

Rivers Edge II
Community Development Districts

May 20, 2026

AGENDA

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

May 13, 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, **May 20, 2026 at 9:00 a.m. at the RiverHouse, 156 Landing Street, St. Johns, Florida 32259.**

Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of Consent Agenda
 - A. Minutes of the April 15, 2026 Meeting
 - B. Financial Statements as of March 31, 2026
 - C. Check Register
- IV. Staff Reports
 - A. Landscape Maintenance – Report
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 1. Report on the Number of Registered Voters (1,288)
 2. Reminder of Upcoming Election
 - E. General Manager – Monthly Operations and Pond Reports
- V. Cost Share Requests
 - A. Ratification of Cost Share Requests for the RiverHouse Pool Project

1. Repair Starting Platform (CO#5)
 2. Step Repair (CO #6)
 3. Speaker and Lighting Repair (CO #8)
 4. Drainage Repairs (CO #9)
- B. Consideration of Cost Share Request for Design and Permitting of the Stop Sign at Grand Bridge and Rivertown Main Street
 - C. Consideration of Cost Share Request for RiverHouse Pool Umbrella Replacements
 - D. Consideration of Cost Share Request for The Groves Playground
 - E. Consideration of Cost Share Request for Basketball Court Fencing
 - F. Consideration of Cost Share Request for Security Cameras
- VI. Consideration of Resolution 2026-07, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date
 - VII. Consideration of Resolution 2026-08, Ratifying the Actions Taken to Close the Series 2026 Bonds
 - VIII. Consideration of Amended and Restated Disclosure of Public Financing
 - IX. Discussion of Landscape and Irrigation Maintenance Proposals
 - X. Supervisor Requests
 - XI. Audience Comments
 - XII. Next Scheduled Meeting – June 17, 2026 at 9:00 a.m. at the RiverHouse
 - XIII. 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.

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, April 15, 2026 at 9:12 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

DJ Smith	Chairman
Jason Thomas	Vice Chairman
Jarrett O’Leary	Supervisor
Phil Brandt	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry <i>by phone</i>	District Counsel
Mary Grace Henley	District Counsel
Jeff Mason	District Engineer
Jason Davidson	Regional General Manager
Richard Losco	General Manager
Kevin McKendree	Field Operations Manager
Kimberly Fatuch	Assistant General Manager
Ken Council	Vesta Property Services
Mike Scuncio	Yellowstone Landscape
Cynthia Wilhelm <i>by phone</i>	Bond Counsel
Sete Zare <i>by phone</i>	MBS Capital Markets
Several Residents	

The following is a summary of the discussions and actions taken at the April 15, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 9:12 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Financing Matters for Series 2026 Bonds

- A. Consideration of Supplement to Investment Banking Agreement with MBS Capital Markets**

Ms. Zare presented the supplemental investment banking agreement noting that all of the terms are consistent with the original agreement.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor, the supplement to investment banking agreement with MBS Capital Markets was approved.

B. Consideration of Supplemental Engineer’s Report

Mr. Mason stated that stated that a revised report has been circulated. The total 2026 project is estimated at \$22,222,080, which includes master drainage and stormwater management, and master transportation, for WaterSong Phase 4 and 5 and widening of County Road 223.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor, the supplemental engineer’s report was approved.

C. Consideration of Supplemental Assessment Methodology Report

Mr. deNagy provided an overview of the assessment methodology report noting there are 255 units planned and the total estimated cost of construction is \$22,222,080. The average coupon rate is 5.70% and the bonds will mature in 2056. There are four unit types planned with the annual debt service amounts ranging from \$744 to \$3,311.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor, the supplemental assessment methodology was approved in substantial form.

D. Consideration of Delegation Resolution 2026-05

- 1. Bond Purchase Agreement**
- 2. Supplemental Trust Indenture**
- 3. Preliminary Limited Offering Memorandum**
- 4. Continuing Disclosure Agreement**

Ms. Wilhelm stated that the main purposes of the delegation resolution are to delegate authority to the Chair to execute the final bond purchase contract so long as the terms and

parameters match what is approved today. The delegation resolution also approves the forms of the bond purchase agreement, supplemental indenture, preliminary limited offering memorandum and continuing disclosure agreement. The parameters under which the delegation is being approved are that the maximum principal amount is not to exceed \$6,000,000, the maximum coupon rate is the maximum statutory rate, and the underwriting discount is a maximum of 2%, the maturity date will not exceed May 1, 2056 and the Series 2026 bonds shall be subject to redemption as set forth in the indenture.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor, the delegation resolution was approved with the forms of exhibits approved in substantial form.
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E. Consideration of True-Up Agreement

Ms. Henley stated that the true-up agreement requires that the developer pay the difference if the development changes in a way that creates a shortfall with assessments.

F. Consideration of Completion Agreement

Ms. Henley stated that the completion agreement requires that the developer complete the entire project.

G. Consideration of Collateral Assignment Agreement

Ms. Henley stated that the collateral assignment agreement is in place in case the developer defaults on the project. It would assign all of the obligations and rights to the District in order to complete the project.

H. Consideration of Declaration of Consent

Ms. Henley stated that with the declaration of consent, Mattamy agrees that all of the procedural items were done correctly for the assessments and the bonds.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor, the ancillary documents were approved in substantial form.

I. Consideration of Supplemental Assessment Resolution 2026-06

Ms. Henley stated that the supplemental assessment resolution sets out the Series 2026 bond and tailors the assessment lien to those bonds. It also approves the supplemental engineer’s report and assessment methodology report and confirms the maximum assessment lien previously set.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor, the supplemental assessment resolution was approved.

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscape Maintenance –Report

Mr. Scuncio provided an overview of Yellowstone’s report, a copy of which was included in the agenda package for the Board’s review.

Mr. Smith asked Mr. Scuncio to look at the area around the Settlement sign.

Mr. McKendree stated that it was just weeded the day before the meeting.

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel

There being nothing further the report, the next item followed.

D. District Manager

Mr. deNagy stated that staff is looking to move the joint meeting to discuss the landscape RFP to May 20th at 10am due to lack of quorum. There were no objections from the board.

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 there has been a 20% increase in foot traffic at all three amenity centers compared to previous years. Staff is working closely with Giddens and the St. Johns County Sheriff’s Office regarding safety at the amenity facilities and traffic safety concerns.

Next, Mr. Losco presented a cost share request for pond maintenance services of ponds 105 through 110 in Rivers Edge III CDD. The total annual fee would be \$7,476 and Rivers Edge II’s portion would be \$2,203.92.

On MOTION by Mr. Brandt seconded by Mr. Smith with all in favor the proposal from Solitude Lake Management in the total amount of \$7,476 with \$2,203.92 being the cost share for Rivers Edge II was approved.

Next, Mr. Losco stated that for calendar year 2025, the café produced \$831,911 in net sales, which is up from approximately \$692,000 in 2024. In the previous month, the café produced \$86,286.49.

FIFTH ORDER OF BUSINESS **Approval of Consent Agenda**

- A. Minutes of the March 18, 2026 Meeting**
- B. Financial Statements as of February 28, 2026**
- C. Check Register**

Copies of the minutes, the financial statements, and the check register totaling \$180,405.88 were included in the agenda package for the Board’s review.

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

SIXTH ORDER OF BUSINESS **Supervisor Requests**

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS **Audience Comments**

A resident asked if there is a place to look up what the CDD does.
Mr. deNagy directed her to the CDD’s website, www.RiversEdge3CDD.com.

EIGHTH ORDER OF BUSINESS **Next Scheduled Meeting – May 20, 2026 at 9:00 a.m. at the RiverHouse**

NINTH 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
March 31, 2026



Rivers Edge II
Community Development District
Combined Balance Sheet
March 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 59,761	\$ -	\$ 10,796	\$ -	\$ 70,556
Due from Vesta - Café	155,989	-	-	-	155,989
Due from Capital Project Fund	420	-	-	-	420
Investments:					
State Board of Administration (SBA)	5,754	-	62,130	-	67,883
Custody	1,053,645	-	-	-	1,053,645
Series 2020					
Reserve	-	230,282	-	-	230,282
Revenue	-	651,642	-	-	651,642
Prepayment	-	139	-	-	139
Construction	-	-	-	5,182	5,182
Series 2021					
Reserve	-	247,994	-	-	247,994
Revenue	-	619,771	-	-	619,771
Construction	-	-	-	3,222	3,222
Prepaid Expenses	1,028	-	-	-	1,028
Deposits	16,840	-	-	-	16,840
Total Assets	\$ 1,293,437	\$ 1,749,829	\$ 72,925	\$ 8,404	\$ 3,124,594
Liabilities:					
Accounts Payable	\$ 21,358	\$ -	\$ -	\$ -	\$ 21,358
Accrued Expenses	3,076	-	-	-	3,076
Due to Vesta - Café	17,044	-	-	-	17,044
Due to Mattamy	360	-	-	-	360
Total Liabilities	\$ 41,837	\$ -	\$ -	\$ -	\$ 41,837
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,028	\$ -	\$ -	\$ -	\$ 1,028
Deposits	16,840	-	-	-	16,840
Restricted for:					
Debt Service - Series	-	1,749,829	-	-	1,749,829
Capital Project - Series	-	-	-	8,404	8,404
Assigned for:					
Capital Reserve Fund	-	-	72,925	-	72,925
Unassigned	1,233,732	-	-	-	1,233,732
Total Fund Balances	\$ 1,251,600	\$ 1,749,829	\$ 72,925	\$ 8,404	\$ 3,082,757
Total Liabilities & Fund Balance	\$ 1,293,437	\$ 1,749,829	\$ 72,925	\$ 8,404	\$ 3,124,594

Rivers Edge II
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,266,432	\$ 1,266,432	\$ 1,604,605	\$ 338,173
Special Assessments - Direct Bill	185,789	37,998	37,998	-
Administrative Assessments on Unplatted Land	60,606	-	-	-
Developer Contributions	996,043	-	-	-
Café Gross Sales	554,106	277,053	447,297	170,244
Miscellaneous Income	1,500	750	656	(94)
Special Events	3,500	1,750	-	(1,750)
Interest	5,000	5,000	7,132	2,132
Total Revenues	\$ 3,072,977	\$ 1,588,984	\$ 2,097,688	\$ 508,704

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,800	\$ 2,400	\$ 2,000	\$ 400
FICA Taxes	367	184	153	31
District Engineering	15,000	7,500	12,618	(5,118)
District Counsel	35,000	17,500	13,699	3,801
District Management	41,292	20,646	20,646	0
Assessment Roll Administration	5,899	5,899	5,899	-
Dissemination Agent	5,899	2,949	3,149	(200)
Information Technology	2,124	1,062	1,062	(0)
Website Administration	1,416	708	708	(0)
Annual Audit	5,500	-	-	-
Trustee Fees	11,000	5,000	5,000	-
Arbitrage Rebate	1,200	1,200	1,800	(600)
Telephone	200	100	8	92
Postage & Deleivery	1,000	500	605	(105)
Printing & Binding	250	125	160	(35)
Insurance General Liability	8,713	8,210	8,210	-
Legal Advertising	3,500	1,750	470	1,280
Other Current Charges	1,750	875	547	328
Office Supplies	150	75	4	71
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 145,235	\$ 76,858	\$ 76,915	\$ (57)

Operations & Maintenance

Ground Maintenance:

Cost Share Landscaping - Rivers Edge	\$ 313,604	\$ 156,802	\$ 156,802	\$ (0)
Cost Share Landscaping - Rivers Edge III	186,679	93,339	93,339	0
Field Operations Management (Vesta)	41,230	20,615	20,615	0
Landscape Maintenance	429,489	214,745	184,455	30,290
Lake Maintenance	28,000	14,000	16,448	(2,448)
Landscape Contingency	80,000	64,665	64,665	-
Irrigation Repairs and Replacement	40,000	20,000	16,005	3,995
Irrigation Water Use	70,000	35,000	18,229	16,771
Streetlighting	28,000	14,000	10,908	3,092
Subtotal Ground Maintenance	\$ 1,217,002	\$ 633,166	\$ 581,465	\$ 51,700

Rivers Edge II
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<i>Amenity Center - River Club:</i>				
Cost Share Amenity - Rivers Edge	\$ 2,365	\$ 1,183	\$ 1,182	\$ 0
General Manager (Vesta)	48,911	24,456	25,334	(879)
Amenity Manager (Vesta)	56,504	28,252	28,252	0
Maintenance Service (Vesta)	109,264	54,632	54,632	-
Lifestyle Director (Vesta)	45,426	22,713	22,713	(0)
Guest Services (Vesta)	97,381	48,690	48,690	-
Security Monitoring	5,000	2,500	720	1,780
Telephone	14,040	7,020	6,040	980
Insurance	79,689	72,785	72,785	-
Pool Chemicals (Poolsure)	15,000	7,500	7,089	411
Janitorial Services (Vesta)	34,833	17,417	17,417	-
Access Cards	3,500	1,750	-	1,750
Window Cleaning	1,000	500	-	500
Pressure Washing	2,500	1,250	650	600
Natural Gas	5,000	2,500	2,611	(111)
Electric	29,950	14,975	12,595	2,380
Water & Sewer	18,395	9,198	6,192	3,006
Repair and Replacements	90,000	45,000	29,964	15,036
Refuse	26,000	13,000	7,897	5,103
Pest Control	1,920	960	1,437	(477)
License & Permits	1,000	500	-	500
Other Current	500	250	-	250
Special Events	30,000	15,000	14,625	375
Holiday Decorations	35,000	17,500	-	17,500
Office Supplies & Postage	750	375	-	375
Contingency	2,706	1,353	-	1,353
Subtotal Amenity Center - River Club	\$ 756,634	\$ 411,257	\$ 360,825	\$ 50,432
<i>Café Operations:</i>				
Café-Cost of Goods Sold	\$ 256,008	\$ 128,004	\$ 165,108	\$ (37,104)
Café-Labor	258,058	129,029	216,496	(87,467)
Café-Bank Fees	24,215	12,107	17,370	(5,262)
Other Expenses related to Café Operations	2,729	1,364	-	1,364
Café Management	13,097	13,097	42,697	(29,600)
Subtotal Café Operations	\$ 554,106	\$ 283,601	\$ 441,670	\$ (158,069)
Total Operations & Maintenance	\$ 2,527,742	\$ 1,328,024	\$ 1,383,961	\$ (55,936)
Total Expenditures	\$ 2,672,977	\$ 1,404,882	\$ 1,460,876	\$ (55,993)
Excess (Deficiency) of Revenues over Expenditures	\$ 400,000	\$ 184,101	\$ 636,812	\$ 564,698
<i>Other Financing Sources/(Uses):</i>				
Capital Reserve Funding	\$ 400,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 400,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 0	\$ 184,101	\$ 636,812	\$ 564,698
Fund Balance - Beginning	\$ -		\$ 614,788	
Fund Balance - Ending	\$ 0		\$ 1,251,600	

Rivers Edge II
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 462,928	\$ 448,899	\$ 448,899	\$ -
Interest Income	5,000	5,000	11,635	6,635
Total Revenues	\$ 467,928	\$ 453,899	\$ 460,534	\$ 6,635
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	\$ 293,788	\$ 295,422	\$ 1,635
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 12,705	\$ 293,788	\$ 295,422	\$ 1,635
Fund Balance - Beginning	\$ 346,655		\$ 586,642	
Fund Balance - Ending	\$ 359,361		\$ 882,064	

Rivers Edge II
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 305,887	\$ 305,887	\$ 460,831	\$ 154,944
Special Assessments - Direct Bill	245,810	18,350	18,350	-
Prepayments	-	-	745,362	745,362
Interest Income	5,000	5,000	15,123	10,123
Total Revenues	\$ 556,697	\$ 329,237	\$ 1,239,666	\$ 910,428
Expenditures:				
Interest - 11/1	\$ 149,075	\$ 149,075	\$ 149,075	\$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Principal Prepayment - 2/1	-	-	750,000	(750,000)
Interest - 2/1	-	-	6,839	(6,839)
Interest - 5/1	149,075	-	-	-
Principal - 5/1	200,000	-	-	-
Total Expenditures	\$ 498,150	\$ 149,075	\$ 910,914	\$ (761,839)
Excess (Deficiency) of Revenues over Expenditures	\$ 58,547	\$ 180,162	\$ 328,752	\$ 148,590
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 58,547	\$ 180,162	\$ 328,752	\$ 148,590
Fund Balance - Beginning	\$ 282,848		\$ 539,013	
Fund Balance - Ending	\$ 341,396		\$ 867,765	

Rivers Edge II
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Capital Reserve Funding	\$ 400,000	\$ -	\$ -	\$ -
Interest	1,000	1,000	1,224	224
Total Revenues	\$ 401,000	\$ 1,000	\$ 1,224	\$ 224
Expenditures:				
Repair and Replacements	\$ 50,000	\$ 50,000	\$ 50,303	\$ (303)
RiverHouse Access Control System (C/S)	4,422	6,102	6,102	-
RiverHouse Painting (C/S)	26,733	14,590	14,590	-
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	18,493	18,493	-
Total Expenditures	\$ 261,677	\$ 89,186	\$ 89,489	\$ (303)
Excess (Deficiency) of Revenues over Expenditures	\$ 139,323	\$ (88,186)	\$ (88,265)	\$ 527
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 139,323		\$ (88,265)	
Fund Balance - Beginning	\$ 130,665		\$ 161,190	
Fund Balance - Ending	\$ 269,988		\$ 72,925	

Rivers Edge II
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending March 31, 2026

Description	SE 2020	SE 2021
Revenues		
Interest	\$ 111	\$ 46
Transfer In	-	-
Total Revenues	\$ 111	\$ 46
Expenditures		
Capital Outlay	\$ -	\$ -
Transfer Out	-	-
Total Expenditures	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 111	\$ 46
Beginning Fund Balance	\$ 5,071	\$ 3,176
Ending Fund Balance	\$ 5,182	\$ 3,222

Rivers Edge II
Community Development District
Long Term Debt Report

Series 2020, Capital Improvement Revenue Bonds	
Interest Rate:	4.5% - 5.3%
Maturity Date:	5/1/2050
Reserve Fund Definition	50% of Maximum Annual Debt at Issuance
Reserve Fund Requirement	\$ 230,282
Reserve Fund Balance	230,282
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	\$ 247,994
Reserve Fund Balance	247,994
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)
Less: February 1, 2026 (Prepayment)	(750,000)
Current Bonds Outstanding	\$ 7,400,000

Rivers Edge II
Community Development District
Café Operations Supplemental Report
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Café Gross Sales	\$ 554,106	\$ 277,053	\$ 447,297	\$ 170,244
Total Revenues	\$ 554,106	\$ 277,053	\$ 447,297	\$ 170,244
Expenditures:				
Café-Cost of Goods Sold	\$ 256,008	\$ 128,004	\$ 165,108	\$ (37,104)
Café-Labor	258,058	129,029	216,496	(87,467)
Café-Bank Fees	24,215	12,107	17,370	(5,262)
Other Expenses related to Café Operations	2,729	1,364	-	1,364
Café Management	13,097	13,097	42,697	(29,600)
Total Expenditures	\$ 554,106	\$ 283,601	\$ 441,670	\$ (158,069)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (6,548)	\$ 5,627	\$ 12,175

**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 NVOICED NET	SERIES 2020 DEBT PAID	SERIES 2021 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
MATTAMY	388	-	24,467.10	37,998.10	62,465.20	-	18,350.33	37,998.09	56,348.42	6,116.78
TOTAL DIRECT BILLS	388	-	24,467.10	37,998.10	62,465.20	-	18,350.33	37,998.09	56,348.42	6,116.78
NET REVENUE TAX ROLL	1096	458,416.77	470,601.59	1,638,626.73	2,567,645.09	448,899.01	460,830.86	1,604,605.26	2,514,335.13	53,309.96
TOTAL REVENUE	1,484	458,416.77	495,068.69	1,676,624.83	2,630,110.29	448,899.01	479,181.19	1,642,603.35	2,570,683.55	59,426.74

DIRECT BILL PERCENT COLLECTED	0.00%	0.00%	100.00%	90.21%
TAX ROLL PERCENT COLLECTED	97.92%	97.92%	97.92%	97.92%
TOTAL PERCENT COLLECTED	97.92%	96.79%	97.97%	97.74%

(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

SUMMARY OF TAX ROLL RECEIPTS					
ST JOHNS COUNT DIST.	DATE	SERIES 2020 DEBT	SERIES 2021 DEBT	O&M	TOTAL AMOUNT
1	11/3/2025	1,626.08	1,669.30	5,812.49	9,107.87
2	11/18/2025	16,136.10	16,565.01	57,679.07	90,380.18
3	11/21/2025	26,441.09	27,143.90	94,514.61	148,099.60
4	12/16/2025	34,346.86	35,259.81	122,774.06	192,380.73
5	12/24/2025	152,260.95	156,308.08	544,262.09	852,831.13
6	1/14/2026	186,248.53	191,199.06	665,751.88	1,043,199.48
INTEREST	1/26/2026	1,000.01	1,026.59	3,574.57	5,601.17
7	2/19/2026	26,267.56	26,965.76	93,894.31	147,127.63
8	3/13/2026	4,571.83	4,693.35	16,342.18	25,607.37
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		448,899.01	460,830.86	1,604,605.26	2,514,335.16

C.

Rivers Edge II

Community Development District

Check Run Summary

March 31, 2026

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	3/25/26	50035-50036	\$ 369.40
			Sub-Total \$ 369.40
General Fund			
<i>Accounts Payable</i>	3/6/26	2369-2380	\$ 50,449.93
	3/13/26	2381-2386	43,828.26
	3/20/26	2387	301.08
	3/27/26	2388-2396	5,874.07
			Sub-Total \$ 100,453.34
Capital Reserve Fund			
<i>Accounts Payable</i>	3/27/26	25	\$ 39,185.70
			Sub-Total \$ 39,185.70
Total			\$ 140,008.44

PR300R

PAYROLL CHECK REGISTER

RUN 3/25/26 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50035	2	JAMES M REID JR	184.70	3/25/2026
50036	3	PHILLIP L BRANDT	184.70	3/25/2026
TOTAL FOR REGISTER			369.40	

RED2 RIVERS EDGE II DLAUGHLIN

Attendance Sheet

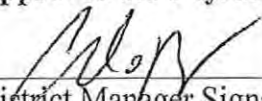
District Name: Rivers Edge II CDD

Board Meeting Date: March 18, 2026 Meeting

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

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

Approved for Payment:



District Manager Signature

3/18/2026

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/26	00193	2/16/26	APC-2261	202602	320	57200	60000		PLUMBING SERVICES	*	329.50		
									ROBERT CHICOSKI			329.50	002369
3/06/26	00102	3/01/26	93617461	202603	320	57200	60000		LIFEREADY AED MGMT 1YR	*	185.00		
									CINTAS			185.00	002370
3/06/26	00002	3/01/26	104	202603	310	51300	34000		MAR MANAGEMENT FEES	*	3,441.00		
		3/01/26	104	202603	310	51300	35100		MAR WEBSITE ADMIN	*	118.00		
		3/01/26	104	202603	310	51300	35100		MAR INFO TECH	*	177.00		
		3/01/26	104	202603	310	51300	32400		MAR DISSEM AGENT SRVCS	*	491.58		
		3/01/26	104	202603	310	51300	51000		OFFICE SUPPLIES	*	.72		
		3/01/26	104	202603	310	51300	42000		POSTAGE	*	70.67		
		3/01/26	104	202603	310	51300	42500		COPIES	*	31.35		
									GOVERNMENTAL MANAGEMENT SERVICES			4,330.32	002371
3/06/26	00120	3/02/26	14337	202601	310	51300	31500		JAN GENERAL COUNSEL	*	2,839.93		
									KILINSKI VAN WYK PLLC			2,839.93	002372
3/06/26	00047	2/24/26	66039210	202602	320	57200	43500		TERMITE RENEWAL	*	300.00		
									NADER'S PEST RAIDERS			300.00	002373
3/06/26	00006	3/01/26	13129563	202603	320	57200	46210		MAR POOL CHEMICALS	*	1,204.64		
									POOLSURE			1,204.64	002374
3/06/26	00220	3/04/26	271	202603	320	57200	46101		TREE REMOVAL	*	900.00		
									QUILLS TREE SERVICES LLC			900.00	002375
3/06/26	00129	3/01/26	PSI24221	202603	320	57200	46800		MAR POND MAINTENANCE	*	525.66		
		3/02/26	PSI24584	202603	320	57200	46800		MAR LAKE MAINTENANCE	*	2,569.44		
									SOLITUDE LAKE MANAGEMENT			3,095.10	002376

RED2 RIVERS EDGE II TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/26	00010	2/28/26	431232	202602	320	57200	34000		FEB BILLABLE MILEAGE 1/3	*	142.51		
									VESTA PROPERTY SERVICES INC			142.51	002377
3/06/26	00010	3/01/26	431047	202603	320	57200	34000		MAR GEN MANAGEMENT SRVCS	*	4,075.93		
		3/01/26	431047	202603	320	57200	34300		MAR FIELD OPS	*	3,435.82		
		3/01/26	431047	202603	320	57200	34010		MAR LIFESTYLE SRVCS	*	3,785.54		
		3/01/26	431047	202603	320	57200	34400		MAR AMEN MANAGEMENT SRVCS	*	4,708.64		
		3/01/26	431047	202603	320	57200	34200		MAR FAC MAINTENANCE SRVCS	*	9,105.31		
		3/01/26	431047	202603	320	57200	51200		MAR JANITORIAL SRVCS	*	2,902.75		
		3/01/26	431047	202603	320	57200	34100		MAR FACILITY ATTENDANT	*	8,115.06		
									VESTA PROPERTY SERVICES INC			36,129.05	002378
3/06/26	00195	2/20/26	26021533	202602	320	57200	60000		JANITORIAL SUPPLIES	*	22.09		
		2/27/26	26035270	202602	320	57200	60000		JANITORIAL SUPPLIES	*	36.97		
									W B MASON CO INC			59.06	002379
3/06/26	00131	2/23/26	1113409	202602	320	57200	46102		MAINLINE - PRESSURE JEA	*	934.82		
									YELLOWSTONE LANDSCAPE			934.82	002380
3/13/26	00239	3/09/26	13268030	202603	320	57200	60000		ANNUAL MAINTENANCE	*	240.95		
									J GREENE ENTERPRISES INC			240.95	002381
3/13/26	00012	3/10/26	CS-2026-	202603	320	57200	49200		CS AMENITY MAR 2026	*	197.08		
									RIVERS EDGE CDD			197.08	002382
3/13/26	00012	3/10/26	CS-2026-	202603	320	57200	49100		CS LANDSCAPE MAR 2026	*	26,133.68		
									RIVERS EDGE CDD			26,133.68	002383
3/13/26	00124	3/10/26	CS-2026-	202603	320	57200	49300		CS LANDSCAPE MAR 2026	*	15,556.55		
									RIVERS EDGE III CDD			15,556.55	002384

RED2 RIVERS EDGE II TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/13/26	00071	3/06/26	194664	202603	320	57200	60000		RIVERCLUB-RIVERGLADE RUN STERLING SPECIALTIES, INC	*	850.00	850.00	002385
3/13/26	00157	3/10/26	1175	202603	320	57200	60000		RIVERCLUB PARKING LIGHT TMT ELECTRIC LLC	*	850.00	850.00	002386
3/20/26	00195	3/04/26	26045275	202603	320	57200	60000		JANITORIAL SUPPLIES 26045275 202603 320-57200-60000 CREDIT MEMO INV#CM4531017 W B MASON CO INC	*	313.07	301.08	002387
3/27/26	00215	3/20/26	032026	202603	320	57200	49400		3/20 3HR LIVE MUSIC ALEXANDER AFFRONTI	*	300.00	300.00	002388
3/27/26	00102	3/11/26	53229311	202603	320	57200	60000		FIRST AID SUPPLIES 42627082 202603 320-57200-60000 ACTIVE SCRAPER/MAT ONYX CINTAS	*	76.19	290.23	002389
3/27/26	00069	3/24/26	47040	202603	320	57200	34500		3RD QUARTERLY MONITORING DYNAMIC SECURITY PROFESSIONALS, INC	*	105.00	105.00	002390
3/27/26	00239	3/24/26	13268032	202603	320	57200	60000		SERVICE CALL J GREENE ENTERPRISES INC	*	125.00	125.00	002391
3/27/26	00227	3/20/26	152	202603	320	57200	49400		3/27 LIVE ENTERTAINMENT GREG GOSNEY	*	350.00	350.00	002392
3/27/26	00120	3/19/26	14462	202602	310	51300	31500		FEB GENERAL COUNSEL KILINSKI VAN WYK PLLC	*	2,206.54	2,206.54	002393
3/27/26	00220	3/18/26	281	202603	320	57200	46101		TREE REMOVAL QUILLS TREE SERVICES LLC	*	1,900.00	1,900.00	002394
3/27/26	00011	3/17/26	62195732	202603	320	57200	43500		MAR PEST CONTROL TURNER PEST CONTROL	*	126.20	126.20	002395

RED2 RIVERS EDGE II TLEE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/27/26	00195	3/11/26 26060619	202603 320-57200-60000		JANITORIAL SUPPLIES	*	403.40		
		3/12/26 26062958	202603 320-57200-60000		JANITORIAL SUPPLIES	*	11.98		
		3/13/26 26064977	202603 320-57200-60000		JANITORIAL SUPPLIES	*	14.78		
		3/13/26 26065326	202603 320-57200-60000		JANITORIAL SUPPLIES	*	16.98		
		3/16/26 26067663	202603 320-57200-60000		JANITORIAL SUPPLIES	*	23.96		
								471.10	002396
TOTAL FOR BANK A							100,453.34		
TOTAL FOR REGISTER							100,453.34		

INVOICE

Affordable Plumbing Company
4565 Saint Augustine Road
Jacksonville, FL 32207

tracey@affordableplumbingjacksonville.com
+1 (904) 288-9003
CFC057228



Bill to
Rivers Edge CDD 2

475 West Town Place Suite 114
St Augustine, Florida 32092

Ship to
Rivers Edge CDD
160 River Glade Run
Saint Johns, Florida 32259

Invoice details

Invoice no.: APC-22618
Terms: Net 30
Invoice date: 02/16/2026
Due date: 03/18/2026

Sales Rep: Ray Carrazana Dominguez

#	Description	Qty	Rate	Amount
1.	Plumbing Services	2	\$125.00	\$250.00
2.	Glue, Cleaner, Pipe Dope, Grout, Caulk, ect.	1	\$8.00	\$8.00
3.	Heavy duty unit strut	2	\$10.00	\$20.00
4.	Basket Strainer	1	\$15.00	\$15.00
5.	PVC DWV Quarter Bend 1 1/2"	2	\$5.00	\$10.00
6.	PVC DWV Foam Core Pipe 1 1/2"	4	\$3.00	\$12.00
7.	1 1/2" trap adapter	1	\$12.00	\$12.00
8.	Two Hole Straps 2"	1	\$2.50	\$2.50
9.	Work Description: Amenity Center Bar sink drain issues Handwash sink faucet leaks Lisa called in for service 301-466-3956	1	\$0.00	\$0.00
10.	Work Resolution: Replaced the entire drain for the bar sink and secured new drain with heavy duty strut, checked 3 compartment sink faucet as I was told and it is not leaking from top.	1	\$0.00	\$0.00

Checked hand sink inside kitchen area by the freezer and the

faucet will have to be replaced.
Estimate to follow for faucet

Total

\$329.50

Ways to pay



View and pay

Approved RECDD 2
Submitted to A/P 03-02-26
By Richard Losco
Richard Losco

RECEIVED
MAR 02 2026
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 # 9361746199
Invoice Date 03/01/2026
Credit Terms NET 30 DAYS
Customer # 12663109
Cintas Route LOC #0292 ROUTE 0009
Order # 0060140474
Payer # 10596960

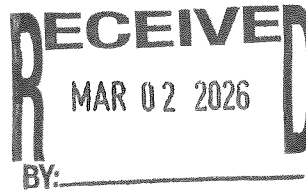
Bill To RIVERTOWN COMMUNITY ASSOCIATION
 RIVERS EDGE COMMUNITY DEV.
 DISTRICT 2
 STE 114
 475 W TOWN PL
 ST AUGUSTINE, FL 32092-3649

Material #	Description	Quantity	Unit Price	Ext Price	Tax
7431001Z_R	LIFEREADY AED MGMT 1YR	1 EA	\$185.00	\$185.00	
			Invoice Sub-total	\$185.00	
			Tax	\$0.00	
			Invoice Total	\$185.00	

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

Note

Approved RECDD 2
 Submitted to A/P - 03-02-26
 By Richard Losco
Richard Losco



Governmental Management Services, LLC

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

Invoice

Invoice #: 104

Invoice Date: 3/1/26

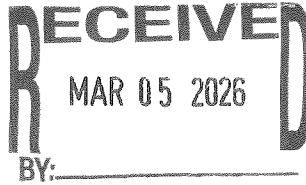
Due Date: 3/1/26

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
Management Fees - March 2026		3,441.00	3,441.00
Website Administration - March 2026		118.00	118.00
Information Technology -March 2026		177.00	177.00
Dissemination Agent Services -March 2026		491.58	491.58
Office Supplies		0.72	0.72
Postage		70.67	70.67
Copies		31.35	31.35

Total \$4,330.32

Payments/Credits \$0.00

Balance Due \$4,330.32



INVOICE

KILINSKI | VAN WYK

Invoice # 14337
Date: 03/02/2026
Due On: 04/01/2026

Kilinski | Van Wyk PLLC

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

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,839.93	) - ( \$0.00	) = \$2,839.93

RE2CDD-01

River's Edge II - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MGH	01/02/2026	Review draft agenda for upcoming Board meeting and identify legal items and input needed.	0.20	\$295.00	-	\$59.00
Service	LG	01/05/2026	Review draft agenda.	0.20	\$350.00	-	\$70.00
Service	SH	01/05/2026	Monitor and report on bills affecting special districts.	0.20	\$295.00	-	\$59.00
Service	LG	01/09/2026	Confer with deNagy regarding appointment to vacant seat and agenda items.	0.40	\$350.00	-	\$140.00
Service	CD	01/12/2026	Review and respond to emails with District Staff (3); Prepare RFP Package for Landscaping (2026); Research website; Transmit Draft Package to District Staff	1.10	\$190.00	-	\$209.00
Service	LG	01/13/2026	Prepare draft RFP	0.40	\$350.00	-	\$140.00

			documents for 2026 joint landscape RFP and memo to Board regarding same.				
Service	MGH	01/13/2026	Review and revise draft landscape RFP package for Board meeting agenda; review and finalize General Election resolution.	0.30	\$295.00	-	\$88.50
Service	LG	01/15/2026	Review agenda and prepare for board meeting.	0.30	\$350.00	-	\$105.00
Service	MGH	01/21/2026	Prepare for and attend Board meeting.	1.50	\$295.00	100.0%	\$0.00
Service	LG	01/21/2026	Travel to and attend board meeting.	2.60	\$350.00	-	\$910.00
Expense	KB	01/21/2026	Travel: Mileage - LG.	93.20	\$0.725	-	\$67.57
Expense	KB	01/21/2026	Travel: Hotel - LG.	1.00	\$33.29	-	\$33.29
Expense	KB	01/21/2026	Travel: Meals - LG.	1.00	\$4.65	-	\$4.65
Expense	KB	01/21/2026	Travel: Mileage - MGH.	18.33	\$0.725	100.0%	\$0.00
Expense	KB	01/21/2026	Travel: Meals - MGH.	1.00	\$2.37	100.0%	\$0.00
Service	LG	01/26/2026	Review timeline for issuance of 2026 bonds and status of acquisitions available for reimbursement.	0.40	\$350.00	-	\$140.00
Service	LG	01/27/2026	Prepare February joint meeting notice; update general election resolution to reflect changes made on record; review January minutes.	0.60	\$350.00	-	\$210.00
Expense	KB	01/27/2026	Simplifile Recording: eRecording fee for Amendment to Interlocal & Cost Share Agreement.	1.00	\$152.42	-	\$152.42
Service	LG	01/28/2026	Review and revise district vehicle policy.	0.20	\$350.00	-	\$70.00
Service	SD	01/28/2026	Draft New Supervisor Notebook for Supervisor Brandt.	1.30	\$190.00	-	\$247.00
Service	MGH	01/28/2026	Review District Manager	0.10	\$295.00	-	\$29.50

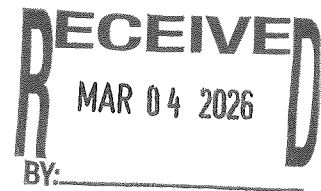
meeting notes.							
Service	LG	01/30/2026	Review and revise new supervisor notebook for Brandt.	0.30	\$350.00	-	\$105.00
Line Item Discount Subtotal							-\$458.16
Total							\$2,839.93

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

Please pay within 30 days.

Corbin deNagy

3/4/2026





Nader's Pest Raiders
 PO Box 56320
 Jacksonville, FL 32241
 904-423-2200

INVOICE: 66039210
DATE: 02/24/2026
ORDER: 66039210

[1051909]
 Rivers Edge CDD II
 Richard Losco
 475 W Town Pl
 STE 114
 Saint Augustine, FL 32092-3648

[3436185] 904-440-5668
 Riverglade Run Playpark
 160 Riverglade Run
 St Johns, FL 32259

02/24/2026 11:39 AM TER MDMCQUEEN Marcus Mcqueen
 02/24/2026 KB

R-SEN-INSTALL	Sentricon Service	\$300.00
		SUBTOTAL \$300.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$300.00
		AMOUNT DUE \$300.00

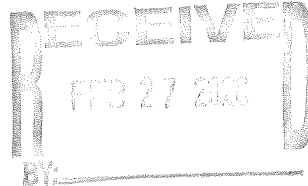
Each Sentricon in-ground station contains one Recruit HD termite bait matrix with .5% Noviflumuron EPA Reg No. 62719-608. Each Sentricon AG station contains one flexpack with .5% Noviflumuron EPA Reg No. 62719-652.

Approved RECDD 2
 Submitted to A/P 02-27-26
 By Richard Losco
Richard Losco

RM

 TECHNICIAN SIGNATURE

 CUSTOMER SIGNATURE





Invoice

Date Invoice#

3/1/2026
131295634176

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

Terms	Net 20
Due Date	3/21/2026
PO #	

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

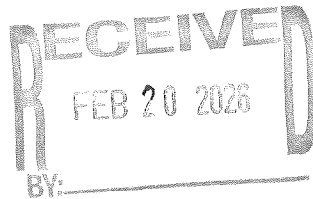
Ship To
River Club 160 Riverglade Run St. Johns FL 32259

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	\$1,204.64

Approved RECDD 2
Submitted to AP 2.20.26
By Kevin McKendree

Kevin McKendree



Subtotal	\$1,204.64
Tax	\$0.00
Total	\$1,204.64
Amount Paid/Credit Applied	\$0.00
Balance Due	\$1,204.64

[Click Here to Pay Now](#)



131295634176



Quills Tree Services

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

RECIPIENT:

Rivers Edge CDD 2

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

Invoice #271

Issued	Mar 04, 2026
Due	Mar 19, 2026
Total	\$900.00

SERVICE ADDRESS:

Keystone Corners Boulevard
 St. John's, Florida 32259

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Mar 04, 2026				
Customer Responsibilities	<ul style="list-style-type: none"> • Ensure Accessibility: All trees scheduled for trimming or removal must be accessible by Quill's Tree Services equipment and personnel. An area equivalent to or greater than the height of the tree being serviced must be cleared of all vehicles and movable objects to prevent potential damage from falling debris. • Subterranean Fixtures Mapping: Prior to commencing any work, ensure that all subterranean fixtures (such as pipes, cables, etc.) are marked on a map and provided to Quill's Tree Services. This is particularly crucial if stump grinding services are requested, as it ensures the safety of underground utilities. • Authorized Representative on Site: An authorized representative with the authority to sign on behalf of the property owner must be present to sign off on completed work while the crew is still on site. This helps ensure that all parties are in agreement before the crew departs. 	1	\$0.00	\$0.00
Tree Removal	Remove two dead and hazardous pine trees at the entrance to the manor on Keystone. Do not destroy the sign. Vesta would like it removed from the tree	2	\$350.00	\$700.00
Haul Debris	We will ensure the removal of organic debris from the job site (excluding any chips resulting from stump grinding, if applicable). **Debris will be cleared from the job site within 24 hours of project completion.**	2	\$100.00	\$200.00



Quills Tree Services

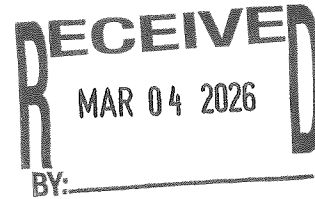
255 Rivertown Shops Drive | Suite 102 #140 | St Johns, Florida
32259
+1 904-788-1185 | brent@quillstreeservices.com |
www.quillstreeservices.com

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

Total	\$900.00
--------------	-----------------

Approved RECDD 2
Submitted to AP 3.4.2026
By Kevin McKendree

Kevin McKendree





INVOICE

Page: 1

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 Number: PSI242215
Invoice Date: 3/1/2026

Bill
To: Rivers Edge II CDD
C/O Vesta Property Services
United States

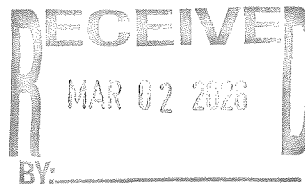
Ship
To: Rivers Edge II CDD
C/O Vesta Property Services
475 West Town Place, Suite 114
St. Augustine, FL 32092
United States

Ship Via
Ship Date 3/1/2026
Due Date 3/31/2026
Terms Net 30

Customer ID 14024
P.O. Number
P.O. Date 3/1/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance March Billing 3/1/2026 - 5/31/2026 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		1	1	525.66	525.66

Approved RECDD 2
Submitted to AP 3.2.2026
By Kevin McKendree
Kevin McKendree



Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 525.66

Subtotal: 525.66
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 525.66



INVOICE

Page: 1

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 Number: PSI245842
 Invoice Date: 3/2/2026

Bill
 To: Rivers Edge II CDD
 C/O Vesta Property Services
 United States

Ship
 To: Rivers Edge II CDD
 C/O Vesta Property Services
 475 West Town Place, Suite 114
 St. Augustine, FL 32092
 United States

Ship Via
 Ship Date 3/2/2026
 Due Date 4/1/2026
 Terms Net 30

Customer ID 14024
 P.O. Number
 P.O. Date 3/2/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,569.44	2,569.44
March Billing					
3/1/2026 - 3/31/2026					
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					
Rivers Edge CDD II Pond 16					
Rivers Edge CDD II Pond 17					



INVOICE

Page: 2

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 Number: PSI245842
Invoice Date: 3/2/2026

Bill
To: Rivers Edge II CDD
C/O Vesta Property Services
United States

Ship
To: Rivers Edge II CDD
C/O Vesta Property Services
475 West Town Place, Suite 114
St. Augustine, FL 32092
United States

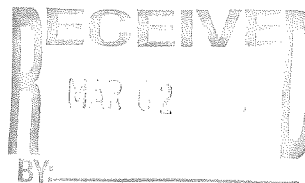
Ship Via
Ship Date 3/2/2026
Due Date 4/1/2026
Terms Net 30

Customer ID 14024
P.O. Number
P.O. Date 3/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
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					

Approved RECDD 2
Submitted to AP 3.2.2026
By Kevin McKendree

Kevin McKendree



Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 2,569.44

Subtotal: 2,569.44
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 2,569.44



Invoice

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

Invoice # 431232
Date 02/28/2026
Terms Net 30
Due Date 03/30/2026
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	142.51	142.51

Total 142.51

Corbin deNagy

3/4/2026

RECEIVED
MAR 04 2026
BY: _____

Vesta Mileage Report

Name: **Kevin McKendree**

Month

Feb-26

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
2/2	Daily mileage	Rivertown	Rivertown	57.3	Riversedge CDD		57.3
2/3	Daily mileage	Rivertown	Rivertown	41.1	iversedge CDD		41.1
2/4	Daily mileage	Rivertown	Rivertown	24	iversedge CDD		24
2/5	Daily mileage	Rivertown	Rivertown	36.4	Riversedge CDD		36.4
2/6	Daily mileage	Rivertown	Rivertown	32.3	iversedge CDD		32.3
2/9	Daily mileage	Rivertown	Rivertown	60.5	iversedge CDD		60.5
2/10	Daily mileage	Rivertown	Rivertown	16.3	iversedge CDD		16.3
2/11	Daily mileage	Rivertown	Rivertown	36.6	iversedge CDD		36.6
2/12	Daily mileage	Rivertown	Rivertown	45.3	iversedge CDD		45.3
2/13	Daily mileage	Rivertown	Rivertown	19.2	iversedge CDD		19.2
2/16	Daily mileage	Rivertown	Rivertown	52.3	iversedge CDD		52.3
2/17	Daily mileage	Rivertown	Rivertown	48.6	iversedge CDD		48.6
2/18	Daily mileage	Rivertown	Rivertown	11.9	iversedge CDD		11.9
2/19	Daily mileage	Rivertown	Rivertown	38.7	iversedge CDD		38.7
2/20	Daily mileage	Rivertown	Rivertown	35	iversedge CDD		35
2/23	Daily mileage	Rivertown	Rivertown	64.6	iversedge CDD		64.6
2/24	Daily mileage	Rivertown	Rivertown	52.4	iversedge CDD		52.4
2/25	Daily mileage	Rivertown	Rivertown	18.4	iversedge CDD		18.4
2/26	Daily mileage	Rivertown	Rivertown	28.6	iversedge CDD		28.6
2/27	Daily mileage	Rivertown	Rivertown	17.6	iversedge CDD		17.6
						Total Mileage	737
						Reimbursement Rate	\$0.580
						Total Reimbursement	\$427.52
						Date Submitted in Paycom	3/2/26

\$142.51



Invoice

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

Invoice # 431047
Date 03/01/2026
Terms Net 30
Due Date 03/31/2026
Memo Rivers Edge CDDII

Bill To

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

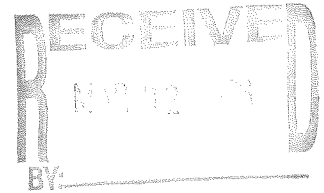
Description	Quantity	Rate	Amount
General management services	1	4,075.93	4,075.93
Field Ops	1	3,435.82	3,435.82
Lifestyle services	1	3,785.54	3,785.54
Amenity management services	1	4,708.64	4,708.64
Facility maintenance services	1	9,105.31	9,105.31
Janitorial services	1	2,902.75	2,902.75
Facility Attendant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

Thank you for your business.

Total 36,129.05

Corbin deNagy

3/2/2026





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

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

PM(P)

Invoice Number	260215330
Customer Number	C3178877
Invoice Date	02/20/2026
Due Date	03/22/2026
Order Date	02/17/2026
Order Number	S159818357
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.

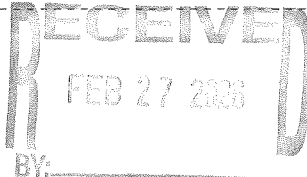
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
TOC130501	TRIGGER SPRAY BOTTLE, 32OZ,CLEAR/RED,WBM,3/PACK,24PK/CT	1	PK	22.09	22.09

SUBTOTAL: 22.09
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 22.09
Total Due: 22.09

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 - 02-27-26
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	260215330
Invoice Date	02/20/2026
Terms	Net 30
Total Due	22.09

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

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



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

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

PM(P)

Invoice Number	260352707
Customer Number	C3178877
Invoice Date	02/27/2026
Due Date	03/29/2026
Order Date	02/26/2026
Order Number	S160045644
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	36.97	36.97

SUBTOTAL: 36.97
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 36.97
Total Due: 36.97

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
MAR 04 2026
BY: _____

Approved RECDD 2
Submitted to A/P 03-04-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	260352707
Invoice Date	02/27/2026
Terms	Net 30
Total Due	36.97

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

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

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



INVOICE

INVOICE #	INVOICE DATE
1113409	2/23/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 25, 2026

Invoice Amount: \$934.82

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

Mainline repair by sidewalk near Watersong

Caused by increased pressure from JEA.

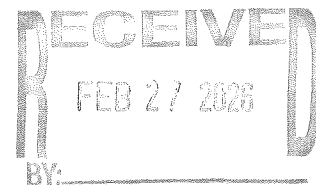
Irrigation Repairs \$934.82

Invoice Total \$934.82

IN COMMERCIAL LANDSCAPING

Approved RECDD II ~ JEA
Submitted to AP on 2.27.2026
by Jason Davidson

Jason Davidson



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

Invoice

Invoice #13268030626

Date 3/9/2026

Due Date 4/8/2026

FIRST COAST



FIRE & SAFETY EQUIPMENT

First Coast Fire and Safety

Billing

Rivers Edge CDD2
160 Riverglade Run
St. Johns FL 32259

Service

Rivers Edge CDD2
160 Riverglade Run
St. Johns FL 32259

PO #

Terms

Project

Net 30

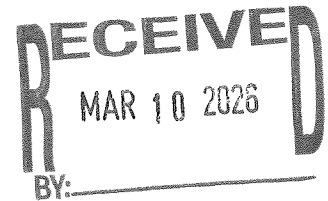
Rivers Edge CDD2 - 3052

Item	Description	Qty	Rate	Amount
Service Call	Service Call	1	\$125.0000	\$125.00
Tag - No Charge	No Charge Tag	2	\$0.0000	\$0.00
Tag	Annual Maintenance	3	\$12.0000	\$36.00
10lb Recharge DC	6 yr. Maint./Recharge	1	\$79.9500	\$79.95
Subtotal				\$240.95
Sales Tax				\$0.00
Payment Total				\$0.00
Total Due				\$240.95

Make a Payment

Approved RECDD 2
Submitted to A.P. 3/10/2026
Submitted by Ken Council

Ken Council

**Contact First Coast Fire and Safety**

5905 Macy Ave
Jacksonville FL 32211

(904) 346-0111
office@firstcoastfire.net

Thank You!

www.firstcoastfire.net

Terms and Conditions

For your convenience, First Coast Fire and Safety Equipment offers several ways you can pay your bill:

By Check:

Make checks payable to:

First Coast Fire and Safety Equipment

5905 Macy Avenue

Jacksonville, Fl. 32211

Credit Card:

Please click the Blue Make Payment button, the link will take you to a secure payment portal

By ACH:

First Coast Fire and Safety Equipment

Routing/Transit# 021052053

Account # 31816620

Contact First Coast Fire and Safety

5905 Macy Ave
Jacksonville FL 32211

(904) 346-0111
office@firstcoastfire.net

Thank You!

www.firstcoastfire.net

Rivers Edge CDD

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

INVOICE

DATE: 3/10/2026
INVOICE # CS-2026-MAR

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

DESCRIPTION	AMOUNT
<p>Cost Share - Amenity March 2026 (FY2026 Budget \$2,365.41)</p> <p>GL Code 1.320.57200.49200</p> <p>RECEIVED MAR 10 2026 BY: _____</p>	<p>\$ 197.08</p>
<p>TOTAL</p>	<p>\$ 197.08</p>

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

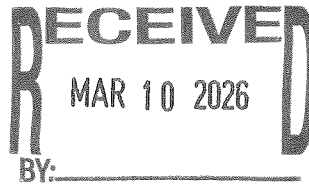
THANK YOU FOR YOUR BUSINESS!

Rivers Edge CDD

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

INVOICE

DATE: 3/10/2026
INVOICE # CS-2026-MAR



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

DESCRIPTION	AMOUNT
Cost Share - Landscape March 2026 (FY2026 Budget \$313,604.20) GL Code 1.320.57200.49100	\$ 26,133.68
TOTAL	\$ 26,133.68

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

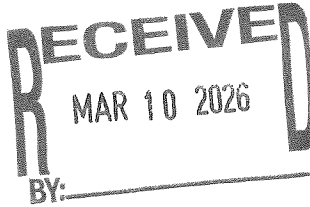
THANK YOU FOR YOUR BUSINESS!

Rivers Edge III CDD

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

INVOICE

DATE: 3/10/2026
INVOICE # CS-2026-MAR



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

DESCRIPTION	AMOUNT
Cost Share - Landscape March 2026 (FY2026 Budget \$186,678.61) GL Code 1.320.57200.49300	\$ 15,556.55
TOTAL	\$ 15,556.55

Make check payable to:
Rivers Edge III CDD
c/o GMS LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

THANK YOU FOR YOUR BUSINESS!



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 194664

Date	PO#
03/06/26	
Due Date	Terms
3/21/26	Net 15

BILL TO
Rivertown - Vesla Property
Rivers Edge CDD 2 475 West Town Pl # 114 St. Augustine, FL 32092

Property Address
Rivertown - Vesta Property Rivertown St Johns, FL

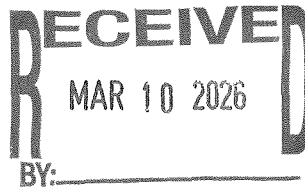
Item	Amount
------	--------

Job #218068 - Riverclub Repair - 160 Riverglade Run

Reinstall one cable rail post due to damage, core drilled into step.

SFN- Commercial Install

\$850.00



Approved RECDD 2
Submitted to AP 3.10.2026
By Kevin McKendree

Kevin McKendree

Thank you for your business.

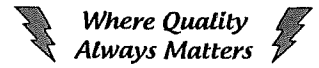
REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$850.00
Sales Tax	\$0.00
Total	\$850.00
Credits/Payments	(\$0.00)
Balance Due	\$850.00

TMT Electric, LLC

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

TMT ELECTRIC



904-789-0193

Veteran Owned

INVOICE

BILL TO
Rivers Edge CDD2
475 West Town Place Ste 114
Saint Augustine, FL 32092

INVOICE 1175
DATE 03/10/2026
TERMS Net 30
DUE DATE 04/09/2026

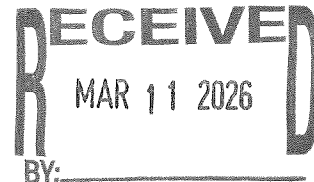
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Riverclub parking lot light not working. Replaced bad LED driver and starter. Cleaned lense. Verified correct operation upon completion.		850.00	850.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	850.00
TAX	0.00
TOTAL	850.00
BALANCE DUE	\$850.00

Approved RECDD 2
Submitted to AP 3.11.26
By Kevin McKendree

Kevin McKendree





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

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

Invoice Number	260452757
Customer Number	C3178877
Invoice Date	03/04/2026
Due Date	04/03/2026
Order Date	03/03/2026
Order Number	S160160975
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.

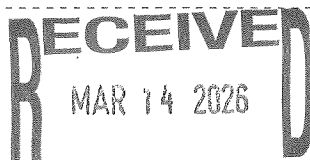
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	36.97	36.97
SMP11001CT	CLEANER,ALL PURPSE,GN	2	CT	36.81	73.62
GPC43715	SOAP,REFILL,FOAM,CLR	1	CT	51.53	51.53
RAC96085	CLEANER,TOILET, WITH BLEACH, 24 OZ, 2/PK, 4PK/CT	1	PK	10.22	10.22
CLO35417	CLOROX CLEAN-UP CLOROX PRO DISINFECTANT SPRAY 9/32FO	3	EA	7.99	23.97
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	71.04	71.04
NWLENGAPFXL	NITRILE EXAM PF GLOVES - BLUE- XLARGE - 4MIL - 100/BX	1	BX	6.56	6.56

- Please See Next Page for Continuation -

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



BY: _____
Approved RECDD 2
Submitted to A/P 03-14-26
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	260452757
Invoice Date	03/04/2026
Terms	Net 30
Total Due	313.07

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

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



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

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

Customer Number	C3178877
Invoice Number	260452757
Invoice Date	03/04/2026

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
- Continued On From Previous Page -					
CLO31043	DISINFECTANT,4IN1,OR	4	EA	9.79	39.16

SUBTOTAL:	313.07
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	313.07
Total Due:	313.07



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

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

PM(P)

Credit Number	CM4531017
Customer Number	C3178877
Credit Date	03/11/2026
Customer Reference	Orig Sales ID: S160352018;
Order Date	03/11/2026
Order Number	S160370763
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

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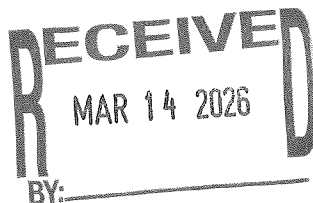
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CLO30966	CLOROXPRO GERMICIDAL BLEACH, CONCENTRATED, 121 FL OZ <i>damaged</i>	-1	EA	11.99	-11.99

SUBTOTAL: -11.99
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: -11.99
Credit Amount: -11.99



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

Approved RECDD 2
Submitted to A/P 03-14-26
By Richard Losco
Richard Losco



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

Remittance Section	
Customer Number	C3178877
Credit Number	CM4531017
Credit Date	03/11/2026
Terms	Net 30
Credit Amount	-11.99

CREDIT MEMO

Invoice

Alex Affronti

2266 Treasure Point Rd.
Green Cove Springs, Florida 32043

BILL TO

Rivers Edge CDD2
475 West Town Pl
St. Augustine, FL
32092

INVOICE #

032026

INVOICE DATE

Rivertown
03/20/2026

DESCRIPTION

AMOUNT

Live music Friday March 20, 2026 6 till 9Pm

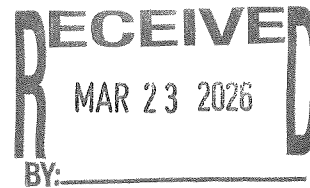
300.00

TOTAL

\$300.00

Approved CDD II
Submitted to AP on 3.23.26
by Kimberly Fatuch

Kimberly Fatuch



Thank You

Please acknowledge receipt of invoice



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

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

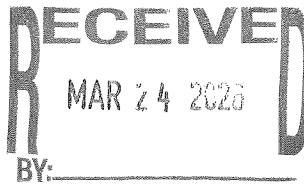
Invoice

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

Invoice # 5322931109
Invoice Date 03/11/2026
Credit Terms NET 30 DAYS
Customer # 12663109
Cintas Route LOC #0292 ROUTE 0009
Order # 7062247759
Payer # 10596960

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

Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit 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	
12221	LIQUID BANDAGE SMALL	1 BAG	\$21.59	\$21.59	
44429	LARGE PATCH 2INX3IN MED	1 BOX	\$19.20	\$19.20	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
	Unit Subtotal:			\$51.24	
Unit 000000000999900999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$24.95	\$24.95	
	Unit Subtotal:			\$24.95	
	Invoice Sub-total			\$76.19	
	Tax			\$0.00	
	Invoice Total			\$76.19	



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

Approved RECDD 2
 Submitted to A/P 03-24-26
 By Richard Losco
Richard Losco

Note



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

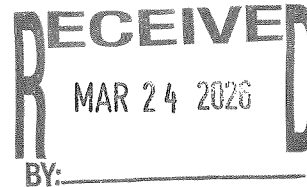
SHIP TO: RIVERS EDGE II CDD
 160 RIVERGLADE RUN
 SAINT JOHNS, FL 32259-6953

INVOICE # 4262708274
 INVOICE DATE 03/16/2026
 SERVICE TICKET # 4262708274

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

SOLD TO # 20958738
 PAYER # 10596960
 PAYMENT TERMS NET 10 EOM
 SORT # 02800002682
 CINTAS ROUTE 22 / DAY 1 / STOP 018

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	



Approved RECDD 2
 Submitted to A/P 03-24-26
 By Richard Losco
Richard Losco

Signature : Cust. Name: RIVERS EDGE II CDD
 Lynn R 10:32 AM 03/16/26
 SoldTo# 0020958738 SO# 4262708274
 Invoice Total Payment on Account
\$214.04 \$0.00

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
 Jacksonville, FL 32241
 EF0001108

Date	Invoice #
3/24/2026	47040

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 2nd Quarter	35.00	105.00

Thank you for your business.	Subtotal	\$105.00
	Sales Tax (6.5%)	\$0.00
	Total	\$105.00
	Payments/Credits	\$0.00
	Balance Due	\$105.00

RECEIVED
 MAR 25 2026
 BY: _____

Approved RECDD 2
 Submitted to AP 3.25.2026
 Submitted by Ken Council
Ken Council

Invoice

Invoice #13268032326

Date 3/24/2026

Due Date 4/23/2026

FIRST COAST



FIRE & SAFETY EQUIPMENT

First Coast Fire and Safety

Billing

Rivers Edge CDD2

475 W Town Pl

STE 114

St. Augustine, FL 32092

Service

Rivers Edge CDD2

160 Riverglade Run

St. Johns FL 32259

PO #

Terms

Project

Net 30

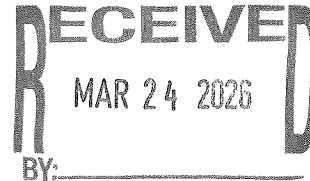
Rivers Edge CDD2 - 3052

Item	Description	Qty	Rate	Amount
Service Call	Service Call	1	\$125.0000	\$125.00
Tag - No Charge	No Charge Tag	1	\$0.0000	\$0.00
			Subtotal	\$125.00
			Sales Tax	\$0.00
			Payment Total	\$0.00
			Total Due	\$125.00

Make a Payment

Approved RECDD 2
Submitted to A.P. 3.24.2026
Submitted by Ken Council

Ken Council



Contact First Coast Fire and Safety

5905 Macy Ave
Jacksonville FL 32211

(904) 346-0111
office@firstcoastfire.net

Thank You!

www.firstcoastfire.net

Terms and Conditions

For your convenience, First Coast Fire and Safety Equipment offers several ways you can pay your bill:

By Check:

Make checks payable to:

First Coast Fire and Safety Equipment

5905 Macy Avenue

Jacksonville, Fl. 32211

Credit Card:

Please click the Blue Make Payment button, the link will take you to a secure payment portal

By ACH:

First Coast Fire and Safety Equipment

Routing/Transit# 021052053

Account # 31816620

Contact First Coast Fire and Safety

5905 Macy Ave

Jacksonville FL 32211

(904) 346-0111

office@firstcoastfire.net

Thank You!

www.firstcoastfire.net

GREG GOSNEY

INVOICE 152

859-358-9834
ggz123@gmail.com
Greg Gosney
1008 Glenneyre Circle
St. Augustine, Florida
32092

Attention: Kim Fatuch

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

Description: Live Entertainment/Music 3/27/26

Please send payment to 1008 Glenneyre Circle as listed on left of invoice.
Terms: 30 Days

Description	Quantity	Unit Price	Cost
Live Entertainment/Music	1	\$350.00	\$350.00
			\$0.00
			\$0.00
		Subtotal	\$350.00
	Tax	0.00%	\$0.00
		Total	\$350.00

Thank you for your business. It's a pleasure to work with you at your venue..

Sincerely yours,
Greg Gosney

Approved CDD II
Submitted to AP on 3.20.26
by Kimberly Fatuch

Kimberly Fatuch

RECEIVED

By Todd Polvere at 1:07 pm, Mar 20, 2026



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

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

INVOICE

Invoice # 14462
Date: 03/19/2026
Due On: 04/18/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,206.54	) - ( \$0.00	\$2,206.54

RE2CDD-01

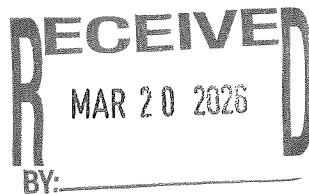
River's Edge II - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	02/04/2026	Review draft agenda; send 2026 ethics reminder.	0.60	\$350.00	-	\$210.00
Service	SD	02/04/2026	Transmit New Supervisor Notebook to Supervisor Brandt.	0.10	\$190.00	-	\$19.00
Service	MGH	02/04/2026	Review draft agendas for Board meeting and special joint meeting.	0.20	\$295.00	-	\$59.00
Service	LG	02/05/2026	Follow up on status of documents for landscape RFP.	0.10	\$350.00	-	\$35.00
Service	MGH	02/06/2026	Prepare for and attend agenda planning call with District staff.	0.30	\$295.00	-	\$88.50
Service	LG	02/06/2026	Confer with deNagy regarding joint meeting agenda and board member seat turnover.	0.30	\$350.00	-	\$105.00

Service	MGH	02/11/2026	Confer with District staff regarding joint meeting agenda items, including landscape RFP.	0.10	\$295.00	-	\$29.50
Service	LG	02/17/2026	Review agenda and prepare for Board meeting and joint Board meeting.	0.30	\$350.00	-	\$105.00
Service	MGH	02/17/2026	Review and analyze agenda package; prepare for Board meetings.	0.80	\$295.00	-	\$236.00
Service	LG	02/18/2026	Attend Board meeting and joint board meeting.	1.30	\$350.00	75.0%	\$113.75
Service	LG	02/18/2026	Update RFP package to incorporate feedback from joint meeting; confer with Vesta and GMS regarding schedule.	0.50	\$350.00	-	\$175.00
Service	MGH	02/18/2026	Further prepare for Board meetings, including review of RFP package and timeline and security agreements.	0.30	\$295.00	-	\$88.50
Expense	KB	02/18/2026	Travel: Mileage - MGH.	18.33	\$0.725	-	\$13.29
Service	MGH	02/18/2026	Prepare for and attend Board meeting and special joint meeting.	2.00	\$295.00	-	\$590.00
Service	LG	02/23/2026	Update form of agreement for landscape RFP.	0.30	\$350.00	-	\$105.00
Service	SH	02/23/2026	Monitor and report on bills affecting special districts.	0.20	\$295.00	-	\$59.00
Service	LG	02/24/2026	Update landscape RFP documents to reflect final schedule.	0.20	\$350.00	-	\$70.00
Service	LG	02/25/2026	Further update landscape RFP documents and confer with staff team regarding same.	0.20	\$350.00	-	\$70.00
Service	LG	02/27/2026	Analyze legislative updates for bills affecting special district clients.	0.10	\$350.00	-	\$35.00

Line Item Discount Subtotal - \$341.25

Total \$2,206.54



Corbin deNagy

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

Please pay within 30 days.



Quills Tree Services

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

RECIPIENT:

Rivers Edge CDD 2

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

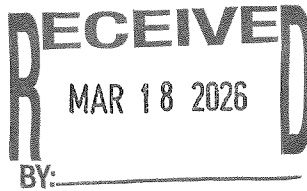
Invoice #281

Issued	Mar 18, 2026
Due	Apr 02, 2026
Total	\$1,900.00

Product/Service	Description	Qty.	Unit Price	Total
Mar 17, 2026				
Tree Removal	Remove a total of four large dead or hazardous trees that pose a significant threat and will likely cause substantial damage to both the fence and the home owners property upon failure.	4	\$475.00	\$1,900.00
407 Juniper Hills Dr St Johns FL 32259				

Approved RECDD 2
Submitted to AP 3.18.2026
By Kevin McKendree

Kevin McKendree



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

Total **\$1,900.00**



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
 904-366-6300 • Toll Free: 800-226-6305 • turnerpest.com

Service Slip/Invoice

INVOICE:	621957322
DATE:	03/17/2026
ORDER:	621957322

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
03/17/2026	02:49 PM	ANTS, FIRE ANT, MICE,		02:49 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/17/2026		03:38 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$126.20
		SUBTOTAL \$126.20
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$126.20
Approved RECDD 2 Submitted to A/P 03-23-26 By Richard Losco <i>Richard Losco</i>		AMOUNT DUE \$126.20
<div data-bbox="636 1451 943 1633" data-label="Image"> </div>		<div data-bbox="1089 1434 1149 1476" data-label="Text"> </div> <hr/> TECHNICIAN SIGNATURE
		<div data-bbox="1089 1577 1279 1633" data-label="Text"> </div> <hr/> CUSTOMER SIGNATURE

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

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

4830 03/17/2026 02:49 PM 03/17/2026 03:38 PM 621957322 03/17/2026 02:49 PM 03/17/2026 03:38 PM



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

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

PM(P)

Invoice Number	260606199
Customer Number	C3178877
Invoice Date	03/11/2026
Due Date	04/10/2026
Order Date	03/10/2026
Order Number	S160352018
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

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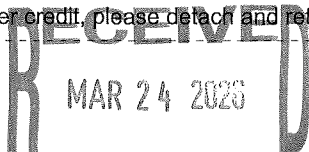
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	2	CT	36.97	73.94
CLO31043	DISINFECTANT,4IN1,OR	2	EA	9.79	19.58
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	71.04	71.04
CLO35417	CLOROX CLEAN-UP CLOROX PRO DISINFECTANT SPRAY 9/32FO	2	EA	9.79	19.58
NWLENGAPFXL	NITRILE EXAM PF GLOVES - BLUE- XLARGE - 4MIL - 100/BX	1	BX	6.56	6.56
GPC43715	SOAP,REFILL,FOAM,CLR	1	CT	51.53	51.53
HERX6639AK	LINER,REPRO,33X39 1.5ML,BK 100/CT	1	CT	44.95	44.95
HERX7658AK	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	1	CT	54.98	54.98
SJN327171	ORIGINAL GLASS CLEANER,FRESH SCENT,32 OZ SPRAY BOTTLE,4/CT	1	CT	29.27	29.27
NWLNEBPFMG	NITRILE EXAM PF GLOVES - BLACK- MEDIUM - 5MIL - 100/BX	2	BX	9.99	19.98

- Please See Next Page for Continuation -

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



BY: _____
Approved RECDD 2
Submitted to A/P 03-24-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	260606199
Invoice Date	03/11/2026
Terms	Net 30
Total Due	403.40

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

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

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



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

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

Customer Number	C3178877
Invoice Number	260606199
Invoice Date	03/11/2026

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
- Continued On From Previous Page -					
CLO30966	CLOROXPRO GERMICIDAL BLEACH, CONCENTRATED, 121 FL OZ	1	EA	11.99	11.99

SUBTOTAL:	403.40
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	403.40
Total Due:	403.40



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

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

PM(P)

Invoice Number	260629589
Customer Number	C3178877
Invoice Date	03/12/2026
Due Date	04/11/2026
Order Date	03/10/2026
Order Number	S160352018
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.

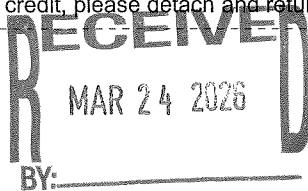
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
BWK502BLEA	MOP;MED;RAYON;COTTON;BLUE	2	EA	5.99	11.98

SUBTOTAL:	11.98
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	11.98
Total Due:	11.98

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



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



Approved RECDD 2
Submitted to A/P 03-24-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	260629589
Invoice Date	03/12/2026
Terms	Net 30
Total Due	11.98

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

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

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



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

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

Invoice Number	260649775
Customer Number	C3178877
Invoice Date	03/13/2026
Due Date	04/12/2026
Order Date	02/17/2026
Order Number	S159818357
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.

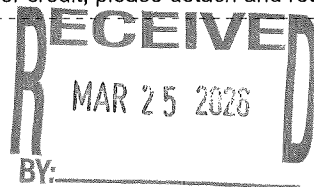
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CDC5703700071	FOAMTASTIC BATHROOM CLEANER,FRESH SCENT,19 OZ SPRAY CAN,8/CT	2	EA	7.39	14.78

SUBTOTAL:	14.78
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	14.78
Total Due:	14.78

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 03-25-26
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	260649775
Invoice Date	03/13/2026
Terms	Net 30
Total Due	14.78

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

C31788772606497752606497750000000014782



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

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

Invoice Number	260653265
Customer Number	C3178877
Invoice Date	03/13/2026
Due Date	04/12/2026
Order Date	03/10/2026
Order Number	S160352018
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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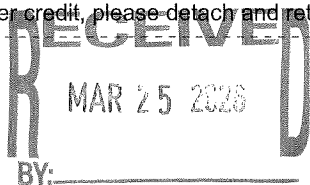
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
RAC96085	CLEANER, TOILET, WITH BLEACH, 24 OZ, 2/PK, 4PK/CT	2	PK	8.49	16.98

SUBTOTAL:	16.98
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	16.98
Total Due:	16.98

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



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



BY: _____
Approved RECDD 2
Submitted to A/P 03-25-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	260653265
Invoice Date	03/13/2026
Terms	Net 30
Total Due	16.98

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

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

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



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

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

PM(P)

Invoice Number	260676636
Customer Number	C3178877
Invoice Date	03/16/2026
Due Date	04/15/2026
Order Date	03/10/2026
Order Number	S160352018
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.

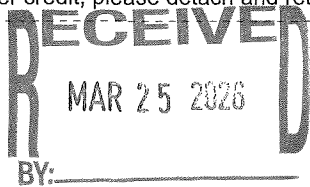
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
BWK502BLEA	MOP;MED;RAYON;COTTON;BLUE	4	EA	5.99	23.96

SUBTOTAL: 23.96
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 23.96
Total Due: 23.96

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



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



Approved RECDD 2
Submitted to A/P 03-25-26
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	260676636
Invoice Date	03/16/2026
Terms	Net 30
Total Due	23.96

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

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/27/26	00002	3/19/26 03192026	202603 600-53800-60100	MAINTENANCE WORK TRUCK	*	18,493.10	
		3/19/26 03192026	202603 600-53800-60100	RIVERHOUSE PAINTING	*	14,590.24	
		3/19/26 03192026	202603 600-53800-60100	RIVERHSE ACCESS CNTRL SYS	*	6,102.36	
RIVERS EDGE CDD CAPITAL RESERVE							39,185.70 000025
TOTAL FOR BANK A							39,185.70
TOTAL FOR REGISTER							39,185.70

RED2 RIVERS EDGE II TLEE

Rivers Edge II

COMMUNITY DEVELOPMENT DISTRICT

RECEIVED
MAR 19 2026
BY: _____

Capital Reserve Fund

Check Request

Date	Amount	Authorized By
March 19, 2026	\$39,185.70	Corbin deNagy

Payable to:

Rivers Edge CDD Capital Reserve Fund #2

Date Check Needed:

Budget Category:

ASAP	002.600.53800.60100
------	---------------------

Intended Use of Funds Requested:

To reimburse the following Cost Share items:	
Maintenance Work Truck (C/S 29.48%)	\$ 18,493.10
RiverHouse Painting (C/S 29.48%)	\$ 14,590.24
RiverHouse Access Control System (C/S 29.48%)	\$ 6,102.36
TOTAL	\$ 39,185.70
<i>(Attach supporting documentation for request.)</i>	

FOURTH ORDER OF BUSINESS

A.



Rivers Edge CDD – I, II, and III

Landscape Update for April 2026

- **General Maintenance**

- Full maintenance includes mowing, weed-eating, edging, and trimming, along with grass cutbacks, weed control, shrub trimming, mulch bed spraying, and tree sucker removal.
- Moss is being reduced community-wide; fallen trees and limbs have been removed at no charge, with larger removals routed to the arbor team.
- Mattamy, Vesta, and Yellowstone conduct monthly inspections of key areas and overall appearance.
- Turf is being maintained at proper winter/spring mowing heights, which may result in temporary scalping.

- Mulch installation is ongoing, planning to be done in 2 weeks.

-

- **Irrigation**

- Technicians continue to inspect and repair the system.
- Irrigation is back and running 3 days a week.
- Efficiency improvements under review include eliminating unnecessary bubblers and adding/verifying rain sensors.

- **Fertilization & Chemical Treatment**

- Turf weed treatments are ongoing throughout the community.
- Granular fertilizer is being applied to support healthy growth.
- Roses are being treated with bone meal and liquid fertilizer.

Arbor

- Low-hanging tree branches continue to be lifted for safety, visibility, aesthetics, and overall tree health.
- Palm trimming is complete.

D.

1.

Vicky Oakes
St. Johns County Supervisor of Elections

April 23, 2026

Joseph M. Sarmiento

Attn: Courtney Hogge, Recording Secretary

Request for Registered Voter Totals, Rivers Edge II CDD

This letter is in response to your request for Registered Voter Totals for the Rivers Edge II Community Development District (CDD). As of 04/15/2026, the total number of active registered voters in Rivers Edge II CDD is 1,288. If you have any further questions, please feel free to contact me.

Regards,



Joseph M. Sarmiento
GIS Elections Services Specialist

for

Vicky Oakes, St. Johns County Supervisor of Elections

904-823-2238

jsarmiento@votesjc.gov

2.

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 June 8, 2026, and close at noon on June 12, 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.

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: **05/20/2026**

Submitted by: **Kevin McKendree & Richard Losco**

RECDD I

Fencing around Rivertown BLVD:

The perimeter fence that surrounds Rivertown BLVD and connects onto Kendall Crossing is rotting. We have replaced boards that fall off and it needs painting at least. Our suggestion would be to replace this with Vinyl fencing rather than invest in painting it. We will gather quotes for budgeting purposes for this.

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. Gym side bathrooms are completed. Yoga room is completed. Gym is completed. Interior rental side is completed. We are working on exterior now.

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.

Tennis Court Fencing:

Tennis court fencing was approved in March meeting for B and B Tennis to execute. We are working on scheduling now as the courts will be shut down for 2 weeks to complete this.

Groves Playground:

During playground inspections we discovered extensive rot at the base of the Robinia wood structures at the Groves playground. This is very similar to the pirate ship playground at the RiverClub with signs of termite damage. We went ahead and demolished the old wood parts of the playground this week as even coned off, kids were continuing to play on them. We are working on gathering other quotes besides Kompan and will present when available in May.

Umbrellas at RiverHouse:

We will be presenting a quote in May for new umbrellas at the RiverHouse pool deck. This is a 2026 budgeted item.

Basketball Court Vandalism:

Due to the continued vandalism on the basketball court with e bikes, we recommend to fence in the court without access control. This will corral any bikers on the court as we contact the police. We have it in the budget to resurface the court, but this would be pointless until we can end the bikes going onto the court.

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 with a full replacement. Kompan has never experienced a warranty claim like this, and we are part of a global study as to why the Robinia (black locust) wood failed. The CDD is only on the hook for removal of the old ship and the W.D.O (wood destroying organism) inspection which has been completed. The new unit is scheduled to arrive from Denmark on June 17th at which point install will begin. This warranty claim saved the community \$200,000-\$250,000 vs replacing the unit.

All Districts**Mainline breaks:**

Last week on the morning of 12/11 we had 13 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.

Pond Fountains:

We are monitoring the retention pond fountains throughout the community due to the low water levels in the ponds. If water gets too low the pumps will lose prime and the motor can burn up so we are turning them off if we see this.

RIVERTOWN

RECDD's Lifestyle Report

Date of report: **05/20/2026**

Submitted by: **Kim Fatuch**

April Events

- 4.3.26 – Vann Hardin Music
 - Live Music in the café
- 4.9.26 – Music Bingo
 - Resident favorite monthly music bingo in the café
- 4.10.26 – Emily Mikus Music
 - Live Music in the café
- 4.11.26 – Clownin' Around Pool Party at the Lodge
 - Residents are invited to a circus themed pool party complete with Jugglers, circus treats, bounce houses and more.



- 4.17.26 – Dustin Bradley Music
 - Live Music in the café
- 4.18.26 – Farm to Table Dinner Event
 - 4D Creations will be serving a farm to table dinner. *Ticketed event
- 4.23.26 – Music Bingo
 - Resident favorite monthly music bingo in the café
- 4.25.26 – Community Garage Sale

May Events

- 5.2.26 – Jedi Training Camp
 - Wake up the inner Jedi
- 5.14.26 – Music Bingo
 - Resident favorite monthly music bingo in the café
- 5.15.26 – Alex Affronti
 - Live Music in the café
- 5.16.26 – Big Red Bus Blood Drive
 - Donate Blood
- 5.22.26 – Dustin Bradley Music
 - Live Music in the café
- 5.25.26 – Memorial Day Festivities
 - DJ Andrew – RiverLodge – 12pm – 3pm
 - Loop Man Dan – RiverClub – 2pm – 5pm
 - Annual Luau Party – RiverHouse - 5pm – 8pm with Hula Dancers



RIVERTOWN

RECDD's Amenity Manager Report

Date of Report: 5/20/2026

Submitted by: Ken Council & Richard Losco

The RiverHouse Lap Pool & Family Pool are open 30 minutes after Sunrise until 30 minutes before Sunset. Lifeguards will only be on duty Saturdays and Sundays until Summer. Lifeguard hours are 11am – 7pm at the RiverHouse, and 10am – 8pm at the RiverLodge. The RiverHouse Slide & RiverLodge Water Activity Pool/Splash Park will only be open when lifeguards are on duty. The RiverLodge Lazy River will remain open from 10am – 30 minutes before sunset. Wayne Automatic completed the annual fire extinguisher inspection on 4/23/2026. Commercial Fitness came out on 4/9/2026 to fix the seat adjustment knob on the upright bike in the RiverHouse gym. Replaced Patio #4 TV on 4/30/2026. Ordered new volleyball net for court at RiverLodge. ACE Doors came out to repair the front left entry door to the RiverLodge gym on 4/3/2026.

RiverHouse

Clubhouse Staff Hours:

11am – 7pm (Sunday, Tuesday - Thursday)

11am - 9pm (Friday & Saturday)

Closed Mondays

Recreational & Lap Pool:

- Both pools are open 30 minutes after Sunrise until 30 minutes before Sunset

Closed Mondays

Fitness Center:

- 4am – 12am (Sunday – Saturday)
- Commercial Fitness came out on 4/9/2026 to fix the seat adjustment knob on the upright bike in the RiverHouse gym.

Other Updates:

- The RiverHouse Rec Pool Slide will only be open when lifeguards are on duty.
- Lifeguards will only be on duty Saturdays and Sundays from 11am – 7pm until Summer Break.

- Florida Fresh vending refilled the RiverHouse pool vending machine on 4/1/2026.
 - AED battery replaced 4/15/2026.
 - Wayne Automatic completed the annual fire extinguisher inspection on 4/23/2026
-

RiverClub

Amenity Hours:

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

Closed Tuesdays

Other Updates:

- Parts on order by ACE Doors to repair Kayak shed door handle.
 - Replaced Patio #4 TV on 4/30/2026.
-

RiverLodge

Amenity Hours (Airnasium & Fireplace):

- 10am – 8pm (Thursday - Tuesday)

Closed Wednesdays

Water Activity Pool/Splash Pad & Lifeguard Hours:

- The Water Activity Pool/Splash Park will only be open when lifeguards are on duty.
- Lifeguards will only be on duty Saturdays and Sundays until SJC Summer Break.
- Lifeguard hours are 10am – 8pm at the RiverLodge

Lazy River, Lounge Area, & Volleyball Court Hours:

- 10am – 30 minutes before sunset

Closed Wednesdays

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- 1st Coast Fire completed the annual fire extinguisher inspection on 4/1/2026.

RIVERTOWN

RECDD's Café Manager Report

Date of Report: **5/20/2026**

Submitted by: **Lisa McCormick & Richard Losco**

The RiverClub Café's March performance was excellent as net sales were very strong, and we had tight cost controls on wages and food and beverage expenses. This gives us strong momentum going into the summer season and allows us to plan for staffing needs, menu design, and service-related issues. Our sales escalate from May through August, and the March activity has positioned the team for this high-volume stretch. With sales rising significantly, I feel confident that we can maintain the 23% labor and 42% food and beverage cost as it relates to net sales through the summer season.

Considerations for the summer season include simplifying the menu at peak service times and providing additional workstations to reduce waiting times. A bigger capacity icemaker has been approved so to ensure that ice will be available to keep up with the 40-50% increase in demand to minimize any disruptions in beverage service.

Our summer season will be the ideal time to increase our outdoor sales, promote community events, and focus on seasonal beverages.

Square POS Net Sales were up 24.4% for the month of March @ \$86,286 compared to \$69,376 prior year. Revenue was driven by spring break activity and booked events which included live music and trivia.

Cost of Goods Sold (Food and Beverage) was @ 41.8% in the month of March, compared to 45.4% prior year.

Food & Beverage as % of Revenue:

Target	12-Month	% Rate – 40%
Optimal	12-Month	% Rate – 35%
Actual	March '26	% Rate – 42%

Gross Wages as % of net sales were 22.7% in the month of March, compared to 25.5% prior year.

Gross Wages as % of Revenue:

Target	12-Month	% Rate – 35%
Optimal	12-Month	% Rate – 30%
Actual	March '26	% Rate – 23%

Our strong results this month directly reflect the tenacity of our Café team and the ongoing success of our operations.



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
	SJSO26CAD085990			4

ACTIVITY / COMMENTS:

SJSO26CAD086018, SJSO26CAD086048, SJSO26CAD086122

3 written warnings for excessive speed

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6493437



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
	SJSO26CAD092769			8

ACTIVITY / COMMENTS:

SJSO26CAD092777, SJSO26CAD092827, SJSO26CAD092797, SJSO26CAD092889, SJSO26CAD092911, SJSO26CAD092943, SJSO26CAD092970

6 written and 1 verbal warning for excessive speed.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6493438



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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



NAME / ID:		Sergeant [REDACTED] #10379		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[REDACTED]	SJSO26CAD098237	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

Total Contacts:9 Citations:1 Warnings:8 Top speed measured by Radar was, ****38 MPH** on RiverTown Main Street

Two juveniles were contacted regarding an illegal e-bike. They were educated on the law and were advised to return home. Contacted a subject operating a Ranger side-by-side; the subject was educated on the law and advised not to operate it within the community.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6576957



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
	SJSO26CAD085473			6

ACTIVITY / COMMENTS:

Total Contacts:6 Citations:0 Warnings:5 Top speed measured by Radar was, 43 MPH on Rivertown Main St. Multiple patrols conducted throughout neighborhood.

While patrolling the new stretch of Rivertown Main St. near Greenbriar road, I observed a golf cart exiting from the construction area which is blocked off with barricades and "Road Closed" signs. The juvenile driver was just sight seeing and was advised the area is closed and she is trespassing on a construction site. Heavy traffic in the area now that the roadway connects to Greenbriar Road.

Spoke to several juveniles at the River House who were observed standing near several illegal E-bikes. They were advised of the consequences if they were caught operating on the roadway.

RollKall Invoice#: 1-041826-32



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
	SJSO26CAD089790			6

ACTIVITY / COMMENTS:

Total Contacts:6 Citations:0 Warnings:6 Top speed measured by Radar was, 41 MPH on Rivertown Main St. Multiple patrols conducted throughout neighborhood. Observed a large RV parked at the River Lodge. It was not hooked up to a vehicle and appears to be used as a mobile business.

Monitored speed on the newly opened section of Rivertown Main Street which connects to Greenbriar Road. No violations observed however, multiple golf carts were observed coming into the neighborhood from Greenbriar Road.

Observed a group of juveniles operating electric scooters. Only one was wearing a helmet. I educated the rest of the group on the requirement to wear a helmet for all operators under 16 years old.

RollKall Invoice#: 1-042326-205



Work Order 00803726
Work Order 00803726
Number
Created Date 5/7/2025

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

Work Details

Specialist Comments to Customer
Herbicides were applied to shorelines to treat invasive and nuisance vegetation.
The water levels are very low from lack of rain. There is significant erosion on pond 13. Let us know if you need any assistance in sediment removal and shoreline stabilization.
Dye was added to ponds to help reduce light penetration and suppress growth.
Probiotics were added to select ponds to improve nutrient control.
Aquatic herbicide was used to treat excessive submersed growth in ponds 12, CR3 & UU.
I added more aquatic herbicide with persistence to manage the slender spikerush in pond NN.
Algaecide/biocatalyst was used to treat perimeter algae in ponds NN & CR3.
There was a 4 foot gator in pond 12.
I reset tripped fountain breakers for pond 7 and 8 West.
Thank you for being a Solitude customer!

Prepared By KYLE FOLLANSBEE



Work Order	00803726	Account	Rivers Edge II CDD
Work Order	00803726	Contact	Jason Davidson
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
Created Date	5/7/2025		

Work Order Assets

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

Service Parameters

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



Work Order	00803726	Account	Rivers Edge II CDD
Work Order	00803726	Contact	Jason Davidson
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 5/7/2025

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



Work Order 00803726
 Work Order 00803726
 Number

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

Created Date 5/7/2025

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



Work Order 00803726
 Work Order 00803726
 Number

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

Created Date 5/7/2025

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
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



Work Order 00803726
 Work Order 00803726
 Number

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

Created Date 5/7/2025

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 15		
Rivers Edge CDD II Pond 13		
Rivers Edge CDD II Pond JJ		
Rivers Edge CDD II Pond RC2		
Rivers Edge CDD II Pond KK		
Rivers Edge CDD II Pond CR3		
Rivers Edge CDD II Pond NN		
Rivers Edge CDD II Pond TT		
Rivers Edge CDD II Pond 7		
Rivers Edge CDD II Pond 4		
Rivers Edge CDD II Pond 8		
Rivers Edge CDD II Pond 5		
Rivers Edge CDD II Pond RC1		
Rivers Edge CDD II Pond 12		
Rivers Edge CDD II Pond 11		
Rivers Edge CDD II Pond 10		
Rivers Edge CDD II Pond 9		
Rivers Edge CDD II Pond UU		
Rivers Edge CDD II Pond SS		
Rivers Edge CDD II Pond 1		
Rivers Edge CDD II Pond 6		



Work Order 00803726

Work Order 00803726
Number

Created Date 5/7/2025

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

Rivers Edge CDD II Pond 2		
Rivers Edge CDD II Pond 3		
Rivers Edge CDD II Pond 14		

FIFTH ORDER OF BUSINESS

A.

1.



3002 Phillips Highway
Jacksonville, FL 32207
Phone: 904.858.4300
CPC1456979

RiverTown - RiverHouse

CO#5

February 16, 2026

Kevin McKendree
kmckendree@vestapropertyservices.com – 904.607.1038
156 Landing Street, St. Johns, FL 32259

This document is to provide authorization for work and/or material described below outside of contract.

Labor and Material associated with the following items below:

- ✚ Repair of existing starting platforms
(Add 6" to legs of starting platforms)
-

Change Order Total **\$9,828.00**

Upon Crown Pools receiving a signature approving the above-described work and cost, this work will proceed at the appropriately scheduled time.

Print: Kevin McKendree

Title: Operations Manager

Signature: Kevin McKendree

Date: 4/24/26

Please feel free to contact us should you have any questions or concerns.

Regards,

Crown Pools, Inc.
Crownpoolsinc.com
CPC1456979
904.858.4300

2.



3002 Phillips Highway
Jacksonville, FL 32207
Phone: 904.858.4300
CPC1456979

RiverTown - RiverHouse

CO#6

February 16, 2026

Kevin McKendree
kmckendree@vestapropertyservices.com – 904.607.1038
156 Landing Street, St. Johns, FL 32259

This document is to provide authorization for work and/or material described below outside of contract.

Labor and Material associated with the following items below:

 Step Repair for the Lap Pool and Fun Pool

Change Order Total **\$6,318.00**

Upon Crown Pools receiving a signature approving the above-described work and cost, this work will proceed at the appropriately scheduled time.

Print: Kevin McKendree

Title: Operations Manager

Signature: Kevin McKendree

Date: 4/24/26

Please feel free to contact us should you have any questions or concerns.

Regards,

Crown Pools, Inc.
Crownpoolsinc.com
CPC1456979
904.858.4300

3.



3002 Phillips Highway
Jacksonville, FL 32207
Phone: 904.858.4300
CPC1456979

RiverTown - RiverHouse

CO#8

February 19, 2026

Kevin McKendree
kmckendree@vestapropertyservices.com – 904.607.1038
156 Landing Street, St. Johns, FL 32259

This document is to provide authorization for work and/or material described below outside of contract.

Labor and Material associated with the following items below:

- ✚ Make repairs to the speakers and lights around the Fun Pool Deck

Change Order Total

\$6,550.00

Upon Crown Pools receiving a signature approving the above-described work and cost, this work will proceed at the appropriately scheduled time.

Print: Kevin McKendree

Title: Operations Manager

Signature: *Kevin McKendree*

Date: 4/24/2026

Please feel free to contact us should you have any questions or concerns.

Regards,

Crown Pools, Inc.
Crownpoolsinc.com
CPC1456979
904.858.4300

4.



3002 Phillips Highway
Jacksonville, FL 32207
Phone: 904.858.4300
CPC1456979

RiverTown - RiverHouse

CO#9

February 16, 2026

Kevin McKendree
kmckendree@vestapropertyservices.com – 904.607.1038
156 Landing Street, St. Johns, FL 32259

This document is to provide authorization for work and/or material described below outside of contract.

Labor and Material associated with the following items below:

- ✚ Make drainage repairs to the Fun Pool Deck

Change Order Total

\$7,250.00

Upon Crown Pools receiving a signature approving the above-described work and cost, this work will proceed at the appropriately scheduled time.

Print: Kevin McKendree

Title: Operations Manager

Signature: *Kevin McKendree*

Date: 4/24/2026

Please feel free to contact us should you have any questions or concerns.

Regards,

Crown Pools, Inc.
Crownpoolsinc.com
CPC1456979
904.858.4300

B.

COST-SHARE STATUS COVER SHEET

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

Proposal: Professional Services - Grand Bridge Stop Sign

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

Yes (Please proceed to question 2)

No, the entire cost will be paid by:

(Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge III CDD

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

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

Professional services for scope and fee to add a stop sign at the north end of Grand Bridge Drive and Rivertown Main Street.

Includes plan modification, permitting, and construction administration.

Total Proposed
Compensation: \$ 6,000.00

Cost Share		
Calculation:	<u>\$2,130.00</u>	Rivers Edge
	<u>\$1,768.80</u>	Rivers Edge II
	<u>\$2,101.20</u>	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: _____



Jacksonville Office

13901 Sutton Park Drive S., Suite 200, Jacksonville, FL 32224

P: 1.833.723.4768

April 29, 2026

Corbin deNagy
Rivers Edge III CDD
Governmental Management Services LLC
3196 Merchants Row Blvd. Suite 130
Tallahassee, FL 32311

Re: Proposal for Rivers Edge III CDD Stop Sign at Grand Bridge Dr.

Dear Corbin,

Thank you very much for this opportunity to provide this professional services proposal for the Rivers Edge III CDD. PRIME AE Group, Inc. ("PRIME AE") has extensive experience with work within the Rivers Edge III CDD and we are highly qualified for this project.

The purpose of this proposal is to formally communicate to you what we believe to be an appropriate scope and fee to add a stop sign at north end of Grand Bridge Drive, as requested by the residents of Rivertown. For background, during the original design of the roundabout at the intersection of Grand Bridge Drive and SR13 the Florida Department of Transportation (FDOT) required that no stop sign be installed at the north end of Grand Bridge Drive to prevent any potential back-up of traffic into the SR13 right-of-way. However, once construction was complete and the school opened, the observed traffic patterns indicated that limited traffic comes from SR13 to the school. Numerous residents contacted St. Johns County to request the stop sign. St. Johns County coordinated with FDOT to allow the stop sign to be installed and St. Johns County has requested that the engineering plans be modified by RE III CDD and the stop sign installed.

Generally, we understand (and more thoroughly outline below) that PRIME AE will prepare and submit for permitting revised construction plans to St. Johns County to show the stop sign, and associated striping, and show the removal existing advance pedestrian crossing signage.

Task 1 – Plan Modification and Permitting

PRIME AE's engineering services include:

- Prepare modified construction plans meeting St. Johns County standards for the addition of the stop sign at the intersection of Grand Bridge Drive and Rivertown Main Street.
- Submit the revised plans to St. Johns County Growth Management for review and approval.

Task 2 – Construction Administration

- Upon approval of the construction plans by St. Johns County, Prime AE will coordinate with CDD staff to obtain bids for the construction. Prime AE will respond as needed to any RFIs and coordinate with contractor as needed. Prime AE will work with St. Johns County for as-built approval and sign off once the construction is complete.

We Make Everything Around Us Better.

www.primeeng.com

Fee Summary

TASK	DESCRIPTION	FEE
1	Plan Modification and Permitting	Lump Sum \$3,500.00
2	Construction Administration	Time & Material \$2,500.00

ADDITIONAL SERVICES:

Any services requested outside of the scope of work above will be charged hourly according to the rate schedule attached but will not commence without written permission. PRIME AE will obtain proposals for other sub-consultant services including surveying, geotechnical investigation, etc., as necessary to complete the proposed work. We will assist with coordinating the work of all subconsultants by providing site information and data, as and when requested. These sub-consultants will contract with you directly for their services.

Our scope of work for this project does not include the following:

- Landscape Architecture Construction Documents
- Entry Feature/Hardscape Design
- Wetland/Wildlife Identification, Studies, Flagging or Permitting
- Traffic Study/Signalization
- Transportation Impact Analysis Report
- Offsite Transportation Improvements
- Land or Easement Acquisition Elements
- Surveys
- Site Lighting
- Structural Design Including Bulkhead and Retaining Walls
- Electrical Design
- Geotechnical Engineering/Investigations
- Environmental studies/analysis
- Fire Protection studies, analysis or design
- Off-site stormwater modeling or design
- Flood zone analysis and FEMA permitting (separate consultant)
- Stormwater System Maintenance Agreement Assistance
- NPDES Stormwater Permitting
- Hardscape design
- Architectural drawings
- Permitting
- Permit/application Fees
- Civil Site Design, beyond budget

OUT-OF-POCKET EXPENSES:

All job-related travel, reprographic, printing and plotting costs and supplies, telefax and long distance telephone charges, mail and courier delivery services will be billed at cost plus 15%.

This proposal includes our Standard Terms & Conditions and Rate Schedule, which are incorporated herein by reference and made part hereof.

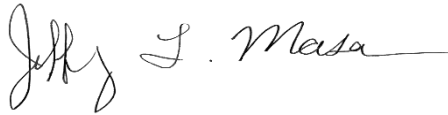
PRIME AE shall indemnify and hold the Client harmless from any loss or damage to the proportionate extent caused by PRIME AE's negligent performance of services under this Agreement.

It is our pleasure to provide this professional services proposal to you. Please feel free to call me at (904) 739-3655 if you have any questions or concerns. If you wish to authorize us to proceed, we

ask that you sign and return one copy of the signed proposal to our office. If you have any questions regarding our proposal, we remain available to discuss it with you at your convenience.

Thank you again for the opportunity to provide our engineering services for this project.

Sincerely,



Jeffery L. Mason, P.E.
Director, Civil Site Land South Region



Ryan P. Stilwell, P.E.
SVP, Land South Region

Enclosures: Standard Terms & Conditions
Rate Schedule

Accepted By:

Signature

Typed Name and Title

Date

1. General Provisions. These Standard Terms & Conditions ("ST&C"), together with the accompanying proposal, constitute the full and complete Agreement between PRIME AE Group, Inc. ("PRIME AE") and the entity or person to whom the proposal is addressed ("Client") to perform the base services as outlined in the proposal ("Services"). Any services excluded from the proposal shall not be part of the Services unless added per Section 2 of this Agreement. The Client acknowledges receipt of and accepts these ST&C by receiving the proposal. Client agrees that these ST&C shall supersede any Client terms and conditions whenever signed by PRIME AE unless the Client provides written notice to PRIME AE's authorized representative within five days of the proposal date explicitly rejecting these ST&C. Any purported changes or modifications to these ST&C shall be null and void unless they are initialed and dated adjacent to the purported change or modification by an authorized PRIME AE representative. The Client agrees that upon its authorization to proceed to PRIME AE, these ST&C shall supersede any subsequent Client terms and conditions signed by PRIME AE. PRIME AE and Client may be referred to collectively herein as "the Parties," and any of them may be called "a Party." The technical and pricing information in the proposal is confidential and proprietary property of PRIME AE. It shall not be disclosed or made available to third parties without the prior express written consent of PRIME AE. Unless otherwise specified in the proposal, the proposal fees and schedule constitute PRIME AE's best estimate of the charges and time required to complete the project. As the project progresses, site conditions, changes in the law, or other unknown facts or events may necessitate revisions in scope and fee. PRIME AE will inform the Client of such situations so that proposal revisions can be accomplished. The parties agree to negotiate such revisions in good faith in accordance with Section 2 of this Agreement.

2. Modification or Amendment to this Agreement. Additional services may be undertaken at PRIME AE's sole discretion. This Agreement may only be changed, amended, supplemented, superseded, or waived if both parties specifically agree in writing to such amendment before the effective date.

3. Independent Contractor. PRIME AE is an independent contractor, and nothing in this Agreement shall be construed to create a partnership, joint venture, or establish an employer/employee or principal/agent relationship between PRIME AE and Client or its subcontractors or consultants. Client agrees that PRIME AE has been engaged to provide professional services only, and that PRIME AE does not owe a fiduciary duty or responsibility to Client. There are no intended third-party beneficiaries to this Agreement.

4. Standard of Care. PRIME AE's Services will be performed in accordance with generally accepted practices and ordinary skill and care of architects, engineers, scientists, and/or technical professionals providing similar services at the same time, in the same locale, and under like circumstances ("Standard of Care"). Nothing in this Agreement, the Client's terms and conditions or any other document will require a level of performance higher than this Standard of Care. No other warranty of any kind (including but not limited to fit for purpose and free from defect type warranties), whether express or implied, at common law or created by statute, is extended, made, or intended by the performance of PRIME AE's Services under the Agreement for this project.

5. Invoicing and Payment. PRIME AE fees are quoted for the present calendar year of the proposal and will be subject to escalation on January 1st each year thereafter as determined by PRIME AE in its sole discretion. The Client shall pay PRIME AE according to the rates and charges outlined in the proposal. Invoices are net cash, due and payable upon receipt, but no later than thirty (30) days from the invoice date. Full payment of all invoices will be due before the release of any Work Product. Payment shall not be subject to any withholding or retention except for disputed fees. In writing, the Client shall notify PRIME AE of any disputed fees within seven (7) days from the invoice date, give reasons for the objection, and promptly pay the undisputed fees. If the Client fails to make any payment due to PRIME AE for Services and expenses within thirty (30) days after receipt of PRIME AE's invoice, the fees due PRIME AE will be increased at the rate of 1.5% per month from said thirtieth day. In addition, PRIME AE may suspend Services under this Agreement upon written notice to Client for any breach of this Agreement, including nonpayment of PRIME AE's fees. In the event of a suspension of Services, PRIME AE shall have no liability or responsibility to the Client for delay or damage caused to the Client because of such suspension of Services. Upon suspension, Client shall pay all undisputed fees before PRIME AE continues any performance of Services or delivery of any deliverables. The Client shall pay PRIME AE any fees or expenditures incurred to suspend and restart Services. If PRIME AE employs the services of any attorney or collection agency to collect any sums due hereunder

or to enforce any terms contained herein. In that case, Client agrees to pay PRIME AE for its staff time to collect payment, collection agency fees, reasonable attorney's fees, and court costs incurred by PRIME AE to collect outstanding fees.

6. Client Scope Changes and Delays. Singular or aggregate Client scope changes in the design or Client delays to the design may result in additional fees and schedule relief. The Client agrees that changes and modifications to the design after thirty percent (30%) design completion may result in additional fees and schedule relief. Any fee and schedule changes shall be made per Section 2 of this Agreement.

7. Right of Entry. The Client shall be responsible for obtaining all legal right-of-entry and associated costs on properties required by the project.

8. Reliance. PRIME AE shall be entitled to rely, without limitation or liability, on the accuracy and completeness of any and all information provided by Client, Client's employees, representatives, agents, independent contractors, construction managers, consultants and contractors, and information from public records, without the need for PRIME AE's independent verification unless required by the Standard of Care. Client agrees to indemnify, defend, and hold harmless PRIME AE to the fullest extent permitted by law for any claims, losses, or damages allegedly suffered by PRIME AE or others due to PRIME AE's reliance on such information contemplated under this Section.

9. Regulatory Permits. PRIME AE does not represent or guarantee that any permit or approval will be issued by any governmental body, given the complexity and frequent changes in applicable rules, regulations, and interpretations by authorities. The fees and corresponding scope of Services have been formulated based upon existing regulatory codes, ordinances, and procedures known to PRIME AE on the date of proposal preparation. If subsequent regulatory changes require revisions to Services completed or an increased level of effort, compensation for these additional services shall be provided in accordance with Section 2 herein. This Agreement does not include application fees required by any regulatory agency. We ask that the Client furnish the appropriate fee when applications are submitted. Permits may contain a requirement for public noticing. Any publishing and associated fees shall be the responsibility of the permittee (Client). Permits may be conditioned upon the Engineer of Record inspection and certification of construction. If such a condition is imposed, progress and final inspections must be provided by PRIME AE. Compensation for this additional work shall be provided by Section 2 herein.

10. Insurance. PRIME AE will maintain workers' compensation insurance as required under the state's laws in which the Services will be performed. PRIME AE agrees to provide at its own expense, Comprehensive General Liability insurance with a combined single limit of \$1,000,000 per occurrence and \$2,000,000 in the aggregate; Professional Liability insurance for \$1,000,000 per claim and \$2,000,000 in the aggregate covering negligent performance of Services; Automobile Liability insurance with a combined single of \$1,000,000 per occurrence; and will, upon request, furnish certificates of insurance to Client reflecting PRIME AE's standard coverages and providing thirty (30) days prior written notice in the event of cancellation in coverage.

11. Confidentiality. PRIME AE will hold confidential all business and technical information obtained from Client or generated in performing Services under this Agreement, except to the extent required for: (1) performance of Services under this Agreement; (2) compliance with professional standards of conduct; (3) the preservation of the public safety, health, and welfare; (4) compliance with any court order, statute, law, or governmental directive; and/or (5) protection of PRIME AE against claims or liabilities arising from the performance of Services under this Agreement. PRIME AE's obligations hereunder shall not apply to information in the public domain or lawfully obtained on a non-confidential basis from others.

12. Work Product. Upon Client's payment of all fees due and owing PRIME AE, ownership of PRIME AE's final deliverables, drawings, specifications and other documents and electronic data furnished by PRIME AE under this Agreement ("Work Product") shall pass to Client subject to the following limitations: Client acknowledges and agrees that: (i) PRIME AE's Work Product is not intended or represented to be suitable for use on the Project unless completed and signed by PRIME AE's authorized representative; (ii) Work Product marked with words such as not for construction, permitting plans, or marked with any similar statement is not suitable for construction and Client may not rely on this Work Product for construction purposes and does so at its own risk; (iii) regardless of any state

or local law or regulation, Client agrees that PRIME AE shall no longer be the Engineer or Architect of Record, and shall have no liability whatsoever, for PRIME AE's Work Product, obtained without PRIME AE's permission, from any public record, or by the Client in accordance with this section, provided to a third party for use on the Project or any other project; (iv) PRIME AE's Work Product is not intended for use or reuse by Client or others for additions or alterations to the Project or any other project without prior written authorization (including completion, verification and adaption) by PRIME AE; (v) any such use, reuse or modification of PRIME AE's Work Product will be at Client's and others sole risk and without liability or legal exposure to PRIME AE; (vi) Client shall indemnify, defend and hold harmless PRIME AE and its owners and employees from all claims, damages, losses and expenses, including attorneys' fees, arising out of or resulting from any such use, reuse or modification of PRIME AE's Work Product; and (vii) Client shall grant to PRIME AE an irrevocable, perpetual, fully paid-up right and license to use, exploit, manufacture, distribute, copy, adapt and display the Work Product, including any enhancements thereof. Any opinions rendered by PRIME AE pursuant to this Agreement or in Work Product are for the sole and exclusive use of Client, and are not intended for the use of, or reliance upon, by any third parties without the prior written approval of PRIME AE.

13. Termination of Services and Agreement. Either Party may terminate this Agreement upon ten (10) days' written notice to the other Party. Whether Client or PRIME AE terminates this Agreement, the Client agrees to compensate PRIME AE for all Service fees and additional services agreed hereunder, performed, and commitments made before the termination, together with reimbursable expenses, including those of subcontractors, subconsultants, and vendors.

14. Indemnification. Subjection to Section 19 of this Agreement, PRIME AE shall indemnify and hold the Client harmless from any loss or damage to the proportionate extent caused by PRIME AE's negligent performance of services under this Agreement. The Client shall indemnify and hold PRIME AE harmless from any loss or damage caused by the Client's acts or omissions.

15. Mutual Waiver of Consequential Damages. In no event shall either Party be liable to the other, whether in contract, tort, or any other cause whatsoever, for any consequential, liquidated damages, special, incidental, indirect, punitive, or exemplary damages, and the Parties release each other from any such liability.

16. Design Services During Construction (DSDC). If PRIME AE provides DSDC during the construction phase of the project, it is understood that the purpose of such Services, including project site visits, will be to determine, in general, if construction is proceeding in a manner indicating that the completed work of others will generally conform to the contract documents. PRIME AE shall not, during such visits or as a result of observations of construction, supervise, direct, or have control over others' work nor shall PRIME AE have authority over, or responsibility for, the means, methods, sequences or procedures of construction selected by others or safety precautions and programs incidental to the work of others or for any failure of others to comply with laws, rules, regulations, ordinances, codes or orders applicable to others furnishing and performing their work. PRIME AE does not guarantee the performance of the construction work or contract by others and does not assume responsibility for others' failure to furnish and perform their work. If PRIME AE's DSDC includes shop drawing review or requests for information as outlined in PRIME AE's Services, PRIME AE will review (or take other appropriate action concerning) shop drawings, samples, and other data which PRIME AE's Services require PRIME AE to review, but only for conformance with PRIME AE's design concept of the project and compliance with the information outlined in contract documents. Such review or other actions shall not extend to means, methods, techniques, sequences, or procedures of manufacture (including the design of manufactured products), construction, or safety precautions and programs incident thereto. PRIME AE's review or other actions shall not constitute approval of construction, an assembly or product of which an item is a component, nor shall it relieve others of (a) their obligations regarding review and approval of any such submittals, and (b) their exclusive responsibility for the means, methods, sequences and procedures of constructions, including safety of construction. If DSDC is not included in the Services, and the Client requests DSDC from PRIME AE, Client and PRIME AE shall execute a written amendment per Section 2 of this Agreement.

17. Certifications. PRIME AE shall not be required to sign any documents, no matter by whom requested, including for the Client to obtain financing, that would result in PRIME AE's having to exceed the Standard of Care, or provide

certification, a guarantee, or a warranty that a contractor or third party's work on the project conforms to the contract documents, or agree to terms that conflict with these ST&C.

18. Opinion of Possible Costs. When required as part of its scope of Services outlined in its proposal, PRIME AE will furnish opinions of probable cost, but does not guarantee the accuracy of such estimates. Opinions of possible cost, financial evaluations, feasibility studies, economic analyses of alternate solutions, and utilitarian considerations of operations and maintenance costs prepared by PRIME AE hereunder will be made based on PRIME AE's experience and qualifications. They will represent PRIME AE's judgment per the Standard of Care. Except to the extent directly caused by a breach of the Standard of Care, PRIME AE is not responsible for and has no liability for quantity variances. The Client will not seek reimbursement from PRIME AE for costs arising from or related to such variances. Client acknowledges and agrees that: (i) the interim Work Product prepared and delivered by PRIME AE for the project are preliminary, not fully detailed, subject to change, and not ready for construction; (ii) Client is responsible for pricing assumptions and quantity take-offs; and (iii) PRIME AE does not guarantee or warrant that its designs can be constructed within a lump sum price, GMP, contract budget, or other estimated or bid value.

19. Risk Allocations. Client and PRIME AE have discussed the project's risks, rewards, anticipated outcome, and an estimated total fee for PRIME AE's scope of Services and fully agree to the following risk allocations. To the fullest extent permitted by law, PRIME AE's total liability to Client (including anyone claiming by or through Client) for damages of any nature shall not exceed, in the aggregate, fifty thousand dollars, whether in contract, tort, or any other cause.

20. Force Majeure. If either party is prevented, hindered, or delayed in performing any of its obligations hereunder because of a Force Majeure occurrence, such party shall notify the other party, in writing, of the occurrence of such an event and the circumstances thereof within five (5) days after the occurrence of such an event. The civil code or common law in the jurisdiction where the project is located shall define Force Majeure. To the extent that a party's performance of its obligations hereunder is prevented, hindered or delayed by an event of Force Majeure and to the extent that notice has been given to the other party, such party shall be excused as of the date of occurrence of the event of Force Majeure from the performance or punctual performance of its obligations hereunder for so long as the relevant event of Force Majeure continues.

21. Certificate of Merit: Client shall make no claim (whether directly or in the form of a third-party claim) against PRIME AE unless Client shall have first provided PRIME AE with a written certification executed by an independent engineer licensed in the jurisdiction in which the Project is located, reasonably specifying each and every act or omission which the certifier contends constitutes a violation of the Standard of Care. Such a certificate shall be a precondition to the institution of any judicial proceeding and shall be provided to PRIME AE thirty (30) days before the institution of such judicial proceedings.

22. Dispute Resolution. If a dispute arises out of this Agreement or a breach thereof, the parties will attempt in good faith to resolve the dispute through negotiation. If the dispute is not resolved by negotiation, before initiating legal proceedings, Client and PRIME AE agree to submit to non-binding mediation with a mutually agreed upon mediator. The parties agree that they will share equally in their costs, and neither party will commence a civil action until after the completion of the initial mediation session. This provision shall survive completion or termination of this Agreement; however, neither party shall seek mediation of any claim or dispute arising out of this Agreement beyond the period that would bar the initiation of legal proceedings to litigate such claim or dispute under the applicable law. The Client agrees that any claim against PRIME AE shall be brought within one (1) year from the date of PRIME AE's final invoice, regardless of any applicable statute of repose or statute of limitation.

23. Precedence. These ST&C shall take precedence over and supersede any Client counterproposal, contract, purchase order, requisition, notice to proceed, or similar or like document.

24. Severability. If any of these ST&C are finally determined to be invalid or unenforceable in whole or in part, the remaining provisions shall remain in full force and effect and be binding upon the parties. The parties agree to reform these ST&C to replace any such invalid or unenforceable provision with a valid and enforceable provision that comes as close as possible to the intention of the stricken provision.

25. Survival. These ST&C shall survive the completion of PRIME AE's Services on the project, the suspension or termination of Services for any cause, and shall remain in full force and effect until PRIME AE is paid in full for all fees due hereunder.

26. Governing Law. This Agreement will be governed by and construed in accordance with the substantive laws of the State of Florida, without regard to conflict of laws. All disputes arising under or relating to this Agreement shall be brought and resolved solely and exclusively in the State Court located in Florida. If Client commences any legal action in connection with this Agreement, and PRIME AE prevails in such action, PRIME AE shall be entitled to recover, in addition to court costs, the amount of its attorneys' fees arising out of or related to the legal action, including consultant and expert's fees.

27. Assignment. This Agreement is not assignable by Client to any third party without the express prior written consent of PRIME AE. PRIME AE may assign this contract to any affiliate, subsidiary, or, in case of an acquisition or merger, the buyer.

28. No AI Training. The client may not use PRIME AE's Work Product, related documents, or data to train any artificial intelligence, machine learning, large language models, or other similar networks, algorithms, or systems.

29. No Individual Liability. PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OF PRIME AE GROUP, INC. MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE FOR ANY CLAIMS, DAMAGES, OR DISPUTES ARISING OUT OF AND SUBJECT TO THIS CONTRACT.

30. Construction Means, Methods, and Safety. PRIME AE is not responsible for selecting, supervising, directing, controlling, or otherwise being in charge of the construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs, or for the failure of Client, its contractor, engineers, architect, subcontractors, or other materialmen or service providers not engaged by PRIME AE to perform and complete construction of the project per the contract documents.

31. Compliance with Laws. In the event that standards of practice or legal requirements change during the project, PRIME shall promptly notify the Client of such changes and any additional costs that this may create, both in the Project cost itself and the compensation due to PRIME AE.

32. Headings. Section or paragraph headings included herein are for convenience of reference only and shall not modify, define, expand, or limit any of the terms or provisions hereof.



Hourly Rate Schedule

Effective May 2023

Planning & Engineering

Senior Vice President	\$300
Vice President	\$250
Project Director/Chief	\$235
Senior Project Manager	\$200
Project Manager	\$190
Senior Engineer	\$185
Engineer	\$150
Senior Planner & Senior Landscape Architect	\$180
Planner & Landscape Architect	\$150
Senior Graphic Arts Director	\$170
Graphic Art Designer	\$130
Senior Designer	\$150
Designer	\$120
CADD Technician	\$105
Clerical	\$ 95
Administrative Support	\$ 95

Project & Business Services

Project Administrator	\$160
Sr. Project Researcher	\$150
Project Researcher	\$145
Sr. Public Relations Liaison	\$160
Technical Writer	\$115

Information Services

Programmer	\$150
Information Systems	\$150
GIS Programmer	\$165
GIS Analyst	\$140
GIS Technician	\$125

CEI/Construction Management Services

Resident Engineer	\$175
Construction Project Manager	\$190
Sr. Construction Inspector	\$125
Construction Inspector	\$105

All Reimbursable Expenses Shall Be Cost Times A Factor Of 1.15

C.

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: Replacement of Umbrellas @ Riverhouse Pool

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

Yes (Please proceed to question 2)

No, the entire cost will be paid by:

(Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

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

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

Replacement of 46 - 9' Octagon Umbrellas for the RiverHouse Pool.

Total Proposed Compensation: \$ 19,162.34

Cost Share Calculation:	<u>\$6,802.63</u>	Rivers Edge
	<u>\$5,649.06</u>	Rivers Edge II
	<u>\$6,710.65</u>	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: _____

D.

COST-SHARE STATUS COVER SHEET

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

Groves Park Playground Equipment

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]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

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

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

Replacement of playground equipment at the Groves PlayPark

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 the consent to the Request as specified herein, and agree that
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: _____

RIVERTOWN

Request for Funds

Date of request: 05/20/2026

Submitted by: Richard Losco

Groves Park Playground Equipment:

Consideration of replacement of playground equipment at Groves Play Park. The playpark had to be shut down due to safety concerns in February 2026 because of deterioration of the climbing structure, swing set, and base of structure.

Sales proposals include equipment, specifications, job scope, cost, administration, and sitework preparation.

Vendor	Warranty	Job Scope	Cost
Kompan	Lifetime Warranty – Galvanized, Stainless Steel, & Polyethylene Parts 15 - year – Laminate & Aluminum Parts	Installation of equipment – The Trail, 2 Bat swings, Roloway Trail	\$79,454.37
GameTime/Dominica	Lifetime Warranty – All hardware 15 - year – Laminate & Aluminum Parts	Installation of equipment – 2-Bay ADA primetime swing set, VistaAdventure Course 2	\$71,517.32
Rep Services, Inc.	Lifetime Warranty – Galvanized, Stainless Steel, & Polyethylene Parts 15 - year – Laminate & Aluminum Parts	Installation of equipment – Landscape Structures LSI Tree Tops & 2 swings	\$143,709.41

Should you have any comments or questions feel free to contact me directly.



QUOTE

109568-01-03 • 05/12/2026



A PLAYCORE Company

Rivertown - Groves Park - Opt.1 - Rev.1

Customer:

Vesta Properties
Saint Johns, FL 32259
United States

Ship to Zip: 32259

Prepared for:

Kevin McKendree
kmckendree@vestapropertyservices.com

Prepared by:

GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

Quantity	Part #	Description	Unit Price	Amount
<ul style="list-style-type: none">• Customer responsible for:◦ Providing access to site◦ Providing site plan				
1	Utility	5-Star Plus - Utility Locate	\$1,400.00	\$1,400.00
3560	Digout	5-Star Plus - Digout/Sitework of area (per sq. ft.) <i>Spoils to be left on site, unless noted below</i>	\$1.90	\$6,764.00
3560	Spoils	5-Star Plus - Removal/Disposal from Site the Spoils from Digout	\$1.75	\$6,230.00
1	RDU	GameTime - 2-Bay ADA PrimeTime Swing Set	\$4,937.00	\$4,937.00
1	5952SP	GameTime - VistaAdventure Course 2	\$28,733.00	\$28,733.00
1	INSTALL	5-Star Plus - Five Star Plus Playground Installation Services <i>Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, and 3-Year Labor Warranty!</i>	\$11,620.00	\$11,620.00
120	EWf-8	GT-Impax - Engineered Wood Fiber - 8" Compacted Depth <i>per cubic yard - ADA Compliant - IPEMA Certified - ASTM F1292 & F1951 Compliant</i> <i>Approx.~ 3560 sf</i> <i>To be blown in</i>	\$59.70	\$7,164.00
1	Sealed	5-Star Plus - Signed/Sealed FBC 2023 8th Edition Building Code Drawings	\$1,350.00	\$1,350.00
1	Permits	5-Star Plus - Building Permits <i>Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. If additional time spent acquiring permits, due to lack of information from owner, final invoice to be adjusted. Survey & Siteplan are to be provided by the owner for the permit application. Correct legal address will be required.</i>	\$1,500.00	\$1,500.00

QUOTE

109568-01-03 • 05/12/2026



A PLAYCORE Company

Sub Total	\$69,698.00
Discount	(\$2,513.90)
Freight	\$4,333.22
Grand Total	\$71,517.32

Prepared by: **Veronica Salles | Project Manager**

☎ 800-432-0162 ext. 100 ✉ veronica.salles@gametime.com

Signed/Sealed Drawings may be included when expressly stated on proposal.

Permits and permitting services may be included when expressly stated on the proposal. Unless specifically noted, permit fees, third-party reviews, inspections, bonds, and jurisdictional requirements are not included. The owner is responsible for providing **current and accurate site plans, surveys, and required property information** as needed by the permitting authority. **The permit process cannot begin until all required information is received from the owner.** Permitting timelines vary by jurisdiction and are **outside of our control**. Delays related to permitting, reviews, or approvals are not considered manufacturing or installation delays. Additional requirements arising during the permitting process, including but not limited to engineering revisions, soil testing, or jurisdictional comments, shall be treated as a **change in scope**.

Non-governmental customers purchasing on credit must submit a **completed GameTime Credit Application** and receive approval prior to order release. Unless otherwise approved in writing, a **minimum deposit of 100% (\$71,517.32)** is required to initiate manufacturing or fabrication. Remaining balances are due per approved credit terms. Credit card payments are accepted only through secure electronic payment methods and are subject to a 2.5% processing fee, shown as a separate line item. Payment by check, ACH, or wire transfer is available without additional fees.

When installation is included as a **turn-key project**, installation charges are due **upon completion and acceptance**. For larger or longer-duration projects, **progress billing may occur**, and GameTime reserves the right to invoice for **materials manufactured, shipped, or received on site**.

Installation Terms: Installation, when included, is performed by an **independent, certified installer** and is based on **standard installation conditions**. Installation assumes suitable soil, normal excavation conditions, proper sub-base, and unrestricted site access. The following are **excluded unless expressly stated**: drainage design or correction; soil remediation or import/export; rock, roots, debris, or concealed conditions; dewatering; erosion control; sod replacement; landscaping; irrigation repair; and site restoration. If unsuitable soil, drainage issues, high water table, or concealed conditions are encountered, **additional costs may apply**. The owner is responsible for site readiness, utility marking, site access, and protection of the work area before, during, and after installation.

Billing Information

☒ (bill to): _____

🏠 (address): _____

👤 (contact): _____

☎ (phone): _____

✉ (email): _____

Shipping Information

📦 (ship to): _____

🏠 (address): _____

👤 (contact): _____

☎ (phone): _____

✉ (email): _____

QUOTE

109568-01-03 • 05/12/2026



A PLAYCORE Company

Sales Tax Exemption Certificate Number # : _____ Please provide a verifiable certificate

Quote Validity : Pricing is firm for 60 days from the date of quotation unless otherwise stated.

Pricing Basis : Quotes are based on shipment of all items at one time to a single destination unless noted. Changes to scope, quantities, delivery conditions, or site requirements may result in price adjustments.

Exclusions : This quotation excludes off-loading and unloading of materials; lift-gate service; storage of materials prior to installation; site security; acceptance of deliveries; removal of existing equipment; site work; landscaping; drainage; utility relocation; fencing; signage; lighting; and any work not expressly described or included on this proposal.

Shipping Terms : All equipment ships F.O.B. factory unless stated. Title and risk of loss transfer in accordance with standard shipping terms.

Taxes : Sales, use, and similar taxes are not included unless expressly stated. Applicable taxes will be added at time of invoicing unless a valid tax-exempt certificate is provided prior to order entry.

Production & Shipment : Manufacturing, fabrication, and shipment will not begin until all required approvals and deposits are received.

Acceptance of quotation:

Accepted By (name): _____

P.O. No: _____

Signature: _____

Date: _____

Title: _____

Phone: _____

E-Mail: _____

Purchase Amount: **\$71,517.32**





Sales Proposal

Vesta Property Services
 Kevin McKendree
 245 Riverside Ave., Suite 250
 Jacksonville, FL 32202

Quote No. SP165001-2
 Customer No. C016921
 Document Date 03/02/2026
 Expiration Date 05/01/2026

Sales Representative Stacy Moseley
 Email StaMos@Kompan.com
 Phone No. 904-716-7605 / 800-426-9788

Project Name US346430 RiverTown: The Groves

No.	Description	Qty Unit	Unit Price	Discount %	Net Price
TRAIL OPTION 2					
<u>KSW924-CUSTOM</u>	2 Bat swubg - 2 infant, 2 belt In-ground 90cm 20453315	1 Pieces	6,190.00	10.00	5,571.00
					
<u>CRP250901-CUSTOM</u>	Roloway Trail In-ground 20448824	1 Pieces	24,470.00	10.00	22,023.00
					
INSTALL SPECIAL	Installation of KOMPAN Equipment	1 Pieces	31,723.21	5.00	30,137.05
FREIGHT	Freight	1 Pieces	4,503.95		4,503.95
US-BLOWN-IN-FF	Blown in EWF+FF 12" by CY , 3346 SF includes installation & freight	167 Cubic Yard	103.11		17,219.37

Please read attached General Assumptions and Exclusion document for information on Install/Sitework.

Excludes sitework, products, & services not listed.

Assumes site to be accessible & install ready.

Please allow 10-12 weeks for product delivery upon order placement.

Equipment is as per The Grove Trail Site Plan version K1.0-2 - dated 02/24/26

Description	Qty	Retail Price	Discount	Net Price
No. of Products	2			



Sales Proposal

Vesta Property Services
Kevin McKendree
245 Riverside Ave., Suite 250
Jacksonville, FL 32202

Quote No. SP165001-2
Customer No. C016921
Document Date 03/02/2026
Expiration Date 05/01/2026

Sales Representative Stacy Moseley
Email StaMos@Kompan.com
Phone No. 904-716-7605 / 800-426-9788

Project Name US346430 RiverTown: The Groves

Subtotal - Products	30,660.00	3,066.00	27,594.00
Subtotal - Surfacing	17,219.37		17,219.37
Subtotal - Installation	31,723.21	1,586.16	30,137.05
Subtotal - Freight	4,503.95		4,503.95
Total USD			79,454.37

Payment Terms 50% Prepayment , 50% Net 30 days

Installation Site Address

The Groves at RiverTown
55 Ashlar Dr
Saint Johns, FL 32259



Sales Proposal

Vesta Property Services
Kevin McKendree
245 Riverside Ave., Suite 250
Jacksonville, FL 32202

Quote No. SP165001-2
Customer No. C016921
Document Date 03/02/2026
Expiration Date 05/01/2026

Sales Representative Stacy Moseley
Email StaMos@Kompan.com
Phone No. 904-716-7605 / 800-426-9788

Project Name US346430 RiverTown: The Groves

Note that the color and texture of products and surfacing made with recycled content are subjected by the differences from the used recycled raw materials. Therefore, minor differences in the appearance and texture can occur.
Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability.
Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within this Master Agreement, which is hereby acknowledged.
Acceptance of this proposal from KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative.
Prices in this quotation are good until expiration date, shown in the top of this document. After that date, this proposal may be withdrawn.
Prevailing Wage and Payment & Performance Bonds are not included unless stated in body of Sales Proposal. If Payment & Performance Bonds are needed, add 2.2% of the entire sales proposal.

This information required for order placement:

Accepted By (Please Print): _____

Accepted By (Title): _____

Accepted By (signature): _____

Date: _____

Date Equipment needed on site: _____

Bill To: _____

Ship To: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Contact: _____

Contact: _____

Contact Email: _____

Contact Email: _____

Contact Phone (Office): _____

Contact Phone (Office): _____

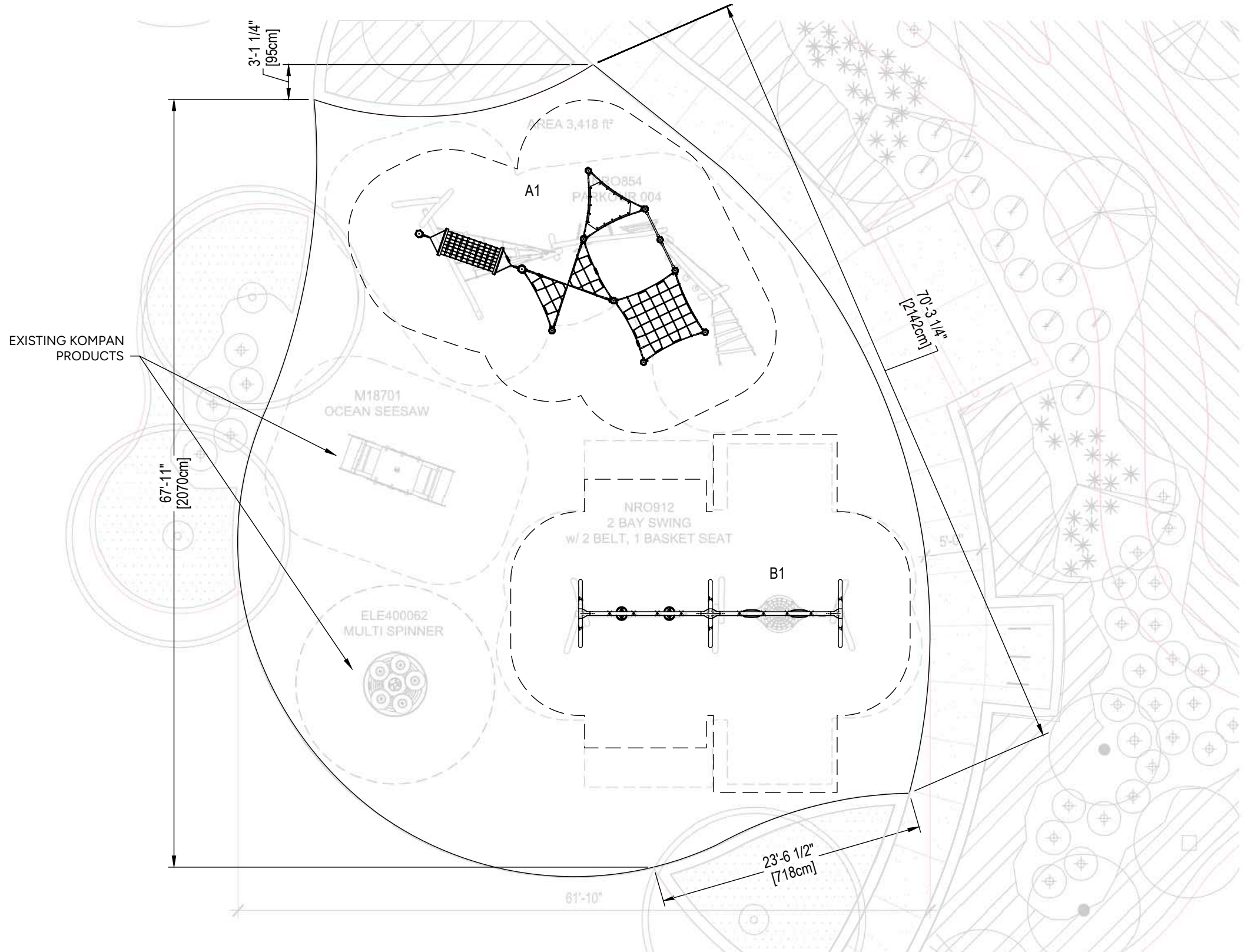
Contact Phone (Cell): _____

SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)







#	Product Number	Product Name	M.F.H.	Count
A	CRP250901-CUSTOM_20448824	Custom Rolaway Trail	3'11"	1
B	KSW924-CUSTOM_20453315	Custom Swing	0'0"	1

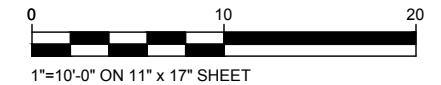
DUE TO THE PRESENCE OF THIRD PARTY OR EXISTING PLAY EQUIPMENT, ADA COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE SITE OWNER / OPERATOR.

SURFACING TBD AREA: 3346 SF

PERIMETER: 219 LF

THE GROVES OPTION 2

55 Ashlar Dr.
Saint Johns, FL
Site Plan - Ages 2-5 & 5-12



MANUFACTURER'S SHOP DRAWING:
 FOR USE BY CONTRACTOR, ENGINEER, OR DESIGN PROFESSIONAL OF RECORD. SEE SIGNED SALES PROPOSAL FOR COMPLETE SCOPE TO BE PROVIDED BY KOMPAN OR REPRESENTING AGENCY. CONFIRM FINAL PLAN AND SCOPE WITH KOMPAN SALES REP OR PROJECT MANAGER PRIOR TO USE FOR REVIEW, PERMITTING, OR CONSTRUCTION.
 TO BE READ CONTINGENTLY WITH KOMPAN'S STANDARDS FOR SITE PREPARATION, MATERIALS AND INSTALLATION PROCESSES, PROVIDED AFTER EQUIPMENT PURCHASE. A COMPLIANT PLAYGROUND TO KOMPAN'S STANDARDS MUST SATISFY ALL REQUIREMENTS IN THE CODE OF CONDUCT.
 SLAB BY OTHERS UNLESS OTHERWISE NOTED. FOR SURFACE MOUNT OPTIONS, THE CONCRETE REQUIREMENTS MAY BE UP TO 5 1/2" OF 3,500 PSI MINIMUM COMPRESSIVE STRENGTH. CONTACT KOMPAN FOR SPECIFIC PRODUCT REQUIREMENTS. ALL COMPOSITE STRUCTURES SHOWN REQUIRE A SITE GRADE OF 2% MAXIMUM, 1% OPTIMAL. SPECIFICATIONS FOR EACH KOMPAN STRUCTURE MAY BE FOUND AT KOMPAN.COM/KOMPANMASTER
 DIMENSIONS OF PLAY AREA, SIZE AND ORIENTATION, LOCATIONS OF ALL EXISTING UTILITIES, EQUIPMENT AND SITE FURNISHINGS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 PREPARED AND PRINTED IN USA BY KOMPAN © 2026 KOMPAN, INC. AUSTIN, TX. USA 800-426-9788

SALES REPRESENTATIVE			SHEET
Stacey Moseley			K1.0-2
REVIEW BY	DRAWN BY	DATE	
DESIGN	JadAnd	260224	REVISION NOTES
REV. NO.	REV. BY	REV. DATE	
-	-	-	-

LAYOUT IS IN ACCORDANCE WITH ASTM F1487



REP SERVICES, INC.

Experts at Play & Outdoor Spaces

Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade
Phone: 407.831.9658 Fax: 866.232.8532 E-mail: sales@repervices.com

E-mail POs and contracts to:
contracts@repervices.com

Please mail checks to:

Rep Services, Inc.
165 W. Jessup Ave.
Longwood, FL 32750-4146

Proposed To: Vesta Property Services, Inc 160 Riverglade Run Saint Johns, FL 32259	Ship To: TBD at a later date	Bill To: Rivers Edge Community Development District 475 W Town Pl Ste 114 St Augustine, FL 32092-3649
Attn: Kevin McKendree	Attn:	Attn: Kevin McKendree

Project No: 22563	Project Name: Rivertown Playground	Project Contact: Kevin McKendree
Proposal No: 22563.02	Proposal Name: Rivertown Play Option 2	Project Location: Footbridge Rd St Augustine, FL 32259 Project County: St. Johns
Proposal Date: 4/16/2026	Proposal Expires: 5/15/2026	
For Questions Contact: Wendy Bowerman ☎ 407-853-3557 ✉ wendy@repervices.com		
Consultant: Kim McPhee ☎ 407-853-3574 ✉ kim@repervices.com		Opt/Rev: B/0 4/17/26 - WB

Vendor: Landscape Structures **Proj Drawings:** 22563-3-1 2026.1 611068

Class	Part No	Qty	Description	Unit Price	Net Price	Ext Price
5-12						
Custom	CP016776A-001	1 EA	Dtr Sp Tree Tops W/steel Post DB Only	57,820.00	57,820.00	57,820.00
Signs	IP182503C-001	1 EA	Welcome Sign (Isi Provided) - Ages 5-12 Years Direct Bury	0.00	0.00	0.00
Swings	IP174018A-001	2 EA	Belt Seat - Proguard Chains For 8' Beam Height	175.00	175.00	350.00
	IP177332A-001	1 EA	Single Post Swing Frame - 8' Beam Height Only DB Only	1,710.00	1,710.00	1,710.00
Product Subtotal:						\$59,880.00
Signed & Sealed Engineering:						\$2,200.00
Freight: Prepaid Ship Method: Best Way FOB: Destination Weight: 5,374 lbs Freight Charge						\$8,640.00
Landscape Structures Total:						\$70,720.00

Vendor: Engineered Wood Fiber supplied by Rep Services **Proj Drawings:** 22563-3-1 2026.1 611072

Class	Part No	Qty	Description	Unit Price	Net Price	Ext Price
Surfacing	EFW-ST. JOHNS COUNTY	131 CY	131 CY Engineered Wood Fiber 12" thick	64.00	64.00	8,384.00
Freight: Prepaid Ship Method: Best Way FOB: Destination Freight Charge						Included
Engineered Wood Fiber supplied by Rep Services Total:						\$8,384.00

Installation By RSI Installer: The scope includes the following, as required: 611073

Item	Qty	Description	RSI Installer Total:
PERMIT FILING	1 EA	Charge for document preparation for building permit.	
PERMIT FEE	1 EA	Permit Fees charged by Building Department for the building permit and by the Clerk of Circuit Court for the Notice of Commencement.	
INS-LSI	1 LT	Equipment Installation - Landscape Structures LSI Tree Tops & 2 swings	
INS-CON FT	12 EA	Install concrete footings for Tree Tops	
OTHER	1 EA	Concrete Pump rental and minimum concrete load fee	
TRASH REMOVAL	1 LT	Trash removal from jobsite	
OTHER	1 EA	Pull back of EWF from play area to install equipment, then re-install.	
			\$64,605.41

General Terms of Sale and Proposal Summary

100% of product prior to fabrication.

Product:	\$70,464.00
Installation:	\$64,605.41
Freight:	\$8,640.00
Proposal Total:	\$143,709.41

Notes

Basis of Proposal:

Our offer is based upon RSI design 22563-1-1 2026.1.pdf

For the installation of play equipment in existing play area and restoration of the Engineered Wood Fiber surfacing.

If a performance and payment bond is required, add 3% to the proposal total.
If a owner controlled insurance program (OCIP) is required, add 2% to the proposal total.

Also, please be aware that we generate separate invoices for product at the time of delivery, then we invoice for installation upon completion. This is the customary approach in construction and eliminates sales tax on installation services. If your project should include products from multiple manufacturers, be advised that the products will be invoiced separately.

Estimated project completion schedule

(This schedule starts when all needed information to direct engineering has been gathered.)

4 Weeks: Engineering
6 Weeks: Permitting/Submittal Approval
8 Weeks Longest manufacturing lead time. (Typical for scheduling.)
1 Week Shipping
3 Weeks Installation
24 Weeks TOTAL

General notes:

It is Rep Services' understanding that a Geotech report has not been performed. Rep Services, Inc. assumes that the soil bearing capacity is 2,000 psf. Owner, General contractor and/or site contractor to verify soil conditions meet or exceed design assumptions prior to installation of foundations.

Owner to provide all survey information. Signed and sealed survey may be required for permitting. Exact permitting requirements required for authority having jurisdiction will be confirmed after a purchase order is issued and during engineering services. Rep Services, Inc. will request AutoCAD drawings of survey file from owner's survey company.

Structural calculations not provided as part of basic services and typically not required for playground permitting. If calculations are required, a change order for additional will be required.

All rezoning and variance applications are excluded as part of our base scope of work. If rezoning or a variance is required for the project, a change order for additional services will be required.

Once contractor (RSI) has received a Notice to Proceed and the agreed-upon schedule is changed, storage and remobilization fees may be assessed.

If the project is cancelled prior to completion, the project will be billed per the percent of completion. Rep Services, Inc. will provide the percent of completion.

Note that RSI is committed to do all it can to meet the needs of your project.

Landscape Structures:

Color selection to be made at time of color submittal approval

The Owner/Operator shall install protective surfacing in accordance with specifications F1292 and F1951, as applicable (ref. ASTM F3101-15 10.2). Protective surfacing material must have a critical height value to meet the maximum fall height for the equipment and be accessible (ref. ASTM F3101).

Engineered Wood Fiber:

- Rough Grade: To be established by others
- Product: Made from 100% wood fibers cut to one-to-two-inch lengths.
 - *** IPEMA CERTIFIED ASTM F1292-13 Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment and ASTM F2075-10a Standard Specification for Engineered Wood Fiber for Use as a Playground Safety Surface Under and Around Playground Equipment.
 - *** This is a natural product. Particle size, texture and color may vary from a tan to a dark brown due to the natural conditions of the environment.
 - This proposal is for Engineered Wood Fiber playground surfacing delivered to the site
- Installation: Owner or Owner's contractor is responsible for:
 - Drainage is extremely important to the long-term performance of your playground surfacing. A minimum of a 12" depth of surfacing material must be always maintained.
 - NOTE: Installation scopes do not include fall height testing.

Freight prices are subject to an energy/fuel surcharge if implemented between the time of quote and placement of order.

Installation:

Unless otherwise noted, the following items are to be *PROVIDED BY CUSTOMER* prior to installation:

- Signed & sealed site plan or survey
- Access for machines and labor crew to equipment installation location
- Staging area
- Geotechnical Report
- Tree survey and barriers
- Private underground utilities located and marked

Our scope does not include:

- Performance and Payment Bond
- Davis Bacon Wage Rates
- Certified Payroll Rates
- Enrollment of Owner Controlled Insurance Plan
- Sod & Landscape Restoration
- Dumpster at the site for trash and waste material

- Soils testing
- Site security
- Water
- Dewatering and drainage considerations
- Concrete testing

Installation Charges on this proposal are based on NO UNFORESEEN conditions in the area, above or below the surface. If unforeseen conditions arise, the installation charges will change to reflect additional costs associated with dealing with those circumstances. Examples of this include but are not limited to: site not ready upon installer's arrival, underground utilities, or difficulties with footers due to coral rock or ground water in the holes.

Time Limitations Holding Prices Firm:

Orders are shipped within our manufacturer's standard lead times. Requests for delayed shipping may result in additional costs due to increases in freight, material costs or other factors. To secure the prices on this proposal, the offer must be accepted prior to the expiration date noted.

If, during the performance of this contract, the price of a product increases 3% or more as documented by factory quotes, invoices or receipts to contractor (Rep Services, Inc.) from the date of the contract signing the price of shall be equitably adjusted by an amount reasonably necessary to cover such price increases. Where the delivery of a product is delayed, through no fault of contractor (RSI) as a result of the shortage or unavailability of a product, contractor (RSI) shall not be liable for any additional costs or damages associated with such delay(s).

The undersigned warrants that he/she is an authorized representative of the company noted and has the requisite authority to bind said company and/or principal. If any particular billing is not paid when due, all outstanding balances, regardless of prior terms, will become immediately due and owing upon demand. Interest on past due amounts will be assessed at 1½ % per month or the maximum interest rate permitted by applicable law, whichever is less. Should it become necessary for either party to this contract to institute legal action for enforcement of any provisions of this contract, the prevailing party shall be entitled to reimbursement for all court costs and reasonable attorney's fees incident to such legal action. The parties hereto agree that proper venue for any legal action in any way related to this contract shall be in Seminole County, FL.

Accepted By:

Rivers Edge Community Development
District

Company Name

Authorized By

Printed Name

Date

As Its: _____ (Title)



LS landscape
structures


Rivertown

22563-3-1 2026.1 • 4.9.2026

 REP SERVICES, INC.
Experts of Play & Outdoor Spaces
185 W. Jessup Avenue, Longwood, FL 32750


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 **landscape structures**

Rivertown

22563-3-1 2026.1 • 4.9.2026

 **REP SERVICES, INC.**
Experts at Play & Outdoor Spaces
185 W. Jessup Avenue, Longwood, FL 32750



landscape
structures

Rivertown

22563-3-1 2026.1 • 4.9.2026

 **REP SERVICES, INC.**
Experts at Play & Outdoor Spaces
185 W. Jessup Avenue, Longwood, FL 32750

DRAWN BY: KCM		PG-1		
PLAY EQUIPMENT PLAN				
TOTAL AREA: 3420 SF				
FALL HEIGHT: 8'				
BORDER: EXISTING				
USER CAPACITY: 45				
SURFACING: EXISTING EWF				
SUBGRADE ELEV.:				
ADA SCHEDULE	2-5	TOTAL PLAY ACTIVITIES 2-5:		
		TOTAL PLAY ACTIVITIES 5-12: 17		
	FBC 240.2.1.2	ACCESSIBLE ELEVATED ACTIVITIES	ACCESSIBLE GROUND-LEVEL ACTIVITIES	ACCESSIBLE GROUND-LEVEL PLAY TYPES
	REQ	N/A	N/A	N/A
PROV	N/A	N/A	N/A	
5-12	REQ	5	3	5
	PROV	5	7	5

WELCOME SIGN
TO BE LOCATED IN CONSULTATION WITH OWNER

⚠ WARNING
INSTALLATION OVER A HARD SURFACE SUCH AS CONCRETE, ASPHALT, OR PACKED EARTH MAY RESULT IN SERIOUS INJURY OR DEATH FROM FALLS.

⚠ WARNING
SURFACING AND PLAYSURFACES MAY BECOME **HOT** AND CAUSE BURNS. CHECK FOR HOT SURFACES PRIOR TO PLAYING ON THE PLAYGROUND.

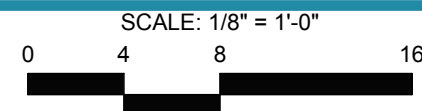
- GENERAL NOTES:**
- EQUIPMENT LOCATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION
 - ACCESSIBLE ROUTE OF TRAVEL TO THE PLAYGROUND TO BE PROVIDED BY OTHERS, UNLESS OTHERWISE NOTED
 - BASE MUST EXHIBIT POSITIVE DRAINAGE IN ALL AREAS



Rivertown

St Johns, FL
PROJECT: 22563-3-1 2026.1
NOT FOR CONSTRUCTION

This design DOES NOT include scope of work in detailing drainage/stormwater/sewer/or related infrastructure. All drainage and site utility designs shall be provided by others. Rep Services Inc. responsibility is limited to this drawing and detail, as pertinent to all work listed on Proposal documentation.



REP SERVICES, INC.
Experts at Play & Outdoor Spaces



E.

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: Fencing of Basketball Court @ Riverhouse

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

Yes (Please proceed to question 2)

No, the entire cost will be paid by:

(Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

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

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

Install Fencing around the basketball court parameter

Total Proposed
Compensation: \$ 16,680.00

Cost Share		
Calculation:	<u>\$5,921.40</u>	Rivers Edge
	<u>\$4,917.26</u>	Rivers Edge II
	<u>\$5,841.34</u>	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 the consent to the Request as specified herein, and agree that
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: _____

RIVERTOWN

Request for Funds

Date of request: **04/15/2026**

Submitted by: **Richard Losco**

RiverHouse Basketball Fencing:

Consideration of immediate fencing around the RiverHouse Basketball Court parameter due to repeated vandalism and e-bike issues that have plagued the RiverTown Community. Resurfacing the basketball court and replacement of equipment would not be feasible as it relates to the continued vandalism issues. These items have been approved in the 2026 Adopted Budget.

Commercial grade black vinyl coated chain link fence to include two, 4' wide walk gates and matches the tennis court fencing for aesthetics of facility. Access Control System would not be recommended due to the environment in which it would be installed.

Vendor	Warranty	Job Scope	Cost
Fencescape Co.	One year labor warranty included.	-Install 410' of 6' tall 8-gauge commercial grade black vinyl coated chain link fence to include two, 4' wide walk gates. -Basketball court chain link fence to include 3" termination, gate and corner posts, 2" line posts, 1-5/8" top rail and bottom tension wire. -All posts will be set in concrete mix.	\$16,680.00
Fenceline, LLC	One year labor warranty included.	-Install 410' of 6' tall 8-gauge commercial grade black vinyl coated chain link fence to include two, 4' wide walk gates. -Includes all necessary posts, top rail, tension wire, and fittings.	\$17,480.00
Clemons Fence	One year labor warranty included.	-Install: 410' of 6' tall black vinyl chain link fence and two 4' wide gates. -Posts will be set in concrete.	\$17,780.00



Should you have any comments or questions feel free to contact me directly.

Clemons Fence

PO Box 871

Starke, Florida 32091

Free Estimates

Licensed and Insured

Phone 352-235-1437

clemons99@windstream.net

Chad Clemons
Owner

Quote: Rivers Edge CDD

Attn: Kevin McKendree

phone: 607-1033

Email: kmckendree@vestapropoertyservices.com

Site: Basketball court

156 Lending St.

St. Johns, FL 32259

Date: 4/6/2026

Install: 410' of 6' tall black vinyl chain link fence and two 4' wide gates. Posts will be set in concrete. 1yr labor warranty.

Total: \$17,780

Payment to be made as follows: 50% deposit, balance in full upon completion.

We are not responsible for damage to any underground utilities. All fence lines to be cleared and staked by customer. Any changes, additions, or modifications to the above or unforeseen underground obstructions will be additional cost to the customer.

Authorized by: *Chad D. Clemons*

Date: _____

Accepted by: _____

Date: _____

Quotes may not be guaranteed after 30 days.

Make checks payable to:

Clemons Fence

Thank you for the opportunity to serve you.

Fenceline LLC

Eric Jarvis
386-972-3886
ericjarvis@fencelinellc.com

Date: April 7, 2026

Customer Information

Rivers Edge CDD
Attn: Kevin McKendree
607-1033
kmckendree@vestapropertyservices.com

Project Location

Basketball Court
156 Lending St.
St. Johns, FL 32259

Project Scope

- Install approximately 410 linear feet of 6' tall black commercial-grade chain link fence
- Includes all necessary posts, top rail, tension wire, and fittings
- Install (2) 4' wide chain link gates

Total	\$17,480.00
--------------	--------------------

Pricing is per linear foot. Final total will be based on measured footage. Quote valid for 30 days.



www.fencescapecompany.com

450-106 SR 13 North #402

St. Johns, FL 32259

904-465-0423

Fencer74@yahoo.com

4/6/2026

Fence/Gate Proposal for:

Rivers Edge CDD

Attn: Kevin McKendree

607-1033

kmckendree@vestapropertyservices.com

Project Address:

Basketball Court

156 Lending St.

St. Johns, FL 32259

Scope of work as follows:

- Install 410' of 6' tall 8-gauge commercial grade black vinyl coated chain link fence to include two, 4' wide walk gates.
- Basketball court chain link fence to include 3" termination, gate and corner posts, 2" line posts, 1-5/8" top rail and bottom tension wire.
- All posts will be set in concrete mix.
- One year labor warranty included.
- Fencescape LLC is licensed and insured.
- This proposal is valid for 10 days.

Total Cost: 16,680.00

50% Deposit: \$8,340.00

Balance Due upon completion: \$8,340.00

Payment/scheduling Requirements: Cash, check, ACH bank transaction or credit/debit card. If you want to pay by credit/debit card, there is an additional 3% convenience fee per transaction. We require 50% down and a signed contract. Materials for your job will be ordered, and an official drawing of the project layout will be provided once payment and signed contract are received. We require balance upon job completion. Initial _____

Terms and Conditions

- A) Title; Authorized Party. Customer represents that they hold legal title to the subject real property or are authorized to act as agent for the true owner. Customer agrees to pay the balance of the purchase price immediately upon completion of the project in accordance to the terms of the Agreement and agrees that final payment will not be held for punch list items, change requests, inspections or warranty issues. A finance charge of 3% of the purchase price will be added every 30 days to any invoice over 15 days past due. In the event of returned checks due to insufficient funds, Customer agree's to pay all applicable late fee's and fee's incurred by Fencescape relating to it. Fencescape reserves the right to void all warranties with unpaid balances. In the event the final payment is not made as specified, Fencescape LLC reserves the right to exercise the provisions provided for under the Florida Lein Law, a notice to owner in the event of nonpayment. The Customer will be held liable for all expenses associated with collection, including but not limited to, attorney, court fees and association costs should legal action become necessary to enforce this Agreement.
- B) Deposit: Customer agrees to pay a 50% deposit of total cost of project with signed contract unless otherwise agreed upon. Balance of project will be due upon completion.
- C) Change Orders: If Customer requests Fencescape to complete additional work to what was described in the original Agreement, Fencescape will require Customer to sign a written change order. This change order will include the additional scope of work and cost. Any alteration or deviation at the request of the customer to the subcontractors working on site without a written change order from the original Agreement once project commences involving extra costs will be an extra charge over and above the agreed upon price, including a reasonable charge for additional profit and overhead. Such changes will then become part of the Agreement. Customer agrees that it will be responsible to pay for any work performed by Fencescape that was outside the original Agreement regardless if Customer signed a change order or not. If Customer changes layout resulting in reduced footage and additional materials are no longer needed, Customer agrees that these materials are non-returnable and will pay for as agreed.
- D) Unforeseen Issues and obstacles: Any alteration or deviation from the above specifications involving extra costs will be an extra charge over and above the agreed upon price, including a reasonable charge for additional profit and overhead. Examples include but not limited to difficult digging and underground obstacles. Fencescape reserves the right to deviate or altercate from the original Agreement if necessary in order to complete the project and Customer agree's to pay the extra costs involved.
- E) Cancellation: Customer has the right to cancel this Agreement without penalty or obligation by delivering written notice to Fencescape by Midnight on the third business day after signing the Agreement. In the event of cancellation, Customer's deposit will be returned within 10 business days after receipt of notice.
- F) Termination: If Customer terminates this Agreement after the Cancellation period, Customer agrees to pay Fencescape the greater of 1) 25% of the total sale or 2) the

total cost of materials, labor and services provided by Fencescape through the time of termination plus any additional amounts allowed under applicable law.

- G) Start of Installation: Customer agrees that once work has commenced, Fencescape will have the ability to perform the work without interruption. Customer assumes full responsibility to have fence lines staked, property lines located, and fence line/work area cleared of all debris, as well as, deed, subdivision restrictions, HOA applications and approvals, permitting and certificate of appropriateness as required by city ordinance. Customer is responsible for notifying neighbors at adjoining properties to clear and remove personal belongings from fenceline. Customer agrees Fencescape will not be liable for damages of any items not removed from fenceline.
- H) Clearing of Fenceline: If clearing of fenceline is to be completed by others, Fencescape requires the following to commence installation: to provide adequate room for installation, all vegetation must be cleared to a distance of 2' on either side of the fenceline and a height of 8'. If it is found that the Customer has not made the necessary preparations including locating, staking, and fully clearing fencelines the day of installation and Fencescape cannot proceed with installation that day, Customer agrees to pay Fencescape an additional \$500 trip charge.
- I) Property Lines: Customer will be solely responsible for locating property lines. Fencescape will assist Customer if needed to determine where fence should be located if survey is provided and property pins are staked but is under no circumstances responsible for locating property lines or guarantee their accuracy. It is recommended the Customer contact a survey company to identify property lines prior to installation date if unsure. Fencescape is not liable for property lines, easements, or covenants.
- J) Underground Utilities: Fencescape will call in major utility locates, 811, which is a service that locates public utility's that may be on your property prior to digging and installing your fence including electrical, water, and cable lines. Customer agrees to provide access to the locating services in order to stake or mark property of these utilities, and will not remove until after project completion.
- K) Private Utilities: Private utilities are Customer's responsibility to identify since the major utility companies do not mark these. Customer will be responsible for contacting individual private utility companies for locating and marking. The following are examples but not limited to:
 - 1. Sprinkler heads and underground irrigation lines
 - 2. Swimming pool lines
 - 3. Power lines not installed by major utilities companies such as wiring for pools, Jacuzzi's, lighting, landscape lighting, wells, etc.
 - 4. Private natural gas or propane lines that fuel private amenities.
 - 5. Septic lines and drains/fields
 - 6. Any other non-public utility.
 - 7. Any non-public utility lines from the neighbor's property encroaching on the Customer's property will be Customer's responsibility.

Customer agrees to be solely responsible for any damages to underground utilities or obstructions that are not clearly marked/staked by customer. Customer assumes full responsibility for cost associated and repairs of damaged underground obstructions.

- L) Damages: Fencescape is not responsible for any damage to driveways, walkways, sod, gardens, patios, screens, water spickets, pavers, shrubbery, potted plants, outdoor décor or any other outdoor structures relating to the installation of the project. Fencescape is not responsible for cracking, splitting, and breakage due to drilling, cutting, coring and anchoring into concrete, asphalt, brick, or wood/manufactured siding as a result of installation of the project.
 - M) Warranty: Fencescape provides a 1-year workmanship labor warranty from completion date. This does not include product defects. Aluminum and Vinyl products come with a limited lifetime manufacturer's warranty. There is no warranty on wood or chain link material. Wood is a natural product and is guaranteed to crack, split, warp, shrink, mildew, twist and/or discolor. All workmanship warranties will be void in the event of significant wind events including but not limited to hurricanes, tropical storms, tornadoes, or any other acts of God.
 - N) Grade: Fencescape will not perform any dirt work to fill in gaps due to differences in grade of property under the fence.
 - O) Access to Power, Water and Property: Customer agrees to provide access to an electrical outlet and a water source during the installation of the project. Customer agrees to always provide reasonable access to the installers for the project site during the construction.
 - P) Storage of Material: Fencescape will hold materials in the event the Customer is not prepared for installation for a maximum of 30 business days. Customer agrees that after the 30 day period, Fencescape reserves the right to charge a storage fee of 3% total cost that will be added every 7 days until the Customer is ready for installation. Customer agrees that Fencescape is not liable for any theft or damage to stored materials whether by acts of God or manipulation.
 - Q) Photos: Customer agrees to allow Fencescape to feature pictures of their project on social media which may include Facebook, google business and/or Instagram that may include their property and home. Fencescape will not share any identifying information such as street address or contact information. Customer agrees all images taken by Fencescape will become the property of Fencescape and Customer has no claim to them.
 - R) Signs: Customer agrees to allow Fencescape to include a sign on customer's fence.
 - S) Harrassment: Fencescape will complete all work in a workman like manner in accordance with industry standards. Fencescape will not tolerate harassing, physically assaulting, or threatening behaviors or comments to anyone employed by or subcontracted by Fencescape. Customer agrees to maintain a reasonable working relationship and will refrain from said behaviors. Otherwise Fencescape maintains right to terminate this Agreement and customer agrees to pay the total cost of materials, labor and services provided by Fencescape through the time of termination plus any additional amounts allowed under applicable law.
- I, the Customer, hereby contract with Fencescape LLC and authorize Fencescape LLC, as the contractor, to furnish all necessary labor and materials to construct the improvements described herein. I accept the specifications and terms of this agreement.

X _____ Date _____
Customer's signature

X _____ Date _____
Fencescape LLC Representative

SIXTH ORDER OF BUSINESS

OPTION A

NO ASSESSMENT INCREASE

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Rivers Edge II Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 19, 2026

HOUR: 9:00 a.m.

LOCATION: Rivertown Amenity Center – RiverHouse
156 Landing Street
St. Johns, Florida 32259

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County, Florida, at least sixty (60) days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF MAY 2026.

ATTEST:

**RIVERS EDGE II
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

OPTION B

ASSESSMENT INCREASE

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Rivers Edge II Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “**District’s Office**,” Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill

issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 19, 2026
HOUR: 9:00 a.m.
LOCATION: Rivertown Amenity Center – RiverHouse
156 Landing Street
St. Johns, Florida 32259

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County, Florida, at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed by Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF MAY 2026.

ATTEST:

**RIVERS EDGE II
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Rivers Edge II

Community Development District

*Proposed Budget
FY 2027*

Presented by:



Table of Contents

1-2	<u>General Fund</u>
3-7	<u>Narratives</u>
8-9	<u>Debt Service Fund Series 2020</u>
10-11	<u>Debt Service Fund Series 2021</u>
12-13	<u>Debt Service Fund Series 2026</u>
14	<u>Capital Reserve Fund</u>
15	<u>Assessment Schedule</u>

Rivers Edge II
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 1,266,432	\$ 1,604,605	\$ 34,021	\$ 1,638,627	\$ 2,133,582
Special Assessments - Direct Bill	185,789	37,998	-	37,998	44,246
Administrative Assessments on Unplatted Land	60,606	-	-	-	-
Developer Contributions	996,043	-	996,043	996,043	550,026
Cost Share Amenity Rivers Edge III	-	-	-	-	44,524
Café Gross Sales	554,106	447,297	498,812	946,109	813,897
Miscellaneous Income	1,500	656	500	1,156	1,500
Special Events	3,500	-	250	250	1,750
Interest	5,000	7,132	3,500	10,632	5,000
TOTAL REVENUES	\$ 3,072,977	\$ 2,097,688	\$ 1,533,126	\$ 3,630,814	\$ 3,594,525

EXPENDITURES:

Administrative

Supervisor Fees	\$ 4,800	\$ 2,000	\$ 3,000	\$ 5,000	\$ 9,600
FICA Taxes	367	153	230	383	734
District Engineering	15,000	12,618	10,000	22,618	25,000
District Counsel	35,000	13,699	21,301	35,000	40,000
District Management	41,292	20,646	20,646	41,292	43,700
Assessment Roll Administration	5,899	5,899	-	5,899	6,250
Dissemination Agent	5,899	3,149	2,749	5,899	6,700
Information Technology	2,124	1,062	1,062	2,124	2,250
Website Administration	1,416	708	708	1,416	1,500
Annual Audit	5,500	-	5,500	5,500	6,700
Trustee Fees	11,000	5,000	6,000	11,000	11,000
Arbitrage Rebate	1,200	1,800	600	2,400	1,500
Telephone	200	8	192	200	200
Postage & Delivery	1,000	605	395	1,000	1,000
Printing & Binding	250	160	90	250	250
Insurance General Liability	8,713	8,210	-	8,210	9,031
Legal Advertising	3,500	470	3,030	3,500	3,500
Other Current Charges	1,750	547	1,203	1,750	1,750
Office Supplies	150	4	146	150	150
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 145,235	\$ 76,915	\$ 76,850	\$ 153,765	\$ 170,990

Operations & Maintenance

Grounds Maintenance

Cost Share Landscaping - Rivers Edge	\$ 313,604	\$ 156,802	\$ 156,802	\$ 313,604	\$ 405,372
Cost Share Landscaping - Rivers Edge III	186,679	93,339	93,339	186,679	74,126
Field Operations Management (Vesta)	41,230	20,615	20,615	41,230	43,294
Landscape Maintenance	429,489	184,455	245,035	429,489	468,143
Lake Maintenance	28,000	16,448	11,552	28,000	37,936
Landscape Contingency	80,000	64,665	15,335	80,000	100,000
Irrigation Repairs and Replacement	40,000	16,005	17,000	33,005	40,000
Irrigation Water Use	70,000	18,229	24,000	42,229	45,000
Streetlighting	28,000	10,908	14,000	24,908	26,815
TOTAL GROUNDS MAINTENANCE	\$ 1,217,002	\$ 581,465	\$ 597,678	\$ 1,179,144	\$ 1,240,686

Rivers Edge II
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<u>Amenity Center - River Club</u>					
Cost Share Amenity - Rivers Edge	\$ 2,365	\$ 1,182	\$ 1,183	\$ 2,365	\$ -
General Manager (Vesta)	48,911	25,334	23,577	48,911	51,354
Amenity Manager (Vesta)	56,504	28,252	28,252	56,504	59,579
Maintenance Service (Vesta)	109,264	54,632	54,632	109,264	115,761
Lifestyle Director (Vesta)	45,426	22,713	22,713	45,426	47,792
Guest Services (Vesta)	97,381	48,690	48,690	97,381	104,154
Security Monitoring	5,000	720	4,280	5,000	5,000
Cable	14,040	6,040	6,169	12,209	12,709
Insurance	79,689	72,785	-	72,785	69,146
Pool Chemicals (Poolsure)	15,000	7,089	7,911	15,000	16,500
Janitorial Services (Vesta)	34,833	17,417	17,417	34,833	36,904
Access Cards	3,500	-	3,500	3,500	3,500
Window Cleaning	1,000	-	1,000	1,000	1,000
Pressure Washing	2,500	650	1,850	2,500	2,500
Natural Gas	5,000	2,611	2,389	5,000	5,400
Electric	29,950	12,595	17,355	29,950	30,000
Water & Sewer	18,395	6,192	12,204	18,395	19,383
Repair and Replacements	90,000	29,964	60,036	90,000	90,000
Refuse	26,000	7,897	10,000	17,897	21,600
Pest Control	1,920	1,437	483	1,920	1,920
License & Permits	1,000	-	1,000	1,000	1,000
Other Current	500	-	500	500	500
Special Events	30,000	14,625	15,375	30,000	30,000
Holiday Decorations	35,000	-	35,000	35,000	35,000
Office Supplies & Postage	750	-	750	750	750
Contingency	2,706	-	2,706	2,706	7,500
TOTAL AMENITY CENTER - RIVER CLUB	\$ 756,634	\$ 360,825	\$ 378,971	\$ 739,796	\$ 768,951
<u>Café Operations</u>					
Café-Cost of Goods Sold	\$ 256,008	\$ 165,108	\$ 185,000	\$ 350,108	\$ 325,000
Café-Labor	258,058	216,496	248,000	464,496	440,000
Café-Bank Fees	24,215	17,370	18,000	35,370	33,000
Other Expenses related to Café Operations	2,729	-	2,729	2,729	2,800
Café Management	13,097	42,697	33,000	75,697	13,097
TOTAL CAFÉ OPERATIONS	\$ 554,106	\$ 441,670	\$ 486,729	\$ 928,399	\$ 813,897
<u>Reserves</u>					
General Reserves	\$ 400,000	\$ -	\$ 400,000	\$ 400,000	\$ 600,000
TOTAL RESERVES	\$ 400,000	\$ -	\$ 400,000	\$ 400,000	\$ 600,000
TOTAL EXPENDITURES	\$ 3,072,977	\$ 1,460,876	\$ 1,940,228	\$ 3,401,103	\$ 3,594,525
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 636,812	\$ (407,101)	\$ 229,711	\$ -

Rivers Edge II
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments - Tax Roll

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

Special Assessments - Direct Bill

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

Developer Contributions

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

Cost Share Amenity Rivers Edge III

Mattamy Rivertown LLC and Rivers Edge CDD III have an agreement to share a portion of the maintenance costs for amenities. The cost share is based on future development and estimated costs.

Café Gross Sales

Gross sales revenue from Café operations.

Miscellaneous Income

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

Interest

The District's funds are invested with the State Board of Administration and in a U.S. Bank money market fund, earning interest based on the estimated balance held throughout the year.

Special Events

Income received from residents for rental of clubroom or patio and special events deposits.

Expenditures - Administrative

Supervisors Fees

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

FICA Taxes

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

District Engineering

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

District Counsel

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

District Management

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

Assessment Roll Administration

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

Dissemination Agent

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

Vendor	Description	Monthly	Annual
GMS	Dissemination Agent	\$ 492	\$ 5,900
Disclosure Services	Revised Amortization Schedules		800
	Total		\$ 6,700

Information Technology

Costs related to the District's information systems, including video conferencing, cloud storage and servers, security, and accounting software.

Website Administration

Costs of monitoring and maintaining the District's website in accordance with Chapter 189, Florida Statutes, including site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, and website backups.

Annual Audit

The District is required to have an annual audit of its financial records performed by an Independent Certified Public Accounting Firm. The District has contracted with Grau and Associates; the budgeted amount represents the estimated cost.

Trustee Fees

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

Arbitrage Rebate

The District is required to have an annual arbitrage rebate calculation performed on its Series 2020 and 2021 Special Assessment Improvement Revenue Bonds. Grau and Associates calculates the rebate for Series 2020, and American Municipal Tax-Exempt Compliance Corp. (AMTEC) serves as the District's tax compliance agent for Series 2021. Each firm calculates the rebate liability and submits a report to the District.

Rivers Edge II
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Administrative (continued)

Telephone

Internet and Wi-Fi service for the office.

Postage and Delivery

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

Printing and Binding

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

Insurance General Liability

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

Legal Advertising

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

Other Current Charges

This includes monthly bank charges, BOS email annual subscriptions, and any other miscellaneous expenses incurred during the year.

Office Supplies

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

Dues, Licenses & Subscriptions

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

Expenditures - Grounds Maintenance

Cost Share Landscaping - Rivers Edge

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

Cost Share Landscaping - Rivers Edge III

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

Field Operations Management

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

Vendor	Description	Monthly	Annual
Vesta	Field OP Management	\$ 3,608	\$ 43,294

Landscape Maintenance

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

Vendor	Description	Monthly	Annual
Yellowstone	Landscape Maintenance	\$ 39,012	\$ 468,143

Lake Maintenance

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

Vendor	Description	Monthly	Annual
Solitude Lake Management	Lake Maintenance	\$ 2,569	\$ 30,833
Solitude Lake Management	Fountain Maintenance		2,103
	Contingency		5,000
	Total		\$ 37,936

Landscape Contingency

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

Irrigation Repair & Replacement

The cost of miscellaneous irrigation repairs and maintenance incurred.

Rivers Edge II
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Grounds Maintenance (continued)

Irrigation Water Use

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

Location	Meter	Monthly	Annual
114 Mistflower Dr	94647734	110	1,320
41 Keystone Corners BV	86131615	1,313	15,752
233 Shinnecock Drive	514064548	177	2,129
98 Shinnecock Drive	87743236	972	11,664
380 SHINNECOCK DR APT IR01	41263874	92	1,099
29 Mistflower Drive	89241080	32	385
907 Keystone Corners BV Apt IR01	98557860	119	1,427
627 Keystone Corners BV APT IR01	86131621	212	2,547
245 CRAFTON CR APT IR01	514064545	10	116
Contingency			8,561
Total		\$ 3,037	\$ 45,000

Streetlighting

Estimated costs for electric billed to the District by FPL.

Location	Meter	Monthly	Annual
156 Riverglade Run	9420049059	\$ 36	\$ 431
154 Riverglade Run	6707560121	31	372
53 Mistflower Dr #FNTN	4743506067	1,172	14,069
233 SHINNECOCK DR #IRR	0162048490	29	343
106 Keystone Corners Blvd #LTG	7652214334	84	1,011
27 Keystone Corners Blvd #ENTRY	9019709360	466	5,590
Contingency			5,000
Total		\$ 1,818	\$ 26,815

Expenditures - Amenity Center - River Club

General Manager

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

Vendor	Description	Monthly	Annual
Vesta	General Manager	\$ 4,280	\$ 51,354

Amenity Manager

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

Maintenance Services

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

Vendor	Description	Monthly	Annual
Vesta	Maintenance Services	\$ 9,647	\$ 115,761

Lifestyle Director

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

Guest Services

The District has contracted with Vesta to provide community facility staff for the Amenity Center to greet patrons, provide facility tours, issue access cards, and enforce policies.

Security Monitoring

Maintenance costs of the security alarms/cameras.

Rivers Edge II
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Amenity Center - River Club (continued)

Cable

Represents the estimated cost of cable television services provided by Comcast Business for the Amenity Center and District Office.

Vendor	Description	Monthly	Annual
Comcast	Amenity Center	\$ 397	\$ 4,764
Comcast	Office	662	7,945
	Total	\$	12,709

Insurance

The District's General Liability and Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). The amount is based on estimated premiums for property insurance related to the Amenity Center and other District facilities.

Pool Chemicals

The District has contracted with Poolsure to provide chemicals for the Amenity Center swimming pools.

Vendor	Description	Monthly	Annual
Poolsure	Pool Chemicals	\$ 1,375	\$ 16,500

Janitorial Services

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

Vendor	Description	Monthly	Annual
Vesta	Janitorial Services	\$ 3,075	\$ 36,904

Access Cards

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

Window Cleaning

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

Pressure Washing

Estimated costs to have the District Amenity Center pressure washed.

Natural Gas

The District is under contract with TECO Peoples Gas to provide service for the gas fireplace and gas grills.

Vendor	Description	Monthly	Annual
TECO	Propane Gas	\$ 450	\$ 5,400

Electric

Estimated costs for electric billed to the District by FPL.

Location	Meter	Monthly	Annual
160 Riverglade Run	5975385542	\$ 2,333	\$ 28,000
Contingency		-	2,000
	Total	\$ 2,333	\$ 30,000

Water & Sewer

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

Location	Meter	Monthly	Annual
160 Riverglade Run-Swimming Pool	84087156	\$ 111	\$ 1,326
160 Riverglade Run-Sewer	84087139	552	6,625
160 Riverglade Run-Water	84087139	251	3,009
298 Riverglade Run	83547180	119	1,422
Contingency		-	7,000
	Total	\$ 1,032	\$ 19,383

Repairs and Replacements

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

Refuse

Cost of garbage disposal services for the District's Amenity Center provided by Republic Services, including one 8-cubic-yard waste container with two pickups per week.

Vendor	Description	Monthly	Annual
Republic Services	Refuse	\$ 1,800	\$ 21,600

Rivers Edge II
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Amenity Center - River Club (continued)

Pest Control

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

License & Permits

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

Other Current

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

Special Events

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

Holiday Decorations

Represents estimated costs for the District to decorate the Amenity Center for the holidays.

Office Supplies & Postage

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

Contingency

Estimated costs for future unexpected costs incurred by the District.

Expenditures - Café Operations

Cost of Goods Sold ("COGS")

Food and beverage costs along with supply incidentals.

Labor

Staffing costs for Vesta personnel for Café operations.

Bank Fees

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

Other Expenses related to Café Operations

Represents the miscellaneous costs incurred by the Café.

Café Management

Represents management services for the Café.

Expenditures - Reserves

General Reserves

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

Rivers Edge II

Community Development District

Proposed Budget Debt Service Series 2020 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 462,928	\$ 448,899	\$ 9,518	\$ 458,417	\$ 458,417
Interest Earnings	5,000	11,635	5,000	16,635	5,000
Carry Forward Surplus ⁽¹⁾	346,655	651,782	-	651,782	661,611
TOTAL REVENUES	\$ 814,583	\$ 1,112,316	\$ 14,518	\$ 1,126,833	\$ 1,125,028
EXPENDITURES:					
Interest - 11/1	\$ 160,111	\$ 160,111	\$ -	\$ 160,111	\$ 156,958
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	160,111	-	160,111	160,111	156,958
Principal - 5/1	135,000	-	135,000	135,000	145,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$ 455,223	\$ 165,111	\$ 300,111	\$ 465,223	\$ 458,915
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 455,223	\$ 165,111	\$ 300,111	\$ 465,223	\$ 458,915
EXCESS REVENUES (EXPENDITURES)	\$ 359,361	\$ 947,204	\$ (285,594)	\$ 661,611	\$ 666,113

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 153,840

Rivers Edge II
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2020 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	6,300,000			156,957.50	156,957.50
05/01/27	6,300,000	4.300%	145,000	156,957.50	
11/01/27	6,155,000			153,840.00	455,797.50
05/01/28	6,155,000	4.300%	150,000	153,840.00	
11/01/28	6,005,000			150,615.00	454,455.00
05/01/29	6,005,000	4.300%	155,000	150,615.00	
11/01/29	5,850,000			147,282.50	452,897.50
05/01/30	5,850,000	4.300%	160,000	147,282.50	
11/01/30	5,690,000			143,842.50	451,125.00
05/01/31	5,690,000	4.900%	170,000	143,842.50	
11/01/31	5,520,000			139,677.50	453,520.00
05/01/32	5,520,000	4.900%	180,000	139,677.50	
11/01/32	5,340,000			135,267.50	454,945.00
05/01/33	5,340,000	4.900%	190,000	135,267.50	
11/01/33	5,150,000			130,612.50	455,880.00
05/01/34	5,150,000	4.900%	195,000	130,612.50	
11/01/34	4,955,000			125,835.00	451,447.50
05/01/35	4,955,000	4.900%	205,000	125,835.00	
11/01/35	4,750,000			120,812.50	451,647.50
05/01/36	4,750,000	4.900%	215,000	120,812.50	
11/01/36	4,535,000			115,545.00	451,357.50
05/01/37	4,535,000	4.900%	230,000	115,545.00	
11/01/37	4,305,000			109,910.00	455,455.00
05/01/38	4,305,000	4.900%	240,000	109,910.00	
11/01/38	4,065,000			104,030.00	453,940.00
05/01/39	4,065,000	4.900%	250,000	104,030.00	
11/01/39	3,815,000			97,905.00	451,935.00
05/01/40	3,815,000	4.900%	265,000	97,905.00	
11/01/40	3,550,000			91,412.50	454,317.50
05/01/41	3,550,000	5.150%	280,000	91,412.50	
11/01/41	3,270,000			84,202.50	455,615.00
05/01/42	3,270,000	5.150%	295,000	84,202.50	
11/01/42	2,975,000			76,606.25	455,808.75
05/01/43	2,975,000	5.150%	310,000	76,606.25	
11/01/43	2,665,000			68,623.75	455,230.00
05/01/44	2,665,000	5.150%	325,000	68,623.75	
11/01/44	2,340,000			60,255.00	453,878.75
05/01/45	2,340,000	5.150%	340,000	60,255.00	
11/01/45	2,000,000			51,500.00	451,755.00
05/01/46	2,000,000	5.150%	360,000	51,500.00	
11/01/46	1,640,000			42,230.00	453,730.00
05/01/47	1,640,000	5.150%	380,000	42,230.00	
11/01/47	1,260,000			32,445.00	454,675.00
05/01/48	1,260,000	5.150%	400,000	32,445.00	
11/01/48	860,000			22,145.00	454,590.00
05/01/49	860,000	5.150%	420,000	22,145.00	
11/01/49	440,000			11,330.00	453,475.00
05/01/50	440,000	5.150%	440,000	11,330.00	
11/01/50					451,330.00
Total			\$ 6,300,000	\$ 4,745,765	\$ 11,045,765

Rivers Edge II

Community Development District

Proposed Budget Debt Service Series 2021 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments -Tax Roll	\$ 305,887	\$ 460,831	\$ 9,771	\$ 470,602	\$ 470,602
Special Assessments - Direct	245,810	18,350	6,117	24,467	24,467
Special Assessments - Prepayment	-	745,362	-	745,362	-
Interest Income	5,000	15,123	7,000	22,123	5,000
Carry Forward Surplus ⁽¹⁾	282,848	259,218	-	259,218	236,783
TOTAL REVENUES	\$ 839,546	\$ 1,498,884	\$ 22,888	\$ 1,521,771	\$ 736,851
EXPENDITURES:					
Interest - 11/1	\$ 149,075	\$ 149,075	\$ -	\$ 149,075	\$ 132,688
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Principal Prepayment - 2/1	-	750,000	-	750,000	-
Interest - 2/1	-	6,839	-	6,839	-
Interest - 5/1	149,075	-	149,075	149,075	132,688
Principal - 5/1	200,000	-	200,000	200,000	185,000
Principal Prepayment - 5/1	-	-	25,000	25,000	-
TOTAL EXPENDITURES	\$ 498,150	\$ 910,914	\$ 374,075	\$ 1,284,989	\$ 450,375
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 498,150	\$ 910,914	\$ 374,075	\$ 1,284,989	\$ 450,375
EXCESS REVENUES (EXPENDITURES)	\$ 341,396	\$ 587,970	\$ (351,188)	\$ 236,783	\$ 286,476

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 129,913

Rivers Edge II
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2021 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	7,195,000			132,687.50	132,687.50
05/01/27	7,195,000	3.000%	185,000	132,687.50	
11/01/27	7,010,000			129,912.50	447,600.00
05/01/28	7,010,000	3.000%	190,000	129,912.50	
11/01/28	6,820,000			127,062.50	446,975.00
05/01/29	6,820,000	3.000%	195,000	127,062.50	
11/01/29	6,625,000			124,137.50	446,200.00
05/01/30	6,625,000	3.000%	200,000	124,137.50	
11/01/30	6,425,000			121,137.50	445,275.00
05/01/31	6,425,000	3.000%	210,000	121,137.50	
11/01/31	6,215,000			117,987.50	449,125.00
05/01/32	6,215,000	3.500%	215,000	117,987.50	
11/01/32	6,000,000			114,225.00	447,212.50
05/01/33	6,000,000	3.500%	220,000	114,225.00	
11/01/33	5,780,000			110,375.00	444,600.00
05/01/34	5,780,000	3.500%	230,000	110,375.00	
11/01/34	5,550,000			106,350.00	446,725.00
05/01/35	5,550,000	3.500%	240,000	106,350.00	
11/01/35	5,310,000			102,150.00	448,500.00
05/01/36	5,310,000	3.500%	245,000	102,150.00	
11/01/36	5,065,000			97,862.50	445,012.50
05/01/37	5,065,000	3.500%	255,000	97,862.50	
11/01/37	4,810,000			93,400.00	446,262.50
05/01/38	4,810,000	3.500%	265,000	93,400.00	
11/01/38	4,545,000			88,762.50	447,162.50
05/01/39	4,545,000	3.500%	275,000	88,762.50	
11/01/39	4,270,000			83,950.00	447,712.50
05/01/40	4,270,000	3.500%	285,000	83,950.00	
11/01/40	3,985,000			78,962.50	447,912.50
05/01/41	3,985,000	3.500%	295,000	78,962.50	
11/01/41	3,690,000			73,800.00	447,762.50
05/01/42	3,690,000	4.000%	305,000	73,800.00	
11/01/42	3,385,000			67,700.00	446,500.00
05/01/43	3,385,000	4.000%	320,000	67,700.00	
11/01/43	3,065,000			61,300.00	449,000.00
05/01/44	3,065,000	4.000%	330,000	61,300.00	
11/01/44	2,735,000			54,700.00	446,000.00
05/01/45	2,735,000	4.000%	345,000	54,700.00	
11/01/45	2,390,000			47,800.00	447,500.00
05/01/46	2,390,000	4.000%	360,000	47,800.00	
11/01/46	2,030,000			40,600.00	448,400.00
05/01/47	2,030,000	4.000%	375,000	40,600.00	
11/01/47	1,655,000			33,100.00	448,700.00
05/01/48	1,655,000	4.000%	390,000	33,100.00	
11/01/48	1,265,000			25,300.00	448,400.00
05/01/49	1,265,000	4.000%	405,000	25,300.00	
11/01/49	860,000			17,200.00	447,500.00
05/01/50	860,000	4.000%	420,000	17,200.00	
11/01/50	440,000			8,800.00	446,000.00
05/01/51	440,000	4.000%	440,000	8,800.00	
11/01/51					448,800.00
Total			\$7,195,000	\$4,118,525	\$11,313,525

Rivers Edge II
Community Development District
Proposed Budget
Debt Service Series 2026 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessment	\$ -	\$ -	\$ -	\$ -	\$ 331,703
Bond Proceeds	-	-	284,509	284,509	-
Interest Income	-	-	1,000	1,000	1,000
Carry Forward Surplus ⁽¹⁾	-	-	-	-	285,509
TOTAL REVENUES	\$ -	\$ -	\$ 285,509	\$ 285,509	\$ 618,211
EXPENDITURES:					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 118,670
Interest - 5/1	-	-	-	-	128,679
Principal - 5/1	-	-	-	-	75,000
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 322,349
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 322,349
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ -	\$ 285,509	\$ 285,509	\$ 295,862

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27

\$ 127,179

Rivers Edge II
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2026 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	4,840,000			118,670.40	118,670.40
05/01/27	4,840,000	4.000%	75,000.00	128,678.75	
11/01/27	4,765,000			127,178.75	330,857.50
05/01/28	4,765,000	4.000%	75,000.00	127,178.75	
11/01/28	4,690,000			125,678.75	327,857.50
05/01/29	4,690,000	4.000%	80,000.00	125,678.75	
11/01/29	4,610,000			124,078.75	329,757.50
05/01/30	4,610,000	4.000%	85,000.00	124,078.75	
11/01/30	4,525,000			122,378.75	331,457.50
05/01/31	4,525,000	4.000%	85,000.00	122,378.75	
11/01/31	4,440,000			120,678.75	328,057.50
05/01/32	4,440,000	4.350%	90,000.00	120,678.75	
11/01/32	4,350,000			118,721.25	329,400.00
05/01/33	4,350,000	4.350%	95,000.00	118,721.25	
11/01/33	4,255,000			116,655.00	330,376.25
05/01/34	4,255,000	4.350%	100,000.00	116,655.00	
11/01/34	4,155,000			114,480.00	331,135.00
05/01/35	4,155,000	4.350%	105,000.00	114,480.00	
11/01/35	4,050,000			112,196.25	331,676.25
05/01/36	4,050,000	4.350%	105,000.00	112,196.25	
11/01/36	3,945,000			109,912.50	327,108.75
05/01/37	3,945,000	5.350%	110,000.00	109,912.50	
11/01/37	3,835,000			106,970.00	326,882.50
05/01/38	3,835,000	5.350%	120,000.00	106,970.00	
11/01/38	3,715,000			103,760.00	330,730.00
05/01/39	3,715,000	5.350%	125,000.00	103,760.00	
11/01/39	3,590,000			100,416.25	329,176.25
05/01/40	3,590,000	5.350%	130,000.00	100,416.25	
11/01/40	3,460,000			96,938.75	327,355.00
05/01/41	3,460,000	5.350%	140,000.00	96,938.75	
11/01/41	3,320,000			93,193.75	330,132.50
05/01/42	3,320,000	5.350%	145,000.00	93,193.75	
11/01/42	3,175,000			89,315.00	327,508.75
05/01/43	3,175,000	5.350%	155,000.00	89,315.00	
11/01/43	3,020,000			85,168.75	329,483.75
05/01/44	3,020,000	5.350%	165,000.00	85,168.75	
11/01/44	2,855,000			80,755.00	330,923.75
05/01/45	2,855,000	5.350%	170,000.00	80,755.00	
11/01/45	2,685,000			76,207.50	326,962.50
05/01/46	2,685,000	5.350%	180,000.00	76,207.50	
11/01/46	2,505,000			71,392.50	327,600.00
05/01/47	2,505,000	5.700%	190,000.00	71,392.50	
11/01/47	2,315,000			65,977.50	327,370.00
05/01/48	2,315,000	5.700%	205,000.00	65,977.50	
11/01/48	2,110,000			60,135.00	331,112.50
05/01/49	2,110,000	5.700%	215,000.00	60,135.00	
11/01/49	1,895,000			54,007.50	329,142.50
05/01/50	1,895,000	5.700%	225,000.00	54,007.50	
11/01/50	1,670,000			47,595.00	326,602.50
05/01/51	1,670,000	5.700%	240,000.00	47,595.00	
11/01/51	1,430,000			40,755.00	328,350.00
05/01/52	1,430,000	5.700%	255,000.00	40,755.00	
11/01/52	1,175,000			33,487.50	329,242.50
05/01/53	1,175,000	5.700%	270,000.00	33,487.50	
11/01/53	905,000			25,792.50	329,280.00
05/01/54	905,000	5.700%	285,000.00	25,792.50	
11/01/54	620,000			17,670.00	328,462.50
05/01/55	620,000	5.700%	300,000.00	17,670.00	
11/01/55	320,000			9,120.00	326,790.00
05/01/56	320,000	5.700%	320,000.00	9,120.00	
11/01/56	-				329,120.00
Total			\$ 4,840,000	5,148,581.65	9,988,581.65

Rivers Edge II
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Interest Income	\$ 1,000	\$ 1,224	\$ 500	\$ 1,724	\$ 1,000
Capital Reserve Funding - Transfer In	400,000	-	405,000	405,000	600,000
Carry Forward Balance	130,665	161,190	-	161,190	744
TOTAL REVENUES	\$ 531,665	\$ 162,414	\$ 405,500	\$ 567,914	\$ 601,744

EXPENDITURES:					
Repair and Replacements	\$ 50,000	\$ 50,303	\$ 301,730	\$ 352,034	\$ 50,000
RiverHouse Access Control System (C/S)	4,422	6,102	-	6,102	18,951
RiverHouse Painting (C/S)	26,733	14,590	14,590	29,180	-
RiverHouse Furniture (C/S)	23,584	-	23,584	23,584	-
RiverHouse A/C Unit Replacement (C/S)	32,428	-	32,428	32,428	-
RiverHouse Tennis Court Fencing (C/S)	23,584	-	23,584	23,584	-
RiverHouse Pool Pump Sand Filtration (C/S)	36,850	-	36,850	36,850	-
Permanent Holiday Lighting (C/S)	22,995	-	22,995	22,995	-
Playground Equipment (C/S)	5,896	-	5,896	5,896	27,869
Pocket Parks Equipment Repair/Replacement (C/S)	13,075	-	13,075	13,075	12,541
Maintenance Golf Cart (C/S)	2,948	-	2,948	2,948	-
Maintenance Work Truck (C/S)	19,162	18,493	-	18,493	-
RiverHouse Pool Operations Equipment (C/S)	-	-	-	-	97,542
RiverHouse Complex Fencing (C/S)	-	-	-	-	16,721
RiverFront Park Dock (C/S)	-	-	-	-	97,542
RiverHouse Patio Furniture (C/S)	-	-	-	-	8,361
RiverHouse Parking Lot Resurfacing (C/S)	-	-	-	-	48,771
RiverTown Blvd. Asphalt Resurfacing (C/S)	-	-	-	-	34,836
NorthLake Park Renovation (C/S)	-	-	-	-	16,721
RiverTown Blvd. Fencing Replacement (C/S)	-	-	-	-	25,082
RiverHouse Basketball Goals (C/S)	-	-	-	-	16,721
RiverFront Park Parking Lot (C/S)	-	-	-	-	22,295
RiverTown Entrance Pump/Filtration (C/S)	-	-	-	-	27,869
Tennis Court Resurfacing (C/S)	-	-	-	-	6,131
Pickleball & Tennis Court Survey (C/S)	-	-	-	-	8,361
RiverClub Expansion Joint (C/S)	-	-	-	-	13,935
TOTAL EXPENDITURES	\$ 261,677	\$ 89,489	\$ 477,680	\$ 567,169	\$ 550,249

Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 261,677	\$ 89,489	\$ 477,680	\$ 567,169	\$ 550,249
EXCESS REVENUES (EXPENDITURES)	\$ 269,988	\$ 72,925	\$ (72,180)	\$ 744	\$ 51,495

Capital Reserve Study

Description	FY 2027 - Reserve Study	FY 2027 - Budget	Variance
Reserves Beginning of Year	\$ 184,372	\$ 744	
Contributions	132,816	600,000	
Interest Income	9,330	1,000	
Expenditures	6,180	(550,249)	
Anticipated Balance	\$ 332,698	\$ 51,495	\$ (281,203)

Rivers Edge II
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Annual Maintenance Assessments			
		FY 2027	FY 2026	Increase/ (decrease)	
Townhomes	314	\$1,430.40	\$1,172.46	\$257.94	22.00%
Single Family - 30'-39' Lot	146	\$1,571.31	\$1,287.97	\$283.34	22.00%
Single Family - 40'-49' Lot	360	\$1,845.70	\$1,512.86	\$332.84	22.00%
Single Family - 50'-59' Lot	261	\$2,169.93	\$1,778.63	\$391.30	22.00%
Single Family - 60'-69' Lot	0	\$0.00	\$0.00	\$0.00	-
Single Family - 70'-79' Lot	65	\$2,993.00	\$2,453.28	\$539.72	22.00%
Single Family - 80' Lot	50	\$3,317.24	\$2,719.04	\$598.20	22.00%
Total	1196				

SEVENTH ORDER OF BUSINESS

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRPERSON, VICE CHAIRPERSON, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2026; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District previously adopted Resolution Nos. 2019-12 and 2026-05 on July 22, 2019, and April 15, 2026, respectively, authorizing the issuance of its \$4,840,000 Capital Improvement Revenue Bonds, Series 2026 (“**Series 2026 Bonds**”) for the purpose of financing a portion of the acquisition and/or construction of all or a portion of certain improvements as described in the *Rivers Edge II Community Development District Engineer’s Report Series 2026 Bonds*, dated April 15, 2026; and

WHEREAS, the District closed on the issuance of the Series 2026 Bonds on May 15, 2026; and

WHEREAS, as prerequisites to the issuance of the Series 2026 Bonds, the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District staff, including the District Manager, District Financial Advisor, District Counsel and Bond Counsel (“**District Staff**”) were required to execute and deliver various documents (“**Closing Documents**”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District Staff in closing on the issuance of the Series 2026 Bonds.

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

SECTION 1. The issuance of the Series 2026 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2026 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2026 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

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

PASSED AND ADOPTED this 20th day of May 2026.

ATTEST:

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

EIGHTH ORDER OF BUSINESS

This instrument was prepared by and upon recording should be returned to:

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

(This space reserved for Clerk)

AMENDED AND RESTATED¹
DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors²
Rivers Edge II Community Development District

D.J. Smith
Chairperson

Phillip Brandt
Assistant Secretary

Jason Thomas
Vice Chairperson

James Reid
Assistant Secretary

Jarrett O’Leary
Assistant Secretary

District Manager
c/o Government Management Services LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Tel: (904) 940-5850
 (“District Manager’s Office”)

District records are on file at the District Manager’s Office and are available for public inspection upon request during normal business hours.

¹ This document amends, supplements, and restates the *Corrective Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Rivers Edge II Community Development District*, recorded at O.R. Book 6007, Pages 700 *et seq.*, Instrument No. 2024066363, of the Official Records of St. Johns County, Florida.

² This list reflects the composition of the Board of Supervisors as of May 20, 2026. For a current list of Board Members, please contact the District Manager’s Office.

TABLE OF CONTENTS

Introduction 1

What is the District and How is it Governed? 1

Overview of the District’s Projects, Bonds & Debt Assessments..... 2

Methods of Collection 6

District Boundary Legal DescriptionExhibit A

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN
BY THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

On behalf of the Rivers Edge II Community Development District (“**District**”), the following information is provided to give you a description of the District’s services and the assessments that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents, as well as filed in the property records of the county in which the District is located.

WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the “**Act**”), and established by Ordinance No. 2018-26 enacted by the Board of County Commissioners of St. Johns County, Florida, which became effective on June 22, 2018. The District’s boundaries were amended by Ordinance No. 2019-71, enacted by the Board of County Commissioners of St. Johns County, Florida on November 6, 2019. The District’s boundaries currently encompass approximately 984 acres within the larger RiverTown development, which comprises 4,176.52 acres in St. Johns County, Florida (“**Development**”). Two other community development districts, Rivers Edge Community Development District and Rivers Edge III Community Development District, have been established within the boundaries of the Development. The legal description of the boundaries of the District is attached hereto as **Exhibit A**. As a local unit of special-purpose government, the District provides an alternate means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (“**Board**” and individually, “**Supervisors**”), the members of which must be residents of the State of Florida and citizens of the United States. Within ninety (90) days of appointment of the initial Board, members were elected on an at-large basis by the owners of property within the District. Subsequent landowner elections are then held every two years in November. At the landowner elections, and generally stated, each landowner is entitled to cast one vote for each acre of land owned with fractions thereof rounded upward to the nearest whole number, or one vote per platted lot. Commencing at least six (6) years after the establishment of the District and when the District attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms were expiring began to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered to vote with the Supervisor of Elections for St. Johns County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

The District is subject to Florida law governing open meetings and records. Accordingly, Board meetings are noticed in the local newspaper and are conducted in a public forum in which public

participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection at the District Manager's Office during normal business hours.

OVERVIEW OF THE DISTRICT'S PROJECTS, BONDS & DEBT ASSESSMENTS

The District is authorized by the Act to, amongst other things, finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures in one or more stages, within and without the boundaries of the District.

Pursuant to the Act, the District is authorized to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue bonds, notes and/or other specific financing mechanisms payable from such special assessments. On November 18, 2019, the Seventh Judicial Circuit of Florida, in and for St. Johns County, Florida ("**Court**"), entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$41,375,000 in Capital Improvement Revenue Bonds, in one or more series, for the infrastructure needs of the District ("**Final Judgment**"). On December 23, 2019, the Court entered a Certificate of No Appeal certifying that no notice of appeal has been filed or taken by any party or other person from the Final Judgment.

Capital Improvement Plan / Master Bonds & Assessments

In 2019, the District authorized the construction and/or financing of its master capital improvement plan ("**CIP**"). The CIP includes, among other things, drainage and stormwater management infrastructure, transportation improvements, landscape improvements, recreation improvements, and soft costs. The CIP is estimated to cost approximately **\$32,547,262.11**, and is described in more detail in the *Master Improvement Plan Report*, dated October 9, 2019 ("**Master Improvement Plan**").

The District anticipates financing all or a portion of the CIP by the issuance of one or more series of future special assessment bonds ("**Master Bonds**"). To secure the repayment of such Master Bonds, the District has levied and imposed one or more non-ad valorem debt service special assessment liens pursuant to a master assessment lien ("**Master Assessments**") on certain benefitted lands within the District. The Master Assessments are further described in the *Master Special Assessment Methodology Report*, dated October 9, 2019 ("**Master Assessment Report**"). The Master Assessment Report and the reports that supplement it are designed to conform to the requirements of Chapters 170, 190 and 197, *Florida Statutes*, are not intended to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

Allocation of special assessments is a continuous process until the CIP is completed. As a master series of interrelated improvements, the CIP benefits all developable acres within the District. Once platting has begun, the assessments will be allocated to the assigned properties based on the benefits they receive as set forth herein ("**Assigned Properties**"). The unassigned properties, defined as property that has not been platted and assigned development rights, will continue to be assessed on a per-acre (equal acreage) basis ("**Unassigned Properties**") until all assessments are allocated. Eventually the development plan will be completed and the assessments securing each series of bonds will be allocated to the benefitted property within the District. If there are changes to the development plan causing a change in the ultimate number of platted units, a true-up of the assessment(s) will be calculated to determine if a debt reduction or true-up payment from Mattamy Jacksonville, LLC, a Delaware limited liability company, is required.

Series 2020 Bonds and Assessments

The District has authorized the construction and/or acquisition of its “**Series 2020 Project**” as the first phase of the CIP. On May 22, 2020, the District issued its \$7,165,000 Capital Improvement Revenue Bonds, Series 2020 (“**2020 Bonds**”) to finance all or a portion of the Series 2020 Project. The amortization schedules for the Series 2020 Bonds are available at the District Manager’s Office. The Series 2020 Project is estimated to cost approximately \$10,965,654 and is described in the *Rivers Edge II Community Development District Engineer’s Report Series 2020 Bonds*, dated February 7, 2020 (“**Series 2020 Engineer’s Report**”). The Series 2020 Project includes master transportation improvements (Keystone Corners Boulevard and associated multi-use paths, landscape, irrigation, and utility improvements) and master recreation improvements (the RiverClub amenity center), all as more specifically described in the Series 2020 Engineer’s Report.

The 2020 Bonds are secured by special assessments (“**Series 2020 Assessments**”) levied and imposed as part of the Master Assessments and on certain benefitted lands within the District. The Series 2020 Assessments are further described in the *Supplemental Special Assessment Methodology Report for the Series 2020 Capital Improvement Revenue Bonds- Final Numbers*, dated May 8, 2020 (“**Series 2020 Assessment Report**”). It is anticipated that the Series 2020 Assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, *Florida Statutes*, for platted lots and directly collected for unplatted property but the assessments may be collected by any other legal means available to the District. Schedules of the annual assessments on benefiting property levied to defray the debt service obligations of the District are summarized provided below and are available for public inspection at the District Manager’s Office. It is anticipated that the Series 2020 Assessments will be allocated to 460 lots platted within Phase 1, Subphase 2A, and a portion of the Subphase 2B lots withing Watersong and Parcels 16-1, 17-1, 17-2, and 47-1 in the District.

The allocation of the Series 2020 Assessments as set forth in the Series 2020 Assessment Report is provided below. Please note that the unit count below reflects the allocation at the time of issuance of the Series 2020 Bonds, and may be amended from time to time to reflect changes in development. For the most recent unit count, please contact the District Manager’s Office.

Series 2020 Assessments			
Product Type	No. of Units	Gross Annual Assessment per Unit*	Par Debt per Unit
30’-39’ Lot	96	\$696	\$10,115
40’-49’ Lot	248	\$900	\$13,080
50’-59’ Lot	126	\$1,104	\$16,045
60’-69’ Lot**	0	\$1,200	\$17,440
70’-79’ Lot	21	\$1,500	\$21,800
80’+ Lot	19	\$1,704	\$24,765

*Note: The annual debt assessment per unit amounts are subject to a collection fee and early payment discounts when collected on the St. Johns County tax bill.

**Note: There were no 60’-69’ lots planned to be allocated Series 2020 Assessments at the time of preparation of the Series 2020 Assessment Report. Par debt and assessments are included here to account for possible changes in development plan units.

Series 2021 Bonds and Assessments

The District has authorized the construction and/or acquisition of its “**Series 2021 Project**” as the second phase of the CIP. On April 23, 2021, the District issued its \$9,900,000 Capital Improvement

Revenue Bonds, Series 2021 (“**2021 Bonds**”) to finance all or a portion of the Series 2021 Project and the previously unfinanced portion of the Series 2020 Project (together, “**Series 2021 Financed Project**”). The amortization schedules for the Series 2021 Bonds are available at the District Manager’s Office. The Series 2021 Project is estimated to cost approximately \$4,619,277 and is described in the *Rivers Edge II Community Development District Engineer’s Report Series 2021 Bonds*, dated March 8, 2021 (“**Series 2021 Engineer’s Report**”). The Series 2021 Financed Project includes master drainage improvements, master recreation improvements (neighborhood pocket parks), master landscaping along Longleaf Pine Parkway, and certain previously unfunded portions of the Series 2020 Project (master transportation-Keystone Corners Boulevard), all as more specifically described in the Series 2021 Engineer’s Report and Series 2020 Engineer’s Report.

The 2021 Bonds are secured by special assessments (“**Series 2021 Assessments**”) levied and imposed as part of the Master Assessments and on certain benefitted lands within the District. The Series 2021 Assessments are further described in the *Final Rivers Edge II Community Development District Supplemental Special Assessment Methodology Report for the Series 2021 Capital Improvement Revenue Bonds*, dated March 17, 2021 (“**Series 2021 Assessment Report**”). It is anticipated that the Series 2021 Assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, *Florida Statutes*, for platted lots and directly collected for unplatted property but the assessments may be collected by any other legal means available to the District. Schedules of the annual assessments on benefiting property levied to defray the debt service obligations of the District are summarized provided below and are available for public inspection at the District Manager’s Office. It is anticipated that the Series 2021 Assessments will be initially allocated to all unsold and unplatted lands consisting of 842.2 acres within the District on an equal acreage basis (“**Series 2021 Assessment Area**”). After the Series 2020 Assessments are fully allocated, the Series 2021 Assessments will be allocated to platted lots within Subphase 2B, Phases 3 and 4 of Watersong, Parcel 47-2 and 19-1, all of which are planned for an aggregate of 469 residential lots.

The allocation of the Series 2021 Assessments as set forth in the Series 2021 Assessment Report is provided below. Please note that the unit count below reflects the allocation at the time of issuance of the Series 2021 Bonds, and may be amended from time to time to reflect changes in development. For the most recent unit count, please contact the District Manager’s Office.

Series 2021 Assessments			
Product Type	No. of Units	Gross Annual Assessment per Unit*	Par Debt per Unit
Townhomes	130	\$744	\$12,538
30’-39’ Lot	94	\$696	\$11,729
40’-49’ Lot	215	\$900	\$15,166
50’-59’ Lot	210	\$1,104	\$18,604
60’-69’ Lot**	0	\$1,200	\$20,222
70’-79’ Lot**	0	\$1,500	\$25,277
80’+ Lot**	0	\$1,704	\$28,715

*Note: The annual debt assessment per unit amounts are subject to a collection fee and early payment discounts when collected on the St. Johns County tax bill.

**Note: No 60’-69’, 70’-79’, or 80+’ units were included in the development plan for the Series 2021 Assessment Units at the time of preparation of the Series 2021 Assessment Report. Par debt and assessments are included here to account for possible changes in development plan units.

Series 2026 Bonds and Assessments

The District has authorized the construction and/or acquisition of its “**Series 2026 Project**” as the third phase of the CIP. On May 15, 2026, the District issued its \$4,840,000 Capital Improvement Revenue Bonds, Series 2026 (“**2026 Bonds**”) to finance all or a portion of the Series 2026 Project. The amortization schedules for the Series 2026 Bonds are available at the District Manager’s Office. The Series 2026 Project is estimated to cost approximately \$22,222,080, and is described in the *Rivers Edge II Community Development District Engineer’s Report Series 2026 Bonds*, dated April 15, 2026 (“**Series 2026 Engineer’s Report**”). The Series 2026 Project includes master drainage improvements and master roadway improvements (Phase II of C.R. 223), all as more specifically described in the Series 2026 Engineer’s Report.

The 2026 Bonds are secured by special assessments (“**Series 2026 Assessments**”) levied and imposed as part of the Master Assessments and on certain benefitted lands within the District. The Series 2026 Assessments are further described in the *Rivers Edge II Community Development District Series 2026 Supplemental Special Assessment Methodology Report*, dated April 30, 2026 (“**Series 2026 Assessment Report**”). It is anticipated that the Series 2026 Assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, *Florida Statutes*, for platted lots and directly collected for unplatted property, but the assessments may be collected by any other legal means available to the District. Schedules of the annual assessments on benefiting property levied to defray the debt service obligations of the District are summarized provided below and are available for public inspection at the District Manager’s Office. It is anticipated that the Series 2026 Assessments will be initially allocated to 100 platted townhome lots in Parcel 19-2 and unplatted lands comprising 56.75 acres planned for 155 residential lots and constituting Watersong Phase 5 (“**Series 2026 Assessment Area**”).

The allocation of the Series 2026 Assessments as set forth in the Series 2026 Assessment Report is provided below. Please note that the unit count below reflects the allocation at the time of issuance of the Series 2026 Bonds, and may be amended from time to time to reflect changes in development. For the most recent unit count, please contact the District Manager’s Office.

Series 2026 Assessments			
Product Type	No. of Units	Gross Annual Assessment per Unit*	Par Debt per Unit***
Townhomes	100	\$740	\$10,153
30’-39’ Lot	42	\$1,346	\$18,460
40’-49’ Lot	48	\$1,741	\$23,878
50’-59’ Lot	65	\$2,135	\$29,280
60’-69’ Lot**	0	\$2,305	\$31,391
70’-79’ Lot**	0	\$2,882	\$39,239
80’+ Lot**	0	\$3,266	\$44,471

**Note: The annual debt assessment per unit amounts are subject to a collection fee and early payment discounts when collected on the St. Johns County tax bill.*

***Par debt and assessments for possible changes in the development plan units.*

**** Annual assessments per unit have been set at target levels so that similar property types throughout different phases of the District receive similar assessment levels. The Developer has agreed to make a contribution to offset any additional assessments which would otherwise be allocated to each property type. There are currently no 60’-69’ Lots, 70’-79’ Lots, or 80’+ Lots planned for the property to which the Series 2026 Assessments will be allocated, but should the development plan change to include such lot types, assessment levels are anticipated to be set at the amounts indicated herein.*

Operation and Maintenance Assessments

In addition to the debt assessments described above, the District also imposes on an annual basis operations and maintenance assessments (“**O&M Assessments**”), which are determined and calculated annually by the Board in order to fund the District’s annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District and may vary from year to year based on the amount of the District’s budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Certain operations and maintenance costs are shared among the District and the other community development districts within the Development. Please contact the District Manager’s Office for more information regarding the allocation of O&M Assessments.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, *Florida Statutes*. Further information regarding any of the improvements can be obtained from the engineer’s reports on file in the District Manager’s Office. Further, a detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager’s Office.

METHODS OF COLLECTION

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. The provisions governing the collection of special assessments are more fully set forth in the applicable assessment resolutions, which are on file at the District Manager’s Office. That said, and generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled “non-ad valorem assessments,” which would then be collected by the St. Johns County Tax Collector in the same manner as county ad valorem taxes (“**Uniform Method**”). Each property owner subject to the collection of special assessments by the Uniform Method must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The use of the Uniform Method for any given fiscal year does not mean that the Uniform Method will be used to collect assessments in future years, and the District reserves the right in its sole discretion to select a new or different collection method in any given year, regardless of past practices.

Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner. In the event that an assessment payment is not timely made, the whole assessment – including any remaining amounts for the fiscal year as well as any future installments of assessments securing debt service – shall immediately become due and payable and shall accrue interest as well as penalties, plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District’s discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Please contact the District Manager’s Office for further information regarding collection methods.

This description of the District’s operations, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of communities. If you have questions or would like additional information about the District, please write to: Rivers Edge II Community Development District, c/o Government Management Services LLC, Attn: District Manager, Offices: 475 West Town Place, Suite 114, St. Augustine, Florida 32092, or call (904) 940-5850.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, this *Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Rivers Edge II Community Development District* has been executed as of the 20th day of May 2026, and recorded in the Official Records of St. Johns County, Florida.

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

By: _____
Orville Richard Smith, III (“D.J.”), Chairperson

Witness

Witness

Print Name

Print Name

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me [] in person or [] by means of electronic notarization this ____ day of May 2026, by Orville Richard Smith, III, Chairperson of the Board of Supervisors of the Rivers Edge II Community Development District, who [] is personally known to me or who [] has produced _____ as identification, and did not take the oath.

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

Exhibit A: District Boundary Legal Description

EXHIBIT A
District Boundary Legal Description

A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
Telephone (904) 346-1733 Fax (904) 346-1736
Jon Bowan, PLS Jeff Ward, PLS

CDD 2 North Parcel (Part One)
Legal Description
Revised May 19, 2016

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the intersection of the northerly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785), with the easterly monumented line of said Frances P. Fatio Grant, Section 39, Township 5 South, Range 27 East, and run thence, along the aforesaid said northerly Right of Way line of STATE ROAD No. 13, the following two (2) courses and distances:

Course No. 1: run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 22,968.28 feet, through a central angle of 00°20'02" to the left, an arc distance of 133.89 feet, to point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°17'25" West, 133.89 feet;

Course No. 2: run thence, North 63°27'26" West, along last said tangency, a distance of 3,097.61; thence departing from aforesaid northerly Right of Way line of STATE ROAD No. 13, run the following ten (10) courses and distances:

Course No. 1: run thence, North 52°12'30" East, a distance of 337.34 feet, to a point;

Course No. 2: run thence, North 43°00'14" East, a distance of 340.19 feet, to a point;

Course No. 3: run thence, North 27°38'47" East, a distance of 540.78 feet, to a point;

Course No. 4: run thence, North 59°45'43" East, a distance of 312.12 feet, to a point;

Course No. 5: run thence, North 12°39'39" East, a distance of 376.82 feet, to a point;

Course No. 6: run thence, North 03°30'59" West, a distance of 427.45 feet, to a point;

Course No. 7: run thence, North 23°57'56" East, a distance of 932.43 feet, to a point;

Course No. 8: run thence, North 48°02'01" East, a distance of 302.22 feet, to a point;

Course No. 9: run thence, North 27°34'13" East, a distance of 248.54 feet, to a point;

Course No. 10: run thence, North $07^{\circ}09'39''$ East, a distance of 674.95 feet, to a point, on the southerly line of "Parcel 11- Elementary School Site", as per the Sketch and Legal prepared by this Firm, dated April 28, 2016; run thence, along the southerly and easterly boundary of said "Parcel 11 - Elementary School Site", the following thirty-four (34) courses and distances:

Course No. 1: run thence, South $71^{\circ}41'33''$ East, a distance of 775.63 feet, to a point;

Course No. 2: run thence, North $33^{\circ}37'29''$ East, a distance of 62.40 feet, to a point;

Course No. 3: run thence, North $06^{\circ}30'58''$ East, a distance of 40.31 feet, to a point;

Course No. 4: run thence, North $00^{\circ}03'18''$ West, a distance of 68.98 feet, to a point;

Course No. 5: run thence, North $05^{\circ}58'04''$ East, a distance of 38.17 feet, to a point;

Course No. 6: run thence, North $08^{\circ}08'34''$ West, a distance of 93.10 feet, to a point;

Course No. 7: run thence, North $09^{\circ}42'05''$ East, a distance of 76.71 feet, to a point;

Course No. 8: run thence, North $05^{\circ}07'10''$ West, a distance of 43.27 feet, to a point;

Course No. 9: run thence, North $15^{\circ}48'54''$ East, a distance of 37.19 feet, to a point;

Course No. 10: run thence, North $09^{\circ}54'54''$ East, a distance of 82.20 feet, to a point;

Course No. 11: run thence, North $32^{\circ}10'30''$ West, a distance of 50.58 feet, to a point;

Course No. 12: run thence, North $36^{\circ}15'54''$ West, a distance of 72.68 feet, to a point of curvature, of a curve, leading northeasterly;

Course No. 13: run thence, northeasterly, along and around the arc of a curve, being concave easterly, and having a radius of 25.00 feet, through a central angle of $39^{\circ}51'27''$ to the right, an arc distance of 17.39 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $16^{\circ}20'11''$ West, 17.04 feet;

Course No. 14: run thence, North $03^{\circ}35'33''$ East, along last said tangency, a distance of 55.29 feet, to a point;

Course No. 15: run thence, North $27^{\circ}46'35''$ West, a distance of 159.19 feet, to a point;

Course No. 16: run thence, North $23^{\circ}56'36''$ West, a distance of 57.05 feet, to a point;

Course No. 17: run thence, North $15^{\circ}33'10''$ West, a distance of 49.85 feet, to a point;

Course No. 18: run thence, South $78^{\circ}39'24''$ East, a distance of 24.49 feet, to a point;

Course No. 19: run thence, North $11^{\circ}59'52''$ East, a distance of 50.59 feet, to a point;

Course No. 20: run thence, South 90°00'00" East, a distance of 151.53 feet, to a point;

Course No. 21: run thence, South 05°24'52" West, a distance of 67.04 feet, to a point;

Course No. 22: run thence, North 68°26'00" East, a distance of 25.11 feet, to a point;

Course No. 23: run thence, South 03°06'04" East, a distance of 17.72 feet, to a point;

Course No. 24: run thence, South 36°29'04" East, a distance of 22.83 feet, to a point;

Course No. 25: run thence, South 50°43'11" East, a distance of 72.64 feet, to a point;

Course No. 26: run thence, North 72°12'33" East, a distance of 53.45 feet, to the point of curvature, of a curve, leading southeasterly;

Course No. 27: run thence, southeasterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 25.00 feet, through a central angle of 77°36'13" to the right, an arc distance of 33.86 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 68°59'20" East, 31.33 feet;

Course No. 28: run thence, South 30°11'14" East, along last said tangency, a distance of 38.85 feet, to a point;

Course No. 29: run thence, South 88°25'01" East, a distance of 83.24 feet, to the point of a non tangential curve, leading easterly;

Course No. 30: run thence, easterly, along and around the arc of a curve, being concave southerly, and having a radius of 25.00 feet, through a central angle of 21°11'35" to the right, and arc distance of 9.25 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 77°16'23" East, 9.20 feet;

Course No. 31: run thence, South 66°40'36" East, along last said tangency, a distance of 8.56 feet, to a point;

Course No. 32: run thence, South 40°08'11" East, a distance of 55.96 feet, to a point;

Course No. 33: run thence South 48°32'04" East, a distance of 42.75 feet, to a point;

Course No. 34: run thence, North 54°28'40" East, a distance of 62.15 feet, run thence, North 14°57'14" East, a distance of 30.79 feet, to a point, which lies 62.00 feet southerly of, the most northerly line of that 53 foot wide easement, dedicated to Peoples Gas System, and recorded in Official Records Book 3150, page 578 of the Public Records of St. Johns County, Florida, and also being the northerly line of that 53 foot wide easement dedicated to JEA, and recorded in Official Records Book 3131, page 483, of the Public Records of said St. Johns County, Florida; run thence, parallel with and concentric to, and 62 feet southerly of the northerly line of last said two (2) easements, the following two (2) courses and distances:

Course No. 1: run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 514.50 feet, through a

central angle of 44°41'04" to the left, an arc distance of 401.25 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 53°35'59" West, 391.16 feet;

Course No. 2: run thence, North 75°56'31" West, along last said tangency, a distance of 213.21 feet, to a point; thence departing from aforesaid line, run the following twenty-three (23) courses and distances:

Course No. 1: run thence, North 14°03'30" East, a distance of 108.94 feet, to a point;

Course No. 2: run thence, South 74°33'07" East, a distance of 562.46 feet, to a point;

Course No. 3: run thence, North 23°01'26" East, a distance of 378.93 feet, to a point;

Course No. 4: run thence, North 05°59'33" West, a distance of 343.45 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 5: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 239.56 feet, through a central angle of 124°52'14" to the right, an arc distance of 522.09 feet, to the point of reverse curvature, of a curve continuing easterly, last said arc being subtended by a chord bearing and distance of North 85°05'05" East, 424.73 feet;

Course No. 6: run thence easterly, along and around the arc of a curve, being concave northerly, and having a radius of 376.68 feet, through a central angle of 107°24'34" to the left, an arc distance of 706.15 feet, to a point, last said arc being subtended by a chord bearing and distance of South 86°11'06" East, 607.19 feet;

Course No. 7: run thence, North 02°54'47" East, along a non-tangent line, a distance of 451.50 feet, to a point;

Course No. 8: run thence, North 47°44'50" West, a distance of 397.82 feet, to a point;

Course No. 9: run thence, South 79°35'12" West, a distance of 338.27 feet, to a point of curvature, of a non-tangent curve, leading northerly;

Course No. 10: run thence northerly, along and around the arc of a curve, being concave easterly, and having a radius of 295.05 feet, through a central angle of 158°05'24" to the right, an arc distance of 814.09 feet, to the point of tangency, of a non-tangent curve, last said arc being subtended by a chord bearing and distance of North 08°21'00" East, 579.34 feet;

Course No. 11: run thence, North 70°01'49" East, along last said non-tangent line, a distance of 358.05 feet, to a point;

Course No. 12: run thence, North 05°42'53" East, a distance of 192.02 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 13: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 197.27 feet, through a central angle of 178°06'21" to the right, an arc distance of 613.22 feet, to the point of tangency, of a non-tangent curve, last said arc being subtended by a chord bearing and distance of North 78°15'46" East, 394.49 feet;

Course No. 14: run thence, South 57°46'35" East, a distance of 587.65 feet, to a point;

Course No. 15: run thence, South 28°33'27" East, a distance of 495.97 feet, to a point;

Course No. 16: run thence, South 28°39'55" West, a distance of 310.12 feet, to a point;

Course No. 17: run thence, South 73°27'16" West, a distance of 147.61 feet, to a point;

Course No. 18: run thence, South 54°17'33" East, a distance of 536.88 feet, to a point;

Course No. 19: run thence, South 03°08'19" East, a distance of 279.38 feet, to a point;

Course No. 20: run thence, South 17°38'48" West, a distance of 605.51 feet, to a point;

Course No. 21: run thence, South 24°09'05" East, a distance of 216.50 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 22: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 465.00 feet, through a central angle of 22°32'24" to the right, an arc distance of 182.93 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 79°19'39" East, 181.75 feet;

Course No. 23: run thence, South 89°24'09" East, a distance of 141.88 feet, to a point on the westerly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida; run thence, along the aforesaid westerly Right of Way line of LONGLEAF PARKWAY, run the following two (2) courses and distances:

Course No. 1: run thence southerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,565.00 feet, through a central angle of 24°41'08" to the left, an arc distance of 1,535.96 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 11°14'46" East, 1,524.11 feet;

Course No. 2: run thence, South 23°35'20" East, along last said tangency, a distance of 841.09 feet, to a point on the monumented easterly line of said Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida; run thence along said easterly line of said Francis P. Fatio Grant, Section 39, (and also being the easterly boundary of the RiverTown PUD), run the following two (2) courses and distances:

Course No. 1: run thence, South 41°44'03" West, a distance of 2,817.62 feet, to a point;

Course No. 2: run thence, South 42°47'40" West, a distance of 2,201.40 feet, to a point on the aforesaid northerly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785), and the POINT OF BEGINNING.

The lands thus described contains 25,292,126 square feet, or 580.63 Acres, more or less, in area.

RiverTown

CDD.2 North Parcel (Part Two)

Legal Description

A Parcel of land, being a portion of the Francis P. Fatlo Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point or Reference, Commence at the intersection of the monumented easterly line of said Francis P. Fatlo Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, with the easterly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, Florida, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida, and run thence, along the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, the following two (2) courses and distances:

Course No. 1: run thence, North $23^{\circ}35'20''$ West, a distance of 773.66 feet, to the point of curvature, of a curve leading northerly;

Course No. 2: run thence, northerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,435.00 feet, through a central angle of $03^{\circ}47'30''$ to the right, an arc distance of 227.311 feet, to the POINT OF BEGINNING, last said arc being subtended by a chord bearing and distance of North $21^{\circ}41'35''$ West, 227.27 feet;

From the POINT OF BEGINNING, thus described, continue northerly, along the easterly Right of Way line of LONGLEAF PARKWAY, and continuing northerly, along and around the last said curve, having a radius of 3,435.00 feet, through a central angle of $25^{\circ}31'47''$ to the right, an arc distance of 1,530.54 feet, to a point, last said arc being subtended by a chord bearing and distance of North $07^{\circ}09'27''$ West, 1,517.94 feet; run thence, the following fifty-seven (57) courses and distances:

Course No. 1: run thence, South $86^{\circ}51'22''$ East, a distance of 165.43 feet, to a point;

Course No. 2: run thence, North $87^{\circ}27'25''$ East, a distance of 197.94 feet, to a point;

Course No. 3: run thence, North $45^{\circ}01'16''$ East, a distance of 74.55 feet, to a point;

Course No. 4: run thence, North $59^{\circ}03'17''$ East, a distance of 128.09 feet, to a point;

Course No. 5: run thence, South $68^{\circ}51'10''$ East, a distance of 146.06 feet, to a point;

Course No. 6: run thence, South $25^{\circ}57'32''$ East, a distance of 180.71 feet, to a point;

Course No. 7: run thence, South $15^{\circ}57'23''$ West, a distance of 191.82 feet, to a point;

Course No. 8: run thence, North $86^{\circ}22'14''$ East, a distance of 442.64 feet, to a point;

Course No. 9: run thence, North 13°49'49" West, a distance of 781.90 feet, to a point;

Course No. 10: run thence, North 26°34'55" West, a distance of 186.59 feet, to a point;

Course No. 11: run thence, South 88°47'09" West, a distance of 122.09 feet, to a point;

Course No. 12: run thence, South 02°39'03" East, a distance of 168.85 feet, to a point;

Course No. 13: run thence, South 79°47'07" West, a distance of 272.38 feet, to a point;

Course No. 14: run thence, North 03°20'11" West, a distance of 453.06 feet, to a point;

Course No. 15: run thence, North 70°43'23" East, a distance of 279.33 feet, to a point;

Course No. 16: run thence, North 16°19'31" East, a distance of 187.60 feet, to a point;

Course No. 17: run thence, North 24°19'13" West, a distance of 149.38 feet, to a point;

Course No. 18: run thence, South 68°51'10" West, a distance of 292.13 feet, to a point;

Course No. 19: run thence, North 13°38'12" West, a distance of 149.11 feet, to a point;

Course No. 20: run thence, North 18°53'56" East, a distance of 352.75 feet, to a point;

Course No. 21: run thence, North 53°24'47" East, a distance of 191.55 feet, to a point;

Course No. 22: run thence, South 60°33'16" East, a distance of 777.13 feet, to a point;

Course No. 23: run thence, South 07°26'12" West, a distance of 305.56 feet, to a point;

Course No. 24: run thence, South 23°58'41" West, a distance of 302.77 feet, to a point;

Course No. 25: run thence, South 12°32'16" East, a distance of 202.43 feet, to a point;

Course No. 26: run thence, South 05°17'38" East, a distance of 238.14 feet, to a point;

Course No. 27: run thence, South 34°38'38" East, a distance of 224.18 feet, to a point;

Course No. 28: run thence, South 19°14'38" West, a distance of 200.00 feet, to a point;

Course No. 29: run thence, South 40°23'07" East, a distance of 230.60 feet, to a point;

Course No. 30: run thence, North 21°48'57" East, a distance of 189.20 feet, to a point;

Course No. 31: run thence, North 16°20'18" West, a distance of 453.02 feet, to a point;

Course No. 32: run thence, North 13°50'18" East, a distance of 293.96 feet, to a point;

Course No. 33: run thence, North 86°03'49" East, a distance of 302.70 feet, to a point;

Course No. 34: run thence, South 84°52'58" East, a distance of 380.67 feet, to a point;

Course No. 35: run thence, North 32°43'06" East, a distance of 602.21 feet, to a point;

Course No. 36: run thence, North 11°37'37" East, a distance of 479.70 feet, to a point;

Course No. 37: run thence, North 02°28'12" West, a distance of 509.85 feet, to a point;

Course No. 38: run thence, North 57°27'54" West, a distance of 225.81 feet, to a point;

Course No. 39: run thence, North 41°14'43" West, a distance of 198.93 feet, to a point;

Course No. 40: run thence, North 29°31'46" West, a distance of 167.20 feet, to a point;

Course No. 41: run thence, North 47°51'57" West, a distance of 426.59 feet, to a point;

Course No. 42: run thence, North 37°53'43" East, a distance of 187.83 feet, to a point;

Course No. 43: run thence, North 24°23'32" East, a distance of 192.89 feet, to a point;

Course No. 44: run thence, North 66°49'00" West, a distance of 104.59 feet, to a point;

Course No. 45: run thence, North 42°22'42" West, a distance of 252.67 feet, to a point;

Course No. 46: run thence, South 83°55'19" West, a distance of 634.42 feet, to a point;

Course No. 47: run thence, North 86°16'49" West, a distance of 772.74 feet, to a point;

Course No. 48: run thence, South 05°28'53" West, a distance of 140.09 feet, to a point;

Course No. 49: run thence, North 81°41'28" West, a distance of 199.18 feet, to a point;

Course No. 50: run thence, North 56°24'07" West, a distance of 208.85 feet, to a point;

Course No. 51: run thence, North 12°57'19" West, a distance of 269.86 feet, to a point;

Course No. 52: run thence, North 54°27'25" West, a distance of 251.38 feet, to a point;

Course No. 53: run thence, North 69°27'53" West, a distance of 427.89 feet, to a point;

Course No. 54: run thence, South 57°34'36" West, a distance of 146.07 feet, to a point;

Course No. 55: run thence, South 46°11'24" West, a distance of 132.45 feet, to a point;

Course No. 56: run thence, South 73°06'24" West, a distance of 101.89 feet, to a point;

Course No. 57: run thence, North 81°15'37" West, a distance of 178.41 feet, to a point on the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida, said point also being on the arc of a curve leading northeasterly; run thence northeasterly, along and around the arc of a curve, having a radius of 1,135.00 feet, through a central angle of 07°12'44" to the right, an arc distance of 142.87 feet, to a point, last said arc being subtended by a chord bearing and distance of North 10°22'28" East, 142.78 feet; thence departing from aforesaid easterly Right of Way line of LONGLEAF PARKWAY, run the following thirty-three (33) courses and distances:

Course No. 1: run thence, South 82°10'28" East, a distance of 161.71 feet, to a point;

Course No. 2: run thence, North 34°51'36" East, a distance of 94.78 feet, to a point;

Course No. 3: run thence, North 66°49'00" East, a distance of 306.09 feet, to a point;

Course No. 4: run thence, South 62°26'40" East, a distance of 885.62 feet, to a point;

Course No. 5: run thence, South 84°14'30" East, a distance of 293.57 feet, to a point;

Course No. 6: run thence, North 38°21'30" East, a distance of 198.18 feet, to a point;

Course No. 7: run thence, South 78°55'42" East, a distance of 374.19 feet, to a point;

Course No. 8: run thence, South 70°08'51" East, a distance of 334.88 feet, to a point;
Course No. 9: run thence, South 82°37'22" East, a distance of 405.56 feet, to a point;
Course No. 10: run thence, North 56°48'12" East, a distance of 760.14 feet, to a point;
Course No. 11: run thence, South 46°49'47" East, a distance of 365.43 feet, to a point;
Course No. 12: run thence, South 08°21'43" East, a distance of 450.94 feet, to a point;
Course No. 13: run thence, South 19°21'42" East, a distance of 754.67 feet, to a point;
Course No. 14: run thence, South 35°33'27" East, a distance of 280.59 feet, to a point;
Course No. 15: run thence, South 77°40'11" East, a distance of 178.16 feet, to a point;
Course No. 16: run thence, North 24°47'28" West, a distance of 155.66 feet, to a point;
Course No. 17: run thence, North 33°07'50" East, a distance of 149.27 feet, to a point;
Course No. 18: run thence, North 82°41'58" East, a distance of 213.86 feet, to a point;
Course No. 19: run thence, South 38°23'17" East, a distance of 332.83 feet, to a point;
Course No. 20: run thence, North 83°17'12" East, a distance of 176.85 feet, to a point;
Course No. 21: run thence, North 03°17'30" East, a distance of 303.94 feet, to a point;
Course No. 22: run thence, North 27°42'41" West, a distance of 184.93 feet, to a point;
Course No. 23: run thence, North 53°31'56" West, a distance of 505.15 feet, to a point;
Course No. 24: run thence, North 29°20'18" West, a distance of 455.13 feet, to a point;
Course No. 25: run thence, North 12°00'41" East, a distance of 246.00 feet, to a point;
Course No. 26: run thence, North 56°00'07" East, a distance of 672.90 feet, to a point;
Course No. 27: run thence, South 74°42'42" East, a distance of 840.14 feet, to a point;

Course No. 28: run thence, South 37°10'19" East, a distance of 587.70 feet, to a point;

Course No. 29: run thence, South 71°09'39" East, a distance of 145.31 feet, to a point;

Course No. 30: run thence, North 86°27'14" East, a distance of 133.42 feet, to a point;

Course No. 31: run thence, South 75°15'23" East, a distance of 108.54 feet, to a point;

Course No. 32: run thence, South 82°55'52" East, a distance of 166.38 feet, to a point;

Course No. 33: run thence, South 58°52'20" East, a distance of 282.11 feet, to a point on the monumented easterly line of said Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida; run thence along said easterly line of said Francis P. Fatio Grant, Section 39, (and also being the easterly line of the RiverTown PUD, the following two (2) courses and distances:

Course No. 1: run thence, South 41°27'16" West, a distance of 6,979.61 feet, to a point;

Course No. 2: run thence, South 41°39'57" West, a distance of 494.76 feet, to a point, on the Northerly line of those lands described in that Special Warranty Deed from Mattamy Jacksonville LLC to Southeastern RV & Boat Storage, LLC recorded in Official Records Book 4487, page 1408 of the Public Records of St. Johns County, Florida ;run thence, the following twenty-three (23) courses and distances:

Course No. 1: run thence, North 39°09'30" West, a distance of 74.59 feet, to a point;

Course No. 2: run thence, North 44°44'00" West, a distance of 59.77 feet, to a point;

Course No. 3: run thence, North 37°58'04" West, a distance of 65.25 feet, to a point;

Course No. 4: run thence, North 24°01'21" West, a distance of 73.83 feet, to a point;

Course No. 5: run thence, North 05°57'31" West, a distance of 53.11 feet, to a point;

Course No. 6: run thence, North 00°00'50" West, a distance of 73.82 feet, to a point;

Course No. 7: run thence, North 66°24'40" East, a distance of 38.56 feet, to the Point of Curvature, of a curve, leading Northeasterly;

Course NO. 8: run thence, Northeasterly, along and around the arc of a curve, being concave Northwesterly, and having a radius of 295.00 feet, through a central angle of 08°50'51" to the left, an arc distance of 45.55 feet, to a point, last said arc being subtended by a chord bearing and distance of North 61°59'14" East, 45.51 feet;

Course No. 9: run thence, North 78°19'49" East, along a non-tangential line, a distance of 33.26 feet, to a point;

Course No. 10: run thence, North 15°38'52" East, a distance of 23.73 feet, to a point on the arc of a curve, leading Northeasterly;

Course No. 11: run thence, Northeasterly, along and around the arc of a curve, being concave Northwesterly, and having a radius of 295.00 feet, through a central angle of 05°22'29" to the left, an arc distance of 27.87 feet, to a point, last said arc being subtended by a chord bearing and distance of North 45°21'44" East, 27.66 feet;

Course No. 12: run thence, North 08°08'57" West, along a non tangential line, a distance of 22.13 feet, to a point;

Course No. 13: run thence, North 00°34'18" West, a distance of 95.55 feet, to a point;

Course No. 14: run thence, North 15°57'07" East, a distance of 25.13 feet, to a point;

Course NO. 15: run thence, North 05°01'56" West, a distance of 85.92 feet, to a point;

Course No. 16: run thence, North 10°13'04" West, a distance of 26.97 feet, to a point;

Course No. 11: run thence, North 28°19'21" East, a distance of 35.36 feet, to a point;

Course No. 12: run thence, North 14°52'38" West, a distance of 35.74 feet, to a point;

Course No. 13: run thence, North 27°52'01" East, a distance of 12.90 feet, to a point;

Course No. 14: run thence, North 35°51'04" West, a distance of 37.60 feet, to a point;

Course No. 15: run thence, North 00°54'34" East, a distance of 28.91 feet, to a point;

Course No. 16: run thence, North 22°49'23" East, a distance of 17.06 feet, to a point;

Course No. 17: run thence, North 12°29'42" East, a distance of 36.05 feet, to a point;

Course No. 18: run thence, North 64°24'24" West, a distance of 56.45 feet, to a point;

Course No. 19: run thence, North 23°35'20" West, a distance of 95.90 feet, to a point;

Course No. 20: run thence, South 66°25'13" West, a distance of 370.99 feet, to a point;

Course No. 21: run thence, South 17°44'18" West, a distance of 28.26 feet, to a point;

Course No. 22: run thence, South 45°24'34" West, a distance of 8.46 feet, to a point;

Course No. 23: run thence, South 70°12'10" West, a distance of 30.00 feet, to a point on the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, and the POINT OF BEGINNING.

The lands thus described contains 13,006,144 square feet, or 298.07 Acres, more or less, in area.

A & J Land Surveyors, Inc.

5847 Luella Street
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Telephone (904) 346-1733 Fax (904) 346-1736
Jon Bowan, PLS Jeff Ward, PLS

RiverTown
CDD 2 South Parcel
Legal Description

A Parcel of land, being a portion of the Francis P. Fatlo Grant, Section 39, Township 5 South, Range 27 East, together with a portion of the Francis P. Fatlo Grant, Section 42, Township 6 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the intersection of the southerly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785), with the easterly monumented line of said Francis P. Fatlo Grant, Section 42, Township 6 South, Range 27 East, and run thence, along the aforesaid southerly Right of Way line of STATE ROAD No. 13, the following two (2) courses and distances:

Course No. 1: run thence, along and around the arc of a curve, being concave southwesterly, and having a radius of 22,868.28 feet, through a central angle of 00°15'41" to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°19'36" West, 104.28 feet;

Course No. 2: run thence, North 63°27'26" West, along last said tangency, a distance of 4,098.56 feet, to a point; thence departing from aforesaid Right of Way line, run the following four (4) Courses and distances:

Course No. 1: run thence, South 27°52'36" West, a distance of 197.84 feet, to a point;
Course No. 2: run thence, South 71°24'28" West, a distance of 152.25 feet, to a point;
Course No. 3: run thence, South 79°12'13" West, a distance of 294.12 feet, to a point;
Course No. 4: run thence, South 73°15'09" West, a distance of 101.88 feet, more or less, to the "Mean High Water" Line of the St. Johns River; run thence, Southeasterly, along and around the meanderings of the aforesaid "Mean High Water" line of the St. Johns River, a distance of 4,615 feet, more or less, to a point on the aforesaid Easterly monumented line of said Francis P. Fatlo Grant, Section 43, Township 6 South, Range 27 East, which bears South 41°35'54" West, a distance of 1,053 feet, more or less, from the POINT OF BEGINNING; run thence North 41°35'54" East, along said Easterly monumented line of the Francis P. Fatlo Grant, Section 42, a distance of 1,053 feet, more or less, to a point on the aforesaid southerly Right of Way line of STATE ROAD NO. 13, and the POINT OF BEGINNING.

The lands thus described contains 4,581,735 square feet, or 105.18 Acres, more or less, in area.