

RECEIVED
SEP 17 2025
BY

Subtotal	\$1,158.31
Tax	\$0.00
Total	\$1,158.31
Amount Paid/Credit Applied	\$0.00
Balance Due	\$1,158.31



131295632017

**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:

PSI188859

Invoice Date:

8/1/2025

Bill

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

Ship

To: Rivers Edge II CDD
475 West Town Place
St. Augustine, FL 32259
United StatesShip Via
Ship Date 8/1/2025
Due Date 8/31/2025
Terms Net 30Customer ID 14024
P.O. Number
P.O. Date 8/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,787.00	1,787.00
August Billing					
8/1/2025 - 8/31/2025					
Rivers Edge CDD II Pond 1					
Rivers Edge CDD II Pond 2					
Rivers Edge CDD II Pond 6					
Rivers Edge CDD II Pond 14					
Rivers Edge CDD II Pond 3					
Rivers Edge CDD II Pond 9					
Rivers Edge CDD II Pond 4					
Rivers Edge CDD II Pond 7					
Rivers Edge CDD II Pond 5					
Rivers Edge CDD II Pond 8					
Rivers Edge CDD II Pond 12					
Rivers Edge CDD II Pond RC1					
Rivers Edge CDD II Pond 10					
Rivers Edge CDD II Pond 11					
Rivers Edge CDD II Pond 13					
Rivers Edge CDD II Pond 15					
Rivers Edge CDD II Pond RC2					
Rivers Edge CDD II Pond JJ					
Rivers Edge CDD II Pond CR3					
Rivers Edge CDD II Pond KK					
Rivers Edge CDD II Pond TT					
Rivers Edge CDD II Pond NN					
Rivers Edge CDD II Pond SS					
Rivers Edge CDD II Pond UU					

Approved RECDD 2
Submitted to AP 9.26.2025
By Kevin McKendree*Kevin McKendree*Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,787.00**Subtotal:** 1,787.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 1,787.00

**Please Remit Payment to:**

Solitude Lake Management, LLC

1320 Brookwood Drive

Suite H

Little Rock, AR 72202

Phone #: (888) 480-5253

Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number:

PSI195922

Invoice Date:

8/6/2025

Bill

To: Rivers Edge II CDD
475 West Town Place
Jacksonville, FL 32259**Ship**To: Rivers Edge II CDD
475 West Town Place
St. Augustine, FL 32259
United StatesShip Via
Ship Date 8/6/2025
Due Date 9/5/2025
Terms Net 30Customer ID 14024
P.O. Number
P.O. Date 8/6/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Lake, Pond & Wetland Application					
One-Time Service					
Rivers Edge CDD II Pond NN					
OTHER			1	1	1,247.00
The special use product Metafloc was administered to pond NN to the entire water body.					

Approved RECDD 2
Submitted to AP 9.26.2025
By Kevin McKendree*Kevin McKendree***RECEIVED**
R SEP 26 2025
BY:Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,247.00**Subtotal:** 1,247.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 623.50
Total: 623.50

**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: PSI200527
Invoice Date: 9/1/2025

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

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

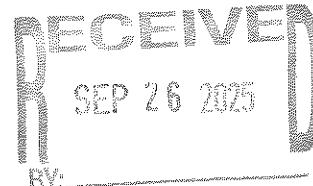
Ship Via
Ship Date 9/1/2025
Due Date 10/1/2025
Terms Net 30

Customer ID 14024
P.O. Number
P.O. Date 9/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	505.44	505.44
September Billing					
9/1/2025 - 11/30/2025					
Rivers Edge CDD II Fountain 1A - Pond 7					
Rivers Edge CDD II Fountain 2 - Pond 8- a					
Rivers Edge CDD II Fountain 3 - Pond 8- b					
Rivers Edge CDD II Fountain 4A - Pond CR3					

Approved RECDD 2
Submitted to AP 9.26.2025
By Kevin McKendree

Kevin McKendree



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

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



Invoice

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

Invoice #	428642
Date	10/01/2025
Terms	Net 30
Due Date	10/31/2025
Memo	Rivers Edge CDDII

Bill To

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

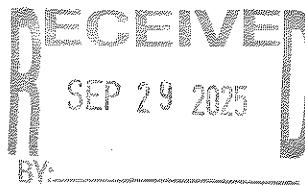
Service	Quantity	Amount	Amount
General management services	1	4,075.93	4,075.93
Field Ops	1	3,435.82	3,435.82
Lifestyle services	1	3,785.54	3,785.54
Amenity management services	1	4,708.64	4,708.64
Facility maintenance services	1	9,105.31	9,105.31
Janitorial services	1	2,902.75	2,902.75
Facility Attendant	1	8,115.06	8,115.06

Thank you for your business.

Total 36,129.05

Corbin Devagy

9/29/2025





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
880599	3/25/2025
TERMS	PO NUMBER
Net 30	

Remit To:

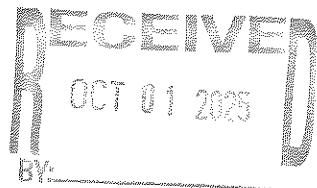
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: April 24, 2025

Invoice Amount: \$5,200.00

Description	Current Amount
St. Augustine Sod Install High Point	
Landscape Enhancement CORE	\$5,200.00

Invoice Total **\$5,200.00**



Approved RECDD II
Submitted to AP on 3.25.2025
by Jason Davidson

A/P received 3/25/2025
but was erroneously filed
as paid. Payment status inquiry
received 10/1/2025. Invoice is
approved for payment.

Jason Davidson

Corbin de Nagy

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

10/1/2025



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

PAY YOUR BILL WITH MYCINTAS
WWW.CINTAS.COM/MYACCOUNT
MANAGE | SHOP | PAY

CUSTOMER SVC/BILLING 833-290-0514
CINTAS FAX # 904-741-6116
PAYMENT INQUIRY 866-636-0160

INVOICE

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

INVOICE # 4244854641
INVOICE DATE 09/29/2025
SERVICE TICKET # 4244854641

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

SOLD TO # 20958738
PAYER # 10596960
PAYMENT TERMS NET 10 EOM
SORT # 02800002682
CINTAS ROUTE 22 / DAY 1 / STOP 022

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

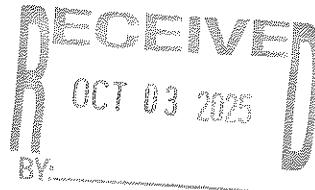
Signature : Cust. Name: RIVERS EDGE II CDD
Johnathan Perry 10:26 AM 09/29/25
SoldTo# 0020958738 SO# 4244854641
Invoice Total Payment on Account
\$214.04 \$0.00

WTS

MT

Approved RECDD 2
Submitted to A/P 10-03-25
By Richard Losco

Richard Losco





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

Service / Billing # (904)562-7000
Fax # (904)562-7020
Payment Inquiry # (866)636-0160

Invoice

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

Invoice # 5294318710
Invoice Date 09/29/2025
Credit Terms NET 30 DAYS
Customer # 12663109
Cintas Route LOC #0292 ROUTE 0009

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

Order # 7058492229
Payer # 10596960

Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit 00000000009585183	Unit Description: FRONT OFFICE F A				
110	SERVICE ACKNOWLEDGEMENT	1	EA	\$0.00	\$0.00
120	CABINET ORGANIZED	1	EA	\$0.00	\$0.00
130	EXPIRATION DATES CHECKED	1	EA	\$0.00	\$0.00
132	BBP KIT CHECKED	1	EA	\$0.00	\$0.00
50239	HYDROGEN PEROXIDE 2 OZ	1	EA	\$15.63	\$15.63
50430	ALCOHOL SWABS SMALL	1	BAG	\$8.93	\$8.93
55555	HARD SURFACE DISINFEC SVC	1	EA	\$10.45	\$10.45
100439	HYDROCORTISONE CREAM SM	1	BAG	\$12.09	\$12.09
130100	LUBRICANT EYE DROPS	1	PAC	\$18.00	\$18.00
			Unit Subtotal:	\$65.10	
Unit 00000000999900999	Unit Description: Other				
400	SERVICE CHARGE	1	EA	\$24.95	\$24.95
			Unit Subtotal:	\$24.95	
			Invoice Sub-total	\$90.05	
			Tax	\$0.00	
			Invoice Total	\$90.05	

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

Approved RECDD 2
Submitted to A/P 10-03-25
By Richard Losco

Richard Losco

RECEIVED
OCT 03 2025
BY:

EP
Cnats

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
8/26/2025	45964

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
2	Lightning strike at location damaged gate lock power supply and blew 2 gate maglocks. Replaced power supply and rewired all gates to new power supply. Locks on wilderness path gate and the lock on the southeast side are bad. Tested all other gates and all are working properly. Ordered new locks and will return to replace those units when they arrive.	85.00	170.00
1	Trip Fee	85.00	85.00
1	Altronix AL600ULACM Eight Output Power Supply 12/24VDC	600.00	600.00

Thank you for your business.

RECEIVED
OCT 03 2025
BY

Approved RECDD 2
Submitted to A/P 10-03-25
By Richard Losco
Richard Losco

Subtotal	\$855.00
Sales Tax (6.5%)	\$0.00
Total	\$855.00
Payments/Credits	\$0.00
Balance Due	\$855.00

Emily Mikus
44209 Woodland Circle
Callahan, FL 32011

INVOICE

INVOICE # 234
DATE: 10/03/25

CLIENT:
RiverClub
160 RiverGlade Run
St. Johns, FL 32259

BILLING:
Rivers Edge II
475 West Town PL #114
St. Augustine, FL 32092

DATE	DESCRIPTION	HOURLY	TOTAL
10/10/25	3 hours live music 6pm □ 9pm	\$150	\$450
			SUBTOTAL
			TOTAL DUE

Make all checks payable to Emily Mikus

THANK YOU FOR YOUR BUSINESS!

Approved CDD II
Submitted to AP on 10.3.25
by Kimberly Fatuch

Kimberly Fatuch



INVOICE



First Coast Foam Party LLC
101 Marketside ave Suite 404-154, ponte vedra, FL
32081
Phone: +1 904-834-1311;
firstcoastfoamparty@gmail.com; Website:
www.Firstcoastfoamparty.com

Invoice No#: 2025-12-06-02

Invoice Date: Oct 7, 2025

Due Date: Dec 4, 2025

\$600.00 USD

AMOUNT DUE

BILL TO

Rivers Edge II
475 West Town Pl
#114
St Augustine, FL
32092
kfatuch@vestapropertyservices.com
Phone: 720-285-6311

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
I	2 hour SNOW party 12/6 9-8 pm 1 cannon party location 160 RiverGlade Run St Johns, FL 32259	\$600.00	\$600.00
		Subtotal	\$600.00
		Shipping	\$0.00
		TOTAL	\$600.00 USD

NOTES TO CUSTOMER

Thank you for allowing us to party with you! Please consider leaving us a kind remark on our social media or Google and referrals are always welcome!

TERMS AND CONDITIONS

Rules and Regulations: By hiring First Coast Foam Party LLC you understand that the following rules apply: Do not eat the foam, no running, no diving, no rough play, the foam can become slippery, if we see inappropriate behavior we will address the behavior and have the right to end the event for safety reasons. We can not be held responsible for your children's actions. The foam is hypo-allergenic, dye-free, biodegradable and safe for kids, pets, grass and pools. The main ingredient in the foam is Sodium Lauryl Sulfate. The color/glow can leave a residue on clothes that should wash out in a few washes but can stain clothing. By hiring First Coast Foam Party LLC you agree to hold First Coast Foam Party LLC, its employees, agents or representatives harmless and indemnify them against any and all claims for property damage and/or personal injury claims.

Approved CDD II
Submitted to AP on 10.9.25
by Kimberly Fatuch

Kimberly Fatuch

RECEIVED
OCT 09 2025
BV

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

Invoice

Invoice #: 97
Invoice Date: 10/1/25
Due Date: 10/1/25
Case:
P.O. Number:

Bill To:

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

RECEIVED
R OCT 04 2025
BPC

Description	Hours/Qty	Rate	Amount
Management Fees - October 2025		3,441.00	3,441.00
Website Administration - October 2025		118.00	118.00
Information Technology - October 2025		177.00	177.00
Dissemination Agent Services - October 2025		491.58	491.58
Office Supplies		0.96	0.96
Postage		46.15	46.15
Copies		19.65	19.65
<hr/>			
		Total	\$4,294.34
		Payments/Credits	\$0.00
		Balance Due	\$4,294.34



INVOICE

Vaudeville Entertainment LLC
3427 Santa Monica Dr.
Orlando, FL 32822
roxy@vaudevilleentertainmentllc.com | 225-485-6914

Bill To:

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

Invoice #: VE-111525

Date Issued: October 2, 2025

Due Dates:

- Deposit (\$600) due by **October 15, 2025**
- Remaining Balance (\$1,200) due by **November 8, 2025**

Approved CDD II
Submitted to AP on 10.3.25
by Kimberly Fatuch

Kimberly Fatuch



Event Details

Event: Planksgiving Boil Holiday Party

Client Contact: Kim Fatuch

Date & Time: Saturday, November 15, 2025 | 4:00 PM □ 6:00 PM

Location: Riverglade Run, St. Johns, FL 32259

Entertainment: 2 Professional Pirates (2 hours)

Includes: sword fight demonstration, sword lessons, treasure hunt with prizes, games, sea shanties, photos, and interactive guest entertainment.

Charges

Description	Qty	Rate	Amount
Pirate Entertainment Package (2 hrs, 2 performers, full activities)	1	\$1,800	\$1,800

Subtotal: \$1,800

Deposit Due (Non-Refundable): \$600 (due Oct 15, 2025)

Remaining Balance: \$1,200 (due Nov 8, 2025)

Payment Instructions

Please make checks payable to:
Vaudeville Entertainment LLC
3427 Santa Monica Dr.
Orlando, FL 32822

Late payments will incur a \$100 per day fee after due dates. Balances must not be given to performers onsite.

Notes:

Thank you for choosing Vaudeville Entertainment! We're excited to bring swashbuckling fun and pirate magic to your Planksgiving Boil.

Vesta

Invoice

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

Invoice # 428900
Date 09/30/2025
Terms Net 30
Due Date 10/30/2025
Memo Billable Mileage split

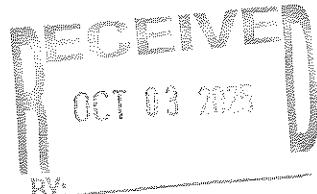
Bill To

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

DESCRIPTION	Quantity	Rate	Amount
Billable Mileage split in 3	1	149.93	149.93
Total			149.93

Corbin deNagy

10/3/2025



Vesta Mileage Report

Name: **Kevin McKendree**

Month

Sep-25

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
9/1	Daily mileage	Rivertown	Rivertown	56.9	Riversedge CDD		56.9
9/2	Daily mileage	Rivertown	Rivertown	41.3	iversedge CDD		41.3
9/3	Daily mileage	Rivertown	Rivertown	21.8	iversedge CDD		21.8
9/4	Daily mileage	Rivertown	Rivertown	25.6	Riversedge CDD		25.6
9/5	Daily mileage	Rivertown	Rivertown	33	iversedge CDD		33
9/8	Daily mileage	Rivertown	Rivertown	16.9	iversedge CDD		16.9
9/9	Daily mileage	Rivertown	Rivertown	59.5	iversedge CDD		59.5
9/10	Daily mileage	Rivertown	Rivertown	50.3	iversedge CDD		50.3
9/11	Daily mileage	Rivertown	Rivertown	36.5	iversedge CDD		36.5
9/12	Daily mileage	Rivertown	Rivertown	15.9	iversedge CDD		15.9
9/15	Daily mileage	Rivertown	Rivertown	44.5	iversedge CDD		44.5
9/16	Daily mileage	Rivertown	Rivertown	48.7	iversedge CDD		48.7
9/17	Daily mileage	Rivertown	Rivertown	28.5	iversedge CDD		28.5
9/18	Daily mileage	Rivertown	Rivertown	37.8	iversedge CDD		37.8
9/19	Daily mileage	Rivertown	Rivertown	25.4	iversedge CDD		25.4
9/22	Daily mileage	Rivertown	Rivertown	38.9	iversedge CDD		38.9
9/23	Daily mileage	Rivertown	Rivertown	62	iversedge CDD		62
9/24	Daily mileage	Rivertown	Rivertown	20.8	iversedge CDD		20.8
9/25	Daily mileage	Rivertown	Rivertown	19.5	iversedge CDD		19.5
9/26	Daily mileage	Rivertown	Rivertown	29.9	iversedge CDD		29.9
9/29	Daily mileage	Rivertown	Rivertown	57.3	iversedge CDD		57.3
9/30	Daily mileage	Rivertown	Rivertown	46.8	iversedge CDD		46.8

Total Mileage	818
Reimbursement Rate	\$0.550
Total Reimbursement	\$449.79
Date Submitted in Paycom	10/2/25

\$149.93



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

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

Invoice Number	257092546
Customer Number	C3178877
Invoice Date	09/24/2025
Due Date	10/24/2025
Order Date	09/23/2025
Order Number	S156185165
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	2	CT	32.89	65.78

SUBTOTAL: 65.78
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 65.78
Total Due: 65.78

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

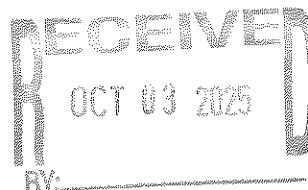


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved RECDD 2
Submitted to A/P 10-03-25
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	257092546
Invoice Date	09/24/2025
Terms	Net 30
Total Due	65.78

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

C317887725709254625709254600000000065789



INVOICE

Weinglass Music
255 Rivertown Shops Drive
Ste 102 PMB 122
Saint Johns, Florida 32259
United States

Phone: 9043230474
Mobile: 3107950679
jeremyweinglass.com

BILL TO

Rivers Edge CDD II
475 West Town Place
Suite 114
Saint Augustine, Florida 32092
United States

kfatuch@vestapropertyservices.com

Invoice Number: 550

Invoice Date: October 9, 2025

Payment Due: November 23, 2025

Amount Due (USD): **\$400.00**

Items	Quantity	Price	Amount
Musician River Club 12/7/25 9:00am-12:00pm	1	\$400.00	\$400.00
Total:			\$400.00
Amount Due (USD):			\$400.00

Notes / Terms

Payment options:

mail check

Zelle: Recipient: Weinglass Music | email: info@jeremyweinglass

Approved CDD II
Submitted to AP on 10.9.25
by Kimberly Fatuch

Kimberly Fatuch

RECEIVED
OCT 09 2025
BY

**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
1005951	10/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 31, 2025

Invoice Amount: \$32,818.98

Description**Current Amount**

Monthly Landscape Maintenance October 2025

\$32,818.98

Invoice Total **\$32,818.98**

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 10.2.2025
by Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
1012979	10/7/2025
TERMS	PO NUMBER
Net 30	

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

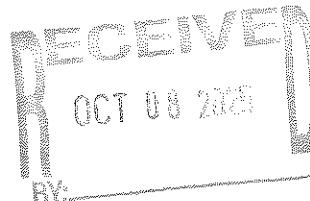
Invoice Due Date: November 6, 2025

Invoice Amount: \$5,800.12

Description	Current Amount
Rivers Edge CDD II Fall Annuals 2025	
Flowers/Annuals	\$5,800.12
Invoice Total	\$5,800.12

Approved RECDD II
Submitted to AP on 10.8.2025
by Jason Davidson

Jason Davidson



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

**INVOICE**

INVOICE #	INVOICE DATE
1001566	9/29/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 29, 2025

Invoice Amount: \$2,025.00

Description	Current Amount
Drifts Roses Install at Keystone Corners entrance	
Plant Installation	\$2,025.00

Invoice Total **\$2,025.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 10.2.2025
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
1004122	9/30/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 30, 2025

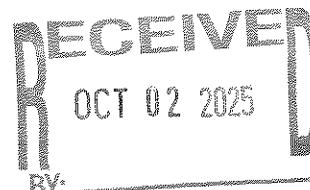
Invoice Amount: \$1,350.00

Description	Current Amount
Roses install at Watersong entrance	
Yellowstone will install Roses at Watersong entrance	
Landscape Enhancement CORE	\$1,350.00
Invoice Total	\$1,350.00

IN COMMERCIAL LANDSCAPING

Approved RECDD II
Submitted to AP on 10.2.2025
by Jason Davidson

Jason Davidson



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



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950
772/461-6120
FAX: 772/468-9278

RECEIVED
OCT 16 2024
BERGER, TOOMBS, ELAM, GAINES & FRANK, CPAs PL

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE
SUITE 114
ST. AUGUSTINE, FL 32092

Invoice No. 373627
Date 10/02/2025
Client No. 21709

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2024.

Total Invoice Amount \$ 4,120.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL
Invoice Payment



POWERED BY
CPACharge

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.



REMIT PAYMENT TO: PAY YOUR BILL WITH MYCINTAS
CINTAS WWW.CINTAS.COM/MYACCOUNT
P.O. BOX 631025 MANAGE | SHOP | PAY
CINCINNATI, OH 45263-1025

CUSTOMER SVC/BILLING 833-290-0514
CINTAS FAX # 904-741-6116
PAYMENT INQUIRY 866-636-0160

INVOICE

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

INVOICE # 4247806612
INVOICE DATE 10/27/2025
SERVICE TICKET # 4247806612

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

SOLD TO # 20958738
PAYER # 10596960
PAYMENT TERMS NET 10 EOM
SORT # 02800002682
CINTAS ROUTE 22 / DAY 1 / STOP 022

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

Signature : Cust. Name: RIVERS EDGE II CDD
Johnathan Perry 11:01 AM 10/27/25
SoldTo# 0020958738 SOH 4247806612
Invoice Total Payment on Account
\$214.04 \$0.00

Approved RECDD 2
Submitted to A/P 10-28-25

By Richard Losco

Richard Losco

m7
MTS

RECEIVED
OCT 28 2025
BY:



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

Service / Billing # (904)562-7000
Fax # (904)562-7020
Payment Inquiry # (866)636-0160

Invoice

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

Invoice # 5298915013
Invoice Date 10/23/2025
Credit Terms NET 30 DAYS
Customer # 12663109
Cintas Route LOC #0292 ROUTE 0009

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

Order # 7059103227
Payer # 10596960

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

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

Note

Approved RECDD 2
Submitted to A/P 10-24-25
By Richard Losco

Richard Losco

RECEIVED
OCT 24 2025
BY:



Invoice

Please send payments to:
Cozzini Bros., Inc.
 8430 W Bryn Mawr Ave, Ste 800
 Chicago IL 60631
 United States

INVOICE NUMBER	DELIVERY DATE	OUR REFERENCE				
C19576765	10/9/2025					
CUSTOMER NO.	ROUTE ID	DEL. SEQ.	SALESPERSON	PO NUMBER	TERMS OF PAYMENT	DUUE DATE
961279	FL21		Bartkus, James		NET 0	10/9/2025

Invoice #C19576765

Date: 10/9/2025

Terms: NET 0

Total
USD 47.19



Pay with the QR code, or click this [secure link](#).
 You can also copy the link to clipboard.

Bill To:

RECDD II
 475 West Town Place Suite 114
 St. Augustine, FL 32092
 United States

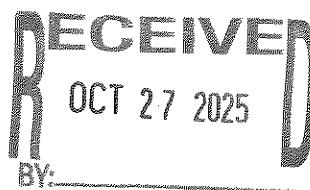
Ship To:

RIVERPLACE-
 RIVERCLUB
 160 Riverglade Run
 St. Johns FL 32259
 United States

Item	Description	Memo	Department	Quantity	Rate	Amount
KR-PCS KNIFE SERVICE				10	4.00	40.00
KR-DEL Delivery Charge				1	0.00	0.00
KR-PYMT PROCESS FEE Payment				1	3.00	3.00
KR-MATERIAL-CHARGE MATERIAL				1	0.90	0.90
CHARGE						
Subtotal						43.90
Total Tax						3.29
Total						USD 47.19
Amount Paid						0.00
Amount Due						\$47.19

Signature:

Approved RECDD 2
 Submitted to A/P 10-27-25
 By Richard Losco

Richard Losco

Your account is past due!

To avoid interruption of service, please ensure all outstanding invoices are paid promptly. If you have already sent in a payment, you may disregard this notice. Thank you!

Cozzini Bros. now offers AUTOPAY and PAPERLESS invoicing options that will automate the billing process for you. We now also offer a Customer Center where one may log in to access invoices, statements and make payments. Please ask your Driver or call our Customer Service team at 1-888-846-7785 Mon-Fri 7AM-5PM CST to learn more.

Contact Information

Email:

customerservice@cozzinibros.com

Phone: (888) 846-7785

Payment Link

To access secure payment options at any time, click this [secure link](#). You can also copy the link to clipboard.

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
10/23/2025	7

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

RECEIVED
OCT 23 2025
BY:

Terms	Due Date
	10/23/2025

Description	Amount
Amortization Schedule Series 2020 11-1-25 Prepay \$5,000	100.00
Amortization Schedule Series 2021 11-1-25 Prepay \$5,000	100.00

Total	\$200.00
Payments/Credits	\$0.00
Balance Due	\$200.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



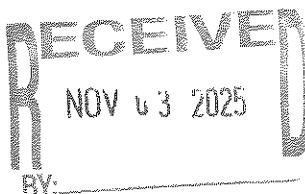
ACCOUNT NAME		ACCOUNT #	INV DATE
Rivers Edge li Cdd		759957	10/31/25
INVOICE #		CURRENT INVOICE TOTAL	
0007404762		\$180.80	
PREPAY (Memo Info)		UNAPPLIED (Included in amt due)	
\$0.00		\$0.00	
		\$180.80	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: NOVEMBER 30, 2025
Rivers Edge li Cdd 475 W Town PL # 114 Saint Augustine, FL 32092-3649	<p>Legal Entity: Gannett Media Corp.</p> <p>Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.</p> <p>All funds payable in US dollars.</p>
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2390983
<p>Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to https://gcil.my.site.com/financialservicesportal/s/.</p>	

Date	Description	Amount
10/1/25	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
10/2/25	11694538	SAG St Augustine Record	Notice of Meeting		\$93.12
10/20/25	11735810	SAG St Augustine Record	Audit Service RFP	Audit Service RFP	\$87.68



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$180.80
Service Fee 3.99%	\$7.21
*Cash/Check/ACH Discount	-\$7.21
*Payment Amount by Cash/Check/ACH	\$180.80
Payment Amount by Credit Card	\$188.01

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$180.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$180.80
REMITTANCE ADDRESS (Include Account# & Invoice# on check)		TO PAY BY PHONE PLEASE CALL: 1-877-736-7612				TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244		To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/				\$188.01

0000759957000000000000000074047620001808067175

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge
Rivers Edge II Cdd
475 W Town PL # 114
Saint Augustine FL 32092-3649

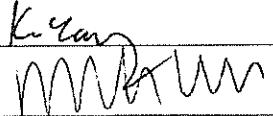
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 10/02/2025
SAG staugustine.com 10/02/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/02/2025


Legal Clerk

Notary, State of WI, County of Brown


8.25.26

My commission expires

Publication Cost:	\$93.12	
Tax Amount:	\$0.00	
Payment Cost:	\$93.12	
Order No:	11694538	# of Copies:
Customer No:	759957	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance

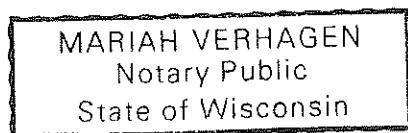
RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF AUDIT COMMITTEE
MEETING AND REGULAR MEETING
OF THE BOARD OF SUPERVISORS
Notice is hereby given that the Rivers Edge II Community Development District ("District") Audit Committee is scheduled to meet on Wednesday, October 15, 2025 at 9:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida to review and select auditor selection evaluation criteria. Immediately following the audit committee will be a regular meeting of the Board of Supervisors ("Board") where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services - North Florida LLC, at (904) 940-5850 or cdenagy@gmsnf.com ("District Manager's Office").

The Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meetings may be continued to a date, time, and place to be specified on the record at such Meetings.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Corbin deNagy
District Manager
Pub: Oct 2, 2025; #11694538


MARIAH VERHAGEN
Notary Public
State of Wisconsin

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge
Rivers Edge II Cdd
475 W Town PL # 114
Saint Augustine FL 32092-3649

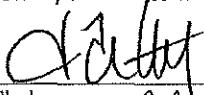
STATE OF WISCONSIN, COUNTY OF BROWN

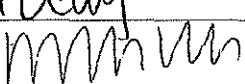
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Govt Bids & Proposals, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 10/20/2025
SAG staugustine.com 10/20/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/20/2025


Legal Clerk


Notary, State of WI, County of Brown

8 25 26

My commission expires

Publication Cost:	\$87.68	
Tax Amount:	\$0.00	
Payment Cost:	\$87.68	
Order No:	11735810	# of Copies:
Customer No:	759957	1
PO #:	Audit Service RFP	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Rivers Edge II Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in St. Johns County and has a general fund, debt service fund and capital reserve fund. The Auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General. Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below. Proposers must submit an electronic copy of their proposal to the District's Recording Secretary, Courtney Hogge, at chogge@gmsnf.com. Proposals must be received by Monday, November 10, 2025, at 5:00 p.m. Proposals received after this time will not be eligible for consideration. The District has the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities, as it deems appropriate, if it determines in its discretion it is in the District's best interest to do so. Please direct all questions regarding this Notice to the District's Recording Secretary.

Rivers Edge II Community Development District
Corbin deNagy, District Manager
Pub: 10/20/25 #11735810

MARIAH VERHAGEN
Notary Public
State of Wisconsin



Robbin Tungett
9438 Beauclerc Ter
Jacksonville, FL 32257-5705 United States

Invoice #Santa-12072025

Issue date
Oct 29, 2025

Invoice #Santa-12072025

We look forward to working with you and the residents of Rivertown Community!

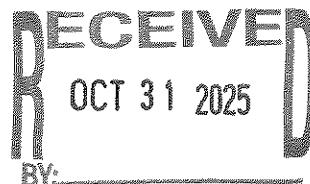
Customer	Invoice Details	Deposit	Balance
Kimberly Fatuch	PDF created October 30, 2025	Due Nov 1, 2025	Due December 5, 2025
Rivers Edge CDD II	2025	\$100.00	\$500.00
kfatuch@vestapropertyservice.com	\$600.00		
475 West Town PL	Service date December 7, 2025		
Suite 114			
St Augustine, FL 32092			

Items	Quantity	Price	Amount
Santa & Mrs Claus Visit December 7, 2025 - Breakfast with Santa - 9am - 1pm	1	\$600.00	\$600.00
Subtotal			\$600.00
Total Due			\$600.00

Deposit	\$100.00
Unpaid • Due on Nov 1, 2025	
Balance	\$500.00
Unpaid • Due on Dec 5, 2025	

Approved CDD II
Submitted to AP on 10.31.25
by Kimberly Fatuch

Kimberly Fatuch



Pay online

To pay your invoice go to <https://squareup.com/u/91AQsie5>

Or open the camera on your mobile device and place the QR code in the camera's view.

Page 1 of 1



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

INVOICE

Invoice # 13400
Date: 10/09/2025
Due On: 11/08/2025

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	+ \$3,457.33	) - ( \$0.00	) = \$3,457.33

RE2CDD-01

River's Edge II - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	09/02/2025	Correspond with Supervisor O'Leary regarding acquisition package for Watersong Phases 4A and 4B, Meadows Phase 1.	0.10	\$285.00	\$28.50
Service	MGH	09/03/2025	Review draft agenda for upcoming Board meeting and special joint meeting; analyze strategy for joint meeting agenda items and discussion of cost-share.	0.30	\$285.00	\$85.50
Service	AH	09/04/2025	Confer with district staff regarding agenda items.	0.30	\$190.00	\$57.00
Service	AH	09/05/2025	Confer with district staff regarding adoption of resolutions related to amended rules of procedure; prepare updates to district file regarding same.	0.30	\$190.00	\$57.00
Service	LG	09/08/2025	Review information regarding Hall-crawl property usage; update proposed amendment to interlocal agreement.	0.50	\$305.00	\$152.50

Service	MGH	09/08/2025	Review and provide comments to August meeting minutes.	0.20	\$285.00	\$57.00
Service	MGH	09/09/2025	Prepare addendum to Solitude agreement for additional pond maintenance (Ponds 16-23).	0.70	\$285.00	\$199.50
Service	LG	09/09/2025	Review addendum to aquatic agreement for new pond maintenance areas; prepare surplus property resolution.	0.40	\$305.00	\$122.00
Service	LG	09/10/2025	Confer with Egis and deNagy regarding Hallo-crawl event and joint meeting agenda topics.	0.50	\$305.00	\$152.50
Service	LG	09/11/2025	Respond to WeMett regarding Hallo-crawl event.	0.20	\$305.00	\$61.00
Service	LG	09/11/2025	Retrieve emails responsive to public records request; provide information to supervisors regarding options for Hallocrawl event.	0.50	\$305.00	\$152.50
Service	MGH	09/11/2025	Analyze and compile potentially responsive records to resident public records request; analyze additional correspondence and liability/insurance information regarding Hallo-Crawl event.	0.40	\$285.00	\$114.00
Service	LG	09/15/2025	Review agenda and prepare for meeting.	0.50	\$305.00	\$152.50
Service	MGH	09/16/2025	Review and analyze agenda packages and materials for Board consideration in preparation for Board meeting and special joint meeting; review additional feedback on splash pad maintenance from Board Supervisor.	0.70	\$285.00	\$199.50
Expense	KB	09/16/2025	Travel: Meals - LG.	1.00	\$7.74	\$7.74
Service	LG	09/17/2025	Travel to and attend board meeting and joint board meeting.	3.10	\$305.00	\$945.50
Expense	KB	09/17/2025	Travel: Hotel - LG.	1.00	\$58.07	\$58.07
Expense	KB	09/17/2025	Travel: Mileage - LG.	82.20	\$0.70	\$57.54
Service	LG	09/18/2025	Prepare registration waiver for Hallowcrawl event; prepare use agreement for Hallocrawl event.	0.80	\$305.00	\$244.00
Service	LG	09/19/2025	Prepare JLAC response letter.	0.20	\$305.00	\$61.00
Service	JK	09/20/2025	Prepare summary to bond counsel	0.30	\$305.00	\$91.50

regarding F&B agreement and options for same; analyze incentive plan requests against IRS circular

Expense	CP	09/22/2025	Certified Mail: Joint Legislative Auditing Committee The Florida Legislature Claude Pepper Building, Room 876 111 West Madison Street Tallahassee, Florida 32399-1400 Attn: Kathryn H. DuBose, Coordinator CMR #9589071052703023454598	1.00	\$10.48	\$10.48
Service	JK	09/22/2025	Research and prepare memorandum regarding Florida open carry law changes and impact to District operations and transmit same.	0.20	\$305.00	\$61.00
Service	LG	09/23/2025	Review and provide comments to FY24 audit.	0.40	\$305.00	\$122.00
Service	LG	09/23/2025	Research legal impact of new open carry firearm decision.	0.20	\$305.00	\$61.00
Service	MGH	09/25/2025	Review and provide feedback to draft waiver and registration form for Hallow-Crawl event.	0.20	\$285.00	\$57.00
Service	LG	09/26/2025	Advise regarding Hallow-crawl waivers and paperwork.	0.10	\$305.00	\$30.50
Service	MGH	09/26/2025	Review Supervisor feedback regarding Facebook activity.	0.10	\$285.00	\$28.50
Service	LG	09/30/2025	Finalize Hallowcrawl application form.	0.10	\$305.00	\$30.50
Non-billable entries						
Service	MGH	09/05/2025	Prepare for and attend agenda planning call with District staff.	0.20	\$285.00	\$57.00
Service	MGH	09/10/2025	Review information related to proposed Hallow-Crawl event stops.	0.10	\$285.00	\$28.50
Service	MGH	09/17/2025	Prepare for and attend Board meeting and special joint meeting; further review status of public records request and responsive records.	1.80	\$285.00	\$513.00
Expense	KB	09/17/2025	Travel: Mileage - MGH.	18.33	\$0.70	\$12.83
Service	MGH	09/22/2025	Preliminary review of FY24 draft audit report.	0.10	\$285.00	\$28.50
				Total	\$3,457.33	

RECEIVED
OCT 13 2025
BY: Corbin deNagy

10/13/2025

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

Please pay within 30 days.



Invoice

Date
Invoice#

11/1/2025
131295632580

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

Terms	Net 20
Due Date	11/21/2025
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

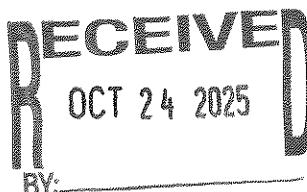
Subtotal \$1,158.31

Tax \$0.00

Total \$1,158.31

Amount Paid/Credit Applied \$0.00

Balance Due \$1,158.31



Click Here to Pay Now



131295632580



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

October 21, 2025

Project No: P0113094.70
Invoice No: 55252

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

Project P0113094.70 Rivers Edge II CDD
For services including attending Sept CDD meeting and joint meeting.

Professional Services from August 30, 2025 to October 03, 2025

Expense Billing

Reimbursable Expenses

Travel - Reimbursable - Mileage	8.90
Travel - Reimbursable- Mileage Client OV	5.10
Total Reimbursables	1.15 times
	14.00
	16.10
	Total this Task
	\$16.10

Task 1: O & M

Professional Personnel

	Hours	Rate	Amount
Vice President	1.75	250.00	437.50
Totals	1.75		437.50
Total Labor			437.50
		Total this Task	\$437.50
		Total this Invoice	\$453.60

Corbin deNagy

10/21/2025

RECEIVED
OCT 21 2025
BY

Service Slip/Invoice



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toll Free: 800-226-5305 • turnerpest.com

INVOICE: 621253081
DATE: 10/09/2025
ORDER: 621253081

BILL TO: [275347]
Rivers Edge CDD 2
475 West Town Place
Suite 114
Saint Augustine, FL 32092-3648

Work Location: [275347] 904-679-5733
RiverClub(RECDD 2)
Richard Losco
160 Riverglade Run
Saint Johns, FL 32259-8795

Work Date	Time	Target Pest	Technician	Time In
10/09/2025	09:29 AM	ANTS, FIRE ANT, MICE,		09:29 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/09/2025		10:24 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$122.23
		<u>AMOUNT DUE</u> \$122.23
		<u>SUBTOTAL</u> \$122.23
		<u>TAX</u> \$0.00
		<u>AMT. PAID</u> \$0.00
		<u>TOTAL</u> \$122.23
		<u> </u>

Approved RECDD 2
Submitted to A/P 10-13-25
By Richard Losco

Richard Losco

rw

TECHNICIAN SIGNATURE

rw

Richard
CUSTOMER SIGNATURE

RECEIVED
OCT 13 2025
BY

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.

PLEASE PAY FROM THIS INVOICE



Invoice

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

Invoice # 429300
Date 10/31/2025

Terms Net 30
Due Date 11/30/2025
Memo Billable Mileage split

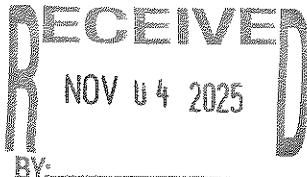
Bill To

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

Description	Quantity	Rate	Amount
Billable Mileage split in 3	1	174.74	174.74
Total			174.74

Corbin deNagy

11/4/2025



Vesta Mileage Report

Name: Kevin McKendree		Month	Oct-25				
Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
10/1	Daily mileage	Rivertown	Rivertown	27.2	Riversedge CDD		27.2
10/2	Daily mileage	Rivertown	Rivertown	39.6	Riversedge CDD		39.6
10/3	Daily mileage	Rivertown	Rivertown	42.3	Riversedge CDD		42.3
10/6	Daily mileage	Rivertown	Rivertown	54.3	Riversedge CDD		54.3
10/7	Daily mileage	Rivertown	Rivertown	40.3	Riversedge CDD		40.3
10/8	Daily mileage	Rivertown	Rivertown	32.9	Riversedge CDD		32.9
10/9	Daily mileage	Rivertown	Rivertown	21.4	Riversedge CDD		21.4
10/10	Daily mileage	Rivertown	Rivertown	26	Riversedge CDD		26
10/13	Daily mileage	Rivertown	Rivertown	61.3	Riversedge CDD		61.3
10/14	Daily mileage	Rivertown	Rivertown	41.6	Riversedge CDD		41.6
10/15	Daily mileage	Rivertown	Rivertown	22.2	Riversedge CDD		22.2
10/16	Daily mileage	Rivertown	Rivertown	26.5	Riversedge CDD		26.5
10/17	Daily mileage	Rivertown	Rivertown	12.9	Riversedge CDD		12.9
10/20	Daily mileage	Rivertown	Rivertown	58.8	Riversedge CDD		58.8
10/21	Daily mileage	Rivertown	Rivertown	37.9	Riversedge CDD		37.9
10/22	Daily mileage	Rivertown	Rivertown	29.4	Riversedge CDD		29.4
10/23	Daily mileage	Rivertown	Rivertown	53.3	Riversedge CDD		53.3
10/24	Daily mileage	Rivertown	Rivertown	42.9	Riversedge CDD		42.9
10/27	Daily mileage	Rivertown	Rivertown	73.9	Riversedge CDD		73.9
10/28	Daily mileage	Rivertown	Rivertown	53.3	Riversedge CDD		53.3
10/29	Daily mileage	Rivertown	Rivertown	64	Riversedge CDD		64
10/30	Daily mileage	Rivertown	Rivertown	46.6	Riversedge CDD		46.6
10/31	Daily mileage	Rivertown	Rivertown	44.5	Riversedge CDD		44.5

Total Mileage	953
Reimbursement Rate	\$0.550
Total Reimbursement	\$524.21
Date Submitted in Paycom	10/2/25

\$174.74

Vesta

Invoice

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

Invoice #	429111
Date	11/01/2025
Terms	Net 30
Due Date	12/01/2025
Memo	Rivers Edge CDDII

Bill To

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

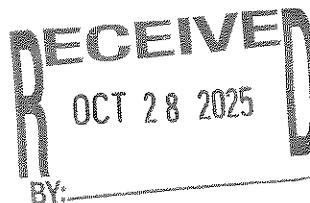
General management services	1	4,075.93	4,075.93
Field Ops	1	3,435.82	3,435.82
Lifestyle services	1	3,785.54	3,785.54
Amenity management services	1	4,708.64	4,708.64
Facility maintenance services	1	9,105.31	9,105.31
Janitorial services	1	2,902.75	2,902.75
Facility Attendant	1	8,115.06	8,115.06

Thank you for your business.

Total 36,129.05

Corbin denNagy

10/28/2025



Violette Lani and Iris Andie

INVOICE

7612 Saw Timber Lane
Jacksonville, FL 32256
(904) 635-2939

INVOICE #1207
DATE: 10/28/25

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

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Live music for RiverTown 12/06| 6pm-8pm	\$375	\$375
TOTAL DUE			\$375

Approved CDD II
Submitted to AP on 10.30.25
by Kimberly Fatuch

Kimberly Fatuch

RECEIVED
R OCT 30 2025
BY: _____



INVOICE
1265167
INVOICE DATE
10/31/2025

MINUTES
MATTER.®

SOLD TO: Rivers Edge Community Development
District 2
475 West Town Place
Suite 114
St. Augustine, FL 32902

SHIP TO: Rivers Edge CDD 2 (Riverclub)
160 Riverglade Run
St. Johns, FL 322259

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
831824	VPS006		UPON RCPT	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
2.00	NFPA 25 Annual Fire Hydrant Test 10.31.25	\$75.00	\$150.00

Please reference invoice number on payment. Thank You!

ACH: Routing #063104668; Acct #0330089824; email: accrec@waynefire.com
Credit card: a surcharge of 3% will be applied to purchases.

Questions Regarding this invoice please contact:

Name: Holly B Bartle
Phone: (904) 268 3030
Email: hbbartle@waynefire.com

SUBTOTAL: \$150.00

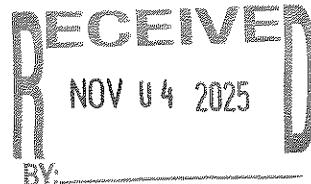
TOTAL: \$150.00

Remit To:

Dept # 9942
Wayne Automatic Fire Sprinklers Inc
PO Box 850001
Orlando, FL 32885-9942
Phone: (407)656-3030
Fax: (407)656-8026

Approved RECDD 2
Submitted to A/P 11-04-25
By Richard Losco

Richard Losco





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

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

Invoice Number	257405984
Customer Number	C3178877
Invoice Date	10/08/2025
Due Date	11/07/2025
Order Date	10/07/2025
Order Number	S156556917
Order Method	WEB

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

Delivery Address

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
ALM275	TISSUE,TOILET,4.4X3.1,2PLY,500SHT,96/CT	1	CT	68.79	68.79
CLO30966	CLOROXPRO GERMICIDAL BLEACH, CONCENTRATED, 121 FL OZ	1	CT	27.78	27.78
HERX7658AK	LINER,REPRO,38X58,1.5ML,BK 100/CT	3	CT	50.41	151.23
PGC13846	FEBREEZE PLUG TRF LINEN&SKY 6/2.63OZ	2	CT	86.89	173.78
SWI35481	STAPLES,S,F,4,1/4" L,5/PK	1	PK	14.79	14.79

SUBTOTAL:	436.37
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	436.37
Total Due:	436.37

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

RECEIVED
OCT 21 2025
BOSTON, MA 02298-1101

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

Approved RECDD 2
Submitted to A/P 10-21-25
By Richard Losco

Richard Losco

Remittance Section

Customer Number	C3178877
Invoice Number	257405984
Invoice Date	10/08/2025
Terms	Net 30
Total Due	436.37

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

C31788772574059842574059840000000436379



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

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

Invoice Number	257482921
Customer Number	C3178877
Invoice Date	10/13/2025
Due Date	11/12/2025
Order Date	10/07/2025
Order Number	S156556917
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CPC01039	ALL PURPOSE CLEANER, FABULOSO 2X, 169OZ, PASSION FRUITS,3/CT	1	CT	41.99	41.99

SUBTOTAL:	41.99
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	41.99
Total Due:	41.99

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

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

RECEIVED
OCT 22 2025
BY: _____

Approved RECDD 2
Submitted to A/P 10-22-25
By Richard Losco
Richard Losco

Remittance Section

Customer Number	C3178877
Invoice Number	257482921
Invoice Date	10/13/2025
Terms	Net 30
Total Due	41.99

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

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

C31788772574829212574829210000000041994



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

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

Invoice Number	257542825
Customer Number	C3178877
Invoice Date	10/15/2025
Due Date	11/14/2025
Order Date	10/14/2025
Order Number	S156712840
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	33.89	33.89
				SUBTOTAL:	33.89
				TAX & BOTTLE DEPOSITS TOTAL:	0.00
				ORDER TOTAL:	33.89
				Total Due:	33.89

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

RECEIVED
10/14/2025
REC'D BY: *[Signature]*

Approved RECDD 2
Submitted to A/P 10-21-25
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	257542825
Invoice Date	10/15/2025
Terms	Net 30
Total Due	33.89

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

231788772575428252575428250000000033895



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

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

Invoice Number	257613773
Customer Number	C3178877
Invoice Date	10/20/2025
Due Date	11/19/2025
Order Date	10/14/2025
Order Number	S156712840
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CPC01039	ALL PURPOSE CLEANER, FABULOSO 2X, 169OZ, PASSION FRUITS,3/CT	1	CT	39.99	39.99

SUBTOTAL:	39.99
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	39.99
Total Due:	39.99

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

RECEIVED
OCT 22 2025
BY:

Approved RECDD 2
Submitted to A/P 10-22-25
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	257613773
Invoice Date	10/20/2025
Terms	Net 30
Total Due	39.99

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

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

C31788772576137732576137730000000039994



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

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

Invoice Number	257852393
Customer Number	C3178877
Invoice Date	10/29/2025
Due Date	11/28/2025
Order Date	10/28/2025
Order Number	S157101892
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN,16PK/CT	1	CT	33.89	33.89

SUBTOTAL:	33.89
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	33.89
Total Due:	33.89

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

RECEIVED
NOV 05 2025
BY:

Approved RECDD 2
Submitted to A/P 11-05-25

By Richard Losco

Richard Losco

Remittance Section

Customer Number	C3178877
Invoice Number	257852393
Invoice Date	10/29/2025
Terms	Net 30

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

CE17887725785239325785239300000000033893

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

Invoice

Invoice #: 99
Invoice Date: 11/1/25
Due Date: 11/1/25
Case:
P.O. Number:

Bill To:

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

RECEIVED
NOV 6 2025
BY

Description	Hours/Qty	Rate	Amount
Management Fees - November 2025		3,441.00	3,441.00
Website Administration - November 2025		118.00	118.00
Information Technology - November 2025		177.00	177.00
Dissemination Agent Services - November 2025		491.58	491.58
Office Supplies		0.51	0.51
Postage		81.31	81.31
Copies		10.95	10.95

Total	\$4,320.35
Payments/Credits	\$0.00
Balance Due	\$4,320.35

Greg Johnson
115 9th Avenue South, Unit 301
Jacksonville Beach, FL 32250
734-972-1795

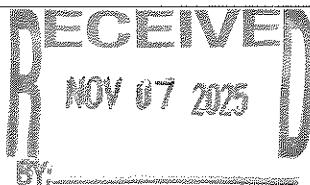


INVOICE 0077

11/7/2025

BILL TO

Rivers Edge CDD II
475 West Town PL
Suite 114
St. Augustine, FL 32092
904-295-7050



Approved CDD II
Submitted to AP on 11.7.25
by Kimberly Fatuch

Kimberly Fatuch

Contact: Kimberly Fatuch - Lifestyle Director (904-679-5523)

PERFORMANCE DATE	DESCRIPTION	TOTAL
11/7/25	Live music performance	\$250.00

INVOICE

Steve Lingle
Yulee, FL 32097
(904) 662-9261

Event Date: November 15, 2025

Rivers Edge CDD 2
475 West Town PL
#114
Saint Augustine, FL
32092

Type of Services Rendered:

Balloon twisting	3 hrs @ \$125 ea.	\$	375.00
	3:00pm - 6:00pm (3 hours requested)		

>>> If paying by check, please make out to Steve Lingle
Venmo app - @Steve-Lingle-1
Cash app - \$Lingle42
Paypal - stejenb11@yahoo.com
Zelle - stevethemagicguy@gmail.com



Total Payment Due	\$	375.00
-------------------	----	--------

Check can be mailed to 75136 Ravenwood Drive Yulee Florida 32097

Approved CDD II
Submitted to AP on 11.10.25
by Kimberly Fatuch

RECEIVED
NOV 10 2025
BY:

Kimberly Fatuch

**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
1031119	11/1/2025
TERMS	PO NUMBER
Net 30	

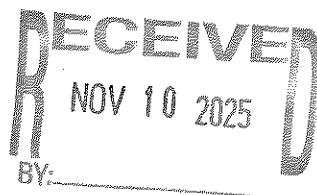
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 1, 2025

Invoice Amount: \$2,914.00

Description	Current Amount
Monthly Landscape Maintenance November 2025	\$2,914.00
Invoice Total	\$2,914.00



Approved RECDD II
Submitted to AP on 11.10.2025
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
1031121	11/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 1, 2025

Invoice Amount: \$32,818.98

Description	Current Amount
Monthly Landscape Maintenance November 2025	\$32,818.98

Invoice Total **\$32,818.98**

Approved RECDD II
Submitted to AP on 11.10.2025
by Jason Davidson

Jason Davidson

RECEIVED
NOV 10 2025
BY

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
1031121	11/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 1, 2025

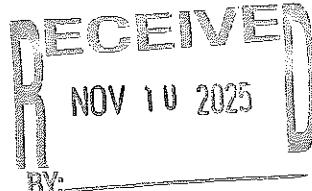
Invoice Amount: \$32,818.98

Description	Current Amount
Monthly Landscape Maintenance November 2025	\$32,818.98

Invoice Total \$32,818.98

Approved RECDD II
Submitted to AP on 11.10.2025
by Jason Davidson

Jason Davidson



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

SIXTH ORDER OF BUSINESS



November 24, 2025

Board of Supervisors
Rivers Edge II Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Rivers Edge II Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Rivers Edge II Community Development District as of and for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except

as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF, LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092
TELEPHONE: 904-940-5850.**

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$6,600 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued. The fees for the fiscal years 2026, 2027, 2028 and 2029 will not exceed \$6,700, \$6,800, \$6,900 and \$7,000, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Rivers Edge II Community Development District and believe this letter accurately summarizes the terms of the engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Rivers Edge II Community Development District.

By: Carl J. M.
Title: Assistant Secretary
Date: 11/24/2025



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

SEVENTH ORDER OF BUSINESS

**Arbitrage Rebate Computation
Proposal For
Rivers Edge II
Community Development District
(St. Johns County, Florida)
\$9,900,000 Capital Improvement Revenue Bonds,
Series 2021**





90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

November 19, 2025

Rivers Edge II Community Development District
c/o Ms. Oksana Kuzmuk
District Accountant
Governmental Management Services, LLC
393 Palm Coast Parkway SW Unit 4
Palm Coast, FL 32137-4774

Re: Rivers Edge II Community Development District (St. Johns County, Florida),
\$9,900,000 Capital Improvement Revenue Bonds, Series 2021

Dear Ms. Kuzmuk:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Rivers Edge II Community Development District (the "District") Series 2021 bond issue (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,800 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of April 23rd for the Series 2021 Bonds, which is based upon the anniversary of the closing date in April 2021.

Proposal

We are proposing rebate computation services based on the following:

- \$9,900,000 Capital Improvement Revenue Bonds, Series 2021
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Cost of Issuance & Debt Service Accounts

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Bonds is \$450 per year, per issue and will encompass all activity from the dates of the closings through the initial Computation Date. The fee is based upon the size as well as the complexity. Our fees are payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following tables.

AMTEC Professional Fee – \$9,900,000 Capital Improvement Revenue Bonds, Series 2021

Report Date	Type of Report	Period Covered	Fee
November 30, 2025	Rebate and Opinion	Closing – April 30, 2025 (4 Years of Activity x \$450/Year)	\$1,800
April 23, 2026	Rebate and Opinion	Closing – April 23, 2026	\$ 450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from the date of the closing through current

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;

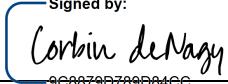
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on 2025-11-20, 2025.

Rivers Edge II
Community Development District

Signed by:

9C8879D709D84CC...

By: Corbin deNagy

Consultant: American Municipal Tax-Exempt
Compliance Corporation



By: Michael J. Scarfo
Senior Vice President

EIGHTH ORDER OF BUSINESS

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES, AND INSTRUCTING THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT'S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge II Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for St. Johns County, Florida (“**Supervisor of Elections**”) to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

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

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Jason Thomas	November 2026
2	D.J. Smith	November 2026
3	Vacant	November 2028
4	Jarrett O’Leary	November 2028
5	James Reid	November 2028

The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year. The remaining seat with a term expiring in November 2026 shall be filled by an election of the landowners in accordance with Section 190.006, *Florida Statutes*.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. COMPENSATION. Each member of the Board is entitled to receive \$200 per

meeting for their attendance up to a maximum of \$4,800 per year.

5. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. REQUEST TO SUPERVISOR OF ELECTIONS. The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

7. PUBLICATION. The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. 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.

9. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 21st day of January 2026.

ATTEST:

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Sample Notice of Qualifying Period

EXHIBIT A
SAMPLE NOTICE OF QUALIFYING PERIOD

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of Rivers Edge II Community Development District will commence at **noon on _____, 2026, and close at noon on _____, 2026**. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at the **4455 Avenue A #101, St. Augustine, Florida 32095; Ph: (904) 823-2238**. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

Rivers Edge II Community Development District has two (2) seats up for election, specifically Seat 1 and Seat 2. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

Publish on or before _____, 2026*

**PUBLISH: THE DISTRICT SHALL PUBLISH A NOTICE OF THE QUALIFYING PERIOD
SET BY THE SUPERVISOR OF ELECTIONS FOR EACH ELECTION AT LEAST 2 WEEKS
PRIOR TO THE START OF THE QUALIFYING PERIOD.**

NINTH ORDER OF BUSINESS

Rivers Edge II

Community Development District

FY 26 Boundary Amendment Funding Request #1

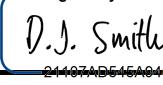
December 17, 2025

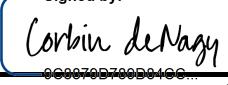
PAYEE	GENERAL FUND
Kilinski | Van Wyk PLLC - Invoice 13659 from 11/22/2025 Boundary Amendment*	\$ 619.00
Total:	\$ 619.00

Please make check payable to:

Rivers Edge II CDD

475 W Town Place Suite 114
Saint Augustine, FL 32092

Signed by:

Signature: 211071D515A046E... Chairman/Vice Chairman

Signed by:

Signature: 000070D700D040C... Secretary/Asst. Secretary

* Boundary Amendment Funding Agreement Between The Rivers Edge II CDD and Mattamy Jacksonville, LLC from 12/2/2025



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

INVOICE

Invoice # 13659

Date: 11/22/2025

Due On: 12/22/2025

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	+ \$619.00	) - ( \$0.00) =	\$619.00

RE2CDD-107

Rivers Edge II CDD - 2025 Boundary Amendment

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	10/27/2025	Confer with deNagy regarding Rivers Edge II boundary amendment.	0.20	\$350.00	\$70.00
Service	JK	10/27/2025	Review boundary amendment correspondence and attachments and confer with Board supervisor on same; review documentation	0.40	\$350.00	\$140.00
Service	MGH	10/28/2025	Further analyze proposed boundary amendment and confer regarding potential impacts of same.	0.20	\$295.00	\$59.00
Service	JK	10/29/2025	Call regarding boundary amendment background and summary of issue list	0.50	\$350.00	\$175.00
Service	LG	10/29/2025	Confer with Mattamy counsel regarding proposed boundary amendment.	0.40	\$350.00	\$140.00
Service	JK	10/30/2025	Analyze landowner correspondence regarding amendment and agreement status and next steps	0.10	\$350.00	\$35.00
						Total \$619.00

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

Please pay within 30 days.

Rivers Edge II

Community Development District

FY 26 Boundary Amendment Funding Request #2

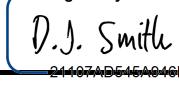
December 19, 2025

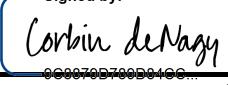
PAYEE	GENERAL FUND
Kilinski | Van Wyk PLLC - Invoice 13889 from 12/18/2025 Boundary Amendment*	\$ 280.00
	Total: \$ 280.00

Please make check payable to:

Rivers Edge II CDD

475 W Town Place Suite 114
Saint Augustine, FL 32092

Signed by:

Signature: D.J. Smith 01107AD546A046E... Chairman/Vice Chairman

Signed by:

Signature: Corbin deNagy 000070D700D040C... Secretary/Asst. Secretary

* Boundary Amendment Funding Agreement Between The Rivers Edge II CDD and Mattamy Jacksonville, LLC from 12/2/2025



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

INVOICE

Invoice # 13889

Date: 12/18/2025

Due On: 01/17/2026

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
(\$619.00	+ \$280.00	) - ( \$0.00	) = \$899.00

RE2CDD-107

Rivers Edge II CDD - 2025 Boundary Amendment

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	11/06/2025	Confer with deNagy regarding proposed boundary amendment.	0.60	\$350.00	\$210.00
Service	JK	11/13/2025	Review boundary amendment correspondence and updates on same	0.20	\$350.00	\$70.00
						Total \$280.00

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

Please pay within 30 days.

Rivers Edge II

Community Development District

FY 26 Boundary Amendment* Funding Request #3

January 5, 2026

PAYEE	GENERAL FUND
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Governmental Management Services, LLC

Invoice #102 from 1/5/2026 Preparation of SERC

\$ 3,500.00

Total: \$ 3,500.00

Please make check payable to:

Rivers Edge II CDD

475 W Town Place Suite 114
Saint Augustine, FL 32092

Signed by:



Signature: 04107AD54FA046E...

Chairman/Vice Chairman

Signed by:



Signature: 000070B700D0100...

Secretary/Asst. Secretary

* Boundary Amendment Funding Agreement Between The Rivers Edge II CDD and Mattamy Jacksonville, LLC from 12/2/2025

Governmental Management Services, LLC

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

Invoice**Invoice #:** 102**Invoice Date:** 1/5/26**Due Date:** 1/5/26**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Preparation of SERC for Rivers Edge II boundary amendment		3,500.00	3,500.00
Please Wire Funds To:			
GMS,LLC ABA 062005690 Account 0178076773 Contact Angela Dougal (865) 270-7850			
Total	\$3,500.00		
Payments/Credits	\$0.00		
Balance Due	\$3,500.00		

TENTH ORDER OF BUSINESS



MEMORANDUM

To: Board of Supervisors, Rivers Edge CDD, Rivers Edge II CDD, Rivers Edge III CDD
From: District Staff
Date: January 21, 2026
Subject: Initial Draft of Landscape RFP Documents

Included in your agenda package are initial drafts of the documents to be included in the Project Manual for the RFP for Landscape and Irrigation Services. Staff is not requesting final approval of any documents at this time. These documents are provided as initial drafts for discussion purposes only, as staff continues to fine-tune document details.

The Project Manual contains or will contain the following draft documents:

- Invitation for Proposals – This is the advertisement that would be published to solicit responses.
- Instructions to Proposers – This document contains instructions for completing forms and submitting a bid.
- Evaluation Criteria – These are the proposed criteria to be used in evaluating bids. Points may be adjusted based on criteria that are most important to the Boards.
- Scope of Services [Provided by Vesta] – This document describes the scope of work that would be required under the agreement. Staff has reviewed the existing scope and made preliminary adjustments where appropriate.
- Proposal Forms – These forms would be completed by proposers and evaluated by the Boards when reviewing bids. [Note Price Form is still under review and will be added to the final version].
- Service Area Maps/Plans – The District Engineer has prepared maps of each service area. In the final Project Manual, maps will be sorted by District and shared offsite improvements.
- Proposed Landscape Maintenance Agreement – To be added in final version.

Below is the proposed timeline for finalizing the documents:

- January 21, 2026: Board meetings – Boards review initial draft bid package and provide feedback.
- February 18, 2026: Board meetings – Boards review updated draft bid package.
- February/March 2026: Advertise RFP
- May/June 2026: Evaluate responses and select a landscaping contractor (coincides with budget preparation)
- October 1, 2026: New contract begins.

Please review the draft documents and contact staff with any questions or suggested revisions for discussion.

PROJECT MANUAL
FOR
LANDSCAPE & IRRIGATION
MAINTENANCE SERVICES

RIVERS EDGE
COMMUNITY DEVELOPMENT DISTRICT

RIVERS EDGE II
COMMUNITY DEVELOPMENT DISTRICT

RIVERS EDGE III
COMMUNITY DEVELOPMENT DISTRICT

Date of Issue: _____, 2026
Due Date / Time: _____ 2026, at _____ a.m./p.m.

PROJECT MANUAL
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I. INVITATION FOR PROPOSALS

**REQUEST FOR PROPOSALS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES FOR
RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT,
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, AND
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT**

AND

NOTICE OF PUBLIC MEETING TO OPEN RFP RESPONSES

St. Johns County, Florida

Request for Proposals

Notice is hereby given that **Rivers Edge Community Development Districts** (“**Rivers Edge**”), **Rivers Edge II Community Development Districts** (“**Rivers Edge II**”), and **Rivers Edge III Community Development Districts** (“**Rivers Edge III**” and, all Districts together, the “**Districts**”) will accept proposals from all qualified companies interested in providing landscape and irrigation maintenance services for property within the Rivers Edge, Rivers Edge II, and Rivers Edge III Districts.

The project manual (“**Project Manual**”) for the request for proposals (“**RFP**”) will be available for public inspection and may be obtained beginning on _____, 2026, at _____ a.m./p.m. (EST) (“**Proposal Pick-Up Time**”) by e-mailing the District Manager, Corbin deNagy, at cdenagy@gmsnf.com, with a copy to chogge@gmsnf.com, with the subject line “Rivertown RFP Request for Project Manual.”

Firms desiring to submit proposals for this project must attend a mandatory pre-proposal meeting, on _____, 2026, at _____ a.m./p.m. (EST) **at the Rivertown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259**. Firms desiring to submit proposals must submit one (1) original, ten (10) hard copies, and one electronic copy on a thumb drive of the required proposal no later than _____, 2026, at _____ a.m./p.m. **at 475 West Town Place, Suite 114, St. Augustine, FL 32092**, **Attention: Corbin deNagy** Additionally, as further described in the Project Manual, each proposer shall supply a bid bond or cashier’s check in the amount of ten-thousand dollars (\$10,000.00) with its proposal.

Failure to attend the mandatory pre-proposal meeting as specified may disqualify the proposer, in the Districts’ discretion. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package, and shall clearly identify the project as “Rivers Edge I, II, and III Community Development Districts Landscape and Irrigation Maintenance Services Proposal.” Proposals may be either mailed or hand-delivered. No facsimile, telephonic, e-mailed, or telegraphic submittals will be accepted. Proposals received after the scheduled date and time for submittal may not be considered in the Districts’ discretion but can be claimed by the owner within ten (10) calendar days of the submittal deadline, or if not retrieved within the aforementioned timeframe, may be destroyed by the Districts.

In order to submit a bid, each bidder must (1) be authorized to do business in Florida, and hold all required state and federal licenses, including those with the Florida Department of Transportation and St. Johns County, in good standing; (2) have at least five (5) years' experience with landscape maintenance projects; and (3) attend the mandatory pre-bid meeting. All proposers should request a copy of the Project Manual prior to the pre-proposal meeting. Copies of the Project Manual will not be available at that meeting. The Districts reserve the right in their sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those proposers who have requested a Project Manual.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual at a noticed public meeting following the opening of the bids. Price will be one factor used in determining the proposal that is in the best interest of the Districts, but the Districts explicitly reserve the right to make such award to other than the lowest price proposal. The Districts have the right to reject any and all proposals and waive any technical errors, informalities or irregularities if they, collectively or individually, determine in their discretion it is in the best interest of the Districts to do so.

Protests

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing within seventy-two (72) hours after the Proposal Pick-Up Time. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the Districts' Rules of Procedure, which are available from the Districts Manager. Any proposer who files a Notice of Protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the Districts at the time of filing, a protest bond payable to the Districts whose decision or actions are the subject of the protest. If the protest relates to all three Districts, a separate protest bond shall be filed with each Districts. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the Districts' operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the Districts Staff may approve. All bonds shall be made payable to the Districts. Failure to post such bond within the requested time period shall result in the protest being dismissed by the Districts, with the proposer afforded no relief.

Notice of Public Meeting for Bid Opening

A special joint meeting of the Rivers Edge Community Development Districts, Rivers Edge II Community Development Districts, and Rivers Edge III Community Development Districts will

be held on _____, 2026, at _____ a.m./p.m. at 475 West Town Place, Suite 114, St. Augustine, FL 32092 for the sole purpose of opening the bids. No official action of the Districts' Boards will be taken at this meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained by contacting the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32259, (904) 940-5850. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when staff or other individuals may participate by speaker telephone. Any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Any and all questions relative to this request for proposals shall be only directed in writing to the Districts Manager, Corbin deNagy, at cdenagy@gmsnf.com, with e-mail copies to Lauren Gentry at Lauren@cddlawyers.com. Telephone inquiries will NOT be accepted.

II. INSTRUCTIONS TO PROPOSERS

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT,
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, AND
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS**

**Landscape and Irrigation Maintenance Services
St. Johns County, Florida**

Date/Time (EST)	Event	
, 2026		RFP Advertisement Published
, 2026 at	a.m./p.m.	Project Manual Available for Download
, 2026 at	a.m./p.m.	Mandatory Pre-Bid Meeting
, 2026 at	a.m./p.m.	Site Available for Inspection
, 2026 at	a.m./p.m.	Deadline for Questions/RFI
, 2026 at	a.m./p.m.	Proposals Due/Opened

Instructions to Proposers

SECTION 1. DUE DATE AND SUBMISSION. Sealed proposals (including one (1) original, ten (10) hard copies, and one (1) electronic copy on a thumb drive) must be received no later than _____, 2026 at _____ a.m./p.m. (EST), at 475 West Town Place, Suite 114, St. Augustine, FL 32092, Attention: District Manager. Proposals will be publicly opened at that time. Proposals shall be submitted in a sealed, opaque package and shall be labeled with the proposer's name and "Response to RFP - Rivers Edge I, II, and III Community Development Districts Landscape and Irrigation Maintenance Services Proposal" ("Project Name") on the front of the package. Proposals may be either mailed or hand-delivered. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with the proposer's name and the Project Name clearly indicated on the outer envelope. Proposals received after the time and date stipulated above will not be considered. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the Districts' discretion. Firms or individuals submit their proposals on a voluntary basis and therefore are not entitled to compensation of any kind. The Districts shall not be obligated or be liable for any costs incurred by proposers prior to issuance of a contract. All costs to prepare and submit a response to this RFP shall be borne by the proposer.

SECTION 2. MANDATORY PRE-PROPOSAL MEETING. Firms desiring to submit proposals for this project must attend a mandatory pre-proposal meeting on _____, 2026 at _____ a.m./p.m. at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259. Proposers who do not attend the pre-proposal meeting may not be eligible to submit a proposal, in the Districts' sole discretion.

SECTION 3. BID GUARANTEE. Each proposer shall submit a bid guarantee in the form of a bid bond or cashier's check in the amount of ten-thousand dollars (\$10,000.00) with its bid ("Bid Guarantee"). The Bid Guarantees shall be held until the time of award of contract with the successful bidder, at which time the Bid Guarantees shall be returned to all unsuccessful bidders. If the successful bidder does not enter into the Contract within the time frames set forth herein, the bidder shall forfeit its Bid Guarantee to the Districts.

SECTION 4. SIGNATURE ON PROPOSAL. The proposer must execute all the Districts' forms, affidavits, and acknowledgments for which signature and notary blocks are provided. If the proposal is made by an individual, that person's name and business address shall be shown. If made by a partnership, the name and business address of an authorized member of the firm or partnership shall be shown. If made by a corporation, the person signing the proposal shall show the name of the state under the laws of which the corporation was chartered. In addition, the proposal shall bear the seal of the corporation. Anyone signing the proposal as agent shall file with the proposal legal evidence of his/her authority to do so.

SECTION 5. COMPLETION OF PROPOSAL FORMS. All blanks on the proposal forms must be completed in pen/ink or type written. No erasures are permitted. Do not leave any requested information blank. If a question does not apply, write "N/A" or a similar notation. If a correction is necessary, draw a single line through the entered figure and enter the corrected figure above it. Corrections must be initialed by the person signing the proposal. In making its proposal, each proposer represents that it has read and understands the Project Manual and that the proposal is made in accordance therewith, including verification of the contents of the Project Manual. Failure to supply any requested information and submit fully completed forms may result in disqualification. The Districts reserve the right to request additional information if clarification is necessary.

SECTION 6. FAMILIARITY WITH THE PROJECT. Each proposer, by and through the submission of a proposal, agrees that he shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the proposer may include in the prices which the proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape maintenance thereof. The proposer agrees to accept the site in an "as is" condition, and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of proposal submission and through the time of contract award and the start of any work under the contract. The proposer, in preparing the proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the proposer shall not interfere with work done by such other contractors.

SECTION 7. FAMILIARITY WITH THE LAW. By submitting a proposal, the proposer is assumed to be familiar with the Districts' operating rules and procedures, as well as all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the provision of the requested services. Ignorance on the part of the proposer will in no way relieve it from responsibility to provide the services and fulfill such other obligations covered under the proposal in compliance with all such laws, ordinances and regulations.

SECTION 8. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible proposer who is qualified and has the ability to provide the services specified herein, at the sole and absolute discretion of the Districts. In order to submit a bid,

each bidder must (1) be authorized to do business in Florida, and hold all required state and federal licenses, including those with the Florida Department of Transportation and St. Johns County, in good standing; (2) have at least five (5) years' experience with landscape maintenance projects; and (3) attend the mandatory pre-bid meeting. The proposer shall submit with its proposal satisfactory evidence of a history of fulfillment of similar contracts and show that it is fully prepared with the necessary organization, personnel, capital, and equipment to provide the specified services.

SECTION 9. COLLUSION. Proposers shall be disqualified and their proposals rejected if the Districts have reason to believe that collusion may exist among the proposers, the proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 10. INTERPRETATIONS AND ADDENDA. Any and all questions relative to this request for proposals shall be only directed in writing to Corbin deNagy at cdenagy@gmsnf.com, with e-mail copies to Lauren Gentry at Lauren@cddlawyers.com. Telephone inquiries will NOT be accepted. Interpretations or clarifications considered necessary in response to such questions will be issued by addenda, faxed, mailed or otherwise delivered to all parties recorded as having received the Project Manual. Any inquiry or request for interpretation received by 5:00 p.m. on _____, 2026, will be given consideration. Questions will be answered only by formal written addenda, which will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all proposers. No inquiries will be accepted from subcontractors; the proposer shall be responsible for all queries. Additionally, the Districts reserve the right in their sole discretion to make changes to the Project Manual up until the time of the proposal opening.

SECTION 11. MODIFICATIONS AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications or supplementations, and as otherwise permitted by Florida law. No proposal may be withdrawn after opening for a period of one hundred twenty (120) days.

SECTION 12. PROJECT MANUAL. The Project Manual, including scope of work for the Districts, will be available beginning _____ at _____ a.m./p.m. (EST) ("Proposal Pick-Up Time") by e-mailing the District Manager, Corbin deNagy, at cdenagy@gmsnf.com with a copy to chogge@gmsnf.com, with the subject line "Rivertown RFP Request for Project Manual."

SECTION 13. BASIS OF AWARD/RIGHT TO REJECT. The Districts reserve the right to reject any and all Districts' proposals in their sole and absolute discretion, whether or not reasonable, make modifications to the Districts' work, and waive any informalities or irregularities in Districts' proposals as it is deemed in the best interest of the Districts up until such time as a contract has been fully executed by both parties.

SECTION 14. CONTRACT AWARD AND SERVICE AGREEMENT TERM. The Districts reserve the right to award either a single contract for providing services to all three (3) Districts,

or individual contracts for each District, based on the pricing provided by the successful Proposer. Within fourteen (14) days of receipt of the Notice of Award of the Districts contract, or as otherwise extended by the Districts, the proposer shall enter into and execute a contract in substantially the form included within the Project Manual. Proposers are advised to carefully review the contract form enclosed. The contract is expected to commence on October 1, 2026, and to automatically renew for up to two (2) additional 1-year terms in the Districts' discretion. Any work provided and any cost incurred by the proposer prior to receiving both the Notice of Award and the Notice to Proceed will be at the proposer's risk unless specifically agreed to in writing by the Districts.

SECTION 15. CHANGES/MODIFICATIONS TO SCOPE OF WORK. The Districts reserve the right to order changes in their scope of work and resulting contract. The successful proposer has the right to request an equitable price adjustment in cases where modifications to the contract under the authority of this clause result in increased costs to the Contractor. Price adjustments will be based on the prices proposed by the Contractor in response to this solicitation. Any contract resulting from this solicitation may be modified upon written and mutual consent of both parties.

SECTION 16. INSURANCE. All proposers shall include as part of their proposal a current Certificate of Insurance, or equivalent information, demonstrating the company's insurance coverage and the ability to meet at least the insurance coverage requirements set forth in the form of contract included within the Project Manual. In the event the proposer is notified of award for the Districts' work, it shall provide proof of Insurance Coverage requested, identifying the Districts, its officers, employees and agents as additional insured's, as more specifically to be stated in the contract, to be executed within fourteen (14) calendar days after notification, or within such approved extended period as may be granted.

SECTION 17. FINANCIALS. In evaluating and scoring the proposals, the Districts will consider the financial capability of each proposer, and as such each proposer should submit relevant information regarding financial capability. All proposers shall include with their proposal proof of sufficient financial capability. In the event the proposer is notified of award, the Districts may in their sole discretion require that the proposer provide additional proof of financial capability, including, if requested, audited financial statements from the last three years.

SECTION 18. INDEMNIFICATION. The successful proposer for the Districts' work shall fully indemnify, defend and hold harmless the Districts and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, as more fully set forth in the contract form, to be executed.

SECTION 19. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the Districts' limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

SECTION 20. PROPOSAL INFORMATION. All proposals should include the following information, among other things described herein:

- A. All completed and executed forms set forth in the Project Manual.

- B. A listing of the position/title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.
- C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.
- D. Information related to other projects of similar size and scope for which proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).
- E. At least three (3) references from projects of similar size and scope. The proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- F. A narrative description of the proposer's approach to providing the services as described in the scope of services provided herein.
- G. Completed proposal pricing. Pricing is requested for all areas together, accounting for any cost efficiencies in providing services for all areas, as well as for serving each District and the Shared Offsite Improvements individually. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch and annuals, including installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the Districts' Board of Supervisors.
- H. Proof of sufficient financial capability.
- I. A current Certificate of Insurance, or equivalent information, demonstrating the proposer's insurance coverage and the ability to meet at least the insurance coverage requirements set forth in the form of contract attached hereto.
- J. A list of all licenses held relative to equipment use, herbicides and pesticide applications, work in rights-of-way or other licenses and certifications that may be necessary for the performance of the work provided for hereunder.

SECTION 21. PROTESTS. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after the Proposal Pick-Up Time, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **475 West**

Town Place, Suite 114, St. Augustine, FL 32259, ATTN: Corbin deNagy, Districts Manager. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

SECTION 22. PROTEST BOND. Any proposer who files a Notice of Protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the Districts at the time of filing (within 72 hours as referenced in Section 21 above), a protest bond payable to the Districts. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the Districts' operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the Districts' Staff may approve. All bonds shall be made payable to the Districts. Failure to post such bond within the requested time period shall result in the protest being dismissed by the Districts, with the proposer afforded no relief.

If the person or firm protesting the award prevails, the bond shall be returned to the protestor; however, if, after completion of a formal protest hearing in which the Districts prevail, the bond shall be applied to payment of the costs and attorney fees incurred by the Districts relative to the protest. The entire amount of the bond shall be forfeited if the Districts determine that a protest was filed for a frivolous or improper purpose, including, but not limited to, the purpose of harassing, causing unnecessary delay, or causing needless cost for the Districts or other parties. No proposer shall be entitled to recover any costs of proposal preparation from the Districts, regardless of the outcome of any protest.

SECTION 23. EVALUATION OF PROPOSALS. The proposals shall be ranked at a noticed public meeting based on the criteria presented in the Evaluation Criteria sheet(s) contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the Districts, but the Districts explicitly reserve the right to make such award to other than the lowest price proposal. The Districts' Boards of Supervisors shall review and evaluate the proposals in their individual discretion, and make any final determination with respect to the award of a final contract that is in the best interests of the Districts. Proposals may be held for a period not to exceed 120 days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The Districts may visit the proposer's facilities as part of the evaluation process.

SECTION 24. BLACK OUT PERIOD/CONE OF SILENCE. The blackout period is defined as between the time the request for proposals is issued and the time the respective Boards award the contract. During this black out period, any attempt to influence the thinking of staff or officials related to a solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

SECTION 25. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. The Districts may, in their discretion, award a single contract for providing services to all areas, or award separate contracts for each District. Therefore, Proposers are asked to provide pricing for providing services for each District and the Shared Offsite Improvements individually as well as for providing services for all Districts together. The pricing for all areas together may reflect any efficiencies in providing services for all areas; the individual pricing is not required to add up to the combined pricing. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their pricing shall not increase throughout the term of the contract agreement executed.

SECTION 26. E-VERIFY. The successful Contractor must comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, the Contractor must register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The Districts may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor will represent that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.

SECTION 27. FOREIGN INFLUENCE. By submitting a proposal, the Proposer agrees to comply with the provisions of Section 286.101, *Florida Statutes*, regarding disclosures of any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern if such interest, contract, or grant or gift has a value of \$50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous five (5) years. Proposer affirms that, except as may be otherwise disclosed or excluded from disclosure under Section 286.101, *Florida Statutes*, Proposer has no such interest in, contract with, or grant or gift from a foreign country of concern as defined in Section 286.101, *Florida Statutes*.

SECTION 27. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each proposer must be authorized to do business in Florida, and hold all required state and federal licenses in good standing. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the proposer's proposal, but instead in the Boards' discretion may result in the disqualification of a proposal or alternatively may be taken into account in the evaluation and scoring of the proposal.

SECTION 28. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular. Any reference to a "Districts" shall be construed to

refer to the Rivers Edge Community Development District, the Rivers Edge II Community Development District, and the Rivers Edge III Community Development District, as applicable, and each District shall be the authority for all matters concerning that District and its resulting contract; provided however, that if one contractor is selected to provide services for all areas, Rivers Edge Community Development District is expected to be the master contracting entity.

SECTION 29. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the Proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to the Proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the proposer's authorized signature affixed to the proposal attests to this.

[End of Instructions to Proposers]

III. EVALUATION CRITERIA

RIVERS EDGE I, II, AND III COMMUNITY DEVELOPMENT DISTRICTS

REQUEST FOR PROPOSALS LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

EVALUATION CRITERIA

Proposals for the Districts will be evaluated based on the following criteria:

Factor	Description	Points
1.	Completeness of Proposal Completeness of response in accordance with RFP instructions and requirements. Proposal is neat, professional in appearance and bound appropriately for the document's thickness.	5
2.	Experience Contractual and technical experience in performing work of similar size and scope; experience working with commercial properties, community development districts, or public agencies; strength and stability of the contractor.	25
3.	Qualifications of Key Personnel Qualifications of staff, adequacy of labor commitment, training programs for staff that are going to be assigned to this Project under this contract.	20
4.	Machinery, Equipment, and Manpower Contractor possesses adequate machinery, equipment, and manpower to perform the work for this Project under this contract in a high quality manner or the ability to acquire said machinery, equipment, and manpower prior to contract start date. Financial stability and creditworthiness of contractor will be considered. Contractor should provide Project specific information.	20
5.	References Assessment of contractor's work by client references and references with demonstrated success in providing similar services. References must also indicate contractor's ability to form positive and collaborative relationships with clients and clients' staff.	10
6.	Cost Cost Proposal will be evaluated using the following formula: (Lowest Proposed Cost / Proposer's Cost) X 20 = Total Cost Points	20
Total		100

Once proposals are received, the Districts' Boards of Supervisors will review each submittal related to the Districts and score each proposal based on the evaluation criteria, information provided in response to reference checks, and any other information available to the Districts and permitted to be used under law. The Districts' award will be based on the proposal that is most advantageous to the Districts.

The Districts also reserve the right to seek clarification from prospective firms on any issue in a response for the Districts, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the Districts' best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

Do not attempt to contact any Districts' Board members, staff members or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby Districts' representatives will be disqualified.

IV. AFFIDAVIT OF ACKNOWLEDGMENTS

AFFIDAVIT OF ACKNOWLEDGMENTS

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ (“Proposer”), and am authorized to make this Affidavit of Acknowledgments on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer’s proposal (“Proposal”) provided in response to the Rivers Edge I, II, and III Community Development Districts’ Request for Proposals for Landscape and Irrigation Maintenance Services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the Districts may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information one hundred and twenty (120) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual within fourteen (14) days after receiving a notice of award.

5. By signing below, and by not filing a protest within the seventy-two (72)-hour period after the Proposal Pick-Up Time, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual.

6. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Rivers Edge I, II, and III Community Development Districts, or their authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit of Acknowledgments and that the foregoing is true and correct.

Dated this ____ day of _____, 2026.

Company Name: _____

Signature: _____

Print: _____

Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2026, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

V. SCOPE OF SERVICES

SCOPE OF SERVICES

[TO BE ADDED]

VI. PROPOSAL FORMS

**PROPOSAL COVER SHEET
FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

**RIVERS EDGE I, II, AND III
COMMUNITY DEVELOPMENT DISTRICTS**

TO BE SUBMITTED TO:

RIVERS EDGE I, II, and III
COMMUNITY DEVELOPMENT DISTRICTS
c/o Corbin deNagy, District Manager
on or before _____, 2026 at _____ a.m./p.m. (EST)

TO: Rivers Edge I, II, and III Community Development Districts

FROM: _____
(Proposer – Company Name)

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the undersigned proposes to provide all services as described in the detailed Scope and/or Specifications.

All proposals shall be in accordance with the Project Manual.

**RIVERS EDGE I, II, AND III COMMUNITY DEVELOPMENT DISTRICTS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL SUMMARY FORM**

NAME OF PROPOSER COMPANY: _____

NAME OF PERSON COMPLETING THIS BID: _____

EMAIL: _____

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the person completing this proposal on behalf of Proposer agrees to provide all services as described in the detailed Scope and/or Specifications if awarded a contract hereunder. Proposer acknowledges that the contract with the successful proposer is anticipated to start October 1, 2026. All proposals shall be in accordance with the Project Manual.

I. Annual Contract Proposal Amount:

GRAND TOTALS (Parts 1, 2, 3, and 4)					
	All Areas	Rivers Edge I	Rivers Edge II	Rivers Edge III	Shared Offsite Improvements
YEAR 1 (2026-2027)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 2 (2027 – 2028)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 3 (2028 – 2029)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 4 (2029-2030)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

District Improvements Category Detail

	River House (Rivers Edge I)	River Club (Rivers Edge II)	River Lodge (Rivers Edge III)
YEAR 1 (2026-2027)	\$ _____	\$ _____	\$ _____
YEAR 2 (2027 – 2028)	\$ _____	\$ _____	\$ _____
YEAR 3 (2028 – 2029)	\$ _____	\$ _____	\$ _____
YEAR 4 (2029-2030)	\$ _____	\$ _____	\$ _____

Shared Offsite Improvements Category Detail

	Longleaf Pine	RiverTown Main St.	Orange Branch Trail	RiverTown Blvd.
YEAR 1 (2026-2027)	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 2 (2027 – 2028)	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 3 (2028 – 2029)	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 4 (2029-2030)	\$ _____	\$ _____	\$ _____	\$ _____
	SR 13	Keystone Corners	Riverfront Park	
YEAR 1 (2026-2027)	\$ _____	\$ _____	\$ _____	
YEAR 2 (2027 – 2028)	\$ _____	\$ _____	\$ _____	
YEAR 3 (2028 – 2029)	\$ _____	\$ _____	\$ _____	
YEAR 4 (2029-2030)	\$ _____	\$ _____	\$ _____	

II. Minimum Qualifications: The Proposer has satisfied the following minimum qualifications (initial each):

(1) authorized to do business in Florida, and holds all required state and federal licenses, including those with the Florida Department of Transportation and St. Johns County, in good standing;

(2) has at least five (5) years' experience with landscape maintenance projects; and

(3) attended the mandatory pre-bid meeting.

III. Receipt of Addenda: The Proposer certifies that the Proposer has received the following addenda (list below):

ADDENDA NO. DATE

_____	_____
_____	_____

**RIVERS EDGE I, II, AND III COMMUNITY DEVELOPMENT DISTRICTS
PROPOSER QUALIFICATION STATEMENT**

*Please attach additional sheets if necessary, and
clearly indicate which question is addressed by the response.*

1. Proposer: _____
[Company Name] A Partnership
 A Corporation
 A Subsidiary Corporation
 Other: _____
2. Proposer Address:
Street Address _____
P.O. Box (if any) _____
City _____ State _____ Zip Code _____
Telephone _____
1st Contact Name _____ Title _____
1st Contact Email _____
2nd Contact Name _____ Title _____
2nd Contact Email _____
5. List the location of the office from which the proposer would provide services to the Districts.
Street Address _____
City _____ State _____ Zip Code _____
Telephone _____
6. Is the Proposer company authorized to do business in the State of Florida?
Yes () No ()
7. Has the Proposer's company provided services for a community development Districts or similar community previously? Yes () No ()
 - 7.1 If yes, provide the following on a separate sheet: Number of contracts Proposer has executed with community development Districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(‘23) _____, (‘24) _____, (‘25) _____.

9. What are the Proposer's current insurance limits? Please see attached form of contract for requested insurance limits, and **attach a current certificate of insurance**.

General Liability	\$ _____
Automobile Liability	\$ _____
Umbrella Coverage	\$ _____
Workers Compensation	\$ _____
Employer's Liability	\$ _____
Expiration Date	_____

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes () No () If so, state the name(s) of the company(ies) and the nature of the bar or suspension _____

11. List any and all litigation to which the Proposer or any of its affiliates has been a party in the last five (5) years. _____

12. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? _____
If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

13. List five (5) current clients including contact persons and telephone numbers as well as their annual contract value and length of service:

Client Name: _____

Contact person: _____
Phone #: _____
Contract value: _____
Length of service: _____

Client Name:

Contact person: _____
Phone #: _____
Contract value: _____
Length of service: _____

Client Name:

Contact person: _____
Phone #: _____
Contract value: _____
Length of service: _____

Client Name:

Contact person: _____
Phone #: _____
Contract value: _____
Length of service: _____

Client Name:

Contact person: _____
Phone #: _____
Contract value: _____
Length of service: _____

14. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why (attach additional sheets if necessary):

Client Name:

Contact person: _____
Phone #: _____
Reason for termination: _____

Client Name:

Contact person: _____
Phone #: _____
Reason for termination: _____

Client Name:

Contact person: _____
Phone #: _____
Reason for termination: _____

15. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.

16. Key Personnel: List all principal individuals (foremen, supervisors, etc.) and irrigation technicians who will be responsible for the actual landscape & irrigation maintenance work of

your organization and who will be assigned to this contract if awarded to Proposer. Please attach a resume for each individual listed below, showing at a minimum their number of years of relevant experience, years with the proposer's firm, educational background, and any certifications held. Please also attach copies of any relevant certifications.

Name	Title/Area of Responsibility

17. Licensure – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing. Be sure to include FDOT and St. Johns County Licenses:

18. Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the bidder's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:

19. Have you utilized the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of employees hired by you or any of your subcontractors?

Yes _____ No _____

If no, are you willing and able to undertake such utilization as required by Florida law?

Yes _____ No _____

[signature required on following page]

Authorization for Furnishing Information

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Districts or its authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Districts should consider the Proposer for bidding on the landscape services invitation for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Name of Proposer

Signature

(Corporate Seal)

Printed Name & Title

Date: _____

STATE OF FLORIDA)
COUNTY OF _____)

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ day of _____, 2026, by _____
_____.

(Official Notary Seal)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

CORPORATE OFFICERS

Company Name _____

Date _____

Provide the following information for Officers of the Proposer and parent company, if any.

**COMPANY OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK**

PROPOSER: _____

DATE: _____

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS

**Please specifically identify the number and make of the mowers that will be used to mow the Celebration Bermuda grass.*

PROPOSER AFFIDAVITS [COMPLETE ONE]

AFFIDAVIT FOR INDIVIDUAL

(Complete if proposal is made on behalf of an individual)

State of _____

County of _____

_____, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and will be considered such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

(Proposer must also sign here)

STATE OF FLORIDA)
COUNTY OF _____)

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ day of _____, 2026, by _____.

(Official Notary Seal) _____

Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

AFFIDAVIT FOR PARTNERSHIP
(Complete if proposal is made on behalf of partnership)

State of _____
County of _____

_____, is a member of the firm of _____, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and such action on the part of the Proposer will be considered to constitute good cause for rejecting Proposer's proposal.

(Signature of a General Partner is Required)

STATE OF FLORIDA)
COUNTY OF _____)

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ day of _____, 2026, by _____.

(Official Notary Seal)

Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

AFFIDAVIT FOR CORPORATION OR LIMITED LIABILITY COMPANY
(Complete if proposal is made on behalf of a corporation or limited liability company)

State of _____
County of _____

(Name) _____
(title) _____ of
the (Proposer) _____

(a corporation or limited liability company described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer's proposal.

(Officer must also sign here)

AFFIX CORPORATE SEAL BELOW:

STATE OF FLORIDA)
COUNTY OF _____)

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this
_____ day of _____, 2026, by _____.

(Official Notary Seal) _____

Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

**SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Rivers Edge Community Development District, Rivers Edge II Community Development District, and Rivers Edge III Community Development District.
2. This sworn statement is submitted by _____
(Print Name of Entity Submitting Sworn Statement)
whose business address is _____
and (if applicable) its Federal Employer Identification Number (FEIN) is _____
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
3. My name is _____ and my relationship to the entity named above is _____.
4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287.133(1) (a), Florida Statutes, means:
 - A) A predecessor or successor of a person convicted of a public entity crime; or,
 - B) An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a *prima facie* case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a

public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

[Signatures on following page]

Signature page to SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES.

Signature

Print Name

Date

STATE OF FLORIDA)
COUNTY OF)

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ day of _____, 2026, by _____.

(Official Notary Seal)

Name:
Personally Known
OR Produced Identification
Type of Identification

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, _____, on behalf of _____ (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

Company Name: _____

Signature: _____

Print: _____

Title: _____

Date: _____

STATE OF FLORIDA
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me physical presence or remote notarization by (name) _____, as (title) _____, of (company) _____, who is personally known to me or who produced _____ as identification this _____ day of _____, 2026.

(Notary Seal)

Notary Public

VII. SERVICE AREA MAPS/PLANS

RIVERS EDGE I, II, AND III COMMUNITY DEVELOPMENT DISTRICTS

SERVICE AREA MAPS/PLANS

Access via the following link:

[to be added]

**VIII. FORM OF LANDSCAPE AND
IRRIGATION MAINTENANCE SERVICES
AGREEMENT**

**RIVERS EDGE I, II, AND III
COMMUNITY DEVELOPMENT DISTRICTS**

**FORM OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
AGREEMENT**

[to be added]

ELEVENTH ORDER OF BUSINESS

A.

COST-SHARE STATUS COVER SHEET

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

Proposal: Palm Tree Boot Trimming @ Amenity Centers

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

Yes (Please proceed to question 2)

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

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: _____

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

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

Total Proposed Compensation: \$ _____

Cost Share Calculation: _____ Rivers Edge
_____ Rivers Edge II
_____ Rivers Edge III

Methodology Consultant Approval: _____
(Signature)

(Date)

If requesting addition of new improvements:

Engineer Approval: _____
(Signature)

(Date)

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

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

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____





Proposal #: 618069

Date: 11/4/2025

From: Kyle Kubik

Tree Care Proposal for
Rivertown Meadows Homeowners Association, Inc

Lisa Sutton
Floridian Property Management
414 Old Hard Road
Suite 502
Fleming Island, FL 32003
lisa@fpm.company

LOCATION OF PROPERTY

Longleaf Parkway
St. Johns, FL 32259

Ornamental/Specialty Palm Boot Trimming

DESCRIPTION	AMOUNT
Service Item #1- Riverclub Palm Trimming Removal/Trimming of "Boots" Along Specialty & Ornamental Palm Trees, Located Inside Pool Deck. Collect and Dispose of All Debris.	\$8,475.00
Service Item #2 - Riverhouse Palm Trimming Removal/Trimming of "Boots" Along Specialty & Ornamental Palm Trees, Located Inside Pool Deck. Collect and Dispose of All Debris.	\$9,765.00
Service Item #3 - The Lodge Palm Trimming Removal/Trimming of "Boots" Along Specialty & Ornamental Palm Trees, Located Inside Pool Deck. Collect and Dispose of All Debris.	\$9,285.00

Trimming of Ornamental/Specialty Palm Trees as Listed Above, Located at Pool Areas Inside Community. Collect and Dispose of All Resulting Debris Off Site Upon Completion of Trimming Services. Collect and Dispose of All Resulting Debris Off Site Upon Completion of Trimming Services. Tree Work to be Executed in a Timely Manner, and Per Current Industry & ANSI A300 Standard Practices. All Labor, Equipment, and Disposal Fees are Included in Proposal.





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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Rivertown Meadows Homeowners Association, Inc

Subtotal	\$27,525.00
Sales Tax	\$0.00
Proposal Total	\$27,525.00

THIS IS NOT AN INVOICE

B.

COST-SHARE STATUS COVER SHEET

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

Replacement of Umbrellas & Bases - RiverClub Pool
Proposal: _____

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

Yes (Please proceed to question 2)

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

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

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

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

[End of Cover Sheet]



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

Quote: 2927

Date: 01/11/26

Quote Expires: 01/26/26

PROJECT:

9' - Flat Profile Umbrellas

BILLING ADDRESS:

Rivers Edge Community Development District 2
475 West Town Place, Suite 114
St. Augustine, FL 32092

SHIPPING ADDRESS:

Rivers Edge CDD 2
160 Riverglade Run
St. Johns, FL 32259

PAYMENT TERMS: 100% PAYMENT DUE AT TIME OF ORDER

DESCRIPTION	STYLE	SIZE	FABRIC / FRAME	UNIT \$	QTY.	TOTAL \$
9' Flat Profile Umbrella, Octagon, Push Up & Pin Lift	Push Up & Pin	9'	Sunbrella Sapphire Blue / Bright Aluminum	\$535.00	24	\$12,840.00
Umbrella Base with Wheels, 100 lb., Premium Aluminum Shell, Concrete Filled, Aluminum	Premium Aluminum Shell	100 lbs.	Silver Mist	\$358.00	24	\$8,592.00
						\$0.00
						\$0.00
						\$0.00

Freight Includes: Yes/No	<p>Estimated Lead Time: 3 - 5 Weeks. Payment is Required at Time of Order. Lead Time begins once payment has been received. <i>Southern Breeze will meet truck for delivery, offload, unwrap, and place all items on pool deck.</i></p>	Product Total	\$21,432.00
Call Prior to Delivery: Yes		Freight	\$2,530.29
Lift Gate: Yes		Tax Exempt	\$0.00
Limited Access Delivery: No		TOTAL	\$23,962.29

TERMS & CONDITIONS: All sales are final and can not be cancelled, returned, or refunded. A resale tax certificate or tax exemption certificate must be supplied at time of order. If not received, sales tax will be applied. All orders are custom made to order & require 100% Payment Due at Time of Order. Checks should be made payable to Southern Breeze Outdoor Furnishings, LLC. All orders will be drop shipped to customer unless specified otherwise. Additional freight and/or handling charges may be applied, and not limited to, receipt services; residential, church, or school deliveries; lift gates; change in delivery address and/or rescheduling changes of delivery date, time, or location.

I agree to order specifications above, quantities, pricing, terms & conditions:

Southern Breeze Outdoor Furnishings, LLC

/

Purchaser's Signature / Printed Name

Date

Chris Smith - VP - Business Development

By signing below, I acknowledge that lead times and production do not begin until payment has been received.

Purchaser's Signature / Printed Name

Date