

Rivers Edge II
Community Development Districts

June 17, 2026

AGENDA

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

June 10, 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, **June 17, 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 May 20, 2026 Meeting
 - B. Financial Statements as of April 30, 2026
 - C. Check Register
- IV. Staff Reports
 - A. Landscape Maintenance – Report
 - B. District Engineer
 - C. District Counsel
 - D. District Manager – Update on Landscape RFP
 - E. General Manager – Monthly Operations and Pond Reports
- V. Ratification of Cost Share Request for The Groves Playground
- VI. Consideration of Proposal from AMTEC for Arbitrage Rebate Calculations
- VII. Consideration of TWC Services Equipment Lease Agreement

- VIII. Acceptance of the Fiscal Year 2025 Audit Report
- IX. Discussion of the Fiscal Year 2027 Budget
- X. Supervisor Requests
- XI. Audience Comments
- XII. Next Scheduled Meetings – July 1, 2026 at 10:00 a.m. (Special Joint Meeting) and July 15, 2026 at 9:00 a.m. (Regular Board Meeting) 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, May 20, 2026 at 9:05 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

DJ Smith	Chairman
James Reid	Supervisor
Jarrett O’Leary	Supervisor
Phil Brandt	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	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
Ken Council	Vesta Property Services
Lisa McCormick	Vesta Property Services
Mike Scuncio	Yellowstone Landscape
Malcolm Santos	Yellowstone Landscape
Garrett Cannady	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the May 20, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 9:05 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Chris Ninen asked the board to consider how good the community is being maintained when they consider proposals for landscaping. Next, he suggested just putting in swings at The Groves playground since there are two functioning pieces of equipment left.

Sheila Caballero commended Yellowstone on the upkeep of the landscaping in the community.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the April 15, 2026 Meeting**
- B. Financial Statements as of March 31, 2026**
- C. Check Register**

Copies of the minutes, the financial statements, and the check register totaling \$140,008.44 were included in the agenda package for the Board’s review.

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance –Report

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

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel

Ms. Gentry reminded the board members to complete their Form 1 by July 1st. Next. Ms. Gentry reminded the Board of the qualifying period for the general election to be held in November, which runs from June 8th through June 12th. Next, Ms. Gentry reminded the board members to complete four hours of ethics training prior to the end of the year. Next, Ms. Gentry reported that the boundary amendment hearing was successful to remove approximately 298 acres of undeveloped land from CDD II. Lastly, Ms. Gentry reported the bonds were closed successfully.

D. District Manager

1. Report on the Number of Registered Voters (1,288)

Mr. deNagy informed the Board that there are 1,288 registered voters reported to be residing within the District’s boundaries.

2. Reminder of Upcoming General Election

This item was covered under District Counsel’s report.

E. General Manager - Monthly Operations and Pond Reports

Copies of the monthly operations and pond reports were included in the agenda for Board review.

FIFTH ORDER OF BUSINESS 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 Repair (CO #9)**

Mr. Losco stated that all four change orders total \$29,946. Mr. Losco noted it was necessary to approve these change orders in order to keep the pool opening timeline on track, therefore the CDD I Chairman approved the change orders between meetings.

Mr. Smith asked if the swim team provides any compensation to the District to cover wear and tear on the facilities.

Ms. Gentry responded they pay a flat fee of \$1,500 a year and pay an additional fee for non-resident participants.

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the cost share requests for change order numbers one through four for Crown Pool’s pool project contract were ratified.

B. Consideration of Cost Share Request for Design and Permitting of the Stop Sign at Grand Bridge and Rivertown Main Street

Mr. Mason stated that the stop sign at Grand Bridge and Rivertown Main Street was requested by multiple residents. The proposal from Prosser is to prepare modified construction plans for the addition of a stop sign and stop bar, remove existing signage and submit for permitting through St. Johns County.

Mr. Brandt asked why this would not be paid for by the county since it is their road.

Mr. Mason responded the county indicated it is the CDD’s responsibility because it was requested by the CDD’s residents.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share request for the design and permitting of the

stop sign at Grand Bridge and Rivertown Main Street was approved.

C. Consideration of Cost Share Request for RiverHouse Pool Umbrella Replacements

Mr. Losco presented the cost share request to replace 46 umbrellas for a total of \$19,162.34. Rivers Edge II's portion comes to \$5,649.09.

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the cost share request for replacement of the RiverHouse pool umbrellas was approved.

D. Consideration of Cost Share Request for The Groves Playground

Mr. Losco presented the cost share request to replace The Groves playground equipment. It was noted Kompan submitted a revised bid totaling \$71,488.

Mr. Smith recommended moving forward with Kompan given that is a superior product and would provide the same aesthetic as what the rest of the playgrounds provide.

Mr. Brandt questioned if a playground as elaborate as what is being proposed is necessary given that it is a small park in a small neighborhood.

This item was tabled until the Rivers Edge CDD board could review the request.

E. Consideration of Cost Share Request for Basketball Court Fencing

Mr. Losco presented the cost share request to install fencing around the basketball court and recommended using Fencescape for a total of \$16,680. Rivers Edge II's portion would be \$4,917.26.

On MOTION by Mr. Reid seconded by Mr. Smith with all in favor the cost share request for basketball court fencing at an amount not to exceed \$18,000 was approved.

F. Consideration of Cost Share Request for Security Cameras

Mr. Losco presented the cost share request for additional security cameras for a total of \$10,800. Rivers Edge II's portion would be \$3,183.84.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share request for additional security cameras was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-07,
Approving the Proposed Budget for Fiscal
Year 2027 and Setting a Public Hearing
Date**

Mr. deNagy provided an overview of the proposed budget for fiscal year 2027, which as presented includes a 22% increase in assessments, largely due to reducing the developer’s contribution to the budget and increasing homeowner’s contributions as this is the last year the developer will be contributing to the operations of the District.

Mr. Brandt stated that he spoke to Mr. McKendree about the cost for the dock needing to be cut in half and there are some other items that could be dropped off, so the capital plan should be revised.

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor resolution 2026-07, Option B – Assessment Increase, approving the proposed budget for fiscal year 2027 and setting a public hearing for August 19, 2026 was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-08,
Ratifying the Actions Taken to Close the
Series 2026 Bonds**

Ms. Gentry stated that this resolution ratifies any actions taken to close the Series 2026 bonds in a par amount of \$4.84 million.

On MOTION by Mr. Brandt seconded by Mr. Smith with all in favor resolution 2026-08, ratifying actions taken to close the Series 2026 bonds was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Amended and Restated
Disclosure of Public Financing**

Ms. Gentry stated that Florida Statutes requires the District record in the public records information that anyone can access regarding how different portions of the District

infrastructure have been financed. This update includes information about the Series 2026 bonds and the assessment levels set in connection with those bonds.

On MOTION by Mr. Smith seconded by Mr. Brandt with all in favor the amended and restated disclosure of public financing was approved in substantial form.

NINTH ORDER OF BUSINESS

Discussion of Landscape and Irrigation Maintenance Proposals

Mr. deNagy stated that upon review of the landscape and irrigation maintenance proposals, staff found that the proposals could not be compared apples to apples as they contained inconsistencies.

Ms. Gentry added that staff is recommending the Board allow staff to rebid the services. Staff has been working on making amendments to the RFP package that will hopefully clarify any points of confusion amongst the bidders.

Mr. Smith recommended adding more criteria to ensure the bidders have the capacity to bid this type of project.

On MOTION by Mr. Smith seconded by Mr. Brandt with all in favor authorizing staff to rebid landscape and irrigation maintenance services was approved.

Ms. Gentry stated that assuming all three boards approve a rebid, after the meeting all bidders will receive a notice that the services are being rebid, and instructions on how to request the revised package. Staff will aim to present the proposals during a joint meeting in July.

TENTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Audience Comments

A resident suggested asking the landscape bidders to tour the community to understand the scope of work better. She also expressed concern of companies that may outsource some of the services.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – June 17, 2026 at
9:00 a.m. at the RiverHouse**

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Rivers Edge II
Community Development District

Unaudited Financial Reporting
April 30, 2026



Rivers Edge II
Community Development District
Combined Balance Sheet
April 30, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 128,940	\$ -	\$ 10,796	\$ -	\$ 139,735
Due from Vesta - Café	155,989	-	-	-	155,989
Due from Capital Project Fund	420	-	-	-	420
Investments:					
State Board of Administration (SBA)	5,772	-	62,326	-	68,098
Custody	785,746	-	-	-	785,746
Series 2020					
Reserve	-	230,975	-	-	230,975
Revenue	-	661,710	-	-	661,710
Prepayment	-	139	-	-	139
Construction	-	-	-	5,198	5,198
Series 2021					
Reserve	-	247,994	-	-	247,994
Revenue	-	636,821	-	-	636,821
Prepayment	-	16,112	-	-	16,112
Construction	-	-	-	2,446	2,446
Prepaid Expenses	1,030	-	-	-	1,030
Deposits	16,840	-	-	-	16,840
Total Assets	\$ 1,094,737	\$ 1,793,751	\$ 73,121	\$ 7,644	\$ 2,969,253
Liabilities:					
Accounts Payable	\$ 51,266	\$ -	\$ -	\$ -	\$ 51,266
Accrued Expenses	7,649	-	-	-	7,649
Due to Vesta - Café	17,044	-	-	-	17,044
Due to Mattamy	360	-	-	-	360
Total Liabilities	\$ 76,318	\$ -	\$ -	\$ -	\$ 76,318
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,030	\$ -	\$ -	\$ -	\$ 1,030
Deposits	16,840	-	-	-	16,840
Restricted for:					
Debt Service - Series	-	1,793,751	-	-	1,793,751
Capital Project - Series	-	-	-	7,644	7,644
Assigned for:					
Capital Reserve Fund	-	-	73,121	-	73,121
Unassigned	1,000,549	-	-	-	1,000,549
Total Fund Balances	\$ 1,018,419	\$ 1,793,751	\$ 73,121	\$ 7,644	\$ 2,892,935
Total Liabilities & Fund Balance	\$ 1,094,737	\$ 1,793,751	\$ 73,121	\$ 7,644	\$ 2,969,253

Rivers Edge II
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,266,432	\$ 1,266,432	\$ 1,633,601	\$ 367,169
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	323,228	447,297	124,069
Miscellaneous Income	1,500	875	1,224	349
Special Events	3,500	2,042	-	(2,042)
Interest	5,000	5,000	10,254	5,254
Total Revenues	\$ 3,072,977	\$ 1,635,576	\$ 2,130,375	\$ 494,799

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,800	\$ 2,800	\$ 2,200	\$ 600
FICA Taxes	367	214	168	46
District Engineering	15,000	8,750	12,618	(3,868)
District Counsel	35,000	20,417	16,555	3,862
District Management	41,292	24,087	24,087	0
Assessment Roll Administration	5,899	5,899	5,899	-
Dissemination Agent	5,899	3,441	3,841	(400)
Information Technology	2,124	1,239	1,239	(0)
Website Administration	1,416	826	826	(0)
Annual Audit	5,500	-	-	-
Trustee Fees	11,000	5,000	5,000	-
Arbitrage Rebate	1,200	1,200	1,800	(600)
Telephone	200	117	22	95
Postage & Deleivery	1,000	583	650	(66)
Printing & Binding	250	146	183	(37)
Insurance General Liability	8,713	8,210	8,210	-
Legal Advertising	3,500	2,042	470	1,572
Other Current Charges	1,750	1,021	712	309
Office Supplies	150	88	5	83
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 145,235	\$ 86,254	\$ 84,660	\$ 1,594

Operations & Maintenance

Ground Maintenance:

Cost Share Landscaping - Rivers Edge	\$ 313,604	\$ 182,936	\$ 182,936	\$ (0)
Cost Share Landscaping - Rivers Edge III	186,679	108,896	108,896	0
Field Operations Management (Vesta)	41,230	24,051	24,051	-
Landscape Maintenance	429,489	250,535	255,921	(5,385)
Lake Maintenance	28,000	16,333	19,017	(2,684)
Landscape Contingency	80,000	80,000	135,759	(55,759)
Irrigation Repairs and Replacement	40,000	23,333	16,005	7,328
Irrigation Water Use	70,000	40,833	24,812	16,022
Streetlighting	28,000	16,333	12,788	3,545
Subtotal Ground Maintenance	\$ 1,217,002	\$ 743,251	\$ 780,184	\$ (36,933)

Rivers Edge II
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<i>Amenity Center - River Club:</i>				
Cost Share Amenity - Rivers Edge	\$ 2,365	\$ 1,380	\$ 1,380	\$ 0
General Manager (Vesta)	48,911	28,532	29,557	(1,026)
Amenity Manager (Vesta)	56,504	32,960	32,960	-
Maintenance Service (Vesta)	109,264	63,737	63,737	-
Lifestyle Director (Vesta)	45,426	26,499	26,499	(0)
Guest Services (Vesta)	97,381	56,805	56,805	0
Security Monitoring	5,000	2,917	720	2,197
Telephone	14,040	8,190	7,068	1,122
Insurance	79,689	72,785	72,785	-
Pool Chemicals (Poolsure)	15,000	8,750	8,293	457
Janitorial Services (Vesta)	34,833	20,319	20,319	-
Access Cards	3,500	2,042	-	2,042
Window Cleaning	1,000	583	-	583
Pressure Washing	2,500	1,458	650	808
Natural Gas	5,000	2,917	3,319	(403)
Electric	29,950	17,471	14,745	2,725
Water & Sewer	18,395	10,731	7,258	3,472
Repair and Replacements	90,000	52,500	43,000	9,500
Refuse	26,000	15,167	9,824	5,343
Pest Control	1,920	1,120	1,563	(443)
License & Permits	1,000	583	-	583
Other Current	500	292	-	292
Special Events	30,000	17,500	19,745	(2,245)
Holiday Decorations	35,000	20,417	-	20,417
Office Supplies & Postage	750	438	-	438
Contingency	2,706	1,579	-	1,579
Subtotal Amenity Center - River Club	\$ 756,634	\$ 467,670	\$ 420,229	\$ 47,440
<i>Café Operations:</i>				
Café-Cost of Goods Sold	\$ 256,008	\$ 149,338	\$ 165,108	\$ (15,770)
Café-Labor	258,058	150,534	216,496	(65,962)
Café-Bank Fees	24,215	14,125	17,370	(3,244)
Other Expenses related to Café Operations	2,729	1,592	-	1,592
Café Management	13,097	13,097	42,697	(29,600)
Subtotal Café Operations	\$ 554,106	\$ 328,685	\$ 441,670	\$ (112,985)
Total Operations & Maintenance	\$ 2,527,742	\$ 1,539,606	\$ 1,642,083	\$ (102,477)
Total Expenditures	\$ 2,672,977	\$ 1,625,860	\$ 1,726,743	\$ (100,883)
Excess (Deficiency) of Revenues over Expenditures	\$ 400,000	\$ 9,716	\$ 403,632	\$ 595,683
<i>Other Financing Sources/(Uses):</i>				
Capital Reserve Funding	\$ 400,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 400,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 0	\$ 9,716	\$ 403,632	\$ 595,683
Fund Balance - Beginning	\$ -		\$ 614,788	
Fund Balance - Ending	\$ 0		\$ 1,018,419	

Rivers Edge II
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 462,928	\$ 462,928	\$ 457,011	\$ (5,917)
Interest Income	5,000	5,000	14,283	9,283
Total Revenues	\$ 467,928	\$ 467,928	\$ 471,294	\$ 3,366
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	\$ 307,816	\$ 306,183	\$ (1,634)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 12,705	\$ 307,816	\$ 306,183	\$ (1,634)
Fund Balance - Beginning	\$ 346,655		\$ 586,642	
Fund Balance - Ending	\$ 359,361		\$ 892,824	

Rivers Edge II
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 305,887	\$ 305,887	\$ 469,158	\$ 163,271
Special Assessments - Direct Bill	245,810	24,467	24,467	-
Prepayments	-	-	761,474	761,474
Interest Income	5,000	5,000	17,728	12,728
Total Revenues	\$ 556,697	\$ 335,354	\$ 1,272,828	\$ 937,474
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	\$ 186,279	\$ 361,914	\$ 175,635
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 58,547	\$ 186,279	\$ 361,914	\$ 175,635
Fund Balance - Beginning	\$ 282,848		\$ 539,013	
Fund Balance - Ending	\$ 341,396		\$ 900,927	

Rivers Edge II
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending April 30, 2026

Description	SE 2020	SE 2021
Revenues		
Interest	\$ 127	\$ 55
Transfer In	-	-
Total Revenues	\$ 127	\$ 55
Expenditures		
Capital Outlay	\$ -	\$ 785
Transfer Out	-	-
Total Expenditures	\$ -	\$ 785
Excess Revenues (Expenditures)	\$ 127	\$ (730)
Beginning Fund Balance	\$ 5,071	\$ 3,176
Ending Fund Balance	\$ 5,198	\$ 2,446

Rivers Edge II
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Capital Reserve Funding	\$ 400,000	\$ -	\$ -	\$ -
Interest	1,000	1,000	1,420	420
Total Revenues	\$ 401,000	\$ 1,000	\$ 1,420	\$ 420
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)	\$ (88,069)	\$ 723
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 139,323		\$ (88,069)	
Fund Balance - Beginning	\$ 130,665		\$ 161,190	
Fund Balance - Ending	\$ 269,988		\$ 73,121	

Rivers Edge II
Community Development District
Café Operations Supplemental Report
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Café Gross Sales	\$ 554,106	\$ 323,228	\$ 447,297	\$ 124,069
Total Revenues	\$ 554,106	\$ 323,228	\$ 447,297	\$ 124,069
Expenditures:				
Café-Cost of Goods Sold	\$ 256,008	\$ 149,338	\$ 165,108	\$ (15,770)
Café-Labor	258,058	150,534	216,496	(65,962)
Café-Bank Fees	24,215	14,125	17,370	(3,244)
Other Expenses related to Café Operations	2,729	1,592	-	1,592
Café Management	13,097	13,097	42,697	(29,600)
Total Expenditures	\$ 554,106	\$ 328,685	\$ 441,670	\$ (112,985)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (5,457)	\$ 5,627	\$ 11,084

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	\$ 230,975
Reserve Fund Balance	230,975
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
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	-	24,467.11	37,998.09	62,465.20	-
TOTAL DIRECT BILLS	388	-	24,467.10	37,998.10	62,465.20	-	24,467.11	37,998.09	62,465.20	-
NET REVENUE TAX ROLL	1096	458,416.77	470,601.59	1,638,626.73	2,567,645.09	457,010.90	469,158.36	1,633,601.48	2,559,770.74	7,874.35
TOTAL REVENUE	1,484	458,416.77	495,068.69	1,676,624.83	2,630,110.29	457,010.90	493,625.47	1,671,599.57	2,622,235.94	7,874.35

DIRECT BILL PERCENT COLLECTED	0.00%	0.00%	100.00%	100.00%
TAX ROLL PERCENT COLLECTED	99.69%	99.69%	99.69%	99.69%
TOTAL PERCENT COLLECTED	99.69%	99.71%	99.70%	99.70%

(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
9	4/9/2026	403.31	414.03	1,441.64	2,258.97
10	4/24/2026	7,708.58	7,913.47	27,554.58	43,176.63
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		457,010.90	469,158.36	1,633,601.48	2,559,770.76

C.

Rivers Edge II

Community Development District

Check Run Summary

April 30, 2026

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	4/20/26	50037	\$ 184.70
		Sub-Total	\$ 184.70
General Fund			
<i>Accounts Payable</i>	4/3/26	2397-2403	\$ 3,716.52
	4/10/26	2404-2416	171,055.79
	4/17/26	2417-2425	37,903.64
	4/24/26	2426-2431	7,561.12
		Sub-Total	\$ 220,237.07
Capital Reserve Fund			
<i>Accounts Payable</i>			\$ -
		Sub-Total	\$ -
Total			\$ 220,421.77

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50037	3	PHILLIP L BRANDT	184.70	4/20/2026
TOTAL FOR REGISTER			184.70	

Attendance Sheet

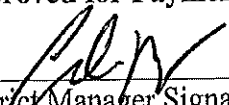
District Name: Rivers Edge II CDD

Board Meeting Date: April 15, 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

4/15/2026

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 #
4/03/26	00187	3/30/26	238	202603	320	57200	49400		EMILY IVA MIKUS	*	450.00	450.00	002397
4/03/26	00240	3/25/26	13930013	202603	320	57200	60000		HURRICANE GARAGE DOORS & SERVICES	*	352.00	352.00	002398
4/03/26	00241	3/23/26	8923	202603	320	57200	60000		JACKSONVILLE HOOD CLEANING LLC	*	600.00	600.00	002399
4/03/26	00053	3/31/26	93E9E333	202603	320	57200	49400		LIVE ENTERTAINMENT SOLUTIONS	*	350.00	700.00	002400
		3/31/26	93E9E333	202603	320	57200	49400			*	350.00		
4/03/26	00006	4/01/26	13129563	202604	320	57200	46210		POOLSURE	*	1,204.64	1,204.64	002401
4/03/26	00219	3/30/26	4326	202603	320	57200	49400		VANN HARDIN	*	300.00	300.00	002402
4/03/26	00195	3/27/26	26094785	202603	320	57200	60000		W B MASON CO INC	*	109.88	109.88	002403
4/10/26	00193	4/03/26	APC-2308	202604	320	57200	60000		ROBERT CHICOSKI	*	150.00	150.00	002404
4/10/26	00036	4/08/26	3994	202604	320	57200	60000		G & G EXCAVATION & CONSTRUCTION INC	*	1,275.00	1,275.00	002405
4/10/26	00002	4/01/26	105	202604	310	51300	34000		APR MANAGEMENT FEES	*	3,441.00		
		4/01/26	105	202604	310	51300	35100		APR WEBSITE ADMIN	*	118.00		
		4/01/26	105	202604	310	51300	35100		APR INFO TECH	*	177.00		
		4/01/26	105	202604	310	51300	32400		APR DISSEM AGENT SRVCS	*	491.58		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/26		105	202604	310-51300-51000			OFFICE SUPPLIES	*	.69		
4/01/26		105	202604	310-51300-42000			POSTAGE	*	44.41		
4/01/26		105	202604	310-51300-42500			COPIES	*	22.80		
4/01/26		105	202604	310-51300-41000			TELEPHONE	*	13.28		
GOVERNMENTAL MANAGEMENT SERVICES										4,308.76	002406
4/10/26	00012	4/08/26	CS-2026-	202604	320-57200-49100		CS LANDSCAPE APR 2026	*	26,133.68		
RIVERS EDGE CDD										26,133.68	002407
4/10/26	00012	4/08/26	CS-2026-	202604	320-57200-49200		CS AMENITY APR 2026	*	197.08		
RIVERS EDGE CDD										197.08	002408
4/10/26	00124	4/08/26	CS-2026-	202604	320-57200-49300		CS LANDSCAPE APR 2026	*	15,556.55		
RIVERS EDGE III CDD										15,556.55	002409
4/10/26	00129	4/02/26	PSI25711	202604	320-57200-46800		APR LAKE MAINTENANCE	*	2,569.44		
SOLITUDE LAKE MANAGEMENT										2,569.44	002410
4/10/26	00010	3/31/26	431765	202603	320-57200-34000		MAR BILLABLE MILEAGE 1/3	*	158.20		
VESTA PROPERTY SERVICES INC										158.20	002411
4/10/26	00010	4/01/26	431473	202604	320-57200-34000		APR GEN MANAGEMENT SRVCS	*	4,075.93		
4/01/26		431473	202604	320-57200-34300			APR FIELD OPS	*	3,435.82		
4/01/26		431473	202604	320-57200-34010			APR LIFESTYLE SRVCS	*	3,785.54		
4/01/26		431473	202604	320-57200-34400			APR AMEN MANAGEMENT SRVCS	*	4,708.64		
4/01/26		431473	202604	320-57200-34200			APR FACILITY MAINT SRVCS	*	9,105.31		
4/01/26		431473	202604	320-57200-51200			APR JANITORIAL SRVCS	*	2,902.75		
4/01/26		431473	202604	320-57200-34100			APR FACILITY ATTENDANT	*	8,115.06		
VESTA PROPERTY SERVICES INC										36,129.05	002412

RED2 RIVERS EDGE II TLEE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/10/26	00131	3/17/26 1130955	202603 320-57200-46102	SPRING FLOWERS/ANNUALS YELLOWSTONE LANDSCAPE	*	9,116.95	9,116.95 002413
4/10/26	00131	4/01/26 1146764	202604 320-57200-46100	APR LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	2,914.00	2,914.00 002414
4/10/26	00131	4/03/26 1145310	202604 320-57200-46101	MULCH/PINESTRAW (SUB) YELLOWSTONE LANDSCAPE	*	70,344.37	70,344.37 002415
4/10/26	00131	4/03/26 1145311	202603 320-57200-46102	MAR IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	2,202.71	2,202.71 002416
4/17/26	00102	4/09/26 53286276	202604 320-57200-60000	FIRST AID SUPPLIES CINTAS	*	71.08	71.08 002417
4/17/26	00036	4/08/26 3993	202604 320-57200-60000	MOVING EQUIPMENT G & G EXCAVATION & CONSTRUCTION INC	*	500.00	500.00 002418
4/17/26	00054	4/14/26 1912	202604 320-57200-49400	5/2 DARTH VADER SW 2HR GIRLY-GIRL PARTEA INC	*	720.00	720.00 002419
4/17/26	00053	4/13/26 3900003	202604 320-57200-49400	5/14 DJ FOR MUSIC BINGO	*	350.00	
		4/13/26 3900003	202604 320-57200-49400	5/28 DJ FOR MUSIC BINGO LIVE ENTERTAINMENT SOLUTIONS	*	350.00	700.00 002420
4/17/26	00053	4/13/26 3904034	202604 320-57200-49400	6/11 DJ FOR MUSIC BINGO	*	350.00	
		4/13/26 3904034	202604 320-57200-49400	6/25 DJ FOR MUSIC BINGO	*	350.00	
		4/13/26 3904034	202604 320-57200-49400	6/27 DJ ADULT POOL PARTY LIVE ENTERTAINMENT SOLUTIONS	*	500.00	1,200.00 002421
4/17/26	00189	3/01/26 030126	202603 320-57200-49400	PERFORMANCE FESTIVAL NANCY C WOOD	*	900.00	900.00 002422

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 #
4/17/26	00220	4/13/26	316	202604	320	57200	46101		TREE REMOVAL QUILLS TREE SERVICES LLC	*	750.00	750.00	002423
4/17/26	00195	3/31/26	26101193	202603	320	57200	60000		JANITORIAL SUPPLIES	*	67.06		
		4/09/26	26123259	202604	320	57200	60000		JANITORIAL SUPPLIES W B MASON CO INC	*	176.52	243.58	002424
4/17/26	00131	4/01/26	1146766	202604	320	57200	46100		APR LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	32,818.98	32,818.98	002425
4/24/26	00102	4/13/26	42657661	202604	320	57200	60000		ACTIVE SCRAPER/MAT ONYX CINTAS	*	214.04	214.04	002426
4/24/26	00216	4/15/26	26-0417	202604	320	57200	49400		4/17 LIVE MUSIC DUSTIN BRADLEY HUMBERT	*	750.00	750.00	002427
4/24/26	00120	3/18/26	14463	202602	300	13100	10600		MEADOWS PH2 SE2026	*	280.00		
		4/20/26	14705	202603	310	51300	31500		MAR GENERAL COUNSEL	*	2,454.82		
		4/20/26	14706	202603	300	13100	10600		MEADOWS PH2 SE2026 KILINSKI VAN WYK PLLC	*	140.00	2,874.82	002428
4/24/26	00210	4/16/26	22011970	202601	310	51300	31100		JAN-APR PROFESSIONAL SRVC PRIME AE GROUP INC	*	3,420.43	3,420.43	002429
4/24/26	00012	4/23/26	4232026	202603	310	51300	48000		REIMBINV7644441 USA TODAY RIVERS EDGE CDD	*	105.63	105.63	002430
4/24/26	00195	4/15/26	26134383	202604	320	57200	60000		JANITORIAL SUPPLIES W B MASON CO INC	*	196.20	196.20	002431

TOTAL FOR BANK A 220,237.07

TOTAL FOR REGISTER 220,237.07

Emily Mikus
44209 Woodland Circle
Callahan, FL 32011

INVOICE

INVOICE # 238
DATE: 3/30/26

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

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

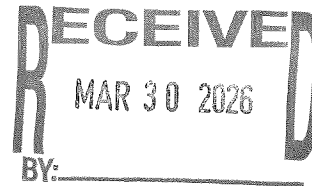
DATE	DESCRIPTION	HOURLY	TOTAL
4/10/26	3 hours live music 6pm – 9pm	\$150	\$450
		SUBTOTAL	\$450
		TOTAL DUE	\$450

Make all checks payable to Emily Mikus

THANK YOU FOR YOUR BUSINESS!

Approved CDD II
Submitted to AP on 3.30.26
by Kimberly Fatuch

Kimberly Fatuch





Hurricane Garage Doors and Services, Inc.

Rivers Edge CDD 2
475 W Town Pl 114
St. Augustine, FL 32092

☎ (904) 607-1038
✉ kmckendree@vestapropertyservices.com

JOB	#13930013
PAYMENT TERMS	Upon receipt
DUE DATE	Mar 25, 2026
AMOUNT DUE	\$352.00

CONTACT US

4100 Rich Rd.
Green Cove Springs, FL 32043

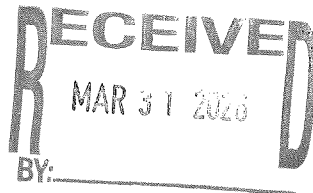
☎ (904) 999-8059
✉ hurricanegaragedoorsjax@gmail.com

Service completed by: Robert Owen

INVOICE

Services	Qty	Unit Price	Amount
Commercial Service	1.0	\$149.00	\$149.00
Google - General maintenance General garage door maintenance - tune up and lubricate	2.0	\$89.00	\$178.00
COI Document	1.0	\$25.00	\$25.00

Subtotal	\$352.00
Total Tax	\$0.00
Jacksonville (7%)	\$0.00
Job Total	\$352.00
Amount Due	\$352.00



Approved RECDD 2
Submitted to AP 3.31.2026
By Kevin McKendree

Kevin McKendree

Thank you for supporting our local business!

See our Terms & Conditions



INVOICE

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

11925 Alden Trace Blvd N
Jacksonville FL 32246

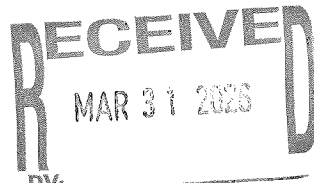
Invoice Number: 93e9e333

Description	Date	Time	Price
DJ for Music Bingo	4/9/2026	6:30pm	\$ 350.00
DJ for Music Bingo	4/23/2026	6:30pm	\$ 350.00

Total Due \$ **700.00**

Approved CDD II
Submitted to AP on 3.31.26
by Kimberly Fatuch

Kimberly Fatuch



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



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

Invoice

Date
Invoice#

4/1/2026
131295634503

Terms	Net 20
Due Date	4/21/2026
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

OUR REMITTANCE ADDRESS HAS CHANGED. Physical payments will only be received at 1707 Townhurst Dr, Houston, TX 77043. Payments sent to any other address may experience delays. 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

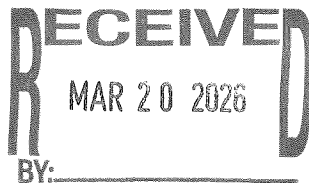
Subtotal \$1,204.64

Tax \$0.00

Total \$1,204.64

Amount Paid/Credit Applied \$0.00

Balance Due \$1,204.64



[Click Here to Pay Now](#)



Approved RECDD 2
Submitted to AP 3.20.2026
By Kevin McKendree

Kevin McKendree



131295634503



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

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

PM(P)

Invoice Number	260947857
Customer Number	C3178877
Invoice Date	03/27/2026
Due Date	04/26/2026
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.

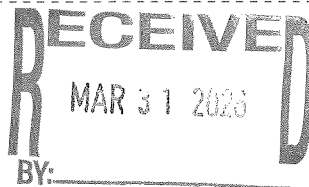
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
RCPC152BLU	MOP SWINGER LOOP HEAD	1	CT	109.88	109.88

SUBTOTAL: 109.88
 TAX & BOTTLE DEPOSITS TOTAL: 0.00
 ORDER TOTAL: 109.88
 Total Due: 109.88

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 03-31-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	260947857
Invoice Date	03/27/2026
Terms	Net 30
Total Due	109.88

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

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 2
160 River Glade Run
St. Augustine, FL 32092

Invoice details

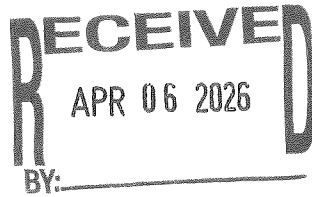
Sales Rep: Ron Stage

Invoice no.: APC-23086
Terms: Net 15
Invoice date: 04/03/2026
Due date: 04/18/2026

#	Description	Qty	Rate	Amount
1.	Urinal Stoppage	1	\$150.00	\$150.00
2.	Work Description: Clubhouse Mens urinal on right side stoppage Someone put mulch down drain	1	\$0.00	\$0.00
3.	Work Resolution: The urinal was deliberately clogged with what looks to be toilet paper that was shoved down urinal hole (See Photo). This was causing nothing to drain. Used shop vac and took everything out of urinal drain. Put everything back together, flushed urinal. Everything is draining as it should at this time. *Stoppages are NOT guaranteed*	1	\$0.00	\$0.00

Total \$150.00

Ways to pay



Approved RECDD 2
Submitted to AP 4.6.2026
By Kevin McKendree

Kevin McKendree

G & G Excavation & Construction, Inc.

Invoice

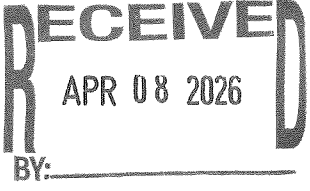
6500 SR 16
 St. Augustine, FL 32092
 Phone- 904-737-5555
 Fax- 904-737-6050

Date	Invoice #
4/8/2026	3994

Bill To
Rivers Edge CDD 2 45 West Town Place Suite 114 St. Augustine, Florida 32092 Attn: Kevin

Job
Watersong CDD 2

Job #	Terms
	Net 60

Item	Description	Amount
Quote	<p>G & G Excavation and Construction, Inc. supplied all Equipment, Labor, Material, and Supervision for the following:</p> <p>Job: Watersong CDD 2</p> <p>Reference: Silt Fence Removal</p> <p>Scope of Work: 3/26</p> <p>1. Removal of silt fence around retention pond 2. Haul off</p> <p>Total cost for the above work</p> <p>Approved RECDD 2 Submitted to AP 4.8.2026 By Kevin McKendree <i>Kevin McKendree</i></p> 	1,275.00

Thank you for your business!	Total	\$1,275.00
	Payments/Credits	\$0.00
	Balance Due	\$1,275.00

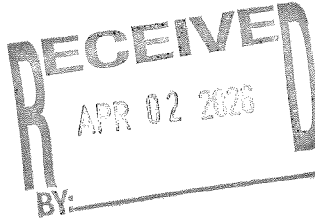
Phone #	Fax #
(904) 737-5555	(904) 737-6050

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

Invoice

Invoice #: 105
Invoice Date: 4/1/26
Due Date: 4/1/26
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 - April 2026		3,441.00	3,441.00
Website Administration - April 2026		118.00	118.00
Information Technology -April 2026		177.00	177.00
Dissemination Agent Services -April 2026		491.58	491.58
Office Supplies		0.69	0.69
Postage		44.41	44.41
Copies		22.80	22.80
Telephone		13.28	13.28
Total			\$4,308.76
Payments/Credits			\$0.00
Balance Due			\$4,308.76

Rivers Edge CDD

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

INVOICE

DATE: 4/8/2026
INVOICE # CS-2026-APR

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

DESCRIPTION	AMOUNT
<p>Cost Share - Landscape April 2026 (FY2026 Budget \$313,604.20)</p> <p>GL Code 1.320.57200.49100</p> <p>RECEIVED APR 08 2026 BY: _____</p>	<p>\$ 26,133.68</p>
<p>TOTAL</p>	<p>\$ 26,133.68</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: 4/8/2026
INVOICE # CS-2026-APR

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

DESCRIPTION	AMOUNT
<p>Cost Share - Amenity April 2026 (FY2026 Budget \$2,365.41)</p> <p>GL Code 1.320.57200.49200</p> <p>RECEIVED APR 08 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 III CDD

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

INVOICE

DATE: 4/8/2026
INVOICE # CS-2026-APR

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

DESCRIPTION	AMOUNT
<p>Cost Share - Landscape April 2026 (FY2026 Budget \$186,678.61)</p> <p>GL Code 1.320.57200.49300</p> <p>RECEIVED APR 08 2026 BY: _____</p>	<p>\$ 15,556.55</p>
<p>TOTAL</p>	<p>\$ 15,556.55</p>

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!



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: PSI257117
 Invoice Date: 4/2/2026

Bill
 To: Rivers Edge II CDD
 C/O Vesta Property Services
 475 West Town Place, Suite 114
 Saint Augustin, FL 32092

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 4/2/2026
 Due Date 5/2/2026
 Terms Net 30

Customer ID 14024
 P.O. Number
 P.O. Date 4/2/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,569.44	2,569.44
April Billing					
4/1/2026 - 4/30/2026					
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: PSI257117
Invoice Date: 4/2/2026

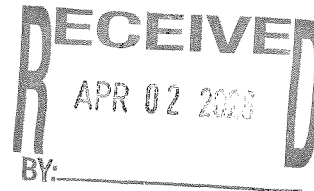
Bill
To: Rivers Edge II CDD
C/O Vesta Property Services
475 West Town Place, Suite 114
Saint Augustin, FL 32092

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 4/2/2026
Due Date 5/2/2026
Terms Net 30

Customer ID 14024
P.O. Number
P.O. Date 4/2/2026
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 4.2.2026
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 # 431765
Date 03/31/2026
Terms Net 30
Due Date 04/30/2026
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	158.20	158.20

Total 158.20

RECEIVED
APR 02 2026
BY: _____

Corbin deNagy

4/2/2026

Vesta Mileage Report

Name: **Kevin McKendree**

Month

Mar-26

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
3/2	Daily mileage	Rivertown	Rivertown	54.3	Riversedge CDD		54.3
3/3	Daily mileage	Rivertown	Rivertown	36.5	iversedge CDD		36.5
3/4	Daily mileage	Rivertown	Rivertown	38.4	iversedge CDD		38.4
3/5	Daily mileage	Rivertown	Rivertown	20	Riversedge CDD		20
3/6	Daily mileage	Rivertown	Rivertown	24.6	iversedge CDD		24.6
3/9	Daily mileage	Rivertown	Rivertown	51.7	iversedge CDD		51.7
3/10	Daily mileage	Rivertown	Rivertown	58.4	iversedge CDD		58.4
3/11	Daily mileage	Rivertown	Rivertown	28.9	iversedge CDD		28.9
3/12	Daily mileage	Rivertown	Rivertown	23.2	iversedge CDD		23.2
3/13	Daily mileage	Rivertown	Rivertown	31.3	iversedge CDD		31.3
3/16	Daily mileage	Rivertown	Rivertown	62	iversedge CDD		62
3/17	Daily mileage	Rivertown	Rivertown	48.4	iversedge CDD		48.4
3/18	Daily mileage	Rivertown	Rivertown	32.9	iversedge CDD		32.9
3/19	Daily mileage	Rivertown	Rivertown	26.6	iversedge CDD		26.6
3/20	Daily mileage	Rivertown	Rivertown	11.9	iversedge CDD		11.9
3/23	Daily mileage	Rivertown	Rivertown	48.6	iversedge CDD		48.6
3/24	Daily mileage	Rivertown	Rivertown	45.7	iversedge CDD		45.7
3/25	Daily mileage	Rivertown	Rivertown	32.3	iversedge CDD		32.3
3/26	Daily mileage	Rivertown	Rivertown	38.9	iversedge CDD		38.9
3/30	Daily mileage	Rivertown	Rivertown	63.2	iversedge CDD		63.2
3/31	Daily mileage	Rivertown	Rivertown	40.5	iversedge CDD		40.5

Total Mileage	818.30
Reimbursement Rate	\$0.580
Total Reimbursement	\$474.61
Date Submitted in Paycom	4/1/26

\$158.20



Invoice

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

Invoice # 431473
Date 04/01/2026
Terms Net 30
Due Date 05/01/2026
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

RECEIVED
APR 02 2026
BY: _____

Corbin deNagy
4/2/2026



INVOICE

INVOICE #	INVOICE DATE
1130955	3/17/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: April 16, 2026

Invoice Amount: \$9,116.95

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

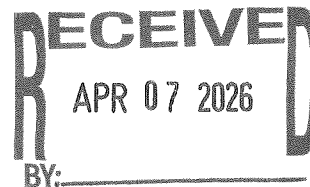
Rivers Edge CDD II Spring Annuals 2026

Flowers/Annuals

\$9,116.95

Invoice Total

\$9,116.95



Approved RECDD II
Submitted to AP on 4.7.2026
by Jason Davidson

Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
1146764	4/1/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge II - Pond Banks

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 1, 2026

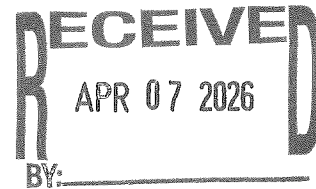
Invoice Amount: \$2,914.00

Description	Current Amount
Monthly Landscape Maintenance April 2026	\$2,914.00

Invoice Total **\$2,914.00**

Approved RECDD II
Submitted to AP on 4.7.2026
by Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
1145310	4/3/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Invoice Due Date: May 3, 2026

Invoice Amount: \$70,344.37

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

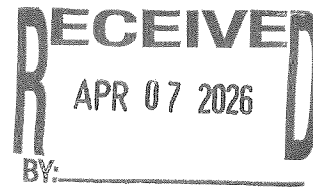
Rivers Edge CDD II Mulch Install 2026

Mulch/Pinestraw (Sub) \$70,344.37

Invoice Total **\$70,344.37**

Approved RECDD II
 Submitted to AP on 4.7.2026
 by Jason Davidson

Jason Davidson



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



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 # 5328627607
Invoice Date 04/09/2026
Credit Terms NET 30 DAYS
Customer # 12663109
Cintas Route LOC #0292 ROUTE 0009
Order # 7062965236
Payer # 10596960

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

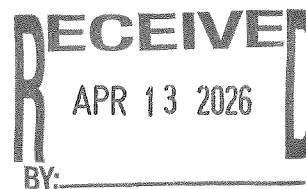
Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit	Unit Description:	FRONT OFFICE F A			
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
44269	ELASTIC STRIP MEDIUM	1 BOX	\$19.20	\$19.20	
50030	ANTISEPTIC WIPES SMALL	1 BAG	\$8.93	\$8.93	
130100	LUBRICANT EYE DROPS	1 PAC	\$18.00	\$18.00	
				Unit Subtotal:	\$46.13
Unit	Unit Description:	Other			
400	SERVICE CHARGE	1 EA	\$24.95	\$24.95	
				Unit Subtotal:	\$24.95
				Invoice Sub-total	\$71.08
				Tax	\$0.00
				Invoice Total	\$71.08

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

Approved RECDD 2
 Submitted to A/P - 04-13-26
 By Richard Losco

Note

Richard Losco



G & G Excavation & Construction, Inc.

Invoice

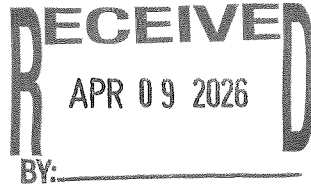
6500 SR 16
 St. Augustine, Fl 32092
 Phone- 904-737-5555
 Fax- 904-737-6050

Date	Invoice #
4/8/2026	3993

Bill To
Rivers Edge CDD 2 45 West Town Place Suite 114 St. Augustine, Florida 32092 Attn: Kevin

Job
River Club CDD 2

Job #	Terms
	Net 60

Item	Description	Amount
Quote	<p>G & G Excavation and Construction, Inc. supplied all Equipment, Labor, Material, and Supervision for the following:</p> <p>Job: River Club CDD 2</p> <p>Reference: Moving Equipment</p> <p>Scope of Work: 3/24</p> <p>1. Furnish equipment to remove old stove and replace with new stove</p> <p>Total cost for the above work</p> <div style="text-align: center;">  <p>Approved RECDD 2 Submitted to A/P 04-09-26 By Richard Losco <i>Richard Losco</i></p> </div>	500.00

Thank you for your business!	Total	\$500.00
	Payments/Credits	\$0.00
	Balance Due	\$500.00

Phone #	Fax #
(904) 737-5555	(904) 737-6050

INVOICE



Girly-Girl Partea' Inc
245 Ashby Landing Way, St Augustine, FL 32086,
UNITED STATES
girlygirlpartea@gmail.com

Invoice No# : 1912

Invoice Date : Apr 14, 2026

Due Date : Apr 24, 2026

\$720.00 USD

AMOUNT DUE

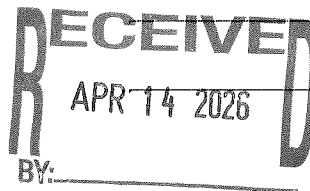
BILL TO

Rivers Edge CDD 2
475 West Town PL, Suite 114, ST. AUGUSTINE, FL
32092, UNITED STATES
kfatuch@vestapropertyservices.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Darth Vader Star Wars Character Saturday, May 2·5:30 – 7:30pm 160 Riverglade Run, St Johns, FL 32259, USA	2	\$100.00	\$200.00
2	Masked Character Assistant for Darth Vader Saturday, May 2·5:30 – 7:30pm 160 Riverglade Run, St Johns, FL 32259, USA	2	\$60.00	\$120.00
3	Rey Star Wars Character Saturday, May 2·5:30 – 7:30pm 160 Riverglade Run, St Johns, FL 32259, USA	2	\$100.00	\$200.00
4	Guy Jedi Star Wars Character Saturday, May 2·5:30 – 7:30pm 160 Riverglade Run, St Johns, FL 32259, USA	2	\$100.00	\$200.00

Subtotal \$720.00

TOTAL \$720.00 USD



NOTES TO CUSTOMER

Thank you for choosing Girly-Girl Parteas for your celebration!

Approved CDD II
Submitted to AP on 4.14.26
by Kimberly Fatuch

Kimberly Fatuch

TERMS AND CONDITIONS

Kindly note, there is a 5% service fee for using Paypal's services. If you wish to avoid this fee, you may mail a check made payable to Girly-Girl Parteas to 245 Ashby Landing Way St Augustine FL 32086. Alternately, you may request instructions to pay via Zelle. Please note, payment MUST be received 7 days PRIOR to your party/event date. If applicable, mileage is calculated based on \$0.75 per mile outside our 15 mile radius. We are based in St. Augustine, FL. For details please read a full copy of the agreed to terms and conditions (including our Travel Policy) at <https://www.girlygirlparteas.com/terms-of-service/> Gratuity is greatly appreciated with all party packages and is automatically added in the amount of 15% to parties of \$1,000 or more. You may add gratuity on your PayPal invoice or pay in cash the day of the event. LATE BOOKING: Bookings scheduled within 7 days of the event date will be subject to a fee due to last minute preparations. ATTENDANCE: Though some guests may not show up even if they RSVP, you will be charged for the final guest count you confirmed prior to the party. We do not provide refunds if your guests are no shows.



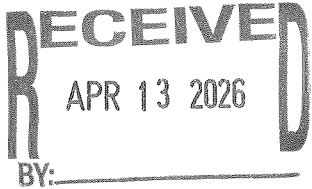
INVOICE

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

11925 Alden Trace Blvd N
Jacksonville FL 32246

Invoice Number: 3900003

Description	Date	Time	Price
DJ for Music Bingo	5/14/26	6:30pm	\$ 350.00
DJ for Music Bingo	5/28/26	6:30pm	\$ 350.00



Total Due \$ 700.00

Approved CDD II
Submitted to AP on 4.13.26
by Kimberly Fatuch

Kimberly Fatuch

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



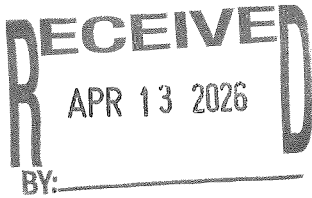
INVOICE

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

11925 Alden Trace Blvd N
Jacksonville FL 32246

Invoice Number: 3904034

Description	Date	Time	Price
DJ for Music Bingo	6/11/2026	6:30pm	\$ 350.00
DJ for Music Bingo	6/25/2026	6:30pm	\$ 350.00
DJ for Adult Pool Party	6/27/2026	4-7pm	500.00
Total Due			\$ 1,200.00



Approved CDD II
Submitted to AP on 4.13.26
by Kimberly Fatuch

Kimberly Fatuch

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

Nancy Wood

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

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

COMMENTS OR SPECIAL
INSTRUCTIONS:

INVOICE

INVOICE # 030126
DATE: March 1, 2026

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

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

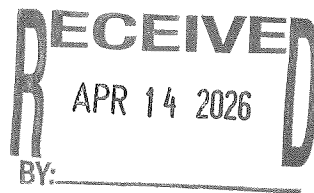
SALESPERSON	P.O. NUMBER	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS
NCW	N/A	Kim Fatuch	N/A	N/A	As per discussed

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
3	Hours of performance Festival	\$100	\$300
3	Hours of performance Festival	\$100	\$300
3	Hours of Performance Friday Live	\$100	\$300

SUBTOTAL	\$900
SALES TAX	0
SHIPPING & HANDLING	0
TOTAL DUE	\$900

Approved CDD II
Submitted to AP on 4.14.26
by Kimberly Fatuch

Kimberly Fatuch



SHIPPING & HANDLING
TOTAL DUE

Make all checks payable to Strega.Biz
If you have any questions concerning this invoice, contact Nancy Wood, 904-915-0717, nwood1st@gmail.com

THANK YOU FOR YOUR BUSINESS!



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

SERVICE ADDRESS:

288 Pelton Place
St. Johns County, Florida 32259

Invoice #316	
Issued	Apr 13, 2026
Due	Apr 28, 2026
Total	\$750.00

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Apr 13, 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 one hazardous Oak tree situated in the back yard on the preserve.	1	\$750.00	\$750.00

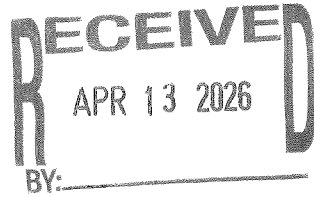


Quills Tree Services

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	\$750.00
--------------	-----------------



Approved RECDD 2
Submitted to AP 4.13.26
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

PM(P)

Invoice Number	261011831
Customer Number	C3178877
Invoice Date	03/31/2026
Due Date	04/30/2026
Order Date	02/10/2026
Order Number	S156838011
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
CSD34200	WIPES, SCRIM,4PLY,POPOP,WB(W202)	1	CT	67.06	67.06
WBMNEDSFREIGHT	NEDS FREIGHT	1	EA	0.00	0.00

SUBTOTAL: 67.06
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 67.06
Total Due: 67.06

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
APR 09 2026
BY: _____

Approved RECDD 2
Submitted to A/P 04-09-26
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	261011831
Invoice Date	03/31/2026
Terms	Net 30
Total Due	67.06

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

C31788772610118312610118310000000067068



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

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

PM(P)

Invoice Number	261232596
Customer Number	C3178877
Invoice Date	04/09/2026
Due Date	05/09/2026
Order Date	04/08/2026
Order Number	S161081347
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
HERX7658AK	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	2	CT	54.98	109.96
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	36.97	36.97
SJN327171	ORIGINAL GLASS CLEANER,FRESH SCENT,32 OZ SPRAY BOTTLE,4/CT	1	CT	29.59	29.59

SUBTOTAL: 176.52
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 176.52
Total Due: 176.52

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 04-13-26
By Richardr Losco
Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	261232596
Invoice Date	04/09/2026
Terms	Net 30
Total Due	176.52

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

C31788772612325962612325960000000176528



INVOICE

INVOICE #	INVOICE DATE
1146766	4/1/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD II

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

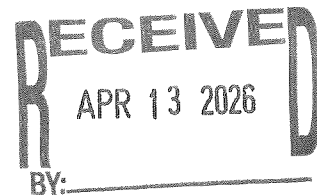
Invoice Due Date: May 1, 2026

Invoice Amount: \$32,818.98

Description	Current Amount
Monthly Landscape Maintenance April 2026	\$32,818.98

Invoice Total **\$32,818.98**

IN COMMERCIAL FAMILY FINES



Approved RECDD II
Submitted to AP on 4.13.2026
by Jason Davidson

Jason Davidson

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



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 # 4265766197
INVOICE DATE 04/13/2026
SERVICE TICKET # 4265766197

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 017

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	

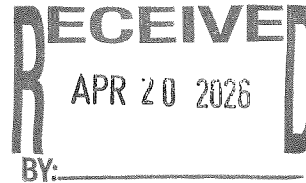
Approved RECDD 2
Submitted to A/P 04-20-26
By Richard Losco
Richard Losco

You will notice the annual price adjustment on your invoice beginning on 05/1/2026. Rental rates are being adjusted to account for increases in labor wage rates, fleet expenses, raw materials, and energy costs. Rates will remain consistent for the next year.

Thanks for your trust in Cintas. We remain committed to providing you with the highest quality service in the rental industry.

Signature :

Cust. Name: RIVERS EDGE II CDD
Lynn R 10:30 AM 04/13/26
SoldTo# 0020958738 SO# 4265766197
Invoice Total Payment on Account
\$214.04 \$0.00



DUSTIN BRADLEY MUSIC

1010 4th St N. Jacksonville Beach, Fl. 32250

dbhumbert@gmail.com

(386)-546-8355

INVOICE

Date Issued:

04/15/2026

Invoice Number: 26-0417

Date Due:

04/17/2026

BILL TO

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

EVENT

Live Entertainment @ RiverClub
04/17/2026 6-9pm
160 River Glade Run. Saint Johns, Fl.
32259

DESCRIPTION	QTY	UNIT PRICE	LINE TOTAL
Live Music Performance			\$750

Payment Instructions:

Cash or Check (payable to Dustin Bradley) due on the date of services provided.

If a check is to be mailed, please send to the address listed above on this document.

SUBTOTAL

DISCOUNT

-

SUBTOTAL LESS

DISCOUNT

-

Approved CDD II
Submitted to AP on 4.16.26
by Kimberly Fatuch

Balance Due

\$750

Kimberly Fatuch

Additional Notes:

Thank you for your support of Dustin Bradley Music.
We look forward to working with you!



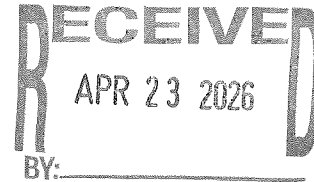
INVOICE

KILINSKI | VAN WYK

Invoice # 14463
Date: 03/18/2026
Due On: 04/17/2026

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
(\$785.00	+ \$280.00	) - ( \$0.00	\$1,065.00

RE2CDD-103

1.300.131.106

Rivers Edge II CDD - Project Construction

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	02/10/2026	Analyze CDD dedication of property on The Meadows (Parcel 19) Phase 2 plat; Draft acquisition package for The Meadows (Parcel 19) Phase 2 improvements.	0.80	\$350.00	\$280.00
Total						\$280.00

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

Please pay within 30 days.



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 # 14705
Date: 04/20/2026
Due On: 05/20/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,454.82	) - ( \$0.00	) = \$2,454.82

RE2CDD-01

River's Edge II - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	03/03/2026	Review and revise joint Board meeting minutes.	0.10	\$295.00	\$29.50
Service	LG	03/04/2026	Attend conference call regarding retaining wall responsibility.	0.20	\$350.00	\$70.00
Service	LG	03/05/2026	Finalize landscape RFP documents.	0.70	\$350.00	\$245.00
Service	MGH	03/05/2026	Review draft agenda for upcoming Board meeting and identify legal items needed.	0.20	\$295.00	\$59.00
Service	LG	03/06/2026	Review draft agenda.	0.30	\$350.00	\$105.00
Service	LG	03/06/2026	Prepare first addendum to landscape RFP.	0.10	\$350.00	\$35.00
Service	LG	03/10/2026	Confer with developer regarding CDD improvement costs for financing.	0.20	\$350.00	\$70.00
Service	LG	03/16/2026	Review agenda and prepare for Board meeting.	0.40	\$350.00	\$140.00
Service	MGH	03/17/2026	Review and analyze agenda package	0.60	\$295.00	\$177.00

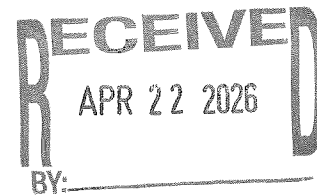
		and materials for Board consideration in preparation for Board meeting.				
Service	LG	03/18/2026	Travel to and attend board meeting.	2.50	\$350.00	\$875.00
Expense	KB	03/18/2026	Travel: Mileage - LG.	114.20	\$0.725	\$82.80
Expense	KB	03/18/2026	Travel: Hotel - LG.	1.00	\$94.52	\$94.52
Expense	KB	03/18/2026	Travel: Meals - LG.	1.00	\$4.00	\$4.00
Service	LG	03/19/2026	Review and approve landscape RFP addendum #2.	0.20	\$350.00	\$70.00
Service	SH	03/20/2026	Monitor and report on bills affecting special districts, including final bill passage analysis and final distribution of the newsletter.	0.30	\$295.00	\$88.50
Service	MGH	03/25/2026	Review District Manager meeting notes and identify legal follow-up items needed.	0.10	\$295.00	\$29.50
Service	LG	03/29/2026	Review and analyze bills passed in 2026 legislative session and impacts on District operations.	0.10	\$350.00	\$35.00
Service	LG	03/30/2026	Review addendum 3 to landscape RFP; provide information on bid bond requirements.	0.20	\$350.00	\$70.00
Service	LG	03/31/2026	Review and revise March minutes.	0.50	\$350.00	\$175.00
					Total	\$2,454.82

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

Please pay within 30 days.

Corbin deNagy

4/22/2026





KILINSKI | VAN WYK

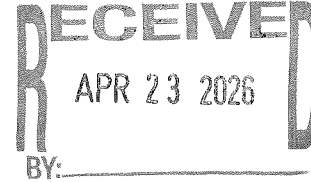
Kilinski | Van Wyk PLLC

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 # 14706
Date: 04/20/2026
Due On: 05/20/2026



Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$1,065.00	+ \$140.00	) - ( \$0.00	) = \$1,205.00

RE2CDD-103

1.300.131.106

Rivers Edge II CDD - Project Construction

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	03/12/2026	Receive and review initial information for acquisition of The Meadows Phase 2 improvements.	0.40	\$350.00	\$140.00
Total						\$140.00

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

Please pay within 30 days.



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

April 16, 2026
 Project No: P0113094.70
 Invoice No: 22011970

Oksana Kuzmuk
 Rivers Edge Community Development District
 River's Edge II CDD
 c/o Government Management Services, LLC
 Attn: Corbin deNagy
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Project P0113094.70 Rivers Edge II CDD
 For services including attending February and March CDD meeting and Landscape and stormwater exhibits.

Professional Services from January 31, 2026 to April 03, 2026

Expense Billing

Reimbursable Expenses

Travel - Reimbursable - Mileage		6.24	
Travel - Reimbursable- Mileage Client OV		3.92	
Total Reimbursables	1.15 times	10.16	11.68
	Total this Task		\$11.68

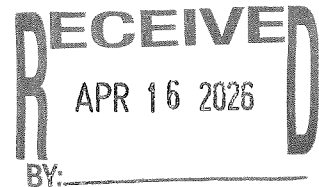
Task 1: O & M

Professional Personnel

	Hours	Rate	Amount	
Project Director	5.25	235.00	1,233.75	
Vice President	2.00	250.00	500.00	
Graphics Arts Designer	7.00	130.00	910.00	
Sr. Planner/Sr L.A./Sr. Graphic Arts	4.25	180.00	765.00	
Totals	18.50		3,408.75	
Total Labor				3,408.75
		Total this Task		\$3,408.75
		Total this Invoice		\$3,420.43

Corbin deNagy

4/16/2026



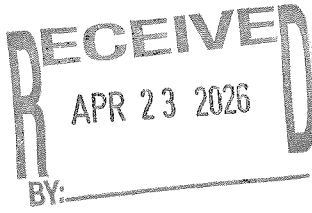
Rivers Edge CDD

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

INVOICE

DATE: April 23, 2026
INVOICE # 4232026

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

DESCRIPTION	AMOUNT
Reimbursement of costs related to Invoice No. 0007644441 from USA Today Co./LocalIQ, dated 03/31/2026. 	\$ 105.63
TOTAL	\$ 105.63

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!

USA TODAY CO.



ACCOUNT NAME Rivers Edge Cdd		ACCOUNT # 764134	INV DATE 03/31/26
INVOICE # 0007644441	INVOICE PERIOD Mar 1- Mar 31, 2026	CURRENT INVOICE TOTAL \$358.32	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$358.32	

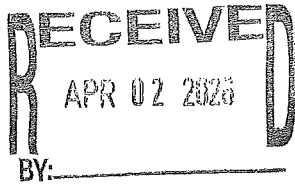
BILLING ACCOUNT NAME AND ADDRESS Rivers Edge Cdd 475 W Town Place, Ste 114 Saint Augustine, FL 32092	PAYMENT DUE DATE: APRIL 30, 2026 Legal Entity: USA TODAY Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
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BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com	FEDERAL ID 47-2390983
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Save A Tree! USA TODAY Co. is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
3/1/26	Balance Forward	\$113.52
3/16/26	PAYMENT - THANK YOU	-\$113.52

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
3/4/26	12128442	SAG St Augustine Record	Landscape RFP	Landscape RFP	\$358.32



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!	Total Cash Amount Due	\$358.32
	Service Fee 3.99%	\$14.30
	*Cash/Check/ACH Discount	-\$14.30
	*Payment Amount by Cash/Check/ACH	\$358.32
	Payment Amount by Credit Card	\$372.62

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Rivers Edge Cdd		ACCOUNT NUMBER 764134		INVOICE NUMBER 0007644441		AMOUNT PAID \$358.32
CURRENT DUE \$358.32	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$358.32
REMITTANCE ADDRESS (Include Account# & Invoice# on check) USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$372.62
To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/						

0000764134000000000000000076444410003583267176

USA TODAY CO.®



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 03/04/2026
SAG staugustine.com 03/04/2026

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/04/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$358.32	
Tax Amount:	\$0.00	
Payment Cost:	\$358.32	
Order No:	12128442	# of Copies:
Customer No:	764134	1
PO #:	Landscape RFP	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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

NOTICE OF PUBLIC MEETING TO
OPEN RFP RESPONSES
St. Johns County, Florida

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

The project manual ("Project Manual") for the request for proposals ("RFP") will be available for public inspection and may be obtained beginning on March 6, 2026, at 9:00 a.m. (EST) ("Proposal Pick-Up Time") by a mailing the District Manager, Corbin deNagy, at cdenagy@msnt.com, with a copy to chogg@msant.com, with the subject line "Rivertown RFP Request for Project Manual."

Firms desiring to submit proposals for this project must attend a mandatory pre-proposal meeting, on March 23, 2026, at 10:00 a.m. (EST) at the RiverClub located at 180 Riverglade Run, St Johns, FL 32259. Firms desiring to submit proposals must submit one (1) original, ten (10) hard copies, and one electronic copy on a thumb drive of the required proposal no later than April 6, 2026, at 1:00 p.m. at 476 West Town Place, Suite 114, St. Augustine, FL 32092, Attention: Corbin deNagy. Additionally, as further described in the Project Manual, each proposer shall supply a bid bond or cashier's check in the amount of ten-thousand dollars (\$10,000.00) with its proposal.

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

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

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

Protests

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation

criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing within seventy-two (72) hours after the Proposal Pick-Up Time. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the Districts' Rules of Procedure, which are available from the Districts Manager. Any proposer who files a Notice of Protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the Districts at the time of filing, a protest bond payable to the Districts whose decision or actions are the subject of the protest. If the protest relates to all three Districts, a separate protest bond shall be filed with each Districts. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the Districts' operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the Districts Staff may approve. All bonds shall be made payable to the Districts. Failure to post such bond within the requested time period shall result in the protest being dismissed by the Districts, with the proposer afforded no relief.

Notice of Public Meeting for Bid Opening

A special joint meeting of the Rivers Edge Community Development Districts, Rivers Edge II Community Development Districts, and Rivers Edge III Community Development Districts will be held on April 6, 2026, at 1:00 p.m. at 475 West Town Place, Suite 114, St. Augustine, FL 32092 for the sole purpose of opening the bids. No official action of the Districts' Boards will be taken at this meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained by contacting the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32259, (904) 940-5850. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

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

It is anticipated that bidders will be asked to attend a joint meeting of the Districts' Boards to give a brief presentation of their proposal. No substantive amendments will be permitted during the presentations. The date of the presentation meeting will be distributed separately to all bidders who attend the pre-proposal meeting and will be posted on the district's websites. Any and all questions relative to this request for proposals shall be directed only in writing to the District Manager, Corbin deNagy, at cdenagy@gmsmf.com, with e-mail copies to Lauren Gentry at Lauren@cdlawyers.com. Telephone inquiries will NOT be accepted.



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

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

PM(P)

Invoice Number	261343838
Customer Number	C3178877
Invoice Date	04/15/2026
Due Date	05/15/2026
Order Date	04/14/2026
Order Number	S161221591
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

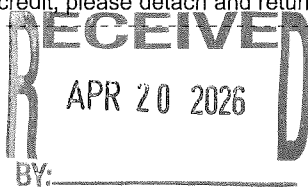
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	2	CT	36.97	73.94
SJN327171	ORIGINAL GLASS CLEANER,FRESH SCENT,32 OZ SPRAY BOTTLE,4/CT	1	CT	29.59	29.59
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	54.89	54.89
AVE16171	INDEX,8T,TRANSLUCENT,AST	3	ST	9.74	29.22
AVE11903	DIVIDER,PLST PCKT 8TB,AST	1	ST	8.56	8.56

SUBTOTAL: 196.20
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 196.20
Total Due: 196.20

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 04-20-26
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	261343838
Invoice Date	04/15/2026
Terms	Net 30
Total Due	196.20

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

C31788772613438382613438380000000196208

FOURTH ORDER OF BUSINESS

A.



River's Edge CDD I, II & III

Landscape Update – June 2026

General Maintenance

Routine landscape maintenance continues throughout the community and includes mowing, edging, weed-eating, trimming, shrub care, weed control, mulch bed treatments, and removal of tree suckers. Efforts to reduce moss presence are ongoing across all areas. Fallen trees and limbs have been cleared at no additional cost, while larger removals are being addressed by the arbor team.

Monthly inspections are conducted collaboratively by Mattamy, Vesta, and Yellowstone to ensure overall appearance and maintenance standards are being met.

Turf is currently being maintained at appropriate seasonal mowing heights. Residents may notice temporary scalping as part of this process, which supports healthier long-term growth.

Mulch installation across the community has been completed.

Irrigation

The irrigation system is actively monitored, with technicians performing ongoing inspections and repairs as needed.

Irrigation is currently operating three days per week.

Efficiency improvements are being evaluated, including the removal of unnecessary bubblers and the addition or verification of rain sensors to optimize water usage.

Fertilization & Chemical Treatments

Weed control treatments are being applied throughout the community to maintain turf quality.

Granular fertilizer applications are ongoing to promote healthy turf growth.

Roses are receiving targeted care, including applications of bone meal and liquid fertilizers to support blooming and vitality.

Arbor Care

Tree maintenance efforts continue, with low-hanging branches being elevated to improve safety, visibility, aesthetics, and overall tree health.

Overall, the landscape program is progressing well, with coordinated oversight and proactive maintenance ensuring the community maintains a high-quality appearance.

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: 06/17/2026

Submitted by: Kevin McKendree & Richard Losco

RECDD I

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. Possibly mid-July.

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, as even coned off, kids were continuing to play on them. CDD board 1 elected to go with Kompan's proposal. Although boards 2 and 3 stated they would not want any other company besides Kompan in Rivertown, we will need both boards to officially cast their vote before ordering this new playground.

Umbrellas at RiverHouse:

New umbrellas were approved and ordered for the RiverHouse pool deck. This should be an 8-week lead time.

Basketball Court Vandalism:

Due to the continued vandalism of the basketball court with e-bikes, we recommend fencing 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. This was approved and we have placed our order with Fencescapes. Scheduling to follow.

Feature pump motor at RiverHouse:

The feature pump motor went out last week at the RiverHouse. This controls the bubblers at the beach entry and water shooters on the pergola pillars. A replacement has been ordered and will be replaced as soon as it arrives.

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 in Austin Texas from Denmark on June 17th at which point scheduling 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.

RIVERTOWN

RECDD's Lifestyle Report

Date of report: **06/17/2026**

Submitted by: **Kim Fatuch**

May Events

- 5.22.26 – Dustin Bradley Music
 - Live Music in the café
- 5.25.26 – Annual Luau
 - Residents can enjoy a Hawaiian themed pool party at the Riverhouse
 - Roughly 300 residents attended this event.
 - Dancers were amazing



June Events

- 6.11.26 – Music Bingo
 - Residents' favorite weeknight game in the café
- 6.12.26 – Jeremy Weinglass
 - Live music in the café

- 6.13.26 – Balls, Brews & Bonfire
 - To celebrate the dads, we are holding a dad-centric event at the RiverHouse.
- 6.19.26 – Greg Johnson
 - Live Music in the café
- 6.25.26 – Music Bingo
 - Residents’ favorite weeknight game in the café
- 6.27.26 – Adult Toga Party
 - Residents 21+ are invited to the RiverClub for a kid-free evening at the pool

RIVERTOWN

RECDD’s Amenity Manager Report

Date of Report: 06/17/2026

Submitted by: Ken Council & Richard Losco

Summer is in full effect! Lifeguard hours are 11am – 7pm at the RiverHouse (Tuesday – Sunday), and 10am – 8pm at the RiverLodge (Thursday – Tuesday). The RiverHouse Slide & RiverLodge Water Activity Pool/Splash Park will only be open when lifeguards are on duty. The RiverTown Annual Luau was a major success on Monday, 5/25/2026 at the RiverHouse. Technogym is waiting on parts to repair the Lat Pulldown at the RiverLodge.

RiverHouse

Closed Mondays

Clubhouse Staff Hours:

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

11am - 9pm (Friday & Saturday)

Recreational & Lap Pool:

- Both pools are open 30 minutes after Sunrise until 30 minutes before Sunset
- Lap Pool is for Lap Swim Only!!! No hanging on Lap Lines!! No diving off dive blocks!

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- Lifeguard hours are 11am – 7pm at the RiverHouse (Tuesday – Sunday).
 - The RiverTown Annual Luau was a great success on Monday, 5/25/2026 at the RiverHouse.
-

RiverClub

Closed Tuesdays

Amenity Hours:

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

Other Updates:

- Dynamic Security will be out to repair Southeast pool gate magnetic lock.
-

RiverLodge

Closed Wednesdays

Amenity Hours (Airnasium & Fireplace):

- 10am – 8pm (Thursday - Tuesday)

Water Activity Pool/Splash Pad & Lifeguard Hours:

- The Water Activity Pool/Splash Park will only be open when lifeguards are on duty.
- Lifeguards will be on duty from 10am – 8pm every day (except Wednesdays) for Summer.

Lazy River, Lounge Area, & Volleyball Court Hours:

- 10am – 30 minutes before sunset

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- Technogym is awaiting parts to repair the Lat Pulldown machine.
- ACE Doors came out to repair the broken gate from the Volleyball court to the maintenance parking area on 6.4.2026.

RIVERTOWN

RECDD's Café Report

Date of report: **06/17/2026**

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

The month of April showed no signs of slowing down with strong Total POS Net Sales at \$97,646. Food and Beverage continue to be the primary revenue drivers, with alcoholic beverage sales not far behind. Wages as a percentage of net sales were 22.2%, phenomenal, and food and beverage expense hovered at 43.4% of net sales. We will continue to review purchasing, waste, and pricing to minimize our cost of goods expense to maintain low prices for our residents.

April represents the change of seasons and the beginning of summer, with events and programs scheduled throughout Labor Day! April events included music bingo and live music entertainment. Memorial Day and July 4th festivities have been planned for the community.

Planning will continue for staffing needs, menu design edits, and service-related issues. One of the biggest challenges this summer will be meeting staffing needs. The kitchen is focused on reducing cost of goods sold and managing labor schedules to improve gross margins. Labor costs are well controlled overall but fluctuate significantly with net sales volume.

Square POS Net Sales were up 15.7% for the month of April @ \$97,646 compared to \$84,386 prior year. Revenue was driven by the warm weather and booked events which included live music and music bingo.

Cost of Goods Sold (Food and Beverage) was @ 43.4% in the month of April, compared to 38.8% prior year.

Food & Beverage as % of Revenue:

Target	12-Month	% Rate – 40%
Optimal	12-Month	% Rate – 35%
Actual	April '26	% Rate – 43%

Gross Wages as % of net sales were 22.2% in the month of April, compared to 24.1% prior year.

Gross Wages as % of Revenue:

Target	12-Month	% Rate – 35%
Optimal	12-Month	% Rate – 30%
Actual	April '26	% Rate – 22%

If the current trends continue, summer months could surpass prior peak months in both revenue and net income, reinforcing a strong 2026 performance.



Work Order 00971115
Work Order 00971115
Number
Created Date 5/20/2026

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

Work Details

Specialist Comments to Customer	Report reflects work performed on 5/13/26 & 5/20/26. Most water levels are still dropping from the drought conditions. A few are average or higher from recent rains. On the 13th, I cleared the outflow pipe on pond 4 to drop the level back down to normal. I used herbicide to control invasive and nuisance vegetation along the perimeters of listed treated ponds. I added dye to ponds 11,12,13,14,16,19 & 20 in order to improve color, limit light penetration and suppress growth. Any accessible trash was removed from treated ponds. There was a lot of trash in pond 19. Thank you for being a Solitude customer!	Prepared By	KYLE FOLLANSBEE
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Work Order	00971115	Account	Rivers Edge II CDD
Work Order	00971115	Contact	Kevin McKendree
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
Created Date	5/20/2026		

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



Work Order	00971115	Account	Rivers Edge II CDD
Work Order	00971115	Contact	Kevin McKendree
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
Created Date	5/20/2026		

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



Work Order	00971115	Account	Rivers Edge II CDD
Work Order	00971115	Contact	Kevin McKendree
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 5/20/2026

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



Work Order 00971115
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 Number

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



Work Order	00971115	Account	Rivers Edge II CDD
Work Order	00971115	Contact	Kevin McKendree
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 5/20/2026

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



Work Order 00971115
 Work Order 00971115
 Number

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

Created Date 5/20/2026

Rivers Edge CDD II Pond 4	MONITORING	
Rivers Edge CDD II Pond 4	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 4	ALGAE CONTROL	
Rivers Edge CDD II Pond 9	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 9	MONITORING	
Rivers Edge CDD II Pond 9	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 9	ALGAE CONTROL	
Rivers Edge CDD II Pond 3	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 3	MONITORING	
Rivers Edge CDD II Pond 3	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 3	ALGAE CONTROL	
Rivers Edge CDD II Pond 14	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 14	MONITORING	
Rivers Edge CDD II Pond 14	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 14	ALGAE CONTROL	
Rivers Edge CDD II Pond 6	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 6	MONITORING	
Rivers Edge CDD II Pond 6	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 6	ALGAE CONTROL	
Rivers Edge CDD II Pond 2	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 2	MONITORING	
Rivers Edge CDD II Pond 2	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 2	ALGAE CONTROL	
Rivers Edge CDD II Pond 1	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 1	MONITORING	
Rivers Edge CDD II Pond 1	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 1	ALGAE CONTROL	
Rivers Edge CDD II Pond 18		
Rivers Edge CDD II Pond 19		
Rivers Edge CDD II Pond 16		
Rivers Edge CDD II Pond 17		
Rivers Edge CDD II Pond 22		
Rivers Edge CDD II Pond 23		
Rivers Edge CDD II Pond 20		



Work Order 00971115

Work Order 00971115

Number

Account

Rivers Edge II CDD

Contact

Kevin McKendree

Address

73 Shinnecock Drive
Saint Johns, FL 32259
United States

Created Date 5/20/2026

Rivers Edge CDD II Pond 21		
Rivers Edge CDD II Pond 2		
Rivers Edge CDD II Pond 6		
Rivers Edge CDD II Pond 1		
Rivers Edge CDD II Pond JJ		
Rivers Edge CDD II Pond CR3		
Rivers Edge CDD II Pond 15		
Rivers Edge CDD II Pond RC2		
Rivers Edge CDD II Pond NN		
Rivers Edge CDD II Pond KK		
Rivers Edge CDD II Pond TT		
Rivers Edge CDD II Pond SS		
Rivers Edge CDD II Pond UU		
Rivers Edge CDD II Pond 11		
Rivers Edge CDD II Pond 13		
Rivers Edge CDD II Pond 10		
Rivers Edge CDD II Pond 9		
Rivers Edge CDD II Pond 4		
Rivers Edge CDD II Pond 14		
Rivers Edge CDD II Pond 3		
Rivers Edge CDD II Pond 8		
Rivers Edge CDD II Pond 12		
Rivers Edge CDD II Pond 7		
Rivers Edge CDD II Pond 5		
Rivers Edge CDD II Pond RC1		



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:		#10379		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD112826			6

ACTIVITY / COMMENTS:

Total Contacts:6 Citations:1 Warnings:5 Top speed measured by Radar was, **42 MPH on RiverTown Main Street

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6665961



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:	# 10727			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD108179			6

ACTIVITY / COMMENTS:

Total Contacts:4 Citations:4 Warnings:3 Top speed measured by Radar was, 44 MPH on Rivertown Main St. Multiple patrols conducted throughout neighborhood. Responded to the River Lodge for a vehicle crash. A subject drove his vehicle onto the cart path and through the fence at playground causing significant damage (SJSO26CAD108365). The driver was arrested for DUI and crash info given to CDD employee.

Assisted patrol deputies with a large party in the construction area near Appalachian Trail. Fire Rescue also responded due to a large bonfire. There were approximately 200 people present and they dispersed when Fire Rescue arrived to extinguish the fire.

Assisted patrol deputies with multiple calls involving juveniles within the neighborhood.

RollKall Invoice#: I-051626-943



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: #11210				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD124669			6

ACTIVITY / COMMENTS:

Traffic Stops - 4

Highest Speed - 37/25

Citations Issued: Tickets - 1 / Warnings - 4

Activities:

Overall patrol/presence within RiverTown and its amenities. No significant events to report. Presence provided in high-traffic areas which yielded minimal violations today. Little to no e-bike traffic.

Total Traffic Violations Summary: x3 Speed Related, x2 Seatbelt Violation, x1 Stop Sign Violation, x1 Expired Registration

RollKall Invoice#: 6720994

FIFTH ORDER OF BUSINESS

COST-SHARE STATUS COVER SHEET

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

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)

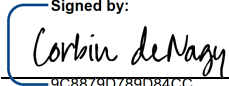
Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:

Replacement of playground equipment at the Groves PlayPark

Total Proposed Compensation: \$ 71,488.57

Cost Share Calculation:

\$	<u>25,378.44</u>	Rivers Edge
\$	<u>21,074.83</u>	Rivers Edge II
\$	<u>25,035.30</u>	Rivers Edge III

Methodology Consultant Approval: 
Signed by: Corbin deNagy
9C8879D789D84CC...
 (Signature)
2026-05-26
 (Date)

If requesting addition of new improvements:

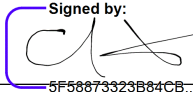
Engineer Approval: _____
 (Signature)

 (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**

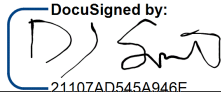
Signed by:


5F58873323B84CB...
By: _____

Chair Vice-Chair, Board of Supervisors

Date: 2026-05-26

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

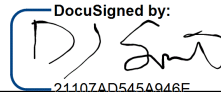
DocuSigned by:


21107AD545A946E...
By: DJ Smith

Chair Vice-Chair, Board of Supervisors

Date: 2026-05-22

RIVERS EDGE III CDD

DocuSigned by:


21107AD545A946E...
By: DJ Smith

Chair Vice-Chair, Board of Supervisors

Date: 2026-05-22



Sales Proposal

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

Quote No. SP169208-1
 Customer No. C016921
 Document Date 05/18/2026
 Expiration Date 07/17/2026

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 Bay swing - 2 infant, 2 belt In-ground 90cm 20453315	1 Pieces	6,190.00	15.00	5,261.50
<u>CRP250901-CUSTOM</u>	Roloway Trail In-ground 20448824	1 Pieces	24,470.00	15.00	20,799.50
INSTALL SPECIAL	Installation of KOMPAN Equipment includes removal/spread of spoils onsite	1 Pieces	32,500.00	5.00	30,875.00
FREIGHT	Freight	1 Pieces	4,503.95		4,503.95
US-BLOWN IN - TOP OFF	Blown in EWF Top off 8"	125 Cubic Yard	84.62	5.00	10,048.62

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
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Sales Proposal

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

Quote No. SP169208-1
Customer No. C016921
Document Date 05/18/2026
Expiration Date 07/17/2026

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

Project Name US346430 RiverTown: The Groves

No. of Products	2			
Subtotal - Products	30,660.00	4,599.00		26,061.00
Subtotal - Surfacing	10,577.50	528.88		10,048.62
Subtotal - Installation	32,500.00	1,625.00		30,875.00
Subtotal - Freight	4,503.95			4,503.95
Total USD				71,488.57

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. SP169208-1
Customer No. C016921
Document Date 05/18/2026
Expiration Date 07/17/2026

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): _____

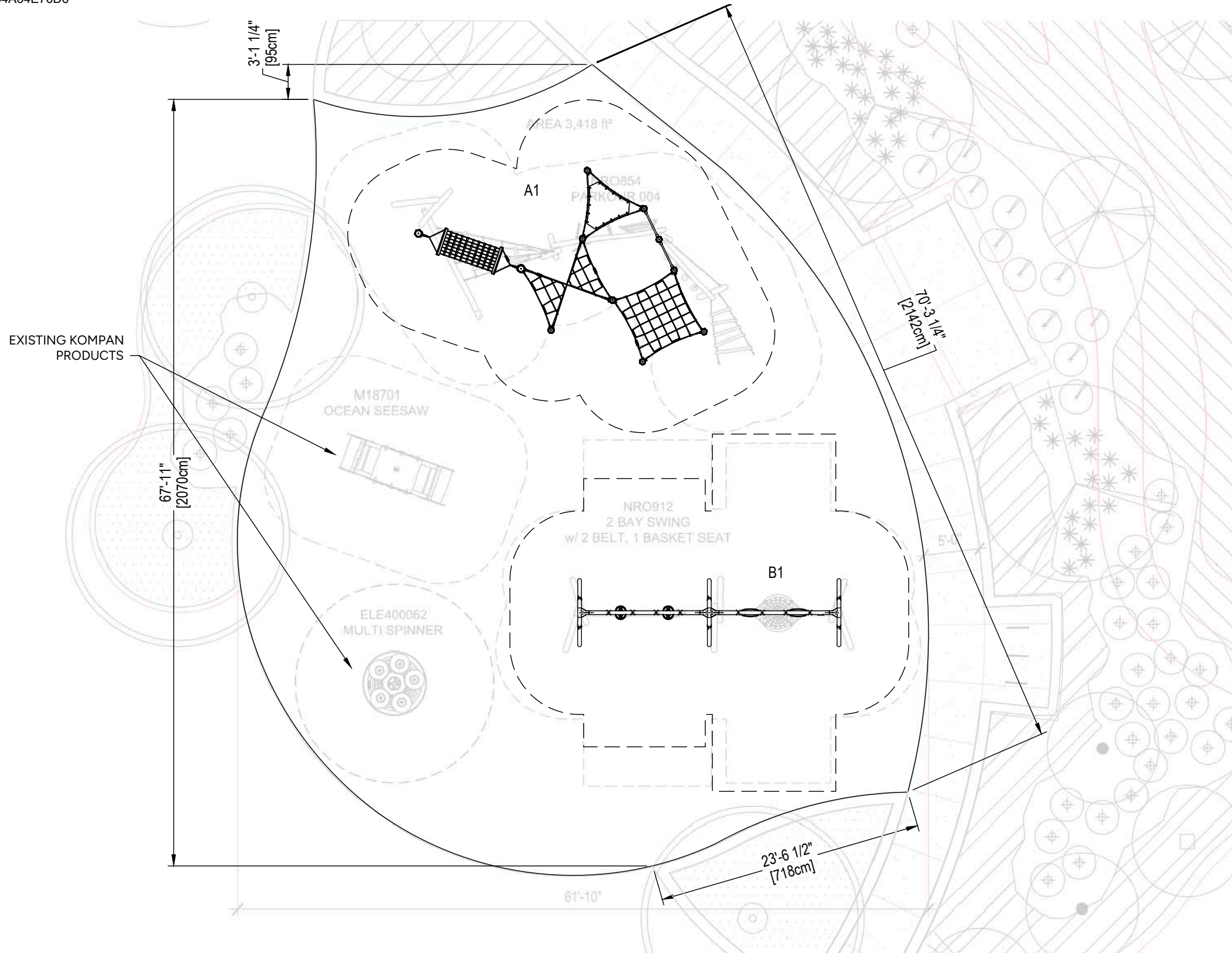
Contact Phone (Cell): _____

SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)







#	Product Number	Product Name	M.F.H.	Count
A	CRP250901-CUSTOM_20448824	Custom Roloway 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



1"=10'-0" ON 11" x 17" SHEET

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 5/8" 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 Stacey Moseley			SHEET
REVIEW BY DESIGN	DRAWN BY JadAnd	DATE 260224	K1.0-2
REV. NO. -	REV. BY -	REV. DATE -	
			REVISION NOTES -

LAYOUT IS IN ACCORDANCE WITH ASTM F1487

SIXTH ORDER OF BUSINESS

**Arbitrage Rebate Computation
Proposal For
Rivers Edge II
Community Development District
(St. Johns County, Florida)
\$4,840,000 Capital Improvement Revenue Bonds,
Series 2026**





AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

May 12, 2026

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

Re: Rivers Edge II Community Development District (St. Johns County, Florida),
\$4,840,000 Capital Improvement Revenue Bonds, Series 2026

Dear Ms. Kuzmuk:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Rivers Edge II Community Development District (the "District") Series 2026 bond issue (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 8,000 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

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

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of May 15th for the Series 2026 Bonds, which is based upon the anniversary of the closing date in May 2026.

Proposal

We are proposing rebate computation services based on the following:

- \$4,840,000 Capital Improvement Revenue Bonds, Series 2026
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Cost of Issuance & Debt Service Accounts

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

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

AMTEC Professional Fee – \$4,840,000 Capital Improvement Revenue Bonds, Series 2026

Report Date	Type of Report	Period Covered	Fee
May 31, 2027	Rebate and Opinion	Closing – May 31, 2027	\$ 450
May 31, 2028	Rebate and Opinion	Closing – May 31, 2028	\$ 450
May 31, 2029	Rebate and Opinion	Closing – May 31, 2029	\$ 450
May 31, 2030	Rebate and Opinion	Closing – May 31, 2030	\$ 450
May 15, 2031	Rebate and Opinion	Closing – May 31, 2031	\$ 450

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

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

AMTEC's Scope of Services

Our standard engagement includes the following services:

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

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

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

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

The parties have executed this Agreement on _____, 2026.

Rivers Edge II
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation

By: _____

By: Michael J. Scarfo
Senior Vice President

SEVENTH ORDER OF BUSINESS



HVAC
REFRIGERATION
KITCHEN EQUIPMENT
ICE MACHINE LEASING
BEVERAGE SYSTEMS

TWC Services, Inc.
6200 Scout Trail
Des Moines, IA 50321

Equipment Lease Agreement

TWC SERVICES, INC. herein called "Lessor," hereby leases to **Rivers Edge CDD 2** herein called "Lessee," the machinery, equipment or other property described below, installed at location listed below:

Lessee Mailing Address:
Rivers Edge CDD 2
160 Riverglade Run
St. Johns FL 32259

Lessee Equipment Location:
Same

Phone: (301) 466-3956

Phone:

Equipment Schedule

Manufacturer	Model	QTY	Description	Serial #
Koolaire	KDT0700A	1	Ice Machine	
Koolaire	K970	1	Storage Bin	
Koolaire	K00470	1	Bin Adapter	

General Terms of Agreement:

Additional terms and responsibilities of lessor and lessee are listed on page two of this agreement.

Addendum included with this agreement: **No**

Number of Months:	36
Agreement Start Date:	TBD

Monthly lease amount, plus any applicable sales tax:	<u>\$365.00</u>
Upon signing payment is required in the sum of:	<u>\$930.00</u>
(which includes first month's lease and security deposit, expedited freight if applicable)	
An expedited freight charge, if applicable, is added into the initial payment shown.	

Installation, Service, and Maintenance included as follows:

Installation:

TWC Services will deliver and install the leased equipment during normal working hours provided adequate capacity services for water, drain, and electrical are available within (6) six unobstructed feet of equipment location. Lessee agrees to maintain environment surrounding water supplied equipment in a temperature range above 35 and below 95 degrees Fahrenheit.

Repairs:

TWC Services will provide all repair services, at no additional cost to Lessee, required to maintain normal operation of equipment.

Maintenance:

TWC Services will provide scheduled preventive maintenance, two times each year, at no additional cost to Lessee, during regular business hours, 8:00 AM to 5:00 PM, Monday through Friday.

The equipment shall be located at above firm address unless otherwise agreed in writing by Lessor and shall not be removed without the prior consent of Lessor.



HVAC
 REFRIGERATION
 KITCHEN EQUIPMENT
 ICE MACHINE LEASING
 BEVERAGE SYSTEMS

TWC Services, Inc.
 6200 Scout Trail
 Des Moines, IA 50321

Terms and Conditions

- (a) Lessee to provide suitable electric outlets of adequate capacity, clean potable water supply suitable for making ice, and suitable floor drain within (6) unobstructed feet of the location of each unit. It is the responsibility of the LESSEE to properly maintain these services in good working order, including water filtration if necessary, during the entire term of this lease at LESSEE'S expense.
 - (b) Lessee to pay the lease payment at the times and manner as outlined in this agreement.
 - (c) Lessee to use reasonable care in the operation of said units and to prevent injury, waster, damage to or destruction of said units.
 - (d) Lessee to be liable for any and all loss or damage to the equipment, or any part thereof, from the time it is delivered to the premises of LESSEE and as long as it remains in the possession of the LESSEE. LESSEE shall during lease term maintain insurance in a minimum amount equal to the total price of this contract upon said equipment for the benefit of LESSOR as it assigns, as their respective interests may appear against any loss or damage to the equipment caused by theft, wind, fire and those risks usually included in extended coverage endorsement to fire insurance policies. Evidence of insurance shall be provided by LESSEE upon request by LESSOR.
 - (e) Lessee not to move or change the location of said units or to tamper with any of said equipment.
 - (f) To permit LESSOR or its agent to enter the premises where said units are installed during normal business hours to maintain, repair, or to view and inspect said units,
 - (g) Lessee to indemnify LESSOR against and hold it harmless from any and all claims for injuries to persons (including death) or damage to property resulting from the operation, use and maintenance of said units.
 - (h) At the conclusion of the original lease term, this lease will automaticall renew on a month to month basis. After the original term of the lease has expired, EITHER PARTY agrees to provide 30 days notice of their intent to terminate the lease. Upon termination of the lease, LESSEE agrees to deliver up possession of said units in their original condition, subject to ususal and normal wear.
 - (i) Lessee not to assign, transfer, sublet, mortgage, or otherwise encumber this lease or the equipment leased hereby.
 - (j) At the conclusion of the original lease term, the base lease amount shall be subject to a 5% escalation and shall continue to be applied to each subsequent year for the duration of the agreement.
2. If LESSEE defaults in the performance of any of the terms of this agreement and such default continues for a period of (5) days after written notice has been provided to LESSEE, then LESSOR at its option, may declare the lease payments for the unexpired term of this lease to become immediately due and payable and/or LESSOR may cancel this lease and hold LESSEE liable for unpaid lease payments together with all damage, loss, and expenses suffered by LESSOR as a result of LESSEE'S default. In the event of LESSEE'S default, LESSOR, or its agents or assigns , may without legal process and without notice to or any liability therefore, enter into any premises of or under the control of LESSEE and repossess said units.
 3. If legal proceedings are brought by either party to enforce the terms of this agreement, then the prevailing party shall be entitled to recover reasonable attorney fees, together with all costs, charges and expenses from the non-prevailing party.
 4. LESSOR guarantees all parts free from defects and normal wear and tear for the duration of the lease.
 5. LESSOR warrants the installation, maintenance, and repairs of the leased equipment covered under this lease, however, damages that result from water leaks or any other damages resulting from Lessor's installation, maintenance, or repairs of the equipment are limited to \$5,000 per occurrence.
 6. Title to the above described equipment shall at all times hereafter remain in the name of TWC SERVICES, INC. an Iowa Corp., until such time as title is transferred by contract between the parties or operations of law. This is not a Lease Purchase Agreement.
 7. This instrument, which contains the entire agreement between the parties hereto, shall inure to the benefit of any assignee or transferee of LESSOR.

Lessor:

TWC SERVICES, INC.

Hunter Koike

(Lessor Signature)

Hunter Koike

(Lessor Printed Name)

(Date)

Lessee:

Rivers Edge CDD 2

Richard Losco

(Lessee Signature)

Richard Losco

(Lessee Printed Name)

April 30,2026

(Date)

EIGHTH ORDER OF BUSINESS

**RIVERS EDGE II
COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Rivers Edge II Community Development District
St. Johns County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Rivers Edge II Community Development District, St. Johns County, Florida (the "District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 10, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 10, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Rivers Edge II Community Development District, St. Johns County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$188,930.
- The change in the District's total net position in comparison with the prior fiscal year was \$1,135,983, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$1,776,561, an increase of \$278,900 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and deposits, assigned to capital reserves and café operations, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions and assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains four governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, recreation fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general and recreation funds. A budgetary comparison schedule has been provided for the general and recreation funds to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024 (Restated)
Assets, excluding capital assets	\$ 1,798,798	\$ 1,590,951
Capital assets, net of depreciation	15,094,897	15,519,272
Total assets	16,893,695	17,110,223
Liabilities, excluding long-term liabilities	279,892	714,345
Long-term liabilities	16,424,873	17,342,931
Total liabilities	16,704,765	18,057,276
Net Position		
Net investment in capital assets	(1,321,729)	(1,656,052)
Restricted	867,999	289,892
Unrestricted	642,660	419,107
Total net position	\$ 188,930	\$ (947,053)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024 (Restated)
Revenues:		
Program revenues		
Charges for services	\$ 4,114,941	\$ 2,882,360
Operating grants and contributions	1,646,483	1,019,934
Capital grants and contributions	352	-
General revenues		
Miscellaneous income	54,397	3,974
Unrestricted investment earnings	8,151	68,208
Total revenues	<u>5,824,324</u>	<u>3,974,476</u>
Expenses:		
General government	134,926	106,551
Physical environment	2,016,232	363,832
Culture and recreation	1,904,319	3,073,762
Interest on long-term debt	632,864	667,032
Total expenses	<u>4,688,341</u>	<u>4,211,177</u>
Change in net position	1,135,983	(236,701)
Net position - beginning, as previously stated	(947,053)	(710,352)
Prior period adjustment	-	(133,318)
Net position - beginning, as restated	<u>(947,053)</u>	<u>(710,352)</u>
Net position - ending	<u>\$ 188,930</u>	<u>\$ (947,053)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$4,688,341. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of Developer contributions, assessments, and café revenues. The remainder of the current fiscal year revenue includes interest revenue and insurance proceeds. The increase in program revenue is a result of the increase in prepaid assessments and Developer contributions as expenses increased. The increase in current fiscal year expenses is primarily the result of an increase in physical environment costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025, was amended to increase revenues by \$253,604 and increase appropriations by \$180,591. Actual general fund expenditures for the fiscal year ended September 30, 2025, exceeded appropriations by \$5,147. The recreation fund budget for the fiscal year ended September 30, 2025, was amended to increase revenues by \$274,466 and increase appropriations by \$197,254. Actual recreation fund expenditures for the fiscal year ended September 30, 2025, exceeded appropriations by \$98,093.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$18,241,183 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$3,146,286 has been taken, which resulted in a net book value of \$15,094,897. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$14,600,000 Bonds outstanding and a Developer advance outstanding in the amount of \$1,746,696 for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to fiscal year end, the District issued \$4,840,000 of Series 2026 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2031 - May 1, 2056 and fixed interest rates ranging from 4% to 5.7%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Rivers Edge II Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida, 32092.

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 419,610
Investments	90,159
Assessments receivable	19,664
Accounts receivable	40,884
Prepaid items and deposits	102,835
Restricted assets:	
Investments	1,125,646
Capital assets:	
Depreciable, net	15,094,897
Total assets	16,893,695
LIABILITIES	
Accounts payable	21,877
Due to Developer	360
Accrued interest payable	257,655
Non-current liabilities:	
Due within one year	335,000
Due in more than one year	16,089,873
Total liabilities	16,704,765
NET POSITION	
Net investment in capital assets	(1,321,729)
Restricted for debt service	867,999
Unrestricted	642,660
Total net position	\$ 188,930

See notes to the financial statements

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:					
Governmental activities:					
General government	\$ 134,926	\$ 134,926	\$ -	\$ -	-
Physical environment	2,016,232	1,124,361	891,871	352	352
Culture and recreation	1,904,319	948,019	692,930	-	(263,370)
Interest on long-term debt	632,864	1,907,635	61,682	-	1,336,453
Total governmental activities	4,688,341	4,114,941	1,646,483	352	1,073,435
General revenues:					
Miscellaneous					54,397
Unrestricted investment earnings					8,151
Total general revenues					62,548
Change in net position					1,135,983
Net position - beginning, as restated					(947,053)
Net position - ending					\$ 188,930

See notes to the financial statements

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds				Total Governmental Funds
	General	Recreation	Debt Service	Capital Projects	
ASSETS					
Cash	\$ 419,610	\$ -	\$ -	\$ -	\$ 419,610
Investments	90,159	-	1,117,399	8,247	1,215,805
Assessments receivable	11,409	-	8,255	-	19,664
Accounts receivable	40,884	-	-	-	40,884
Due from other funds	-	40,024	-	-	40,024
Prepaid items and deposits	102,835	-	-	-	102,835
Total assets	<u>\$ 664,897</u>	<u>\$ 40,024</u>	<u>\$ 1,125,654</u>	<u>\$ 8,247</u>	<u>\$ 1,838,822</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	\$ 21,877	\$ -	\$ -	\$ -	\$ 21,877
Due to Developer	360	-	-	-	360
Due to other funds	40,024	-	-	-	40,024
Total liabilities	<u>62,261</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>62,261</u>
Fund balances:					
Nonspendable:					
Prepaid items and deposits	102,835	-	-	-	102,835
Restricted for:					
Debt service	-	-	1,125,654	-	1,125,654
Capital projects	-	-	-	8,247	8,247
Assigned to:					
Capital reserves	161,191	-	-	-	161,191
Café operations	-	40,024	-	-	40,024
Unassigned	338,610	-	-	-	338,610
Total fund balances	<u>602,636</u>	<u>40,024</u>	<u>1,125,654</u>	<u>8,247</u>	<u>1,776,561</u>
Total liabilities and fund balances	<u>\$ 664,897</u>	<u>\$ 40,024</u>	<u>\$ 1,125,654</u>	<u>\$ 8,247</u>	<u>\$ 1,838,822</u>

See notes to the financial statements

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
FOR SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 1,776,561

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	18,241,183	
Accumulated depreciation	(3,146,286)	15,094,897

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(257,655)	
Developer advances	(1,746,696)	
Bonds payable	(14,678,177)	(16,682,528)

Net position of governmental activities		\$ <u>188,930</u>
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See notes to the financial statements

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds				Total Governmental Funds
	General	Recreation	Debt Service	Capital Projects	
REVENUES					
Assessments	\$ 1,259,287	\$ -	1,907,635	\$ -	\$ 3,166,922
Developer contributions	1,584,801	-	-	-	1,584,801
Interest	8,151	-	61,682	352	70,185
Café revenue	-	948,019	-	-	948,019
Miscellaneous revenues	54,397	-	-	-	54,397
Total revenues	<u>2,906,636</u>	<u>948,019</u>	<u>1,969,317</u>	<u>352</u>	<u>5,824,324</u>
EXPENDITURES					
Current:					
General government	134,926	-	-	-	134,926
Physical environment	1,649,389	-	-	-	1,649,389
Culture and recreation	758,139	907,995	-	-	1,666,134
Debt Service:					
Principal	-	-	1,260,000	-	1,260,000
Interest	-	-	654,322	-	654,322
Capital outlay	180,653	-	-	-	180,653
Total expenditures	<u>2,723,107</u>	<u>907,995</u>	<u>1,914,322</u>	<u>-</u>	<u>5,545,424</u>
Excess (deficiency) of revenues over (under) expenditures	183,529	40,024	54,995	352	278,900
Fund balances - beginning, as restated	419,107	-	1,070,659	7,895	1,497,661
Fund balances - ending	<u>\$ 602,636</u>	<u>\$ 40,024</u>	<u>\$ 1,125,654</u>	<u>\$ 8,247</u>	<u>\$ 1,776,561</u>

See notes to the financial statements

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	278,900
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.		(605,028)
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		180,653
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		1,260,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		18,400
Amortization of Bond premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		<u>3,058</u>
Change in net position of governmental activities	\$	<u><u>1,135,983</u></u>

See notes to the financial statements

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Rivers Edge II Community Development District ("District") was created by Ordinance 2018-26 enacted by the County Commissioners of St. Johns County, Florida effective on June 22, 2018, and established pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The boundaries of the District were subsequently amended by Ordinance no. 2019-71, enacted by the County Commission of St. Johns County, Florida, effective on November 7, 2019. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025 three of the Board seats are held by affiliates of Mattamy Jacksonville, LLC ("Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Operation and maintenance assessments are levied each September 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Recreation Fund

The recreation fund is a special revenue fund established to account for the financial resources of the District's café operations which are funded by café revenues.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings and improvements	30
Improvements other than buildings	30

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are reported as an expense in the year incurred.

Long-Term Obligations (Continued)

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized cost	Credit Risk	Maturities
First American Government Obligations Fund - Class Z	\$ 1,125,646	S&P AAAm	Weighted average of the fund portfolio: 45 days
US Bank Money Market	23,613	N/A	N/A
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	66,546	S&P AAAm	Weighted average of the fund portfolio: 47 days
	<u>\$ 1,215,805</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption rates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – INTERFUND RECEIVABLES AND PAYABLES

Interfund receivables and payables at September 30, 2025 were as follows:

Fund	Receivable	Payable
General	\$ -	\$ 40,024
Special revenue	40,024	-
Total	\$ 40,024	\$ 40,024

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the special revenue fund relate to café profits earned in the current year that have not been transferred to the special revenue fund as of September 30, 2025.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Buildings and improvements	\$ 7,145,562	\$ -	\$ -	\$ 7,145,562
Improvements other than buildings	10,914,968	180,653		11,095,621
Total capital assets, being depreciated	18,060,530	180,653	-	18,241,183
Less accumulated depreciation for:				
Buildings and improvements	1,468,285	238,185		1,706,470
Improvements other than buildings	1,072,973	366,843	-	1,439,816
Total accumulated depreciation	2,541,258	605,028	-	3,146,286
Total capital assets, being depreciated, net	15,519,272	(424,375)	-	15,094,897
Governmental activities capital assets, net	\$ 15,519,272	\$ (424,375)	\$ -	\$ 15,094,897

NOTE 6 – CAPITAL ASSETS (Continued)

Depreciation expense was charged to function/programs as follows:

Physical environment	\$	366,843
Culture and recreation		238,185
Total depreciation expense	\$	<u>605,028</u>

NOTE 7 – LONG-TERM LIABILITIES

Series 2020

On May 22, 2020, the District issued \$7,165,000 of Capital Improvement Revenue Bonds, Series 2020 consisting of multiple term bonds with due dates ranging from May 1, 2025, to May 1, 2050, and fixed interest rates ranging from 4% to 5.15%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2021, through May 1, 2050.

The Series 2020 Bonds are subject to optional redemption, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts, and the redemption prices more fully described in the Redemption Provision as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$25,000 of the Series 2020 Bonds. In addition, see Note – 14 Subsequent Events for extraordinary redemption amounts subsequent to fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the debt service reserve requirement at September 30, 2025.

Series 2021

On April 23, 2021, the District issued \$9,900,000 of Capital Improvement Revenue Bonds, Series 2021 consisting of multiple term bonds with due dates ranging from May 1, 2026, to May 1, 2051, and fixed interest rates ranging from 2.4% to 4%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022, through May 1, 2051.

The Series 2021 Bonds are subject to optional redemption, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts, and the redemption prices more fully described in the Redemption Provision as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$910,000 of the Series 2021 Bonds. In addition, see Note – 14 Subsequent Events for extraordinary redemption amounts subsequent to fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the debt service reserve requirement at September 30, 2025.

Direct Borrowings

In March 2023, the District entered into an acquisition agreement with the Developer. The District acquired infrastructure improvements in which the outstanding balance as of September 30, 2025, is \$1,746,696. The balance will be paid in the future from available bond proceeds.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2020	\$ 6,600,000	\$ -	\$ 155,000	\$ 6,445,000	\$ 135,000
Series 2021	9,260,000	-	1,105,000	8,155,000	200,000
Plus: original issue premium	81,235	-	3,058	78,177	-
Direct borrowings:					
Developer advances	1,746,696	-	-	1,746,696	-
Total	<u>\$ 17,687,931</u>	<u>\$ -</u>	<u>\$ 1,263,058</u>	<u>\$ 16,424,873</u>	<u>\$ 335,000</u>

At September 30, 2025, the scheduled debt service requirements on the Bonds payable were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 335,000	\$ 618,372	\$ 953,372
2027	350,000	607,768	957,768
2028	360,000	595,382	955,382
2029	370,000	582,632	952,632
2030	385,000	569,518	954,518
2031-2035	2,170,000	2,613,132	4,783,132
2036-2040	2,680,000	2,127,191	4,807,191
2041-2045	3,310,000	1,505,464	4,815,464
2046-2050	4,155,000	682,388	4,837,388
2051	485,000	19,400	504,400
Total	<u>\$ 14,600,000</u>	<u>\$ 9,921,247</u>	<u>\$ 24,521,247</u>

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$1,584,801.

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 12 – COST SHARE AGREEMENT

In November 2019, the District entered into an interlocal cost share agreement with Rivers Edge Community Development District (“Rivers Edge”) and Rivers Edge III Community Development District (“Rivers Edge III”). In accordance with the agreement, all three Districts are to share in certain grounds maintenance and amenity operating costs as well as provide for the joint use of amenity facilities. For the fiscal year ended September 30, 2025, the District recognized \$890,101 of expenses associated with the cost share agreement.

NOTE 13 – PRIOR PERIOD ADJUSTMENT

During the current fiscal year the District recognized a prior period adjustment in order to write off a receivable for \$133,318 that was related to café operations. The effect of the prior period adjustment on the beginning net position and fund balance were as follows:

	<u>General fund</u>	<u>Government-wide</u>
Net position/fund balance - beginning, as previously stated	\$ 552,425	\$ (813,735)
Restatement to write off receivable	(133,318)	(133,318)
Net position/fund balance - beginning, restated	<u>\$ 419,107</u>	<u>\$ (947,053)</u>

NOTE 14 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$10,000 for the Series 2020 Bonds and \$780,000 for the Series 2021 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

Bond Issuance

Subsequent to fiscal year end, the District issued \$4,840,000 of Series 2026 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2031 - May 1, 2056 and fixed interest rates ranging from 4% to 5.7%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 1,241,149	\$ 1,259,287	\$ 1,259,287	\$ -
Developer contributions	1,286,220	1,470,785	1,584,801	114,016
Interest	5,000	6,504	8,151	1,647
Miscellaneous income	5,000	54,397	54,397	-
Total revenues	2,537,369	2,790,973	2,906,636	115,663
EXPENDITURES				
Current:				
General government	131,079	147,721	134,926	12,795
Physical environment	1,503,777	1,591,002	1,649,389	(58,387)
Culture and recreation	777,513	854,237	758,139	96,098
Capital outlay	125,000	125,000	180,653	(55,653)
Total expenditures	2,537,369	2,717,960	2,723,107	(5,147)
Excess (deficiency) of revenues over (under) expenditures	\$ -	\$ 73,013	183,529	\$ 110,516
Fund balance - beginning, as restated			419,107	
Fund balance - ending			\$ 602,636	

See notes to required supplementary information

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – RECREATION FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Café revenue	\$ 673,553	\$ 948,019	\$ 948,019	\$ -
Total revenues	673,553	948,019	948,019	-
EXPENDITURES				
Current:				
Culture and recreation	612,648	809,902	907,995	(98,093)
Total expenditures	612,648	809,902	907,995	(98,093)
Excess (deficiency) of revenues over (under) expenditures	\$ 60,905	\$ 138,117	40,024	\$ (98,093)
Fund balance - beginning			-	
Fund balance - ending			\$ 40,024	

See notes to required supplementary information

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general and special revenue funds. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025, was amended to increase revenues by \$253,604 and increase appropriations by \$180,591. Actual general fund expenditures for the fiscal year ended September 30, 2025, exceeded appropriations by \$5,147. The recreation fund budget for the fiscal year ended September 30, 2025, was amended to increase revenues by \$274,466 and increase appropriations by \$197,254. Actual recreation fund expenditures for the fiscal year ended September 30, 2025, exceeded appropriations by \$98,093.

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	2
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	30
Employee compensation	\$5,000
Independent contractor compensation	\$2,711,416
Construction projects to begin on or after October 1; (\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$977.05 & \$2,265.87 <div style="text-align: center;"><u>Debt service:</u> Series 2020: \$695.83 & \$1,703.59 Series 2021: \$695.58 & \$1,103.50</div>
Special assessments collected	\$3,166,922
Outstanding Bonds:	
Series 2020, due May 1, 2050	\$6,445,000
Series 2021, due May 1, 2051	\$8,155,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Rivers Edge II Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Rivers Edge II Community Development District, St. Johns County, Florida (the "District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 10, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 10, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Rivers Edge II Community Development District
St. Johns County, Florida

We have examined Rivers Edge II Community Development District, St. Johns County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Rivers Edge II Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 10, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Rivers Edge II Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Rivers Edge II Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 10, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 10, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Rivers Edge II Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Rivers Edge II Community Development District, St. Johns County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 10, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met any of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 26.

NINTH ORDER OF BUSINESS

Rivers Edge II

Community Development District

Approved Budget
FY 2027

Presented by:



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14	<u>Capital Reserve Fund</u>
15	<u>Assessment Schedule</u>

Rivers Edge II
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 1,266,432	\$ 1,633,601	\$ 5,025	\$ 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	-	774,994	774,994	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	1,224	500	1,724	1,500
Special Events	3,500	-	250	250	1,750
Interest	5,000	10,254	2,500	12,754	5,000
TOTAL REVENUES	\$ 3,072,977	\$ 2,130,375	\$ 1,282,082	\$ 3,412,457	\$ 3,594,525

EXPENDITURES:

Administrative

Supervisor Fees	\$ 4,800	\$ 2,200	\$ 2,500	\$ 4,700	\$ 9,600
FICA Taxes	367	168	191	360	734
District Engineering	15,000	12,618	10,000	22,618	25,000
District Counsel	35,000	16,555	18,445	35,000	40,000
District Management	41,292	24,087	17,205	41,292	43,700
Assessment Roll Administration	5,899	5,899	-	5,899	6,250
Dissemination Agent	5,899	3,841	2,058	5,899	6,700
Information Technology	2,124	1,239	885	2,124	2,250
Website Administration	1,416	826	590	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	22	178	200	200
Postage & Delivery	1,000	650	350	1,000	1,000
Printing & Binding	250	183	67	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	712	1,038	1,750	1,750
Office Supplies	150	5	145	150	150
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 145,235	\$ 84,660	\$ 68,782	\$ 153,442	\$ 170,990

Operations & Maintenance

Grounds Maintenance

Cost Share Landscaping - Rivers Edge	\$ 313,604	\$ 182,936	\$ 130,668	\$ 313,604	\$ 405,372
Cost Share Landscaping - Rivers Edge III	186,679	108,896	77,783	186,679	74,126
Field Operations Management (Vesta)	41,230	24,051	17,179	41,230	43,294
Landscape Maintenance	429,489	255,921	173,569	429,489	468,143
Lake Maintenance	28,000	19,017	8,983	28,000	37,936
Landscape Contingency	80,000	135,759	25,000	160,759	100,000
Irrigation Repairs and Replacement	40,000	16,005	17,000	33,005	40,000
Irrigation Water Use	70,000	24,812	24,000	48,812	45,000
Streetlighting	28,000	12,788	14,000	26,788	26,815
TOTAL GROUNDS MAINTENANCE	\$ 1,217,002	\$ 780,184	\$ 488,182	\$ 1,268,365	\$ 1,240,686

Rivers Edge II
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<u>Amenity Center - River Club</u>					
Cost Share Amenity - Rivers Edge	\$ 2,365	\$ 1,380	\$ 986	\$ 2,365	\$ -
General Manager (Vesta)	48,911	29,557	19,354	48,911	51,354
Amenity Manager (Vesta)	56,504	32,960	23,543	56,504	59,579
Maintenance Service (Vesta)	109,264	63,737	45,527	109,264	115,761
Lifestyle Director (Vesta)	45,426	26,499	18,928	45,426	47,792
Guest Services (Vesta)	97,381	56,805	40,575	97,381	104,154
Security Monitoring	5,000	720	4,280	5,000	5,000
Cable	14,040	7,068	6,169	13,237	12,709
Insurance	79,689	72,785	-	72,785	69,146
Pool Chemicals (Poolsure)	15,000	8,293	6,707	15,000	16,500
Janitorial Services (Vesta)	34,833	20,319	14,514	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	3,319	1,681	5,000	5,400
Electric	29,950	14,745	15,204	29,950	30,000
Water & Sewer	18,395	7,258	11,137	18,395	19,383
Repair and Replacements	90,000	43,000	47,000	90,000	90,000
Refuse	26,000	9,824	10,000	19,824	21,600
Pest Control	1,920	1,563	357	1,920	1,920
License & Permits	1,000	-	1,000	1,000	1,000
Other Current	500	-	500	500	500
Special Events	30,000	19,745	10,255	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	\$ 420,229	\$ 322,521	\$ 742,750	\$ 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	180,000	396,496	440,000
Café-Bank Fees	24,215	17,370	15,000	32,370	33,000
Other Expenses related to Café Operations	2,729	-	2,729	2,729	2,800
Café Management	13,097	42,697	23,500	66,197	13,097
TOTAL CAFÉ OPERATIONS	\$ 554,106	\$ 441,670	\$ 406,229	\$ 847,899	\$ 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	\$ 1,726,743	\$ 1,685,713	\$ 3,412,457	\$ 3,594,525
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 403,632	\$ (403,632)	\$ -	\$ -

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.

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
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 conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Grau & Associates to conduct this annual audit, with the budgeted amount representing the estimated cost.

Trustee Fees

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

Arbitrage Rebate

The District is required to 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

Approved Budget Debt Service Series 2020 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 462,928	\$ 457,011	\$ 1,406	\$ 458,417	\$ 458,417
Interest Earnings	5,000	14,283	3,000	17,283	5,000
Carry Forward Surplus ⁽¹⁾	346,655	651,782	-	651,782	662,259
TOTAL REVENUES	\$ 814,583	\$ 1,123,076	\$ 4,406	\$ 1,127,482	\$ 1,125,676
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	\$ 957,965	\$ (295,705)	\$ 662,259	\$ 666,761

⁽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
Approved Budget
Debt Service Series 2021 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments -Tax Roll	\$ 305,887	\$ 469,158	\$ 1,443	\$ 470,602	\$ 470,602
Special Assessments - Direct	245,810	24,467	-	24,467	24,467
Special Assessments - Prepayment	-	761,474	-	761,474	-
Interest Income	5,000	17,728	5,000	22,728	5,000
Carry Forward Surplus ⁽¹⁾	282,848	259,218	-	259,218	253,500
TOTAL REVENUES	\$ 839,546	\$ 1,532,046	\$ 6,443	\$ 1,538,489	\$ 753,569
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	\$ 621,132	\$ (367,632)	\$ 253,500	\$ 303,194

⁽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
Approved Budget
Debt Service Series 2026 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved 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
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Interest Income	\$ 1,000	\$ 1,420	\$ 500	\$ 1,920	\$ 1,000
Capital Reserve Funding - Transfer In	400,000	-	405,000	405,000	600,000
Carry Forward Balance	130,665	161,190	-	161,190	940
TOTAL REVENUES	\$ 531,665	\$ 162,610	\$ 405,500	\$ 568,110	\$ 601,940

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	\$ 73,121	\$ (72,180)	\$ 940	\$ 51,691

Capital Reserve Study

Description	FY 2027 - Reserve Study	FY 2027 - Budget	Variance
Reserves Beginning of Year	\$ 184,372	\$ 940	
Contributions	132,816	600,000	
Interest Income	9,330	1,000	
Expenditures	6,180	(550,249)	
Anticipated Balance	\$ 332,698	\$ 51,691	\$ (281,007)

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%
Single Family - 30'-39' Lot	146	\$1,571.31	\$1,287.97	\$283.34	22%
Single Family - 40'-49' Lot	360	\$1,845.70	\$1,512.86	\$332.84	22%
Single Family - 50'-59' Lot	261	\$2,169.93	\$1,778.63	\$391.30	22%
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%
Single Family - 80' Lot	50	\$3,317.24	\$2,719.04	\$598.20	22%
Total	1196				