

Rivers Edge II
Community Development Districts

August 19, 2026

AGENDA

**Rivers Edge II
Community Development District**

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

August 12, 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, **August 19, 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 June 17, 2026 Meeting
 - B. Financial Statements as of June 30, 2026
 - C. Check Register
 - D. Ratification of Boundary Amendment Funding Request No. 5
- IV. Staff Reports
 - A. Landscape Maintenance – Report
 - B. District Engineer – Acceptance of the Public Facilities Report
 - C. District Counsel
 - D. District Manager
 - 1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027
 - 2. Consideration of Goals & Objectives for Fiscal Year 2027
 - E. General Manager – Monthly Operations and Pond Reports

- V. Ratification of Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit
- VI. Consideration of Cost Share Request for RiverHouse Renovation Project
- VII. Public Hearings for the Purpose of Adopting the Budget and Imposing Special Assessments for Fiscal Year 2027
 - A. Consideration of Resolution 2026-09, Relating to Annual Appropriations and Adopting the Budget
 - B. Consideration of Resolution 2026-10, Imposing Special Assessments and Certifying an Assessment Roll
 - C. Consideration of Deficit Funding Agreement with Mattamy
- VIII. Supervisor Requests
- IX. Audience Comments
- X. Next Scheduled Meeting – September 16, 2026 at 9:00 a.m. at the RiverHouse
- XI. 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, June 17, 2026 at 9:33 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Corbin deNagy	District Manager
Lauren Gentry <i>by phone</i>	District Counsel
Mary Grace Henley	District Counsel
Jeff Mason	District Engineer
Jason Davidson	Regional General Manager
Richard Losco	General Manager
Kevin McKendree	Field Operations Manager
Kim Fatuch	Vesta Property Services
Lisa McCormick	Vesta Property Services
Mike Scuncio	Yellowstone Landscape
Garrett Cannady	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the June 17, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 9:33 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the May 20, 2026 Meeting
- B. Financial Statements as of April 30, 2026
- C. Check Register

Copies of the minutes, the financial statements, and the check register totaling \$220,421.77 were included in the agenda package for the Board's review.

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance –Report

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

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel

Ms. Henley reminded the board members to complete their Form 1 by July 1st.

D. District Manager – Update on Landscape RFP

Mr. deNagy informed the Board that the landscape bids are due by June 23rd and a special joint meeting will be held on July 1st for the boards to review the proposals. Three vendors attended the mandatory pre-bid meeting.

E. General Manager - Monthly Operations and Pond Reports

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

Mr. Losco informed the Board that the St. Johns County traffic division has received multiple complaints of speeding and pedestrian issues at the Ruskin and Rivertown Main intersection. The traffic engineer is reviewing whether a crosswalk with lighted beacons is necessary. If so, the project would be funded and planned for 2028.

FIFTH ORDER OF BUSINESS

Ratification of Cost Share Request for The Groves Playground

Mr. Losco presented the cost share request for replacement of The Groves playground, noting the Rivers Edge I board chose Kompan as the provider for a total of \$71,488.57. Rivers Edge II's portion would come to \$21,074.83.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for replacement of The Groves Playground was ratified.

SIXTH ORDER OF BUSINESS**Consideration of Proposal from AMTEC
for Arbitrage Rebate Calculations**

Mr. deNagy presented the proposal from AMTEC for arbitrage rebate calculations for the Series 2026 bonds. The fee is \$450. The purpose of arbitrage rebate calculations is to ensure the bonds remain tax exempt.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the proposal from AMTEC for arbitrage rebate calculations was approved.

SEVENTH ORDER OF BUSINESS**Consideration of TWC Services Equipment
Lease Agreement**

Mr. Losco stated that the three-year lease agreement is for a new ice machine at the RiverClub café. It has already been installed to keep up with beverage services. It has also been add to the District's insurance policy. The monthly lease payment amount is \$365.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the equipment lease agreement with TWC Services was approved.

EIGHTH ORDER OF BUSINESS**Acceptance of the Fiscal Year 2025 Audit
Report**

Mr. deNagy presented the fiscal year 2025 audit report, noting there were no deficiencies in internal controls or negative findings to report.

On MOTION by Mr. Brandt seconded by Mr. Reid with all in favor the fiscal year 2025 audit report was accepted.

NINTH ORDER OF BUSINESS**Discussion of the Fiscal Year 2027 Budget**

Mr. Brandt questioned why the landscaping budget is so high.

Mr. deNagy responded that the cost-share landscaping budget is based on the built-out projections and gave an overview of the interlocal agreement.

Mr. Brant asked if the capital plan can be kept the same as FY26.

Mr. deNagy responded that the purpose of the capital plan is to give each district authority to proceed with projects without needing additional approval so long as the project is done within the approved budgeted amount.

Mr. Thomas recommended leaving the capital reserve contribution at \$600,000.

TENTH ORDER OF BUSINESS**Supervisor Requests**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS**Audience Comments**

Bob Cameron commented on past issues with lack of maintenance and the need to contribute to the community and its residents through upkeep.

Sheila Caballero commented her appreciation for all that Yellowstone does. Next, Ms. Caballero commented that the facilities need to be fenced in as there are several electric bikes that drive through the area and several people that use the facilities that are non-residents. Lastly, Ms. Caballero expressed concern for the number of Watersong residents on the board and asked if there is a way to limit that number.

A resident commented that there was a school of non-residents using the RiverLodge facilities recently. He also commented on the use of e-bikes around the facilities.

A resident commented that she also knows of non-residents using the facilities.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – July 1, 2026 at 10:00 a.m. (Special Joint Meeting) and July 15, 2026 at 9:00 a.m. at the RiverHouse

THIRTEENTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Rivers Edge II
Community Development District

Unaudited Financial Reporting
June 30, 2026



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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Café Fund	Totals Governmental Funds
Assets:						
Cash:						
Operating Account	\$ 256,076	\$ -	\$ 21,633	\$ -	\$ -	\$ 277,709
Due from Vesta - Café	44,340	-	-	-	-	44,340
Due from General Fund	-	-	-	-	83,434	83,434
Due from Capital Project Fund	420	-	-	-	-	420
Due from Developer	876	-	-	-	-	876
Investments:						
State Board of Administration (SBA)	5,809	-	32,636	-	-	38,445
Custody	294,887	-	-	-	-	294,887
Series 2020						
Reserve	-	227,940	-	-	-	227,940
Revenue	-	370,375	-	-	-	370,375
Prepayment	-	289	-	-	-	289
Construction	-	-	-	5,228	-	5,228
Series 2021						
Reserve	-	224,563	-	-	-	224,563
Revenue	-	324,550	-	-	-	324,550
Prepayment	-	17,200	-	-	-	17,200
Construction	-	-	-	2,462	-	2,462
Series 2026						
Reserve	-	165,838	-	-	-	165,838
Capital Interest	-	119,134	-	-	-	119,134
Construction	-	-	-	763,494	-	763,494
COI	-	-	-	5,384	-	5,384
Prepaid Expenses	3,456	-	-	-	-	3,456
Deposits	16,840	-	-	-	-	16,840
Total Assets	\$ 622,704	\$ 1,449,888	\$ 54,269	\$ 776,569	\$ 83,434	\$ 2,986,865
Liabilities:						
Accounts Payable	\$ 8,802	\$ -	\$ -	\$ -	\$ -	\$ 8,802
Accrued Expenses	12,612	-	-	-	-	12,612
Due to Mattamy	360	-	-	-	-	360
Due to Rivers Edge CDD	4,445	-	-	-	-	4,445
Due to Café Fund	83,434	-	-	-	-	83,434
Due to General Fund	-	-	-	420	-	420
Total Liabilities	\$ 109,653	\$ -	\$ -	\$ 420	\$ -	\$ 110,073
Fund Balance:						
Nonspendable:						
Prepaid Items	\$ 3,456	\$ -	\$ -	\$ -	\$ -	\$ 3,456
Deposits	16,840	-	-	-	-	16,840
Restricted for:						
Debt Service - Series	-	1,449,888	-	-	-	1,449,888
Capital Project - Series	-	-	-	776,149	-	776,149
Assigned for:						
Capital Reserve Fund	-	-	54,269	-	-	54,269
Café Operations	-	-	-	-	83,434	83,434
Unassigned	492,755	-	-	-	-	492,755
Total Fund Balances	\$ 513,051	\$ 1,449,888	\$ 54,269	\$ 776,149	\$ 83,434	\$ 2,876,792
Total Liabilities & Fund Balance	\$ 622,704	\$ 1,449,888	\$ 54,269	\$ 776,569	\$ 83,434	\$ 2,986,865

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,266,432	\$ 1,266,432	\$ 1,638,694	\$ 372,262
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	-	-	-
Miscellaneous Income	1,500	1,500	1,838	338
Special Events	3,500	2,625	-	(2,625)
Interest	5,000	5,000	14,339	9,339
Total Revenues	\$ 3,072,977	\$ 1,313,556	\$ 1,692,870	\$ 379,314
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 4,800	\$ 3,600	\$ 3,000	\$ 600
FICA Taxes	367	275	230	46
District Engineering	15,000	15,000	15,064	(64)
District Counsel	35,000	26,250	22,350	3,900
District Management	41,292	30,969	30,969	-
Assessment Roll Administration	5,899	5,899	5,899	-
Dissemination Agent	5,899	4,424	4,824	(400)
Information Technology	2,124	1,593	1,593	-
Website Administration	1,416	1,062	1,062	-
Annual Audit	5,500	5,500	6,600	(1,100)
Trustee Fees	11,000	10,796	10,796	-
Arbitrage Rebate	1,200	1,200	2,250	(1,050)
Telephone	200	150	38	112
Postage & Delivery	1,000	750	793	(43)
Printing & Binding	250	250	299	(49)
Insurance General Liability	8,713	8,210	8,210	-
Legal Advertising	3,500	2,625	535	2,090
Other Current Charges	1,750	1,313	990	322
Office Supplies	150	113	7	106
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 145,235	\$ 120,153	\$ 115,683	\$ 4,470
Operations & Maintenance				
Ground Maintenance:				
Cost Share Landscaping - Rivers Edge	\$ 313,604	\$ 235,203	\$ 235,203	\$ -
Cost Share Landscaping - Rivers Edge III	186,679	140,009	140,009	-
Field Operations Management (Vesta)	41,230	30,922	30,922	-
Landscape Maintenance	429,489	322,117	321,597	520
Lake Maintenance	28,000	28,000	29,402	(1,402)
Landscape Contingency	80,000	80,000	144,579	(64,579)
Irrigation Repairs and Replacement	40,000	30,000	16,005	13,995
Irrigation Water Use	70,000	52,500	44,599	7,902
Streetlighting	28,000	21,000	16,207	4,793
Subtotal Ground Maintenance	\$ 1,217,002	\$ 939,752	\$ 978,523	\$ (38,771)

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<u>Amenity Center - River Club:</u>				
Cost Share Amenity - Rivers Edge	\$ 2,365	\$ 1,774	\$ 1,774	\$ -
General Manager (Vesta)	48,911	36,683	37,981	(1,298)
Amenity Manager (Vesta)	56,504	42,378	42,378	-
Maintenance Service (Vesta)	109,264	81,948	81,948	-
Lifestyle Director (Vesta)	45,426	34,070	34,070	-
Guest Services (Vesta)	97,381	73,036	73,036	-
Security Monitoring	5,000	3,750	720	3,030
Telephone	14,040	10,530	9,128	1,402
Insurance	79,689	72,785	72,785	-
Pool Chemicals (Poolsure)	15,000	11,250	10,733	517
Janitorial Services (Vesta)	34,833	26,125	26,125	-
Access Cards	3,500	2,625	-	2,625
Window Cleaning	1,000	750	-	750
Pressure Washing	2,500	1,875	650	1,225
Natural Gas	5,000	3,750	4,460	(710)
Electric	29,950	22,462	19,052	3,410
Water & Sewer	18,395	13,796	12,525	1,271
Repair and Replacements	90,000	67,500	56,494	11,006
Refuse	26,000	19,500	13,038	6,462
Pest Control	1,920	1,440	1,816	(376)
License & Permits	1,000	750	350	400
Other Current	500	375	-	375
Special Events	30,000	22,500	23,795	(1,295)
Holiday Decorations	35,000	26,250	4,200	22,050
Office Supplies & Postage	750	563	-	563
Contingency	2,706	2,030	-	2,030
Subtotal Amenity Center - River Club	\$ 756,634	\$ 580,494	\$ 527,058	\$ 53,436
<u>Café Operations:*</u>				
Café-Cost of Goods Sold	\$ 256,008	\$ -	\$ -	\$ -
Café-Labor	258,058	-	-	-
Café-Bank Fees	24,215	-	-	-
Other Expenses related to Café Operations	2,729	-	-	-
Café Management	13,097	-	-	-
Subtotal Café Operations	\$ 554,106	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 2,527,742	\$ 1,520,245	\$ 1,505,581	\$ 14,665
Total Expenditures	\$ 2,672,977	\$ 1,640,398	\$ 1,621,264	\$ 19,135
Excess (Deficiency) of Revenues over Expenditures	\$ 400,000	\$ (326,843)	\$ 71,606	\$ 360,179
<u>Other Financing Sources/(Uses):</u>				
Capital Reserve Funding	\$ 400,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 400,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ (326,843)	\$ 71,606	\$ 360,179
Fund Balance - Beginning	\$ -		\$ 441,445	
Fund Balance - Ending	\$ -		\$ 513,051	

* Café Operations were budgeted in the General Fund. Effective FY 2026, café activity is accounted for in the Café Special Revenue Fund; see the Café Operations Supplemental Report. Budget amounts remain here for comparison, so the variance shown is not a true savings.

Rivers Edge II
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 825,042	\$ 665,752	\$ 3,575	\$ 93,894	\$ 16,342	\$ 28,996	\$ -	\$ 5,093	\$ -	\$ -	\$ -	\$ 1,638,694
Special Assessments - Direct Bill	18,999	9,500	9,500	-	-	-	-	-	-	-	-	-	37,998
Administrative Assessments on Unplatted Land	-	-	-	-	-	-	-	-	-	-	-	-	-
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-
Café Gross Sales*	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income	20	39	-	80	30	487	568	416	199	-	-	-	1,838
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	100	103	277	886	2,780	2,985	3,123	2,445	1,640	-	-	-	14,339
Total Revenues	\$ 19,119	\$ 834,684	\$ 675,528	\$ 4,540	\$ 96,705	\$ 19,814	\$ 32,687	\$ 2,860	\$ 6,932	\$ -	\$ -	\$ -	\$ 1,692,870
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 200	\$ -	\$ 200	\$ 1,000	\$ 200	\$ 400	\$ 200	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ 3,000
FICA Taxes	15	-	15	77	15	31	15	31	31	-	-	-	230
District Engineering	1,233	1,469	3,838	2,658	3,420	-	-	1,586	860	-	-	-	15,064
District Counsel	2,393	3,194	2,840	610	2,455	2,207	2,856	2,830	2,966	-	-	-	22,350
District Management	3,441	3,441	3,441	3,441	3,441	3,441	3,441	3,441	3,441	-	-	-	30,969
Assessment Roll Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Dissemination Agent	692	492	492	492	492	492	692	492	492	-	-	-	4,824
Information Technology	177	177	177	177	177	177	177	177	177	-	-	-	1,593
Website Administration	118	118	118	118	118	118	118	118	118	-	-	-	1,062
Annual Audit	-	-	-	-	-	-	-	6,600	-	-	-	-	6,600
Trustee Fees	5,000	-	-	-	-	-	-	4,101	1,695	-	-	-	10,796
Arbitrage Rebate	-	-	-	1,800	-	-	-	-	450	-	-	-	2,250
Telephone	-	-	8	-	-	-	13	-	16	-	-	-	38
Postage & Deleivery	46	304	34	136	14	71	44	78	65	-	-	-	793
Printing & Binding	20	11	28	23	48	31	23	38	79	-	-	-	299
Insurance General Liability	8,210	-	-	-	-	-	-	-	-	-	-	-	8,210
Legal Advertising	181	92	92	-	-	106	-	65	-	-	-	-	535
Other Current Charges	-	-	81	138	157	172	165	166	112	-	-	-	990
Office Supplies	1	1	0	1	1	1	1	1	1	-	-	-	7
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 27,801	\$ 9,297	\$ 11,364	\$ 10,670	\$ 10,537	\$ 7,245	\$ 7,745	\$ 20,122	\$ 10,902	\$ -	\$ -	\$ -	\$ 115,683
Operations & Maintenance													
Ground Maintenance:													
Cost Share Landscaping - Rivers Edge	\$ 26,134	\$ 26,134	\$ 26,134	\$ 26,134	\$ 26,134	\$ 26,134	\$ 26,134	\$ 26,134	\$ 26,134	\$ -	\$ -	\$ -	\$ 235,203
Cost Share Landscaping - Rivers Edge III	15,557	15,557	15,557	15,557	15,557	15,557	15,557	15,557	15,557	-	-	-	140,009
Field Operations Management (Vesta)	3,436	3,436	3,436	3,436	3,436	3,436	3,436	3,436	3,436	-	-	-	30,922
Landscape Maintenance	35,733	35,733	35,733	38,628	38,628	38,628	38,628	29,943	29,943	-	-	-	321,597
Lake Maintenance	2,569	2,569	3,075	2,569	7,289	3,095	2,569	2,569	3,095	-	-	-	29,402
Landscape Contingency	19,060	-	5,714	11,270	25,820	2,800	71,094	7,800	1,020	-	-	-	144,579
Irrigation Repairs and Replacement	2,497	-	-	354	1,834	11,320	-	-	-	-	-	-	16,005
Irrigation Water Use	4,108	3,373	2,624	4,805	1,264	2,055	6,582	10,720	9,067	-	-	-	44,599
Streetlighting	1,909	1,760	1,716	1,941	1,926	1,656	1,881	1,608	1,811	-	-	-	16,207
Subtotal Ground Maintenance	\$ 111,003	\$ 88,561	\$ 93,988	\$ 104,693	\$ 121,887	\$ 104,680	\$ 165,880	\$ 97,767	\$ 90,062	\$ -	\$ -	\$ -	\$ 978,523

Rivers Edge II
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Amenity Center - River Club:</u>													
Cost Share Amenity - Rivers Edge	\$ 197	\$ 197	\$ 197	\$ 197	\$ 197	\$ 197	\$ 197	\$ 197	\$ 197	\$ -	\$ -	\$ -	1,774
General Manager (Vesta)	4,251	4,200	4,208	4,223	4,218	4,234	4,223	4,201	4,224	-	-	-	37,981
Amenity Manager (Vesta)	4,709	4,709	4,709	4,709	4,709	4,709	4,709	4,709	4,709	-	-	-	42,378
Maintenance Service (Vesta)	9,105	9,105	9,105	9,105	9,105	9,105	9,105	9,105	9,105	-	-	-	81,948
Lifestyle Director (Vesta)	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	-	-	-	34,070
Guest Services (Vesta)	8,115	8,115	8,115	8,115	8,115	8,115	8,115	8,115	8,115	-	-	-	73,036
Security Monitoring	-	-	615	-	-	105	-	-	-	-	-	-	720
Telephone	989	990	1,016	990	1,028	1,028	1,028	1,028	1,033	-	-	-	9,128
Insurance	72,785	-	-	-	-	-	-	-	-	-	-	-	72,785
Pool Maintenance (Vesta)	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals (Poolsure)	1,158	1,158	1,158	1,205	1,205	1,205	1,205	1,205	1,235	-	-	-	10,733
Janitorial Services (Vesta)	2,903	2,903	2,903	2,903	2,903	2,903	2,903	2,903	2,903	-	-	-	26,125
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Window Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	-	-	650	-	-	-	-	-	-	-	650
Natural Gas	369	337	407	297	394	808	708	615	526	-	-	-	4,460
Electric	2,143	1,834	1,933	2,193	2,388	2,104	2,151	2,035	2,272	-	-	-	19,052
Water & Sewer	738	1,020	1,183	1,258	972	1,021	1,067	2,247	3,019	-	-	-	12,525
Repair and Replacements	1,919	2,964	8,375	11,041	1,223	4,442	13,036	7,234	6,260	-	-	-	56,494
Refuse	1,185	1,184	1,190	1,464	1,464	1,411	1,926	1,607	1,607	-	-	-	13,038
Pest Control	122	122	514	126	426	126	126	126	126	-	-	-	1,816
License & Permits	-	-	-	-	-	-	-	-	350	-	-	-	350
Other Current	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	5,125	975	2,425	250	2,850	3,000	5,120	1,700	2,350	-	-	-	23,795
Holiday Decorations	-	-	4,200	-	-	-	-	-	-	-	-	-	4,200
Office Supplies & Postage	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center - River Club	\$ 119,598	\$ 43,599	\$ 56,038	\$ 51,861	\$ 45,632	\$ 48,298	\$ 59,404	\$ 50,813	\$ 51,816	\$ -	\$ -	\$ -	527,058
<u>Café Operations:*</u>													
Café-Cost of Goods Sold	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Café-Labor	-	-	-	-	-	-	-	-	-	-	-	-	-
Café-Bank Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Expenses related to Café Operations	-	-	-	-	-	-	-	-	-	-	-	-	-
Café Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Café Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations & Maintenance	\$ 230,601	\$ 132,161	\$ 150,026	\$ 156,554	\$ 167,519	\$ 152,978	\$ 225,285	\$ 148,579	\$ 141,878	\$ -	\$ -	\$ -	1,505,581
Total Expenditures	\$ 258,402	\$ 141,458	\$ 161,390	\$ 167,224	\$ 178,056	\$ 160,223	\$ 233,030	\$ 168,701	\$ 152,780	\$ -	\$ -	\$ -	1,621,264
Excess (Deficiency) of Revenues over Expenditures	\$ (239,282)	\$ 693,226	\$ 514,138	\$ (162,684)	\$ (81,352)	\$ (140,409)	\$ (200,343)	\$ (165,841)	\$ (145,848)	\$ -	\$ -	\$ -	71,606
<u>Other Financing Sources/Uses:</u>													
Capital Reserve Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (239,282)	\$ 693,226	\$ 514,138	\$ (162,684)	\$ (81,352)	\$ (140,409)	\$ (200,343)	\$ (165,841)	\$ (145,848)	\$ -	\$ -	\$ -	71,606

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 462,928	\$ 462,928	\$ 458,436	\$ (4,492)
Interest Income	5,000	5,000	18,627	13,627
Total Revenues	\$ 467,928	\$ 467,928	\$ 477,063	\$ 9,135
Expenditures:				
Interest - 11/1	\$ 160,111	\$ 160,111	\$ 160,111	\$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	160,111	160,111	159,989	123
Principal - 5/1	135,000	135,000	135,000	-
Principal Prepayment - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 455,223	\$ 455,223	\$ 465,100	\$ (9,878)
Excess (Deficiency) of Revenues over Expenditures	\$ 12,705	\$ 12,705	\$ 11,963	\$ (742)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 12,705	\$ 12,705	\$ 11,963	\$ (742)
Fund Balance - Beginning	\$ 346,655		\$ 586,642	
Fund Balance - Ending	\$ 359,361		\$ 598,605	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 305,887	\$ 305,887	\$ 470,621	\$ 164,734
Special Assessments - Direct Bill	245,810	24,467	24,467	-
Prepayments	-	-	761,474	761,474
Interest Income	5,000	5,000	21,948	16,948
Total Revenues	\$ 556,697	\$ 335,354	\$ 1,278,511	\$ 943,156
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	149,075	135,298	13,778
Principal - 5/1	200,000	200,000	180,000	20,000
Principal Prepayment - 5/1	-	-	25,000	(25,000)
Total Expenditures	\$ 498,150	\$ 498,150	\$ 1,251,211	\$ (753,061)
Excess (Deficiency) of Revenues over Expenditures	\$ 58,547	\$ (162,796)	\$ 27,299	\$ 190,095
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 58,547	\$ (162,796)	\$ 27,299	\$ 190,095
Fund Balance - Beginning	\$ 282,848		\$ 539,013	
Fund Balance - Ending	\$ 341,396		\$ 566,312	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Bond Proceeds	\$ -	\$ -	\$ 284,509	\$ 284,509
Interest Income	-	-	463	463
Total Revenues	\$ -	\$ -	\$ 284,972	\$ 284,972
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	-	-	-	-
Principal - 5/1	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 284,972	\$ 284,972
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 284,972	\$ 284,972
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 284,972	

Rivers Edge II

Community Development District

Capital Reserve Fund

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

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Capital Reserve Funding	\$ 400,000	\$ -	\$ -	\$ -
Interest	1,000	1,000	1,730	730
Total Revenues	\$ 401,000	\$ 1,000	\$ 1,730	\$ 730
Expenditures:				
Repair and Replacements	\$ 50,000	\$ 50,000	\$ 69,466	\$ (19,466)
RiverHouse Access Control System (C/S)	4,422	4,422	6,102	(1,680)
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	\$ 87,505	\$ 108,651	\$ (21,146)
Excess (Deficiency) of Revenues over Expenditures	\$ 139,323	\$ (86,505)	\$ (106,921)	\$ 21,876
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 139,323		\$ (106,921)	
Fund Balance - Beginning	\$ 130,665		\$ 161,190	
Fund Balance - Ending	\$ 269,988		\$ 54,269	

Rivers Edge II
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending June 30, 2026

Description	SE 2020	SE 2021	SE 2026
<u>Revenues</u>			
Bond Proceeds	\$ -	\$ -	\$ 4,555,491
Interest	157	72	1,276
Transfer In	-	-	-
Total Revenues	\$ 157	\$ 72	\$ 4,556,768
<u>Expenditures</u>			
Capital Outlay	\$ -	\$ 785	\$ 3,487,663
Transfer Out	-	-	-
Underwriter's Discount	-	-	96,800
Cost of Issuance	-	-	203,847
Total Expenditures	\$ -	\$ 785	\$ 3,788,309
Excess Revenues (Expenditures)	\$ 157	\$ (714)	\$ 768,458
Beginning Fund Balance	\$ 5,071	\$ 3,176	\$ -
Ending Fund Balance	\$ 5,228	\$ 2,462	\$ 768,458

Rivers Edge II
Community Development District
Special Revenue Fund - Café Operations*
For The Period Ending June 30, 2026

	Adopted*	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues				
Café Gross Sales	\$ 554,106	\$ 554,106	\$ 809,470	\$ 255,364
Total Revenues	\$ 554,106	\$ 554,106	\$ 809,470	\$ 255,364
Expenditures:				
Café-Cost of Goods Sold	\$ 256,008	\$ 256,008	\$ 297,468	\$ (41,461)
Café-Labor	258,058	258,058	357,017	(98,959)
Café-Bank Fees	24,215	24,215	31,213	(6,998)
Other Expenses related to Café Operations	2,729	2,046	930	1,116
Café Management	13,097	13,097	79,432	(66,335)
Total Expenditures	\$ 554,106	\$ 553,424	\$ 766,059	\$ (212,635)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 682	\$ 43,410	\$ 42,728
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 43,410	
Fund Balance - Beginning	\$ -		\$ 40,024	
Fund Balance - Ending	\$ -		\$ 83,434	

* Budget as adopted in the General Fund; actual activity recorded in the Café Special Revenue Fund.

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	\$	227,940
Reserve Fund Balance		227,940
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)
Less: May 1, 2026 (Mandatory)		(135,000)
Less: May 1, 2026 (Prepayment)		(5,000)
Current Bonds Outstanding	\$	6,300,000

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	\$	224,563
Reserve Fund Balance		224,563
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)
Less: May 1, 2026 (Mandatory)		(180,000)
Less: May 1, 2026 (Prepayment)		(25,000)
Current Bonds Outstanding	\$	7,195,000

Series 2026, Capital Improvement Revenue Bonds		
Interest Rate:	4.00% - 5.70%	
Maturity Date:	5/1/2056	
Reserve Fund Definition	50% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement	\$	227,940
Reserve Fund Balance		227,940
Bonds outstanding - 5/15/2026	\$	4,840,000
Current Bonds Outstanding	\$	4,840,000

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

		ASSESSED			
ASSESSED TO	# UNITS	SERIES 2020 DEBT INVOICED NET	SERIES 2021 DEBT INVOICED NET	O&M	TOTAL NVOICED NET
MATTAMY	388	-	24,467.10	37,998.10	62,465.20
TOTAL DIRECT BILLS	388	-	24,467.10	37,998.10	62,465.20
NET REVENUE TAX ROLL	1096	458,416.77	470,601.59	1,638,626.73	2,567,645.09
TOTAL REVENUE	1,484	458,416.77	495,068.69	1,676,624.83	2,630,110.29

RECEIVED				
SERIES 2020 DEBT PAID	SERIES 2021 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
-	24,467.11	37,998.09	62,465.20	-
-	24,467.11	37,998.09	62,465.20	-
458,435.64	470,620.97	1,638,694.28	2,567,750.89	(105.80)
458,435.64	495,088.08	1,676,692.37	2,630,216.09	(105.80)

DIRECT BILL PERCENT COLLECTED	0.00%	0.00%	100.00%	100.00%
TAX ROLL PERCENT COLLECTED	100.00%	100.00%	100.00%	100.00%
TOTAL PERCENT COLLECTED	100.00%	100.00%	100.00%	100.00%

(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
INTEREST	4/9/2026	403.31	414.03	1,441.64	2,258.97
9	4/24/2026	7,708.58	7,913.47	27,554.58	43,176.63
TAX CERTIFICATE	6/20/2026	1,424.74	1,462.61	5,092.80	7,980.16
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		458,435.64	470,620.97	1,638,694.28	2,567,750.92

C.

Rivers Edge II

Community Development District

Check Run Summary 5/1/2026 - 6/30/2026

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	5/27/30	50038-50039	\$ 369.40
	6/23/30	50040-50041	369.40
Sub-Total			\$ 738.80
General Fund			
<i>Accounts Payable</i>	5/2/30	2432-2435	\$ 9,621.27
	5/12/30	2436-2448	93,490.54
	5/19/30	2449-2454	83,256.79
	5/23/30	2455-2458	5,975.90
	6/2/30	2459-2464	1,702.92
	6/4/30	2465-2472	47,497.81
	6/17/30	2473-2490	96,213.52
	6/27/30	2491-2497	6,755.43
Sub-Total			\$ 344,514.18
Capital Reserve Fund			
<i>Accounts Payable</i>	6/4/30	26	\$ 19,162.34
Sub-Total			\$ 19,162.34
Total			\$ 364,415.32

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50038	2	JAMES M REID JR	184.70	5/26/2026
50039	3	PHILLIP L BRANDT	184.70	5/26/2026
TOTAL FOR REGISTER			369.40	

Attendance Sheet

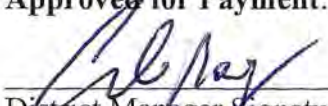
District Name: Rivers Edge II CDD

Board Meeting Date: May 20, 2026 Meeting

	Name	In Attendance	Fee
1	DJ Smith <i>Chairman</i>	✓	N/A
2	Jason Thomas <i>Vice Chairman</i>	X Not present	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

5/20/2026
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50040	2	JAMES M REID JR	184.70	6/22/2026
50041	3	PHILLIP L BRANDT	184.70	6/22/2026
TOTAL FOR REGISTER			369.40	

Attendance Sheet

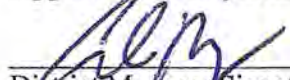
District Name: Rivers Edge II CDD

Board Meeting Date: June 17, 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

6/17/2026
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 #
5/01/26	00115	4/24/26 05012026	202604 320-57200-49400 05/01 STAR WARS EVENT		*	1,400.00	
				BOUNCERS, SLIDES, AND MORE INC			1,400.00 002432
5/01/26	00243	4/28/26 519	202604 320-57200-60000 PAVER REPAIR		*	2,800.00	
		4/28/26 520	202604 320-57200-60000 PAVER INSTALLATION		*	4,900.00	
				PAVER DESIGN SCAPES LLC			7,700.00 002433
5/01/26	00242	4/21/26 1033	202604 320-57200-49400 05/02 JEDI TRAINING CAMP		*	350.00	
				MEGAN RENNER			350.00 002434
5/01/26	00195	4/22/26 26149190	202604 320-57200-60000 JANITORIAL SUPPLIES		*	171.27	
				W B MASON CO INC			171.27 002435
5/11/26	00179	4/14/26 8	202604 310-51300-32400 AMORT SE2020 PREPAY		*	100.00	
		4/14/26 8	202604 310-51300-32400 AMORT SE2021 PREPAY		*	100.00	
				DISCLOSURE SERVICES LLC			200.00 002436
5/11/26	00059	5/04/26 29407	202605 310-51300-32200 AUDIT FYE 09/30/25		*	6,600.00	
				GRAU AND ASSOCIATES			6,600.00 002437
5/11/26	00081	4/30/26 S-22060	202604 320-57200-60000 EXHAUST FAN RPR		*	1,240.00	
				TKW ENTERPRISES OF JACKSONVILLE LLC			1,240.00 002438
5/11/26	00237	5/04/26 INV0015	202605 320-57200-46101 OUTFALL CLEAN UP POND NN		*	1,000.00	
				KIRENIA TAMAYO			1,000.00 002439
5/11/26	00006	5/01/26 13129563	202605 320-57200-46210 MAY POOL CHEMICALS		*	1,204.64	
				POOLSURE			1,204.64 002440
5/11/26	00220	5/02/26 342	202605 320-57200-46101 TREE REMOVAL		*	400.00	
				QUILLS TREE SERVICES LLC			400.00 002441
5/11/26	00012	5/05/26 CS-2026-	202605 320-57200-49100 CS LANDSCAPE MAY 2026		*	26,133.68	

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
		5/05/26	CS-2026- CS AMENITY	202605	320-57200-49200					*	197.08		
									RIVERS EDGE CDD			26,330.76	002442
5/11/26	00124	5/05/26	CS-2026- CS LANDSCAPE	202605	320-57200-49300					*	15,556.55		
									RIVERS EDGE III CDD			15,556.55	002443
5/11/26	00129	5/02/26	PSI26625 MAY LAKE MAINTENANCE	202605	320-57200-46800					*	2,569.44		
									SOLITUDE LAKE MANAGEMENT			2,569.44	002444
5/11/26	00157	4/30/26	1196 STAGE PAVILION-RIVERCLUB	202604	320-57200-60000					*	700.00		
		5/01/26	1197 2 FIRE PITS-RIVERCLUB	202605	320-57200-60000					*	300.00		
		5/01/26	1198 GFCI RECEPTACLE BOX	202605	320-57200-60000					*	270.00		
		5/01/26	1199 POST LIGHT-RVRCLUB FIELD	202605	320-57200-60000					*	625.00		
									TMT ELECTRIC LLC			1,895.00	002445
5/11/26	00011	4/29/26	62209220 APR PEST CONTROL	202604	320-57200-43500					*	126.20		
									TURNER PEST CONTROL			126.20	002446
5/11/26	00010	4/30/26	432304 APR BILLABLE MILEAGE 1/3	202604	320-57200-34000					*	146.95		
		5/01/26	432082 MAY GEN MANAGEMENT SRVCS	202605	320-57200-34000					*	4,075.93		
		5/01/26	432082 MAY FIELD OPS	202605	320-57200-34300					*	3,435.82		
		5/01/26	432082 MAY LIFESTYLE SRVCS	202605	320-57200-34010					*	3,785.54		
		5/01/26	432082 MAY AMEN MANAGEMENT SRVCS	202605	320-57200-34400					*	4,708.64		
		5/01/26	432082 MAY FACILITY MAINT SRVCS	202605	320-57200-34200					*	9,105.31		
		5/01/26	432082 MAY JANITORIAL SRVCS	202605	320-57200-51200					*	2,902.75		
		5/01/26	432082 MAY FACILITY ATTENDANT	202605	320-57200-34100					*	8,115.06		
									VESTA PROPERTY SERVICES INC			36,276.00	002447
5/11/26	00195	4/29/26	26163464 JANITORIAL SUPPLIES	202604	320-57200-60000					*	91.95		
									W B MASON CO INC			91.95	002448
									RED2 RIVERS EDGE II OKUZMUK				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
5/18/26	00102	5/06/26	53342871	202605 320-57200-60000	FIRST AID SUPPLIES	*	63.15		
		5/11/26	42687367	202605 320-57200-60000	ACTIVE SCRAPER/MAT ONLYX	*	267.02		
					CINTAS			330.17	002449
5/18/26	00002	5/01/26	106	202605 310-51300-34000	MAY MANAGEMENT FEES	*	3,441.00		
		5/01/26	106	202605 310-51300-35100	MAY WEBSITE ADMIN	*	118.00		
		5/01/26	106	202605 310-51300-35100	MAY INFO TECH	*	177.00		
		5/01/26	106	202605 310-51300-32400	MAY DISSEM AGENT SRVCS	*	491.58		
		5/01/26	106	202605 310-51300-51000	OFFICE SUPPLIES	*	.72		
		5/01/26	106	202605 310-51300-42000	POSTAGE	*	78.08		
		5/01/26	106	202605 310-51300-42500	COPIES	*	37.65		
					GOVERNMENTAL MANAGEMENT SERVICES			4,344.03	002450
5/18/26	00237	5/05/26	INV0016	202605 320-57200-46101	SOYZIA SOD/KNOCKOUT ROSES	*	2,700.00		
		5/05/26	INV0017	202605 320-57200-46101	MULCH RMV - RVRHOUSE POOL	*	3,700.00		
					KIRENIA TAMAYO			6,400.00	002451
5/18/26	00198	12/22/25	416338A	202512 320-57200-60000	SECURITY APPLIANCES	*	550.00		
					SECURESI			550.00	002452
5/18/26	00195	5/07/26	26182595	202605 320-57200-60000	JANITORIAL SUPPLIES	*	94.82		
		5/11/26	26187962	202605 320-57200-60000	JANITORIAL SUPPLIES	*	54.64		
		5/12/26	26190606	202605 320-57200-60000	JANITORIAL SUPPLIES	*	17.17		
					W B MASON CO INC			166.63	002453
5/18/26	00131	3/01/26	1123200	202603 320-57200-46100	MAR LANDSCAPE MAINTENANCE	*	2,914.00		
		3/01/26	1123202	202603 320-57200-46100	MAR LANDSCAPE MAINTENANCE	*	32,818.98		
		5/01/26	1169207	202605 320-57200-46100	MAY LANDSCAPE MAINTENANCE	*	2,914.00		

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		5/01/26 1169209	202605 320-57200-46100		*	32,818.98	
		MAY LANDSCAPE MAINTENANCE		YELLOWSTONE LANDSCAPE			71,465.96 002454
5/22/26 00233		5/21/26 126-0015	202605 320-57200-60000		*	1,686.38	
		RPLC MORTIS LOCK		ACE DOOR & WINDOW COMPANY INC			1,686.38 002455
5/22/26 00102		5/12/26 0F616890	202605 320-57200-60000		*	1,048.31	
		FIRST AID INSPECTION		CINTAS			1,048.31 002456
5/22/26 00120		5/15/26 14972	202604 310-51300-31500		*	2,856.21	
		APR GENERAL COUNSEL		KILINSKI VAN WYK PLLC			2,856.21 002457
5/22/26 00198		5/13/26 416966	202605 320-57200-60000		*	385.00	
		SECURITY APPLIANCES		SECURESI			385.00 002458
6/01/26 00053		5/21/26 JUNERT00	202605 320-57200-49400		*	350.00	
		07/09 DJ FOR MUSIC BINGO			*	350.00	
		5/21/26 JUNERT00	202605 320-57200-49400				
		07/23 DJ FOR TRIVIA		LIVE ENTERTAINMENT SOLUTIONS			700.00 002459
6/01/26 00011		5/18/26 62222550	202605 320-57200-43500		*	126.20	
		MAY PEST CONTROL		TURNER PEST CONTROL			126.20 002460
6/01/26 00195		5/13/26 26193034	202605 320-57200-60000		*	95.60	
		JANITORIAL SUPPLIES		W B MASON CO INC			95.60 002461
6/01/26 00195		5/14/26 26195555	202605 320-57200-60000		*	166.76	
		JANITORIAL SUPPLIES		W B MASON CO INC			166.76 002462
6/01/26 00195		5/20/26 26208166	202605 320-57200-60000		*	214.36	
		JANITORIAL SUPPLIES		W B MASON CO INC			214.36 002463
6/01/26 00150		5/13/26 583	202605 320-57200-49400		*	400.00	
		6/12 3HR MUSICIAN		WEINGLASS MUSIC			400.00 002464

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
6/03/26	00183	5/25/26	6531 202605 320-57200-49400 5/25 LOOPMANDAN 3HR	DANIEL T MARSHALL	*	300.00	300.00	002465
6/03/26	00006	6/01/26	13129563 202606 320-57200-46210 JUN POOL CHEMICALS	POOLSURE	*	1,234.76	1,234.76	002466
6/03/26	00129	6/01/26	PSI27072 202606 320-57200-46800 JUN POND MAINTENANCE	SOLITUDE LAKE MANAGEMENT	*	525.66	3,095.10	002467
		6/01/26	PSI27490 202606 320-57200-46800 JUN LAKE MAINTENANCE		*	2,569.44		
6/03/26	00157	5/28/26	1204 202605 320-57200-60000 RIVRCLUB CAFE-ICE MACHINE	TMT ELECTRIC LLC	*	515.00	1,133.00	002468
		5/28/26	1205 202605 320-57200-60000 RIVERTOWN SIGN		*	618.00		
6/03/26	00244	6/01/26	172825-1 202606 320-57200-53100 JUN LEASED ICE MACHINE	TWC SERVICES INC	*	930.00	930.00	002469
6/03/26	00123	5/22/26	8196674 202605 310-51300-32300 FY26 TRUSTEE FEES SE2021	U.S. BANK	*	3,781.25	4,444.69	002470
		5/22/26	8196674 202605 300-15500-10000 FY27 TRUSTEE FEES SE2021		*	343.75		
		5/22/26	8196674 202605 310-51300-32300 INCIDENTAL EXPENSES		*	319.69		
6/03/26	00010	6/01/26	432538 202606 320-57200-34000 JUN GEN MANAGEMENT SRVCS	VESTA PROPERTY SERVICES INC	*	4,075.93	36,129.05	002471
		6/01/26	432538 202606 320-57200-34300 JUN FIELD OPS		*	3,435.82		
		6/01/26	432538 202606 320-57200-34010 JUN LIFESTYLE SRVCS		*	3,785.54		
		6/01/26	432538 202606 320-57200-34400 JUN AMEN MANAGEMENT SRVCS		*	4,708.64		
		6/01/26	432538 202606 320-57200-34200 JUN FACILITY MAINT SRVCS		*	9,105.31		
		6/01/26	432538 202606 320-57200-51200 JUN JANITORIAL SRVCS		*	2,902.75		
		6/01/26	432538 202606 320-57200-34100 JUN FACILITY ATTENDANT		*	8,115.06		
RED2 RIVERS EDGE II OKUZMUK								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/03/26	00195	5/28/26	26221353	202605 320-57200-60000	JANITORIAL SUPPLIES	*	8.99		
		5/29/26	26224734	202605 320-57200-60000	JANITORIAL SUPPLIES	*	111.11		
		5/29/26	26224759	202605 320-57200-60000	JANITORIAL SUPPLIES	*	111.11		
					W B MASON CO INC			231.21	002472
6/16/26	00215	6/04/26	051526	202605 320-57200-49400	05/15 3HR LIVE MUSIC	*	300.00		
					ALEXANDER AFFRONTI			300.00	002473
6/16/26	00235	6/11/26	7936-06-	202606 310-51300-32500	SE21 CAP IMPROV REV BONDS	*	450.00		
					AMTEC			450.00	002474
6/16/26	00245	6/10/26	1064	202606 320-57200-60000	REPLUMB BUBBLER PUMP	*	1,700.00		
					BAKER POOLS INC			1,700.00	002475
6/16/26	00102	6/04/26	53398904	202606 320-57200-60000	FIRST AID SUPPLIES	*	207.34		
		6/08/26	42717647	202606 320-57200-60000	ACTIVE SCRAPER/MAT ONYX	*	267.02		
					CINTAS			474.36	002476
6/16/26	00216	6/04/26	26-0522	202606 320-57200-49400	5/22 3HR LIVE MUSIC	*	750.00		
					DUSTIN BRADLEY HUMBERT			750.00	002477
6/16/26	00069	6/08/26	47203	202606 320-57200-60000	RPLC SE POOL GATE BUTTON	*	600.00		
					DYNAMIC SECURITY PROFESSIONALS, INC			600.00	002478
6/16/26	00002	6/01/26	108	202606 310-51300-34000	JUN MANAGEMENT FEES	*	3,441.00		
		6/01/26	108	202606 310-51300-35100	JUN WEBSITE ADMIN	*	118.00		
		6/01/26	108	202606 310-51300-35100	JUN INFO TECH	*	177.00		
		6/01/26	108	202606 310-51300-32400	JUN DISSEM AGENT SRVCS	*	491.58		
		6/01/26	108	202606 310-51300-51000	OFFICE SUPPLIES	*	.87		
		6/01/26	108	202606 310-51300-42000	POSTAGE	*	65.01		

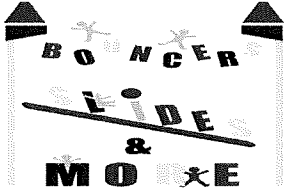
RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		6/01/26	108 COPIES	202606 310-51300-42500	*	78.75		
		6/01/26	108 TELEPHONE	202606 310-51300-41000	*	16.19		
				GOVERNMENTAL MANAGEMENT SERVICES			4,388.40	002479
6/16/26	00237	6/03/26	INV0020 JAPANESE BLUEBERRY 65G	202606 320-57200-46101	*	3,245.00		
		6/03/26	INV0021 JAPANESE BLUEBERRY 65G	202606 320-57200-46101	*	3,245.00		
				KIRENIA TAMAYO			6,490.00	002480
6/16/26	00220	6/11/26	397 TREE REMOVAL	202606 320-57200-46101	*	850.00		
				QUILLS TREE SERVICES LLC			850.00	002481
6/16/26	00012	6/04/26	CS-2026- CS LANDSCAPE JUN 2026	202606 320-57200-49100	*	26,133.68		
				RIVERS EDGE CDD			26,133.68	002482
6/16/26	00012	6/04/26	CS-2026- CS AMENITY JUN 2026	202606 320-57200-49200	*	197.08		
				RIVERS EDGE CDD			197.08	002483
6/16/26	00124	6/04/26	CS-2026- CS LANDSCAPE JUN 2026	202606 320-57200-49300	*	15,556.55		
				RIVERS EDGE III CDD			15,556.55	002484
6/16/26	00169	6/01/26	92421A 7/31 MURDER MYSTERY FINAL	202606 320-57200-49400	*	1,349.50		
				THE MURDER MYSTERY COMPANY			1,349.50	002485
6/16/26	00157	6/04/26	1206 RPLC LED MODULES	202606 320-57200-60000	*	557.00		
				TMT ELECTRIC LLC			557.00	002486
6/16/26	00011	6/11/26	62235403 JUN PEST CONTROL	202606 320-57200-43500	*	126.20		
				TURNER PEST CONTROL			126.20	002487
6/16/26	00010	5/31/26	432751 MAY BILLABLE MILEAGE 1/3	202605 320-57200-34000	*	124.60		
				VESTA PROPERTY SERVICES INC			124.60	002488
6/16/26	00195	6/02/26	26231366 JANITORIAL SUPPLIES	202606 320-57200-60000	*	73.30		

RED2 RIVERS EDGE II OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
		6/02/26	26231624	202606	320	57200	60000			*	359.87		
			JANITORIAL SUPPLIES						W B MASON CO INC			433.17	002489
6/16/26	00131	6/01/26	1187522	202606	320	57200	46100			*	2,914.00		
			JUN LANDSCAPE MAINT PONDS										
		6/01/26	1187524	202606	320	57200	46100			*	32,818.98		
			JUN LANDSCAPE MAINTENANCE						YELLOWSTONE LANDSCAPE			35,732.98	002490
6/26/26	00146	5/31/26	7735030	202605	310	51300	48000			*	64.56		
			5/14 CANDIDATES #12310528						USA TODAY MEDIA CORP			64.56	002491
6/26/26	00197	6/19/26	0079	202606	320	57200	49400			*	250.00		
			6/19 LIVE MUSIC PERFORM						GREGORY T JOHNSON			250.00	002492
6/26/26	00120	6/17/26	15218	202605	310	51300	31500			*	2,829.65		
			MAY GENERAL COUNSEL						KILINSKI VAN WYK PLLC			2,829.65	002493
6/26/26	00210	6/22/26	22012598	202605	310	51300	31100			*	1,586.23		
			MAY CDD MEETING						PRIME AE GROUP INC			1,586.23	002494
6/26/26	00220	6/18/26	408	202606	320	57200	46101			*	1,500.00		
			TREE REMOVAL						QUILLS TREE SERVICES LLC			1,500.00	002495
6/26/26	00222	7/03/26	INV0120	202606	320	57200	49400			*	300.00		
			7/3 3HR MUSIC PERFORMANCE										
		7/03/26	INV0120	202606	320	57200	49400			V	300.00		
			7/3 3HR MUSIC PERFORMANCE						JEREMIAH R SCHENCK			.00	002496
6/26/26	00195	6/08/26	26244634	202606	320	57200	60000			*	39.93		
			JANITORIAL SUPPLIES										
		6/10/26	26250082	202606	320	57200	60000			*	185.06		
			JANITORIAL SUPPLIES						W B MASON CO INC			224.99	002497
									TOTAL FOR BANK A		344,214.18		
									TOTAL FOR REGISTER		344,214.18		

RED2 RIVERS EDGE II OKUZMUK

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: May 1st, 2026 Invoice Number: 05012026.15		
<u>Name / Address</u> Attn: Kim Fatuch River's Edge CDD 2 475 West Town Place Suite 114 St. Augustine, FL 32092		Additional Details Delivery Address will be 160 RiverGlade Run, 32092				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	Foam Cannon (3hrs.)	1	\$500.00		\$400.00	\$400.00
2	70ft. Star Wars Obstacle Course	1	\$450.00		\$400.00	\$400.00
3	Star Wars Bounce House	1	\$175.00		\$150.00	\$150.00
4	Generator	1	\$125.00		\$100.00	\$100.00
5	Full Size Action Figures(Vader, BB8 & Yoda)	1	\$450.00		\$250.00	\$250.00
6	Star Wars Balloons (4)	1	\$100.00		\$100.00	\$100.00
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$1,400.00
		Sales Tax (0.0%)				n/a
		Total				\$1,400.00

RECEIVED
 APR 24 2026
 BY: _____

Approved CDD II
 Submitted to AP on 4.24.26
 by Kimberly Fatuch

Kimberly Fatuch

INVOICE

Paver Design Scapes, LLC
101 Marketside Ave Ste 404 PMB
140
Ponte Vedra, FL 320811542

paverdesignscapes@gmail.com
+1 (904) 537-5763



Bill to

Kevin McKendree
Rivers Edge CDD II
475 West Town Place suite 114
St. Augustine
FL
32092

Ship to

Kevin McKendree
Rivers Edge CDD II
475 West Town Place suite 114
St. Augustine, FL 32092

Invoice details

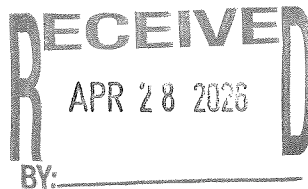
Invoice no.: 519
Terms: Net 15
Invoice date: 04/28/2026
Due date: 05/13/2026

Product or service	Description	Amount
Paver Repair	Pull up and repair damaged and sinking areas by fire pit. Edges will be concreted in to keep the pavers from shifting	\$2,800.00

Ways to pay

VISA  DISCOVER  AM EX BANK  PayPal VENMO

[View and pay](#)



Total **\$2,800.00**

Approved RECDD 2
Submitted to AP 4.28.2026
By Kevin McKendree

Kevin McKendree

INVOICE

Paver Design Scapes, LLC
101 Marketside Ave Ste 404 PMB
140
Ponte Vedra, FL 320811542

paverdesignscapes@gmail.com
+1 (904) 537-5763



Bill to

Kevin McKendree
Rivers Edge CDD II
475 West Town Place suite 114
St. Augustine, FL 32092

Ship to

Kevin McKendree
Rivers Edge CDD II
475 West Town Place suite 114
St. Augustine, FL 32092

Invoice details

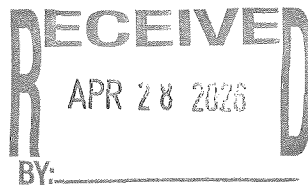
Invoice no.: 520
Terms: Net 15
Invoice date: 04/28/2026
Due date: 05/13/2026

Product or service	Description	Amount
Pavers Installation	Installation of 4x8 pavers behind pool including materials and labor	\$4,900.00

Ways to pay

VISA  DISCOVER  AM EX BANK  PayPal venmo

[View and pay](#)



Total

\$4,900.00

Approved RECDD 2
Submitted to AP 4.28.2026
By Kevin McKendree

Kevin McKendree



INVOICE

INVOICE TO:

Rivers Edge CDD 2
475 West Town PL
#114

St. Augustine, FL
32092

kfatuch@vestapropertyservices
.com

Date : 04/21/26

Invoice No : 1033

TOTAL DUE:

USD:\$350

Description	Qty	Price	Total
Set up and Breakdown		\$50	\$50
Photo Booth Rental- hourly	3	\$100	300

Sub-total: \$350

Payment Method Selection:

D Venmo :
Zelle:

D Check Payable to: Megan Renner

D Cash

Approved CDD II
Submitted to AP on 4.22.26
by Kimberly Fatuch

Kimberly Fatuch

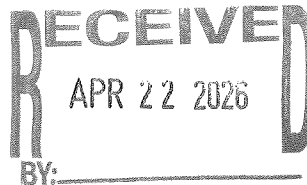
Thank you for supporting our
local small Business

Megan Renner

Owner

Terms, Conditions & Details

Payment is required to reserve booking date.
Covered area for set up must be provided.



Details: Jedi Training Camp - Rivertown Amenities
May 2nd from 5-8pm - Kayak Shed @) Riverclub. Set
up at 4:30pm

Includes: photo booth rental for 3 hours with digital
photos.

****Payment is required to hold your party date.****



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

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

(Page 1)

PM(P)

Invoice Number	261491903
Customer Number	C3178877
Invoice Date	04/22/2026
Due Date	05/22/2026
Order Date	04/21/2026
Order Number	S161400637
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	36.97	36.97
HERX7658AK	LINER,REPRO,38X58,1.5ML,BK 100/CT	2	CT	54.98	109.96
WBM20630	PAD,LG TOP L RULD,PERF,LTR,WE (20-360)	2	DZ	12.17	24.34

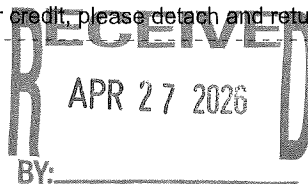
SUBTOTAL: 171.27
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 171.27
Total Due: 171.27

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



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

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



BY: _____
Approved RECDD 2
Submitted to A/P 04-27-26
By Richard Losco

Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	261491903
Invoice Date	04/22/2026
Terms	Net 30
Total Due	171.27

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

C31788772614919032614919030000000171279

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
4/14/2026	8

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

RECEIVED
APR 30 2026
BY: _____

Terms	Due Date
	4/14/2026

Description	Amount
Amortization Schedule	100.00
Series 2020 5-1-26 Prepay \$5,000	
Amortization Schedule	100.00
Series 2021 5-1-26 Prepay \$25,000	

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

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

Grau and Associates

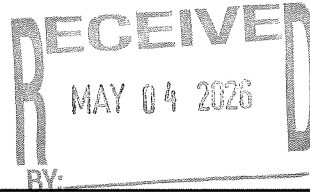
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 29407
Date 05/04/2026



SERVICE	AMOUNT
Project: Audit - FYE September 30, 2025 Audit Services	
	\$ <u>6,600.00</u>
Subtotal:	<u>6,600.00</u>
Total	6,600.00
Current Amount Due	\$ <u>6,600.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
6,600.00	0.00	0.00	0.00	0.00	6,600.00

Payment due upon receipt.

Service Invoice

Page 1 of 2



Howard Services

1009 Vine Street
Jacksonville, FL 32207
Phone: (904)398-1414 Fax: (904)398-3586

Billed Customer: #001909

Site ID: # 001909-0002

Rivertown-Vesta Billing-RECDD 2
475 West Town Place
Ste 114
St Augustine, FL 32092

Rivertown - River Club
POC - Richard Losco
160 Riverglade Run
St. Johns, FL 32259

23787 4/30/2026 S-22060 05/30/2026 Amount Paid

Call Slip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
23787	4/30/2026	S-22060	05/30/2026	CAC1822034

Problem Reported:

*** GENRPR-General Repairs ***

Lisa McCormick, RiverClub Café Manager email service request on several pieces of equipment.

The left bar fridge is not holding temp. It sits at 51 and the bottom is filling up with water. May also need to replace the magnetic seals on doors of both fridges in bar. The hood fan in kitchen above stove has been getting louder and turning it self off randomly. We have to hit the reset button for it to turn back on. There doesn't seem to be a reason during service that could be triggering it. The small mini fridge in the dry storage off ice in dining room next to the bar is not cooling. It stays around 50

Tech	Date
SCOTT D	04/29/2026
SCOTT D	04/30/2026

Qty	Material
(1)	R134A PER POUND

Equipment:

Unit : CREFRG Model : BBS60RT1
Brand: Serial#: 809932
Location: Bar reach-in cooler

4/29/26 - Checked unit. Found very dirty condenser coil. Used wire brush to clean coil. Installed gauges. Found unit low on refrigerant. Went to shop to pick up a tank of 134-A. Returned to site. Started adding refrigerant to unit. Found suction line icing up. Took apart blower motor to get to evap coil. Found a block of ice on back of coil. I disabled unit to keep compressor from running. Will need to return tomorrow morning to finish diagnostic.

4/30/26. Returned next day. Evaporator coil is free of ice. Put unit back together. Restarted unit and checked unit operations. Found unit low on refrigerant. Added 134-A to get refrigerant pressures to normal. Did leak check. Found leak is somewhere in evap coil. Will get prices to replace leaking evaporator coil.

Unit : CREFRG Model : FF7LCSSLHD
Brand: Serial#: 2017021002
Location: Reach-in near manage

4/29/26 - Checked unit. Installed temperature sensor. Meter is reading 40*. Found thermostat set at the coldest setting it be. Talked to manager about this unit. She said it gets hotter as the day goes on. Unit does not have any access ports to check refrigerant charge. Suction line is not very cold. Unit is low on refrigerant. I informed the manager of issue and gave her a ballpark cost to add access port. She said because of cost of the repair it does not need to be fixed.

Service Invoice

Page 2 of 2



Howard Services

1009 Vine Street
Jacksonville, FL 32207
Phone: (904)398-1414 Fax: (904)398-3586

(Continued from previous page)

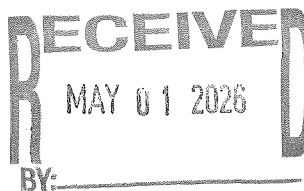
Invoice Number: S-22060

Unit : CEXFAN Model : XRUB22020G
Brand: Serial#: 15938674
Location: Exhaust fan

4/29/26 - Checked unit. Found unit off on motor starter overload. Manager said it trips 4-5 times a day. Found motor over amping and very hot. Will get prices to replace bad motor. 2 man job.

Unit : CMKAIR Model : XKSFB115H2501
Brand: Serial#: 15938834
Location: Make up air

4/29/26 - Checked unit. Make up air blower spinning very slow. Found blower belt very loose and cracked. Will get prices to replace bad belt. AX63



Approved RECDD 2
Submitted to A/P - 05-01-26
By Richard Losco

Richard Losco

Material	52.00
Labor	1,188.00
Subtotal	1,240.00
Tax	0.00
Grand Total	1,240.00

The above prices and specifications are hereby accepted. You are authorized to perform the work as specified. I agree to pay you in full upon completion of the work and to pay for attorney's fees and costs you incur if you file a lawsuit to recover money which I owe to you. In addition, if I do not pay you upon completion of the work, I agree to pay interest on the outstanding balance at the rate of 18% per annum. The venue for any legal action related to this agreement shall be Jacksonville, Florida unless otherwise required by law. In connection with any such action I/we waive the right to a trial by jury.

Howard Services Warranty: Service Repairs are warranted for a period of (30) Thirty days on labor and (1) One year on all applicable parts from the date of the repair, excluding refrigerant and drain lines unless otherwise stated.

A \$35.00 service charge will be added for all returned checks.



INVOICE

Number: INV0015

Date: May 4, 2026

BILL TO:

Rivers Edge CDD II

475 West Town Pl suite 114.
St. Augustine Fl 32092

INVOICE FROM:

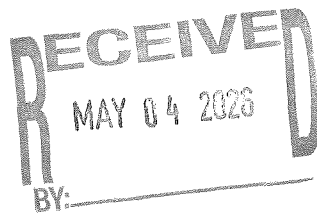
KIKI Landscape Services LLC

904-349-0089

kikilandscapeservices@gmail.com

1701 San Pablo Rd S apt 1115

Description	Quantity	Unit price	Amount
OUTFALL CLEAN UP POND NN	1	\$1,000.00	\$1,000.00
SUBTOTAL:			\$1,000.00
TOTAL:			\$1,000.00
PAID:			\$0.00
BALANCE DUE			\$1,000.00



Approved RECDD 2
Submitted to AP 5.4.2026
By Kevin McKendree

Kevin McKendree

THANK YOU FOR YOUR BUSINESS



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

Invoice

Date
Invoice#

5/1/2026
131295634982

Terms	Net 20
Due Date	5/21/2026
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

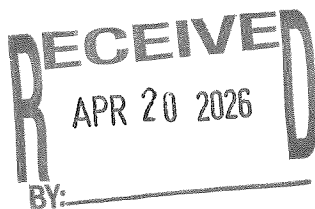
Subtotal \$1,204.64

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 4.20.2026
By Kevin McKendree

Kevin McKendree



131295634982



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

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

SERVICE ADDRESS:

71 Pigeon Cove
St Johns, Florida 32259

Invoice #342

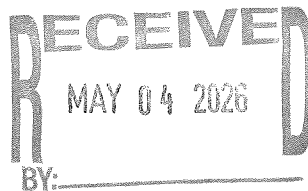
Issued May 02, 2026

Due May 17, 2026

Total \$400.00

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
May 01, 2026				
Tree Removal	Remove a small cluster of water oaks and leave all debris in the preserve.	1	\$400.00	\$400.00



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 \$400.00

Approved RECDD 2
Submitted to AP 5.4.2026
By Kevin McKendree

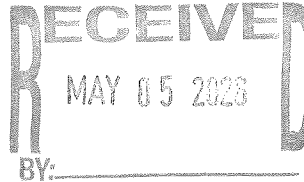
Kevin McKendree

Rivers Edge CDD

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

INVOICE

DATE: 5/5/2026
INVOICE # CS-2026-MAY



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

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

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

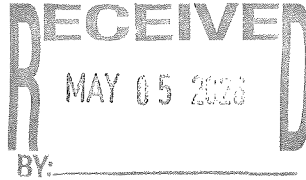
THANK YOU FOR YOUR BUSINESS!

Rivers Edge CDD

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

INVOICE

DATE: 5/5/2026
INVOICE # CS-2026-MAY



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

DESCRIPTION	AMOUNT
Cost Share - Amenity May 2026 (FY2026 Budget \$2,365.41) GL Code 1.320.57200.49200	\$ 197.08
TOTAL	\$ 197.08

Make check payable to:

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

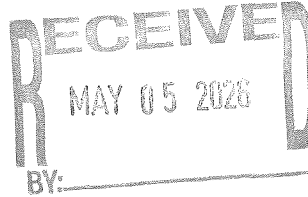
THANK YOU FOR YOUR BUSINESS!

Rivers Edge III CDD

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

INVOICE

DATE: 5/5/2026
INVOICE # CS-2026-MAY



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

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

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

THANK YOU FOR YOUR BUSINESS!



Please Remit Payment to:

Solitude Lake Management, LLC
 *****ADDRESS CHANGED*****
 PO BOX 85529
 CHICAGO, IL 60689-5529
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI266258
 Invoice Date: 5/2/2026

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 5/2/2026
 Due Date 6/1/2026
 Terms Net 30

Customer ID 14024
 P.O. Number
 P.O. Date 5/2/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,569.44	2,569.44
May Billing					
5/1/2026 - 5/31/2026					
Rivers Edge CDD II Pond 1					
Rivers Edge CDD II Pond 2					
Rivers Edge CDD II Pond 6					
Rivers Edge CDD II Pond 14					
Rivers Edge CDD II Pond 3					
Rivers Edge CDD II Pond 9					
Rivers Edge CDD II Pond 4					
Rivers Edge CDD II Pond 7					
Rivers Edge CDD II Pond 5					
Rivers Edge CDD II Pond 8					
Rivers Edge CDD II Pond 12					
Rivers Edge CDD II Pond RC1					
Rivers Edge CDD II Pond 10					
Rivers Edge CDD II Pond 11					
Rivers Edge CDD II Pond 13					
Rivers Edge CDD II Pond 15					
Rivers Edge CDD II Pond RC2					
Rivers Edge CDD II Pond JJ					
Rivers Edge CDD II Pond CR3					
Rivers Edge CDD II Pond KK					
Rivers Edge CDD II Pond TT					
Rivers Edge CDD II Pond NN					
Rivers Edge CDD II Pond SS					
Rivers Edge CDD II Pond UU					
Rivers Edge CDD II Pond 16					
Rivers Edge CDD II Pond 17					



Please Remit Payment to:

Solitude Lake Management, LLC
*****ADDRESS CHANGED*****
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 2

Invoice Number: PSI266258
Invoice Date: 5/2/2026

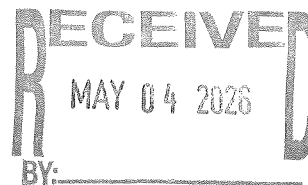
Bill
To: Rivers Edge II CDD
C/O Vesta Property Services
475 West Town Place, Suite 114
Saint Augustin, FL 32092

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 5/2/2026
Due Date 6/1/2026
Terms Net 30

Customer ID 14024
P.O. Number
P.O. Date 5/2/2026
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 5.4.2026
By Kevin McKendree

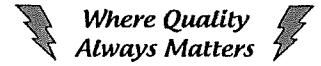
Kevin McKendree

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

TMT Electric, LLC

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

TMT ELECTRIC**904-789-0193*****Veteran Owned*****INVOICE**

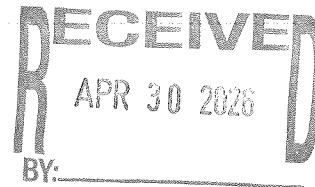
BILL TO
Rivers Edge CDD2
475 West Town Place Ste 114
Saint Augustine, FL 32092

INVOICE 1196
DATE 04/30/2026
TERMS Net 30
DUE DATE 05/30/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Stage pavilion at the Riverclub has electrical issues. Removed shorted wires. Replaced two bad GFCI receptacles. Remounted hanging light fixture. Repaired non-working emergency light. Remounted loose electrical box. All systems go upon completion.	700.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	700.00
TAX	0.00
TOTAL	700.00
BALANCE DUE	\$700.00



Approved RECDD 2
Submitted to AP 4.30.2026
By Kevin McKendree

Kevin McKendree

TMT Electric, LLC

290 Circle Dr S

Saint Augustine, FL 32084 US

(904) 315-1248

tmtelectricllc@gmail.com

TMT ELECTRIC*Where Quality
Always Matters***904-789-0193***Veteran Owned***INVOICE****BILL TO**

Rivers Edge CDD2

475 West Town Place Ste 114

Saint Augustine, FL 32092

INVOICE

1197

DATE

05/01/2026

TERMS

Net 30

DUE DATE

05/31/2026

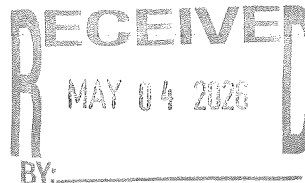
DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	The two firepits at the Riverclub have been converted to manual start. Removed the electrical control boxes and conduits. Electrically safed the wiring.	300.00

Please make check payable to TMT Electric LLC.

SUBTOTAL 300.00

TAX 0.00

TOTAL 300.00

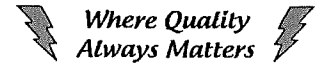
BALANCE DUE **\$300.00**

Approved RECDD 2
Submitted to AP 5.4.2026
By Kevin McKendree

Kevin McKendree

TMT Electric, LLC

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

TMT ELECTRIC**904-789-0193***Veteran Owned***INVOICE**

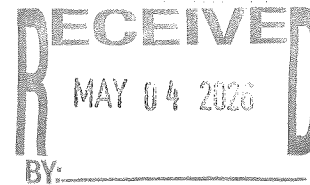
BILL TO
Rivers Edge CDD2
475 West Town Place Ste 114
Saint Augustine, FL 32092

INVOICE 1198
DATE 05/01/2026
TERMS Net 30
DUE DATE 05/31/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	GFCI receptacle box damaged at the Riverclub pool. Replaced box, receptacle, and cover. Verified correct operation upon completion.	270.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	270.00
TAX	0.00
TOTAL	270.00
BALANCE DUE	\$270.00

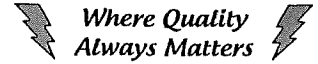


Approved RECDD 2
Submitted to AP 5.4.2026
By Kevin McKendree

Kevin McKendree

TMT Electric, LLC

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

TMT ELECTRIC**904-789-0193*****Veteran Owned*****INVOICE**

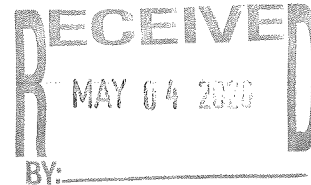
BILL TO
Rivers Edge CDD2
475 West Town Place Ste 114
Saint Augustine, FL 32092

INVOICE 1199
DATE 05/01/2026
TERMS Net 30
DUE DATE 05/31/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Post light in the field for the outdoor stage at the Riverclub not working. Replaced bad LED driver. Verified correct operation upon completion.	625.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	625.00
TAX	0.00
TOTAL	625.00
BALANCE DUE	\$625.00



Approved RECDD 2
Submitted to AP 5.4.2026
By Kevin McKendree

Kevin McKendree



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: 622092208
DATE: 04/29/2026
ORDER: 622092208

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

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

Work Date	Time	Target Pest	Technician	Time In
04/29/2026	04:35 PM	ANTS, FIRE ANT, MICE,		04:35 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	04/29/2026		05:13 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$126.20
		SUBTOTAL \$126.20
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$126.20
		AMOUNT DUE \$126.20

RECEIVED
APR 30 2026

BY: _____
Approved RECDD 2
Submitted to A/P 04-30-26
By Richard Losco
Richard Losco

TECHNICIAN SIGNATURE

Richard
CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



Invoice

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

Invoice # 432304
Date 04/30/2026

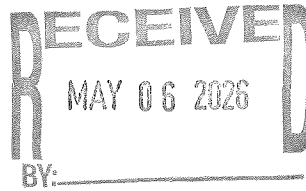
Terms Net 30
Due Date 05/30/2026
Memo Billable Mileage split

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	146.95	146.95

Total 146.95



Corbin deNagy

5/6/2026

Vesta Mileage Report

Name:	Kevin McKendree	Month	Apr-26				
Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
4/1	Daily mileage	Rivertown	Rivertown	31	Riversedge CDD		31
4/2	Daily mileage	Rivertown	Rivertown	36.7	iversedge CDD		36.7
4/3	Daily mileage	Rivertown	Rivertown	29.2	iversedge CDD		29.2
4/6	Daily mileage	Rivertown	Rivertown	54.3	Riversedge CDD		54.3
4/7	Daily mileage	Rivertown	Rivertown	43.8	iversedge CDD		43.8
4/8	Daily mileage	Rivertown	Rivertown	40	iversedge CDD		40
4/9	Daily mileage	Rivertown	Rivertown	31.2	iversedge CDD		31.2
4/10	Daily mileage	Rivertown	Rivertown	28.8	iversedge CDD		28.8
4/13	Daily mileage	Rivertown	Rivertown	57.8	iversedge CDD		57.8
4/14	Daily mileage	Rivertown	Rivertown	37.4	iversedge CDD		37.4
4/15	Daily mileage	Rivertown	Rivertown	19.6	iversedge CDD		19.6
4/16	Daily mileage	Rivertown	Rivertown	18.5	iversedge CDD		18.5
4/17	Daily mileage	Rivertown	Rivertown	29.8	iversedge CDD		29.8
4/20	Daily mileage	Rivertown	Rivertown	61.3	iversedge CDD		61.3
4/21	Daily mileage	Rivertown	Rivertown	34.5	iversedge CDD		34.5
4/22	Daily mileage	Rivertown	Rivertown	25.3	iversedge CDD		25.3
4/23	Daily mileage	Rivertown	Rivertown	34.3	iversedge CDD		34.3
4/24	Daily mileage	Rivertown	Rivertown	18.7	iversedge CDD		18.7
4/28	Daily mileage	Rivertown	Rivertown	59.2	iversedge CDD		59.2
4/29	Daily mileage	Rivertown	Rivertown	43.9	iversedge CDD		43.9
4/30	Daily mileage	Rivertown	Rivertown	24.8	iversedge CDD		24.8
						Total Mileage	760
						Reimbursement Rate	\$0.580
						Total Reimbursement	\$440.86
						Date Submitted in Paycom	5/4/26

\$146.95



Invoice

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

Invoice # 432082
Date 05/01/2026
Terms Net 30
Due Date 05/31/2026
Memo Rivers Edge CDDII

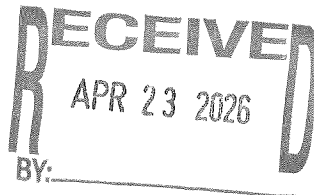
Bill To

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

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

Thank you for your business.

Total 36,129.05



Corbin deNagy
4/23/2026



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

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

(Page 1)

PM(P)

Invoice Number	261634646
Customer Number	C3178877
Invoice Date	04/29/2026
Due Date	05/29/2026
Order Date	04/28/2026
Order Number	S161565298
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	36.97	36.97
HERX7658AK	LINER,REPRO,38X58,1.5ML,BK 100/CT	1	CT	54.98	54.98

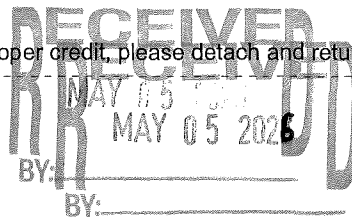
SUBTOTAL: 91.95
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 91.95
Total Due: 91.95

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



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

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



Approved RECDD 2
Submitted to A/P 05-05-26
By Richard Losco

Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	261634646
Invoice Date	04/29/2026
Terms	Net 30
Total Due	91.95

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

C31788772616346462616346460000000091953



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

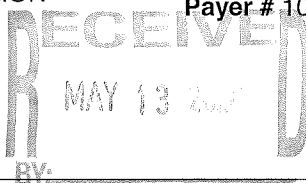
Service / Billing # (904)562-7000
Fax # (904)562-7020
Payment Inquiry # (866)636-0160

Invoice

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

Invoice # 5334287107
Invoice Date 05/06/2026
Credit Terms NET 30 DAYS
Customer # 12663109
Cintas Route LOC #0292 ROUTE 0009
Order # 7063655056
Payer # 10596960

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



Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit 00000000009585183	Unit Description: FRONT OFFICE F A				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
43658	WATERPROOF CLEAR STRIPS	1 BOX	\$19.93	\$19.93	
80489	1IN X 5 TAPE DISPENSER	1 EA	\$17.27	\$17.27	
	Unit Subtotal:			\$37.20	
Unit 000000000999900999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$25.95	\$25.95	
	Unit Subtotal:			\$25.95	
	Invoice Sub-total			\$63.15	
	Tax			\$0.00	
	Invoice Total			\$63.15	

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

Note

Approved RECDD 2
Submitted to A/P 05-13-26
By Richard Losco
Richard Losco

cnals



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

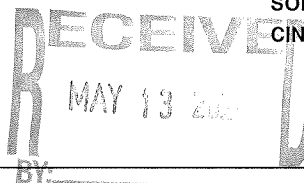
INVOICE

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

INVOICE # 4268736742
INVOICE DATE 05/11/2026
SERVICE TICKET # 4268736742

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 016



EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	3X5 ACTIVE SCRAPER	04	F	2	18.720	37.44	N
	X10186	4X6 ACTIVE SCRAPER	04	F	3	20.530	61.59	N
	X10189	3X5 XTRAC MAT ONYX	04	F	4	30.297	121.19	N
	X10192	4X6 XTRAC MAT ONYX	04	F	1	34.325	34.33	N
SUBTOTAL							254.55	
SERVICE CHARGE							12.47	N
SUBTOTAL							267.02	
TAX							0.00	
TOTAL USD							267.02	

Approved RECDD 2
Submitted to A/P 05-13-26
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.

You will notice the annual price adjustment on your invoices beginning in May. Rental rates are being adjusted to account for increases in labor, fleet expenses, raw material costs, and utilities. Thanks for your trust in Cintas. We remain committed to providing you with the highest quality service in our industry.

Signature :

Cust. Name: RIVERS EDGE II CDD
Lynn R 10:57 AM 05/11/26
SoldTo# 0020958738 SO# 4268736742
Invoice Total Payment on Account
\$267.02 \$0.00

Governmental Management Services, LLC

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

Invoice

Invoice #: 106

Invoice Date: 5/1/26

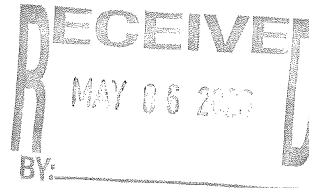
Due Date: 5/1/26

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 - May 2026		3,441.00	3,441.00
Website Administration - May 2026		118.00	118.00
Information Technology - May 2026		177.00	177.00
Dissemination Agent Services - May 2026		491.58	491.58
Office Supplies		0.72	0.72
Postage		78.08	78.08
Copies		37.65	37.65
Total			\$4,344.03
Payments/Credits			\$0.00
Balance Due			\$4,344.03



INVOICE

Number: INV0016

Date: May 5, 2026

BILL TO:

Rivers Edge CDD II

475 West Town Pl suite 114.
St. Augustine Fl 32092

INVOICE FROM:

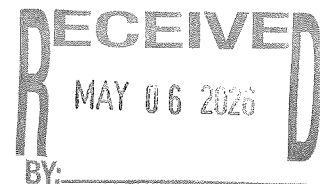
KIKI Landscape Services LLC

904-349-0089
kikilandscapeservices@gmail.com
1701 San Pablo Rd S apt 1115

Description	Quantity	Unit price	Amount
SOYZIA SOD	1	\$600.00	\$600.00
KNOCKOUTS ROSES 3G	20	\$40.00	\$800.00
LABOR DELIVERY AND DISPOSAL.	20	\$65.00	\$1,300.00
SUBTOTAL:			\$2,700.00
TOTAL:			\$2,700.00
PAID:			\$0.00
BALANCE DUE			\$2,700.00

Comments

Install a pallet of Sod and Roses at the Riverclub entrance.



Approved RECDD 2
Submitted to AP 5.6.2026
By Kevin McKendree

Kevin McKendree

THANK YOU FOR YOUR BUSINESS



INVOICE

Number: INV0017

Date: May 5, 2026

BILL TO:

Rivers Edge CDD II

475 West Town Pl suite 114.
St. Augustine Fl 32092

INVOICE FROM:

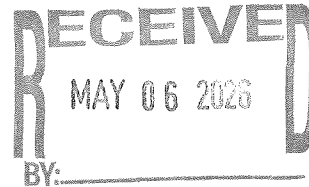
KIKI Landscape Services LLC

904-349-0089
kikilandscapeservices@gmail.com
1701 San Pablo Rd S apt 1115

Description	Quantity	Unit price	Amount
MULCH REMOVAL INSIDE THE RIVERCLUB POOL.	1 Complete work.	\$3,700.00	\$3,700.00
SUBTOTAL:			\$3,700.00
TOTAL:			\$3,700.00
PAID:			\$0.00
BALANCE DUE			\$3,700.00

Comments

Removal of the old mulch inside the Riverclub pool.



Approved RECDD 2
Submitted to AP 5.6.2026
By Kevin McKendree

Kevin McKendree

THANK YOU FOR YOUR BUSINESS



SecureSI
P.O. Box 600947
Saint Johns, FL 32260
(904) 854-9990

Bill To:
Rivers Edge CDD 2 - RiverClub Attn: Jason Davidson 475 West Town Place Suite 114 St Augustine, FL 32092 United States

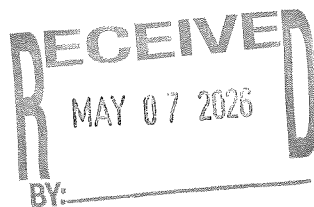
Date	Invoice
12/22/2025	416338
Account	
Rivers Edge CDD II	

Terms	Due Date	PO Number	Reference	
Net 14 days	01/05/2026			

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Technician	Remote - Desktop	5.00	110.00	\$550.00
<u>Non-Billable Services</u>				
Technician	Remote - Desktop	1.00	110.00	\$0.00
Total Services:				\$550.00
New online payment portal available. Go to: https://securepay.securesi.net Make checks payable to SecureSI Please update our mailing address starting July 26, 2023 to: SecureSI P.O Box 600947 Saint Johns, FL 32260		Invoice Subtotal:	\$550.00	
		Sales Tax:	\$0.00	
		Invoice Total:	\$550.00	
		Payments:	\$0.00	
		Credits:	\$0.00	
		Balance Due:	\$550.00	

Was processed and mailed out on 12/26/25 with check #2291. Now being reissued again because it was never received by vendor.
TP 05/07/26

Approved RECDD 2
Submitted to A/P 12-22-25
By Richard Losco
Richard Losco



Invoice Time Detail

Invoice Number: 416338
Company: Rivers Edge CDD 2 - RiverClub

Date: 12/5/2025 Work Type: Remote - Desktop

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
12/05/2025	Williams, Jeremy	Service Ticket: 2728377 Computer setup. Microsoft SQL 2012 migrated. Aurora Database migrated. Microsoft services repaired. Keyscan Aurora migrated.	Y	4.00	110.00	\$440.00

Subtotal: \$440.00**Date: 12/8/2025 Work Type: Remote - Desktop**

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
12/08/2025	Williams, Jeremy	Service Ticket: 2728377 Travel, Computer install.	Y	1.00	110.00	\$110.00

Subtotal: \$110.00**Date: 12/9/2025 Work Type: Remote - Desktop**

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
12/09/2025	Williams, Jeremy	Service Ticket: 2728377 Travel, Install monitor at office.	NC	1.00	110.00	\$0.00

Subtotal: \$0.00

Invoice Time Total:	Billable Hours:	5.00
	:	1.00



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

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

(Page 1)

PM(P)

Invoice Number	261825951
Customer Number	C3178877
Invoice Date	05/07/2026
Due Date	06/06/2026
Order Date	05/06/2026
Order Number	S161789059
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	39.93	39.93
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	54.89	54.89

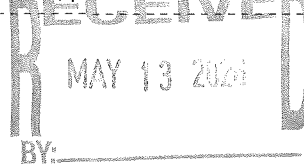
SUBTOTAL: 94.82
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 94.82
Total Due: 94.82

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



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

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



Approved RECDD 2
Submitted to A/P 05-13-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	261825951
Invoice Date	05/07/2026
Terms	Net 30
Total Due	94.82

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

C31788772618259512618259510000000094821



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

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

(Page 1)

PM(P)

Invoice Number	261879624
Customer Number	C3178877
Invoice Date	05/11/2026
Due Date	06/10/2026
Order Date	05/08/2026
Order Number	S161851795
Order Method	WEB

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

Delivery Address

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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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
AVE11903	DIVIDER,PLST PCKT 8TB,AST	1	ST	8.56	8.56
BAL8574GM	DISPENSER,LENS CLNER100BX	1	BX	18.37	18.37
WBMBNVR0010	BNDR,VIEW,ROUND RING,8.5X11,1",WH	3	EA	5.99	17.97
AVE16171	INDEX,8T,TRANSLUCENT,AST	1	ST	9.74	9.74

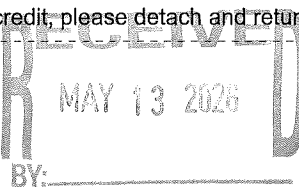
SUBTOTAL: 54.64
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 54.64
Total Due: 54.64

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



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

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



Approved RECDD 2
Submitted to A/P 05-13-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	261879624
Invoice Date	05/11/2026
Terms	Net 30
Total Due	54.64

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

C31788772618796242618796240000000054643



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

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

(Page 1)

PM(P)

Invoice Number	261906063
Customer Number	C3178877
Invoice Date	05/12/2026
Due Date	06/11/2026
Order Date	05/08/2026
Order Number	S161851795
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
JOJ11507800	BANDAGES,BANDAID FLEX,100	1	BX	17.17	17.17

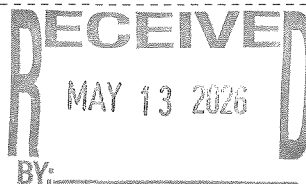
SUBTOTAL: 17.17
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 17.17
Total Due: 17.17

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



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

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



BY: _____
Approved RECDD 2
Submitted to A/P 05-13-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	261906063
Invoice Date	05/12/2026
Terms	Net 30
Total Due	17.17

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

C31788772619060632619060630000000017174



INVOICE

INVOICE #	INVOICE DATE
1123200	3/1/2026
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

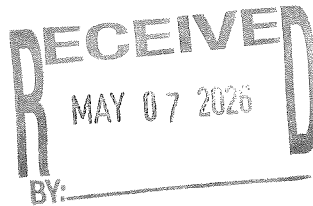
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 31, 2026

Invoice Amount: \$2,914.00

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



Invoice Total **\$2,914.00**

Approved RECDD 2
Submitted to A/P 05-07-26
By Richard Losco

Richard Losco

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



YELLOWSTONE

LANDSCAPE

Bill To:

Rivers Edge CDD II
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Property Name: Rivers Edge CDD II

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

INVOICE

INVOICE #	INVOICE DATE
1123202	3/1/2026
TERMS	PO NUMBER
Net 30	

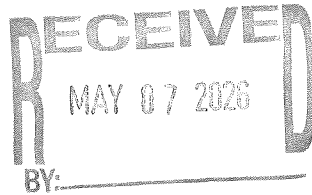
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 31, 2026

Invoice Amount: \$32,818.98

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



Invoice Total **\$32,818.98**

Approved RECDD 2
Submitted to A/P 05-07-26
By Richard Losco
Richard Losco

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



INVOICE

INVOICE #	INVOICE DATE
1169207	5/1/2026
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

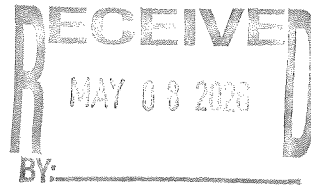
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2026

Invoice Amount: \$2,914.00

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



Invoice Total **\$2,914.00**

Approved RECDD 2
Submitted to A/P 05-08-26
By Richard Losco
Richard Losco

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1169209	5/1/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD II
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

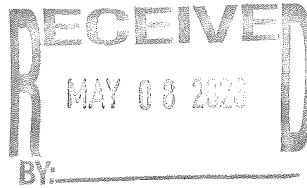
Property Name: Rivers Edge CDD II

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

Invoice Due Date: May 31, 2026

Invoice Amount: \$32,818.98

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

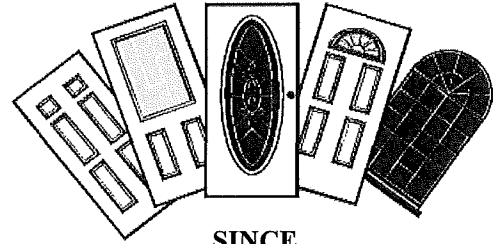


Invoice Total **\$32,818.98**

Approved RECDD 2
Submitted to A/P 05-08-26
By Richard Losco
Richard Losco

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

5/21/26

INVOICE

**SINCE
1985**

Invoice NO.
I26-00158

2220 Corporate Square Blvd
Jacksonville, FL 32216
Ph (904) 727-6811 Fx (904) 727-6813
CBC035180 CBC048957 CBC1261470

"Our Success Hinges On Your Satisfaction"

BILL TO	SHIP TO
Rivers Edge CDD 2 475 West Town Place, Suite 114 St. Augustine, FL 32092	475 West Town Place Suite 114 St Johns, FL 32259

QTY	DESCRIPTION
1	Replacement mortis lock , match existing
1	install lock, reuse key cylinder so key stays the same
1	Reinstall handle that came loose
 Approved RECDD 2 Submitted to AP 5.20.2026 By Kevin McKendree <i>Kevin McKendree</i>	

Unless otherwise noted:

Alarm reconnection, nail fill, permitting & fees, hurricane shuttering, painting and/or staining, are NOT included in the above price. Not responsible for condition of used or customer supplied locks (call backs are subject to service fee on customer supplied locks) Lead times are ESTIMATES, not promises. Home owners are responsible for being on premise during inspections. All balances are due at time of completion of work. Invoices become past due 30 days after completion of work. A late fee of 1.5% per month with a \$35.00 minimum will be added to all past due invoices. We will accept a maximum credit card charge of \$2,500.00 per project. If you wish to use a credit card for more than that we will add a 3.5% convenience fee for all charges over \$2,500.00.

Total \$1,686.38

Payments/Credits \$0.00

Balance Due \$1,686.38

REP: GSH

Service Receipt

Location: CINTAS FIRE 636525
LOC: 00F61
Route: 23
Acct#: 34725
Acct zip: 320923648

Receipt No: 0F61689083
Receipt Date: 05/12/2026
Payment Term: NET 10 DAYS
Customer No: 34725
Receipt Type: CHG-S
PO Number:
Service Visit No: 12083768

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

Bill To:
RIVERS EDGE CDD II
475 W TOWN PL,
ST AUGUSTINE, FL 320923648

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

Item	Qty	Description	Unit Price	Net Amount	Tax
INKAT	1	PE AIR OBSTRUCTION TEST	137.59	137.59	Y
EELINK	5	FUSIBLE LINK HEAT DETECTOR	35.61	178.05	Y
P551059	1	CARTRIDGE, CO2 ACTUATION, 16 GRAM***SINGLE CARTRIDGE***	112.42	112.42	Y
INKS	1	INSPECTION KITCHEN SYSTEM	450.25	450.25	Y
SC	1	Service Charge	170.00	170.00	Y

Sub Total: 1048.31

Tax: 0.00

Total: 1048.31

Amount
Received: 0.00

Please pay =====>

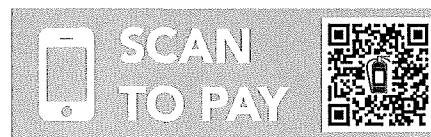
Balance Due: 1048.31

Work Authorized By: RICHARD LOSCO
Work Signed By: RICHARD LOSCO

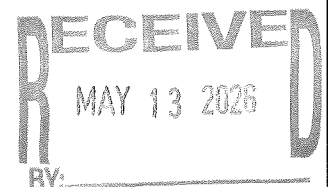
Work Performed By: Hensley, Gregory
Date Completed: 05/12/2026

Richard Losco

Signature: X _____



Approved RECDD 2
Submitted to A/P 05-13-26
By Richard Losco
Richard Losco



Service Receipt

Location: CINTAS FIRE 636525
LOC: 00F61
Route: 23
Acct#: 34725
Acct zip: 320923648

Receipt No: 0F61689083
Receipt Date: 05/12/2026
Payment Term: NET 10 DAYS
Customer No: 34725
Receipt Type: CHG-S
PO Number:
Service Visit No: 12083768

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

Bill To:
RIVERS EDGE CDD II
475 W TOWN PL,
ST AUGUSTINE, FL 320923648

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

CINTAS FIRE PROTECTION

#98454000012007

#98452300012007

#502087000199

BY SIGNING THIS DOCUMENT, I HEREBY REPRESENT I
HAVE THE AUTHORITY TO ENTER INTO THIS CONTRACT

ON BEHALF OF MY EMPLOYER.

PLEASE PAY FROM THIS INVOICE

WE ACCEPT VISA/MC/AMEX AND DISCOVER

TO MAKE PAYMENT BY PHONE:

570.891.0476



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 # 14972
Date: 05/15/2026
Due On: 06/14/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,856.21	) - (\$0.00	) = \$2,856.21

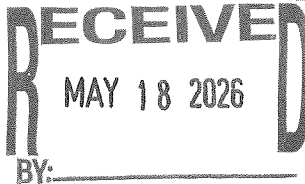
RE2CDD-01

River's Edge II - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MGH	04/01/2026	Review draft agenda for upcoming Board meeting and identify legal follow-up items needed.	0.20	\$295.00	-	\$59.00
Service	LG	04/02/2026	Advise regarding responses to Landscape RFP questions.	0.10	\$350.00	-	\$35.00
Service	MGH	04/06/2026	Prepare for and attend agenda planning call for upcoming Board meeting and special joint meeting; preliminary review of landscape RFP responses.	0.40	\$295.00	-	\$118.00
Service	LG	04/06/2026	Attend joint meeting planning call.	0.10	\$350.00	-	\$35.00
Service	LG	04/08/2026	Confer with Davidson regarding landscape RFP responses; coordinate rescheduled RFP	0.20	\$350.00	-	\$70.00

			evaluation.				
Service	MGH	04/09/2026	Begin comprehensive legal review of landscape RFP responses; analyze Vesta feedback on landscape RFP responses.	0.40	\$295.00	-	\$118.00
Service	LG	04/10/2026	Confer with District staff regarding evaluation of landscape bids.	0.20	\$350.00	-	\$70.00
Service	MGH	04/10/2026	Attend landscape RFP discussion with District staff; further conduct comprehensive legal review of landscape RFP responses.	0.50	\$295.00	-	\$147.50
Service	MGH	04/13/2026	Further review landscape RFP responses and prepare legal sufficiency summary/chart; confirm status of joint meeting for review.	0.70	\$295.00	-	\$206.50
Service	LG	04/14/2026	Review agenda and prepare for Board meeting.	0.50	\$350.00	-	\$175.00
Service	LG	04/14/2026	Review legal sufficiency of landscape RFP responses.	0.30	\$350.00	-	\$105.00
Service	MGH	04/14/2026	Review and analyze agenda package and materials for Board consideration; prepare for Board meeting; further review landscape RFP responses and finalize legal sufficiency summary/chart.	1.40	\$295.00	-	\$413.00
Service	LG	04/15/2026	Call in to board meeting.	0.60	\$350.00	100.0%	\$0.00
Service	LG	04/15/2026	Respond to auditor request.	0.10	\$350.00	-	\$35.00
Service	SD	04/15/2026	Draft Rivers Edge II Auditor Letter Response for FY25 Audit and transmit to Auditor.	0.70	\$190.00	-	\$133.00
Service	MGH	04/15/2026	Further review agenda package; prepare for and	1.70	\$295.00	-	\$501.50

			attend Board meeting.				
Expense	KB	04/15/2026	Travel: Mileage - MGH.	26.50	\$0.725	-	\$19.21
Service	LG	04/17/2026	Confer with DeNagy regarding evaluation of landscape bids.	0.20	\$350.00	-	\$70.00
Service	MGH	04/20/2026	Confer with counsel regarding status of land transfers and pond maintenance responsibilities between CDD and developer; review District Manager meeting notes and identify legal follow-up items needed.	0.20	\$295.00	-	\$59.00
Service	LG	04/28/2026	Confer with deNagy regarding landscape bid evaluations.	0.20	\$350.00	-	\$70.00
Service	LG	04/29/2026	Confer with district staff regarding timeline for landscape RFP.	0.10	\$350.00	-	\$35.00
Service	MGH	04/29/2026	Review proposed scheduling updates for landscape RFP.	0.10	\$295.00	100.0%	\$0.00
Service	LG	04/30/2026	Prepare Q2 updates and deadlines for board.	0.20	\$350.00	-	\$70.00
Service	LG	04/30/2026	Review requirements for completion of Series 2020 Project and confer with DeNagy regarding same.	0.30	\$350.00	-	\$105.00
Service	MGH	04/30/2026	Analyze status of completion of Series 2020 Project; analyze relevant bond documents to confirm conditions precedent to same; review requirements for District Engineer certification.	0.70	\$295.00	-	\$206.50

Line Item Discount Subtotal **-\$239.50****Total \$2,856.21**

Corbin deNagy

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

5/18/2026



SecureSI
P.O. Box 600947
Saint Johns, FL 32260
(904) 854-9990

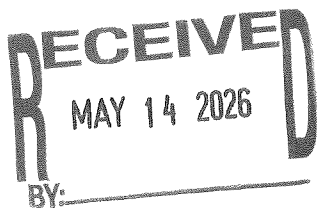
Bill To:
Rivers Edge CDD 2 - RiverClub Attn: Jason Davidson 475 West Town Place Suite 114 St Augustine, FL 32092 United States

Date	Invoice
05/13/2026	416966
Account	
Rivers Edge CDD II	

Terms	Due Date	PO Number	Reference	
Net 14 days	05/27/2026			

Services	Work Type	Hours	Rate	Amount
Billable Services				
Technician	On-Site - Desktop	1.50	110.00	\$165.00
Technician	Remote - Desktop	2.00	110.00	\$220.00
Total Services:				\$385.00

New online payment portal available. Go to: https://securepay.securesi.net Make checks payable to SecureSI Please update our mailing address starting July 26, 2023 to: SecureSI P.O Box 600947 Saint Johns, FL 32260	Invoice Subtotal:	\$385.00
	Sales Tax:	\$0.00
	Invoice Total:	\$385.00
	Payments:	\$0.00
	Credits:	\$0.00
Balance Due:		\$385.00



Approved RECDD 2
Submitted to A/P 05-14-26
By Richard Losco
Richard Losco

Invoice Time Detail

Invoice Number: 416966
Company: Rivers Edge CDD 2 - RiverClub

Date: 4/15/2026 Work Type: Remote - Desktop

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
04/15/2026	Whitehurst, Jacob	Service Ticket: 2744918 -time spent with ken discussing fiber project -time spent getting quotes together for clubhouse project -sent quotes over to ken -provided resources for fiber work. Gene to go onsite for fiber run	Y	2.00	110.00	\$220.00

Subtotal: \$220.00**Date: 4/28/2026 Work Type: On-Site - Desktop**

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
04/28/2026	Williams, Jeremy	Service Ticket: 2744142 Computer reinstalled at location. Dell replaced the motherboard at main SSI office. Testing complete no data lose. Explained to Ken that he will need a external drive and a UPS for the machine so that it doesn't get accidentally powered off. Drive will be for backups that I will setup later once purchased.	Y	1.50	110.00	\$165.00

Subtotal: \$165.00

Invoice Time Total: **Billable Hours:** **3.50**



INVOICE

11925 Alden Trace Blvd N
Jacksonville FL 32246

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

Invoice Number: JuneRT002

Description	Date	Time	Price
DJ for Music Bingo	7/9/2026	6:30pm	\$ 350.00
DJ for Trivia	7/23/2027	6:30pm	\$ 350.00

Total Due

RECEIVED \$ 700.00
MAY 21 2026
BY: _____

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

Approved CDD II
Submitted to AP on 5.21.26
by Kimberly Fatuch

Kimberly Fatuch



Turner Pest Control

turnerpest.com

Turner Pest Control LLC
PO Box 600323
Jacksonville, FL 32260-0323
904-355-5300

Service Slip/Invoice

INVOICE: 622225509
DATE: 05/18/2026
ORDER: 622225509

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

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

Work Date	Time	Target Pest	Technician	Time In
05/18/2026	01:54 PM	ANTS, FIRE ANT, MICE,		01:54 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/18/2026		02:32 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$126.20
		SUBTOTAL \$126.20
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$126.20
		AMOUNT DUE \$126.20

RECEIVED
MAY 21 2026
BY: _____

Approved RECDD 2
Submitted to A/P - 05-21-26
By Richard Losco
Richard Losco

TECHNICIAN SIGNATURE

Richard
CUSTOMER SIGNATURE

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

This is to acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



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

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

(Page 1)

PM(P)

Invoice Number	261930347
Customer Number	C3178877
Invoice Date	05/13/2026
Due Date	06/12/2026
Order Date	05/12/2026
Order Number	S161854513
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
HWLHT900	FAN, 3-SPEED, TILT, 9", BLACK	1	EA	24.20	24.20
MRCP200N	TOWEL, MFOLD, 16PK/250, NITR, 16PK/CT	1	CT	39.93	39.93
CLO35417	CLOROX CLEAN-UP CLOROX PRO DISINFECTANT SPRAY 9/32FO	1	EA	9.49	9.49
NWLNEBPFGM	NITRILE EXAM PF GLOVES - BLACK- MEDIUM - 5MIL - 100/BX	2	BX	10.99	21.98

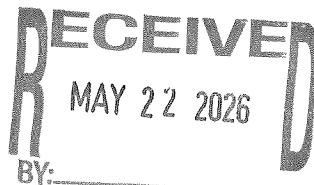
SUBTOTAL: 95.60
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 95.60
Total Due: 95.60

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



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

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



Approved RECDD 2
Submitted to A/P 05-22-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	261930347
Invoice Date	05/13/2026
Terms	Net 30
Total Due	95.60

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

C31788772619303472619303470000000095600



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

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

(Page 1)

PM(P)

Invoice Number	261955552
Customer Number	C3178877
Invoice Date	05/14/2026
Due Date	06/13/2026
Order Date	05/12/2026
Order Number	S161854513
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	111.11	111.11
GPC43715	SOAP, REFILL, FOAM, CLR	1	CT	55.65	55.65

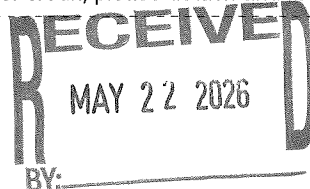
SUBTOTAL: 166.76
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 166.76
Total Due: 166.76

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



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

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



Approved RECDD 2
Submitted to A/P 05-22-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	261955552
Invoice Date	05/14/2026
Terms	Net 30
Total Due	166.76

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

C31788772619555522619555520000000166768



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

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

(Page 1)

PM(P)

Invoice Number	262081661
Customer Number	C3178877
Invoice Date	05/20/2026
Due Date	06/19/2026
Order Date	05/19/2026
Order Number	S162094201
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	39.93	39.93
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	54.89	54.89
GPC43715	SOAP,REFILL,FOAM,CLR	1	CT	55.65	55.65
NWLENGAPFXL	NITRILE EXAM PF GLOVES - BLUE- XLARGE - 4MIL - 100/BX	1	BX	7.22	7.22
CLO35417	CLOROX CLEAN-UP CLOROX PRO DISINFECTANT SPRAY 9/32FO	1	EA	9.49	9.49
CLO35417	CLOROX CLEAN-UP CLOROX PRO DISINFECTANT SPRAY 9/32FO	1	EA	9.49	9.49
SJN668006	WASP & HORNET KILLER, 14OZ AEROSOL	3	EA	10.50	31.50

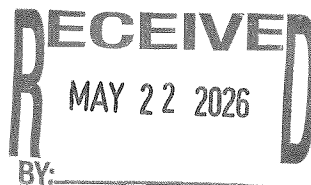
- Please See Next Page for Continuation -

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



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

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



Approved RECDD 2
Submitted to A/P 05-22-26
By Richard Losco

Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	262081661
Invoice Date	05/20/2026
Terms	Net 30
Total Due	214.36

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

C31788772620816612620816610000000214365



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

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

Customer Number	C3178877
Invoice Number	262081661
Invoice Date	05/20/2026

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
- Continued On From Previous Page -					
NWLENGAPFM	NITRILE EXAM PF GLOVES - BLUE- MEDIUM - 4MIL - 100/BX	1	BX	6.19	6.19

SUBTOTAL:	214.36
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	214.36
Total Due:	214.36



INVOICE

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

Phone: 9043230474
Mobile: 3107950679
jeremyweinglass.com

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

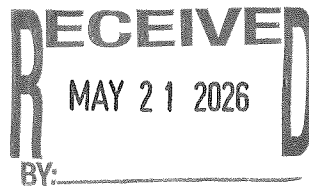
kfatuch@vestapropertyservices.com

Invoice Number: 583
Invoice Date: May 13, 2026
Payment Due: June 12, 2026
Amount Due (USD): \$400.00

Items	Quantity	Price	Amount
Musician River Club 6/12/26 6-9pm	1	\$400.00	\$400.00

Total: \$400.00

Amount Due (USD): \$400.00



Notes / Terms

Payment options:
mail check

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

Approved CDD II
Submitted to AP on 5.21.26
by Kimberly Fatuch

Kimberly Fatuch

Dan Marshall
"LoopManDan"

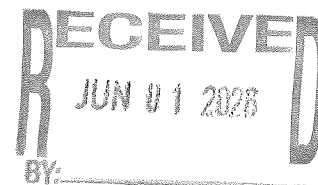
10356 Wickenburg Court Jacksonville, FL 32256
Phone: 513-394-9962

TO:
Kimberly Fatuch
Rivers Edge CDD 2
475 West Town PL #114
St Augustine, FL 32092

SHIP TO:
Dan Marshall
10356 Wickenburg Court
Jacksonville FL 32256

INVOICE #6531
DATE:5-25-2026

COMMENTS OR SPECIAL INSTRUCTIONS:
Please make Check Payable to Dan Marshall



SALESPERSON	P.O. NUMBER	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS
Dan					Due on Performance

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
Quantity 1	"LoopManDan" Live Performance Monday, May 25 at 4pm- 7pm \$300.00 Including PA system.	\$300.00	\$300.00
TOTAL DUE			300.00

Make all checks payable to OBDan Marshall.

If you have any questions concerning this invoice, contact: Dan Marshall at 513-394-9962 or
loopmandan@gmail.com

THANK YOU FOR YOUR BUSINESS!



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

Invoice

Date
Invoice#

6/1/2026
131295635472

Terms	Net 20
Due Date	6/21/2026
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
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$30.12

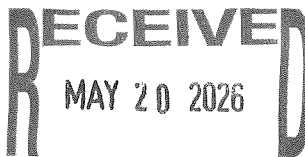
Subtotal \$1,234.76

Tax \$0.00

Total \$1,234.76

Amount Paid/Credit Applied \$0.00

Balance Due \$1,234.76



BY: _____

Approved RECDD 2
Submitted to AP 5.20.2026
By Kevin McKendree

Kevin McKendree

[Click Here to Pay Now](#)



131295635472



Please Remit Payment to:

Solitude Lake Management, LLC
*****ADDRESS CHANGED*****
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI270723
Invoice Date: 6/1/2026

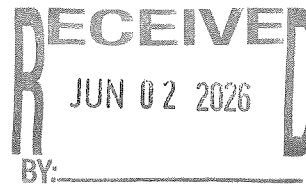
Bill
To: Rivers Edge II CDD
C/O Vesta Property Services
475 West Town Place, Suite 114
Saint Augustin, FL 32092

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 6/1/2026
Due Date 7/1/2026
Terms Net 30

Customer ID 14024
P.O. Number
P.O. Date 6/1/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	525.66	525.66
June Billing					
6/1/2026 - 8/31/2026					
Rivers Edge CDD II Fountain 1A - Pond 7					
Rivers Edge CDD II Fountain 2 - Pond 8- a					
Rivers Edge CDD II Fountain 3 - Pond 8- b					
Rivers Edge CDD II Fountain 4A - Pond CR3					



Approved RECDD 2
Submitted to AP 6.2.2026
By Kevin McKendree

Kevin McKendree

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

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



Please Remit Payment to:

Solitude Lake Management, LLC
*****ADDRESS CHANGED*****
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI274906
Invoice Date: 6/2/2026

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 6/2/2026
Due Date 7/2/2026
Terms Net 30

Customer ID 14024
P.O. Number
P.O. Date 6/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,569.44	2,569.44
June Billing					
6/1/2026 - 6/30/2026					
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					



Please Remit Payment to:

Solitude Lake Management, LLC
*****ADDRESS CHANGED*****
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 2

Invoice Number: PSI274906
Invoice Date: 6/2/2026

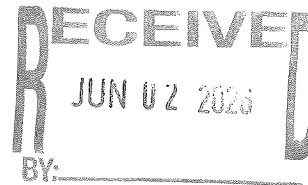
Bill
To: Rivers Edge II CDD
C/O Vesta Property Services
475 West Town Place, Suite 114
Saint Augustin, FL 32092

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 6/2/2026
Due Date 7/2/2026
Terms Net 30

Customer ID 14024
P.O. Number
P.O. Date 6/2/2026
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 6.2.2026
By Kevin McKendree

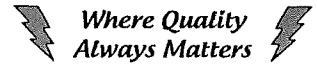
Kevin McKendree

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

TMT Electric, LLC

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

TMT ELECTRIC**904-789-0193***Veteran Owned***INVOICE**

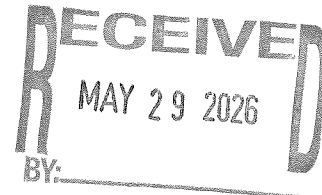
BILL TO
Rivers Edge CDD2
475 West Town Place Ste 114
Saint Augustine, FL 32092

INVOICE 1204
DATE 05/28/2026
TERMS Net 30
DUE DATE 06/27/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	The Riverclub cafe ice machine electrical supply outlet converted from 125v to 250v. Installed new receptacle and circuit breakers. Modified wiring to accommodate. Verified correct operation upon completion.	515.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	515.00
TAX	0.00
TOTAL	515.00
BALANCE DUE	\$515.00

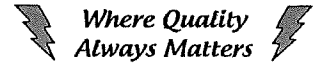


Approved RECDD 2
Submitted to AP 5.29.2026
By Kevin McKendree

Kevin McKendree

TMT Electric, LLC

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

TMT ELECTRIC**904-789-0193***Veteran Owned***INVOICE**

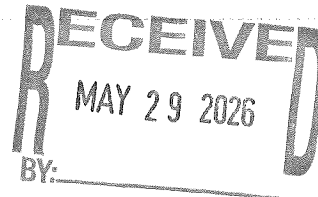
BILL TO
Rivers Edge CDD2
475 West Town Place Ste 114
Saint Augustine, FL 32092

INVOICE 1205
DATE 05/28/2026
TERMS Net 30
DUE DATE 06/27/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	"RIVERTOWN" sign on entrance side of Keystone Corners Blvd. has missing lights. Installed new LED modules as needed. Verified all lights working upon completion.	618.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	618.00
TAX	0.00
TOTAL	618.00
BALANCE DUE	\$618.00



Approved RECDD 2
Submitted to AP 5.29.2026
By Kevin McKendree

Kevin McKendree



INVOICE DATE	INVOICE NUMBER
JUN 01, 2026	172825-1

PLEASE REMIT TO:

TWC Services, Inc.
PO Box 14496
Des Moines, IA 50306-3496

Phone: 904-899-0220

TERMS: Due Upon Receipt

BILL TO:

Rivers Edge Comm Dev Distr. 2
475 West Town Place Suite 114
Saint Augustine FL 32092

338769

DETAIL	AMOUNT
Maintenance Contract 172825 LEASE RiverClub Cafe New RiverClub Cafe 160 Riverglade Run Saint Johns, FL 32259 Billing Period: 06/01/2026 – 06/30/2026 Monthly billing for Leased Ice Machine 5-7-26 CC on file expires 02/28 Email to: lmccormick@vestapropertyservices.com ; tpolvere@gmsnf.com RECEIVED JUN 01 2026 BY: _____ Approved RECDD 2 Submitted to A/P 06-01-26 By Richard Losco <i>Richard Losco</i>	930.00 Subtotal930.00 Tax0.00 Total Amount Due930.00
Air Conditioning – Refrigeration – Cooking Equipment – Beverage Systems – Ice Machine Leasing A surcharge of 3% will be added to all credit card payments. No debit cards accepted.	



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

2/3

Invoice Number:

8196674

Invoice Date:

05/22/2026

Direct Inquiries To:

Schuhle, Scott A
(954)-938-2476

Phone:

Rivers Edge II CDD
c/o GMS - North Florida, LLC
475 West Town Place, Suite 114
St Augustine, FL 32092
United States

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2021

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

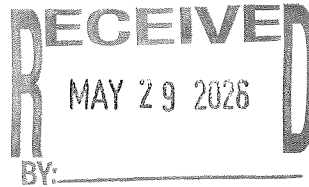
STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$4,444.69

All invoices are due upon receipt.



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

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES
2021

Invoice Number:	8196674
Current Due:	\$4,444.69
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

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





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

Invoice Number:

8196674

Invoice Date:

05/22/2026

Direct Inquiries To:

Schuhle, Scott A

Phone:

(954)-938-2476

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES
2021



In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,125.00	100.00%	\$4,125.00
Subtotal Administration Fees - In Advance 05/01/2026 - 04/30/2027				\$4,125.00
Incidental Expenses 05/01/2026 to 04/30/2027	4,125.00	0.0775		\$319.69
Subtotal Incidental Expenses				\$319.69
TOTAL AMOUNT DUE				\$4,444.69





Invoice

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

Invoice # 432538
Date 06/01/2026
Terms Net 30
Due Date 07/01/2026
Memo Rivers Edge CDDII

Bill To

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

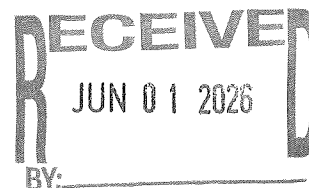
Description	Quantity	Rate	Amount
General management services	1	4,075.93	4,075.93
Field Ops	1	3,435.82	3,435.82
Lifestyle services	1	3,785.54	3,785.54
Amenity management services	1	4,708.64	4,708.64
Facility maintenance services	1	9,105.31	9,105.31
Janitorial services	1	2,902.75	2,902.75
Facility Attendant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

Thank you for your business.

Total 36,129.05

Corbin deVagy

6/1/2026





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

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

Invoice Number	262213533
Customer Number	C3178877
Invoice Date	05/28/2026
Due Date	06/27/2026
Order Date	05/12/2026
Order Number	S161854513
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
RAC96085	TOILET BOWL CLEANER CLING,COUNTRY SCENT,24OZ,2/PACK,4PK/CT	1	PK	8.99	8.99

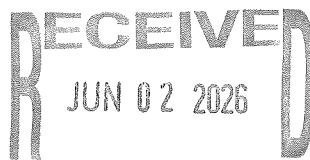
SUBTOTAL: 8.99
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 8.99
Total Due: 8.99

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



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

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



BY: _____
Approved RECDD 2
Submitted to A/P 06-02-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	262213533
Invoice Date	05/28/2026
Terms	Net 30
Total Due	8.99

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

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



C31788772622135332622135330000000008996



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

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

PM(P)

Invoice Number	262247345
Customer Number	C3178877
Invoice Date	05/29/2026
Due Date	06/28/2026
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
RCPC152BLU	MOP SWINGER LOOP HEAD	1	CT	111.11	111.11

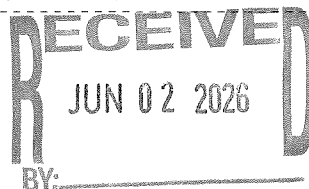
SUBTOTAL: 111.11
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 111.11
Total Due: 111.11

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



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

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



Approved RECDD 2
Submitted to A/P 06-02-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	262247345
Invoice Date	05/29/2026
Terms	Net 30
Total Due	111.11

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

C31788772622473452622473450000000111110



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

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

(Page 1)

PM(P)

Invoice Number	262247599
Customer Number	C3178877
Invoice Date	05/29/2026
Due Date	06/28/2026
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
RCPC152BLU	MOP SWINGER LOOP HEAD	1	CT	111.11	111.11

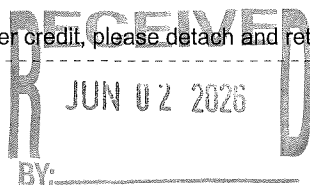
SUBTOTAL: 111.11
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 111.11
Total Due: 111.11

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



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

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



BY: _____
Approved RECDD 2
Submitted to A/P 06-02-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	262247599
Invoice Date	05/29/2026
Terms	Net 30
Total Due	111.11

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

C31788772622475992622475990000000111115

Invoice

Alex Affronti

2266 Treasure Point Rd.
Green Cove Springs, Florida 32043

BILL TO

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

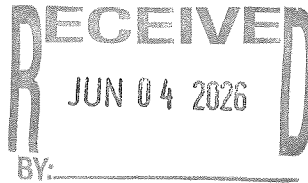
INVOICE #

051526

INVOICE DATE

Rivertown
06/04/2026

DESCRIPTION	AMOUNT
Live music Friday May 15, 2026 6 till 9Pm	300.00

**TOTAL****\$300.00**

Approved CDD II
Submitted to AP on 6.4.26
by Kimberly Fatuch

Kimberly Fatuch

Thank You

Please acknowledge receipt of invoice



AMTEC

American Municipal Tax-Exempt Compliance

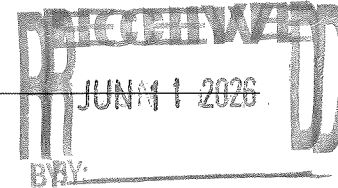
90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

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

Invoice No. 7936-06-26

Date: June 11, 2026



For Professional Services:

Issue	Service	Fee
\$9,900,000 Rivers Edge II Community Development District (St. Johns County, Florida), Capital Improvement Revenue Bonds, Series 2021	Rebate Report & Opinion	\$450
Total		\$450

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK / ACCOUNT NUMBER.

Please remit the total due to AMTEC (Tax ID: 06-1308917):

Institution : Bank of America, N.A.
ABA # (Wires) : 026009593
ABA # (ACH Only) : 011900254
AMTEC Account Number : 385033805188

Please notify AMTEC at info@amteccorp.com upon completing the transaction.

INVOICE

Baker Pools Inc.

11250 Old St Augustine Rd Ste 15-344
Jacksonville, FL 322571088

bakerpool@yahoo.com
+1 (904) 367-3960



Bill to

Rivers Edge CDD 2
475 West Town Place
St. Augustine, Florida 32092
USA

Ship to

Rivers Edge CDD 2
475 West Town Place
St. Augustine, Florida 32092
USA

Invoice details

Invoice no.: 1064
Terms: Net 30
Invoice date: 06/10/2026
Due date: 07/17/2026

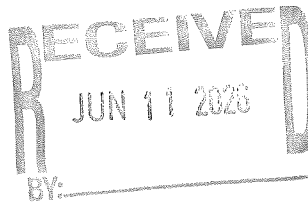
#	Product or service	Description	Qty	Rate	Amount
1.	Services	Replumb the discharge to the bubbler pump for the River Club.	1	\$1,700.00	\$1,700.00

Total **\$1,700.00**

Ways to pay

BANK

[View and pay](#)



Approved RECDD 2
Submitted to AP 6.11.2026
By Kevin McKendree

Kevin McKendree



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 # 4271764712
INVOICE DATE 06/08/2026
SERVICE TICKET # 4271764712

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 016

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	3X5 ACTIVE SCRAPER	04	F	2	18.720	37.44	N
	X10186	4X6 ACTIVE SCRAPER	04	F	3	20.530	61.59	N
	X10189	3X5 XTRAC MAT ONYX	04	F	4	30.297	121.19	N
	X10192	4X6 XTRAC MAT ONYX	04	F	1	34.325	34.33	N
SUBTOTAL							254.55	
SERVICE CHARGE							12.47	N
SUBTOTAL							267.02	
TAX							0.00	
TOTAL USD							267.02	

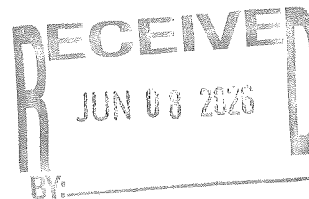
Approved RECDD 2
Submitted to A/P 06-08-26
By Richard Losco
Richard Losco

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 10:43 AM 06/08/26
SoldTo# 0020958738 SO# 4271764712
Invoice Total Payment on Account
\$267.02 \$0.00





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 # 5339890409
Invoice Date 06/04/2026
Credit Terms NET 30 DAYS
Customer # 12663109
Cintas Route LOC #0292 ROUTE 0009
Order # 7064402986
Payer # 10596960

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

Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit 00000000009585183	Unit Description:	FRONT OFFICE F A			
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
43729	X-LONG BANDAGE MEDIUM	1 BOX	\$21.26	\$21.26	
50430	ALCOHOL SWABS SMALL	1 BAG	\$9.89	\$9.89	
61029	ANTISEPTIC PUMP 2 OZ	1 EA	\$22.60	\$22.60	
70819	GAUZE PADS 3X3	1 BOX	\$14.31	\$14.31	
71019	GAUZE PADS 4X4	1 BOX	\$14.04	\$14.04	
72040	ROLLER GAUZE- 4IN- STERILE	1 EA	\$10.14	\$10.14	
72220	ROLLER GAUZE 2IN NON-STER	1 EA	\$11.30	\$11.30	
91019	COLD PACK, SMALL, 1/BOX	1 BOX	\$8.89	\$8.89	
92019	COLD PACK, LARGE, 1/BOX	1 BOX	\$10.85	\$10.85	
100039	TRIPLE ANTIBIOTIC OINT SM	1 BAG	\$15.55	\$15.55	
101239	FIRST AID CREAM SMALL	1 BAG	\$13.31	\$13.31	
619846	4 OZ EYEWASH	1 EA	\$29.25	\$29.25	
Unit Subtotal:				\$181.39	
Unit 000000000999900999	Unit Description:	Other			
400	SERVICE CHARGE	1 EA	\$25.95	\$25.95	
Unit Subtotal:				\$25.95	
Invoice Sub-total				\$207.34	
Tax				\$0.00	
Invoice Total				\$207.34	



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

Approved RECDD 2
Submitted to A/P 06-08-26
By Richard Losco
Richard Losco

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

Invoice

Material #	Description	Quantity	Unit Price	Ext Price	Tax
------------	-------------	----------	------------	-----------	-----

Note

A large, stylized handwritten signature in black ink, likely belonging to a representative of Cintas.

DUSTIN BRADLEY MUSIC

1010 4th St N. Jacksonville Beach, FL 32250

dbhumbert@gmail.com

(386)-546-8355

INVOICE

Date Issued:

06/04/2026

Invoice Number: 26-0522

Date Due:

-/-/2026

BILL TO

Rivers Edge CDD2

475 West Town Pl

St. Augustine, FL 32092

EVENT

Live Entertainment. May 22,, 2026. 6-9pm

DESCRIPTION	QTY	UNIT PRICE	LINE TOTAL
Live Music Performance	3hrs		\$750

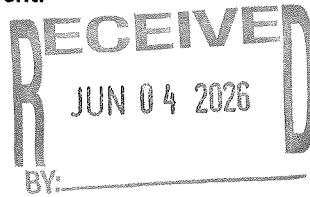
Payment Instructions:

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

Approved CDD II
Submitted to AP on 6.4.26
by Kimberly Fatuch



DISCOUNT

SUBTOTAL LESS

DISCOUNT

Balance Due

\$750

Kimberly Fatuch

Additional Notes:

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

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
6/8/2026	47203

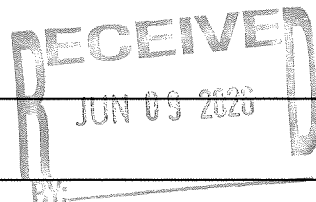
Bill To
Rivers Edge CDD II 475 West Town Place Suite 114 St. Augustine, FL 32092

Location
160 Riverglade Run St. Johns, Florida 32259

P.O. No.	Terms
Ken Council	Due on receipt

Quantity	Description	Rate	Amount
2	Technician went to site and isolated problem with southeast pool gate to be the push to release button. Returned to site next business day and replaced with new button. Tested gate. All working properly. Also replaced 2 batteries inside of Watt Box UPS in IT Closet and reset trouble.	85.00	170.00
2	Trip Fee	85.00	170.00
1	Weatherproof Push to Release Button with Built In Timer Relay	180.00	180.00
2	12V 7AH Sealed Lead Acid Batteries	40.00	80.00

Thank you for your business.



Approved RECDD 2
Submitted to A/P 6.9.2026
Submitted by Ken Council

Ken Council

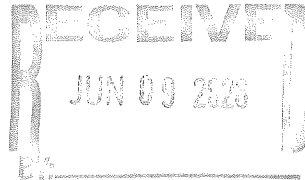
Subtotal	\$600.00
Sales Tax (6.5%)	\$0.00
Total	\$600.00
Payments/Credits	\$0.00
Balance Due	\$600.00

Governmental Management Services, LLC

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

Invoice**Invoice #:** 108**Invoice Date:** 6/1/26**Due Date:** 6/1/26**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 - June 2026		3,441.00	3,441.00
Website Administration - June 2026		118.00	118.00
Information Technology - June 2026		177.00	177.00
Dissemination Agent Services - June 2026		491.58	491.58
Office Supplies		0.87	0.87
Postage		65.01	65.01
Copies		78.75	78.75
Telephone		16.19	16.19
		Total	\$4,388.40
		Payments/Credits	\$0.00
		Balance Due	\$4,388.40



INVOICE

Number: INV0020

Date: Jun 3, 2026

BILL TO:**Rivers Edge CDD II**

475 West Town Pl suite 114.
St. Augustine Fl 32092

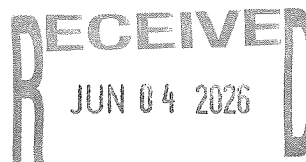
INVOICE FROM:**KIKI Landscape Services LLC**

904-349-0089
kikilandscapeservices@gmail.com
1701 San Pablo Rd S apt 1115

Description	Quantity	Unit price	Amount
JAPANESE BLUEBERRY 65G	4	\$600.00	\$2,400.00
LABOR AND DISPOSAL	13	\$65.00	\$845.00
SUBTOTAL:			\$3,245.00
TOTAL:			\$3,245.00
PAID:			\$0.00
BALANCE DUE			\$3,245.00

Comments

Replace 4 death Hollys with Japanease Blueberry at Mistflower Dr (Watersong entrance).



BY: _____

Approved RECDD 2
Submitted to AP 6.4.2026
By Kevin McKendree

Kevin McKendree

THANK YOU FOR YOUR BUSINESS



INVOICE

Number: INV0021

Date: Jun 3, 2026

BILL TO:

Rivers Edge CDD II

475 West Town Pl suite 114.
St. Augustine FL 32092

INVOICE FROM:

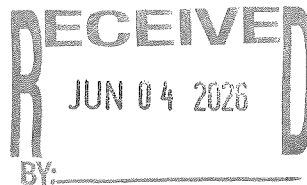
KIKI Landscape Services LLC

904-349-0089
kikilandscapeservices@gmail.com
1701 San Pablo Rd S apt 1115

Description	Quantity	Unit price	Amount
JAPANESE BLUEBERRY 65G	4	\$600.00	\$2,400.00
LABOR AND DISPOSAL	13	\$65.00	\$845.00
SUBTOTAL:			\$3,245.00
TOTAL:			\$3,245.00
PAID:			\$0.00
BALANCE DUE			\$3,245.00

Comments

Replace dead Holly trees with Japanese Blueberries at Keystone Corner.



Approved RECDD 2
Submitted to AP 6.4.2026
By Kevin McKendree

Kevin McKendree

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:

160 Riverglade run
St. John's, Florida 32259

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Jun 11, 2026				
Tree Removal	Remove two small oak trees that are significantly declining located in the vicinity of the River Club. Flush cut low to the ground and leave all wood and debris in the preserve.	2	\$425.00	\$850.00



Approved RECDD 2
Submitted to AP 6.11.2026
By Kevin McKendree

Kevin McKendree

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

Invoice #397

Issued Jun 11, 2026

Due Jun 26, 2026

Total \$850.00

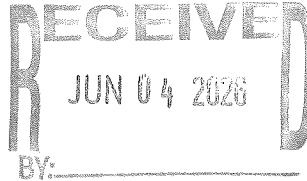
Total \$850.00

Rivers Edge CDD

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

INVOICE

DATE: 6/4/2026
INVOICE # CS-2026-JUNE



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

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

Make check payable to:

Rivers Edge CDD

c/o GMS LLC

475 West Town Place, Suite 114

St. Augustine, FL 32092

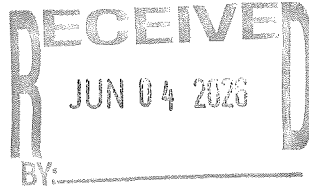
THANK YOU FOR YOUR BUSINESS!

Rivers Edge CDD

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

INVOICE

DATE: 6/4/2026
INVOICE # CS-2026-JUNE



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

DESCRIPTION	AMOUNT
Cost Share - Amenity June 2026 (FY2026 Budget \$2,365.41) GL Code 1.320.57200.49200	\$ 197.08
TOTAL	\$ 197.08

Make check payable to:

Rivers Edge CDD

c/o GMS LLC

475 West Town Place, Suite 114

St. Augustine, FL 32092

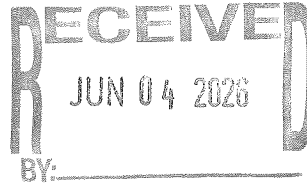
THANK YOU FOR YOUR BUSINESS!

Rivers Edge III CDD

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

INVOICE

DATE: 6/4/2026
INVOICE # CS-2026-JUNE



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

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice Date: 06-01-2026
Invoice #: 92421
Event Date: 07-31-2025
Payment Terms: Deposit/Final

Federal Employer ID Number:
35-2374460

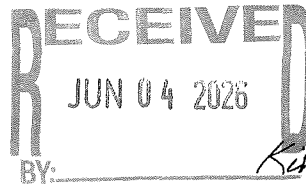
Invoice To: Vesta Property Services

Send Remittance Details to:

Bill To Address:
The Murder Mystery Company
4550 Airwest Drive SE
Kentwood, MI 49512

Invoices Department
aitinvoices@americanimmersiontheater.com

[Download W9](#)



Approved CDD II
Submitted to AP on 6.4.26
by Kimberly Fatuch

Description	Total	Paid	Due
Murder Mystery Event Deposit	\$1349.50	\$1349.50	\$0.00
Murder Mystery Event Final Payment	\$1349.50	\$0.00	\$1349.50
Total			\$1,349.50

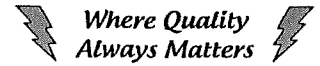
Thank you for your business!

Terms and Conditions

Deposit payment is due to officially reserve the event date. Final payment is due the Tuesday before the event date. All payments are non refundable. If sending a check, please notify us and send the check to: The Murder Mystery Company 4550 Airwest Drive SE Kentwood, MI 49512. Include your Invoice Number on the check for faster processing. For any questions regarding your invoice, please contact: Accounts Receivable
accountsreceivable@americanimmersiontheater.com

TMT Electric, LLC

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

TMT ELECTRIC**904-789-0193*****Veteran Owned*****INVOICE**

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

INVOICE 1206
DATE 06/04/2026
TERMS Net 30
DUE DATE 07/04/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	RIVERTOWN sign on exit side of Keystone Corners Blvd. missing lights. Replaced bad LED modules. Verified sign is properly lit upon completion.	557.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	557.00
TAX	0.00
TOTAL	557.00
BALANCE DUE	\$557.00



Approved RECDD 2
Submitted to AP 6.4.2026
By Kevin McKendree

Kevin McKendree



Turner Pest Control

turnerpest.com

Turner Pest Control LLC
PO Box 600323
Jacksonville, FL 32260-0323
904-355-5300

Service Slip/Invoice

INVOICE: 622354036
DATE: 06/11/2026
ORDER: 622354036

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

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

Work Date	Time	Target Pest	Technician	Time In
06/11/2026	01:45 PM	ANTS, FIRE ANT, MICE,		01:45 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	06/11/2026		03:31 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$126.20
		SUBTOTAL \$126.20
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$126.20
		AMOUNT DUE \$126.20

RECEIVED
JUN 12 2026
BY: _____

Approved RECDD 2
Submitted to A/P - 06-12-26
By Richard Losco
Richard Losco

[Signature]

TECHNICIAN SIGNATURE

[Signature]

Richard
CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



Invoice

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

Invoice # 432751
Date 05/31/2026
Terms Net 30
Due Date 06/30/2026
Memo Billable Mileage split

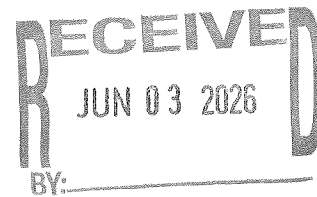
Bill To

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	124.60	124.60

Total 124.60

Corbin deNagy
6/3/2026



Vesta Mileage Report

Name: Kevin McKendree

Month

May-26

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
5/1	Daily mileage	Rivertown	Rivertown	38.5	Riversedge CDD		38.5
5/4	Daily mileage	Rivertown	Rivertown	67.9	iversedge CDD		67.9
5/5	Daily mileage	Rivertown	Rivertown	52.2	iversedge CDD		52.2
5/6	Daily mileage	Rivertown	Rivertown	33.5	Riversedge CDD		33.5
5/7	Daily mileage	Rivertown	Rivertown	40	iversedge CDD		40
5/18	Daily mileage	Rivertown	Rivertown	64.3	iversedge CDD		64.3
5/19	Daily mileage	Rivertown	Rivertown	47.3	iversedge CDD		47.3
5/20	Daily mileage	Rivertown	Rivertown	45.2	iversedge CDD		45.2
5/21	Daily mileage	Rivertown	Rivertown	51.1	iversedge CDD		51.1
5/22	Daily mileage	Rivertown	Rivertown	19.3	iversedge CDD		19.3
5/26	Daily mileage	Rivertown	Rivertown	59.8	iversedge CDD		59.8
5/27	Daily mileage	Rivertown	Rivertown	47.2	iversedge CDD		47.2
5/28	Daily mileage	Rivertown	Rivertown	43.8	iversedge CDD		43.8
5/29	Daily mileage	Rivertown	Rivertown	34.4	iversedge CDD		34.4
						Total Mileage	645
						Reimbursement Rate	\$0.580
						Total Reimbursement	\$373.81
						Date Submitted in Paycom	6/1/26

\$124.60



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

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

(Page 1)

PM(P)

Invoice Number	262313660
Customer Number	C3178877
Invoice Date	06/02/2026
Due Date	07/02/2026
Order Date	05/30/2026
Order Number	S162298537
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,WH(W202)	1	CT	73.30	73.30

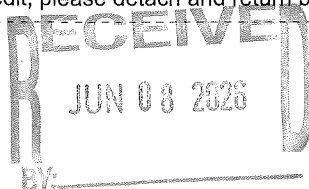
SUBTOTAL: 73.30
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 73.30
Total Due: 73.30

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



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

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



Approved RECDD 2
Submitted to A/P 06-08-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	262313660
Invoice Date	06/02/2026
Terms	Net 30
Total Due	73.30

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

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

C31788772623136602623136600000000073301



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

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

(Page 1)

PM(P)

Invoice Number	262316243
Customer Number	C3178877
Invoice Date	06/02/2026
Due Date	07/02/2026
Order Date	05/30/2026
Order Number	S162339095
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	111.11	111.11
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	39.93	39.93
HERX7658AK	LINER,REPRO,38X58,1.5ML,BK 100/CT	3	CT	69.61	208.83

SUBTOTAL: 359.87
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 359.87
Total Due: 359.87

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



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

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

Approved RECDD 2
Submitted to A/P 06-08-26
By Richard Losco

Richard Losco

Remittance Section

Customer Number	C3178877
Invoice Number	262316243
Invoice Date	06/02/2026
Terms	Net 30
Total Due	359.87

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

C31788772623162432623162430000000359879

**Bill To:**

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

Property Name: Rivers Edge II - Pond Banks

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

INVOICE

INVOICE #	INVOICE DATE
1187522	6/1/2026
TERMS	PO NUMBER
Net 30	

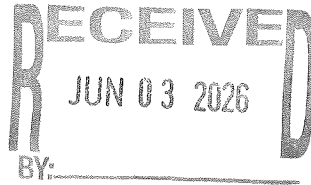
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 1, 2026

Invoice Amount: \$2,914.00

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



Invoice Total **\$2,914.00**

Approved RECDD 2
Submitted to A/P - 06-03-26
By Richard Losco

Richard Losco

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



INVOICE

INVOICE #	INVOICE DATE
1187524	6/1/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD II
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

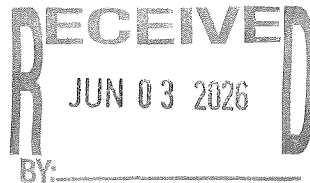
Property Name: Rivers Edge CDD II

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

Invoice Due Date: July 1, 2026

Invoice Amount: \$32,818.98

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



Invoice Total **\$32,818.98**

Approved RECDD 2
Submitted to A/P 06-03-26
By Richard Losco
Richard Losco

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

USA TODAY CO.



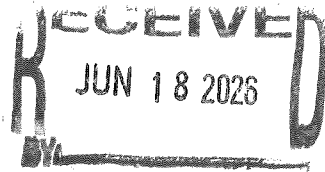
ACCOUNT NAME Rivers Edge II Cdd		ACCOUNT # 759957	INV DATE 05/31/26
INVOICE # 0007735030	INVOICE PERIOD May 1- May 31, 2026	CURRENT INVOICE TOTAL \$64.56	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$64.56	

BILLING ACCOUNT NAME AND ADDRESS Rivers Edge II Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 	PAYMENT DUE DATE: JUNE 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.
---	---

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com FEDERAL ID 47-2390983

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
5/1/26	Balance Forward				\$0.00
Package Advertising:					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/14/26	12310528	SAG St Augustine Record	QUALIFYING PERIOD FOR CANDIDATES		\$64.56



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	\$64.56
Service Fee 3.99%	\$2.58
*Cash/Check/ACH Discount	-\$2.58
*Payment Amount by Cash/Check/ACH	\$64.56
Payment Amount by Credit Card	\$67.14

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Rivers Edge II Cdd		ACCOUNT NUMBER 759957		INVOICE NUMBER 0007735030		AMOUNT PAID \$64.56
CURRENT DUE \$64.56	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* \$64.56
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 \$67.14
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00007599570000000000000077350300000645667179

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 05/14/2026
SAG staugustine.com 05/14/2026

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 05/14/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$64.56
Tax Amount: \$0.00
Payment Cost: \$64.56
Order No: 12310528
Customer No: 759957
PO #:

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of Rivers Edge II Community Development District will commence at **noon on June 8, 2026, and close at noon on June 12, 2026.** Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at the **4455 Avenue A #101, St. Augustine, Florida 32095; Ph: (904) 823-2238.** All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes. Rivers Edge II Community Development District has two (2) seats up for election, specifically Seat 1 and Seat 2. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections. For additional information, please contact the St. Johns County Supervisor of Elections.

Greg Johnson

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



INVOICE 0079

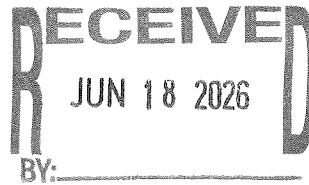
6/19/2026

BILL TO

Rivers Edge CDD II

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

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



Approved CDD II
Submitted to AP on 6.18.26
by Kimberly Fatuch

Kimberly Fatuch

PERFORMANCE DATE	DESCRIPTION	TOTAL
6/19/2026	Live music performance	\$250.00



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 # 15218
Date: 06/17/2026
Due On: 07/17/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,829.65	) - (\$0.00	) = \$2,829.65

RE2CDD-01

River's Edge II - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	05/04/2026	Confirm revised schedule for landscape RFP.	0.10	\$350.00	-	\$35.00
Service	LG	05/06/2026	Review and revise documents for May agenda.	0.40	\$350.00	-	\$140.00
Service	MGH	05/06/2026	Review draft agenda for upcoming Board meeting and identify legal items needed.	0.20	\$295.00	-	\$59.00
Service	LG	05/11/2026	Update RFP ad for re-bid.	0.10	\$350.00	-	\$35.00
Service	MGH	05/12/2026	Review District Manager feedback on policy definitions and Patron/ Access Card policies.	0.10	\$295.00	-	\$29.50
Service	MGH	05/13/2026	Further prepare, revise, and transmit FY27 budget approval resolution options.	0.30	\$295.00	-	\$88.50

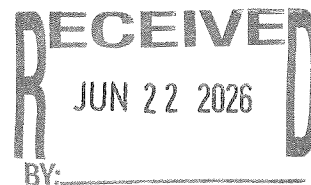
Service	LG	05/13/2026	Advise regarding documents needed for agenda.	0.10	\$350.00	-	\$35.00
Service	LG	05/15/2026	Review agenda and prepare for board meeting.	0.60	\$350.00	-	\$210.00
Service	LG	05/17/2026	Review and provide comments to FY25 audit.	0.50	\$350.00	-	\$175.00
Service	MGH	05/20/2026	Prepare for and attend Board meeting.	2.00	\$295.00	100.0%	\$0.00
Service	LG	05/20/2026	Travel to and attend Board meeting.	2.80	\$350.00	-	\$980.00
Service	CD	05/20/2026	Review email from District Staff regarding further actions after May meeting; Research District Website regarding August meeting date; Revise Mailed and Published Notices for FY 27 Budget and Affidavit of Mailing; Email Draft Notices and Affidavits to District Staff for review.	0.80	\$190.00	-	\$152.00
Service	LG	05/20/2026	Prepare notice of re-bid for landscape RFP.	0.20	\$350.00	-	\$70.00
Expense	KB	05/20/2026	Travel: Mileage - LG.	87.80	\$0.725	-	\$63.66
Expense	KB	05/20/2026	Travel: Hotel - LG.	1.00	\$65.53	-	\$65.53
Expense	KB	05/20/2026	Travel: Meals - LG.	1.00	\$5.96	-	\$5.96
Service	MGH	05/20/2026	Further prepare notice letters to bidders regarding reissuance of landscape and irrigation maintenance RFP.	0.20	\$295.00	-	\$59.00
Expense	KB	05/20/2026	Travel: Mileage - MGH.	27.10	\$0.725	100.0%	\$0.00
Service	LG	05/21/2026	Update landscape RFP project manual for re-bid.	0.50	\$350.00	-	\$175.00
Service	MGH	05/21/2026	Analyze overall status of District matters and outline strategy for follow-up legal items following Board meeting; review revised landscape scope document.	0.40	\$295.00	-	\$118.00

Service	LG	05/22/2026	Review and revise mailed and published notices for FY27 budget and assessment hearings.	0.40	\$350.00	-	\$140.00
Service	LG	05/22/2026	Strategize legal approach for action items from board meeting.	0.20	\$350.00	-	\$70.00
Service	CD	05/22/2026	Confer with District Staff; Finalize Mailed and Published Notices of FY 2702 Budgets and Affidavit of Mailing; Email to District Staff and District Manager's office.	0.70	\$190.00	100.0%	\$0.00
Service	MGH	05/22/2026	Further analyze strategy for meeting follow-up items, including agreements and legal correspondence needed.	0.20	\$295.00	-	\$59.00
Service	LG	05/23/2026	Prepare form of addendum for landscape RFP schedule update.	0.10	\$350.00	-	\$35.00
Service	MGH	05/27/2026	Review District Manager meeting notes.	0.10	\$295.00	-	\$29.50
Line Item Discount Subtotal							-\$742.65
Total							\$2,829.65

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

Please pay within 30 days.

Corbin deNagy
6/22/2026





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

June 22, 2026

Project No: P0113094.70

Invoice No: 22012598

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 May CDD meeting; Ladyslipper drainage wash-out inspection and coordination with the HOA and CDD for actions to correct.

Professional Services from May 02, 2026 to May 29, 2026

Expense Billing

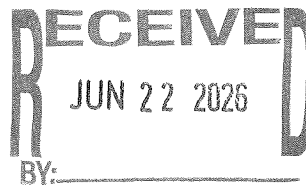
Reimbursable Expenses

Travel - Reimbursable - Mileage		20.92	
Travel - Reimbursable- Mileage Client OV		10.58	
Total Reimbursables	1.15 times	31.50	36.23
Total this Task			\$36.23

Task 1: O & M

Professional Personnel

	Hours	Rate	Amount	
Project Director	5.00	235.00	1,175.00	
Vice President	1.50	250.00	375.00	
Totals	6.50		1,550.00	
Total Labor				1,550.00
Total this Task				\$1,550.00
Total this Invoice				\$1,586.23



Corbin deNagy
6/22/2026

REMITTANCE:

CHECKS: PRIME AEI 13901 Sutton Park Dr. S., Suite 200A, Jacksonville FL 32224I

If paying via ACH or wire, please send a remittance advice to cashreceipt@primeeng.com



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:

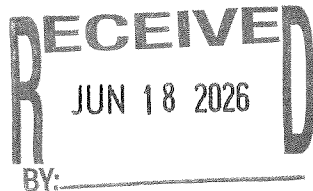
Rivers Edge CDD 2
475 West Town Place Suite 114
St Augustine, Florida 32092
Phone: 904-607-1038

Invoice #408

Issued	Jun 18, 2026
Due	Jul 03, 2026
Total	\$1,500.00

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Jun 17, 2026				
Tree Removal	Fell 6 pines into the preserve for the homeowner located at 152 Wood Bay Ct in High Pointe. Leave all wood and debris in the preserve.	6	\$250.00	\$1,500.00



Approved RECDD 2
Submitted to AP 6.18.2026
By Kevin McKendree

Kevin McKendree

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

Total	\$1,500.00
--------------	-------------------



Robby Schenck

robby@robbschenck.com

ROBBY SCHENCK

INV0120

DATE

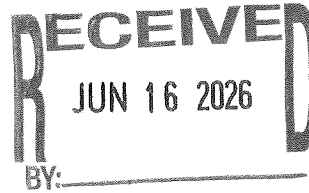
Jul 3, 2026

DUE DATE

Jul 3, 2026

BALANCE DUE

USD \$300.00



BILL TO

Rivers Edge CDD II

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

KFatuch@vestapropertyservices.com

DESCRIPTION	RATE	QTY	AMOUNT
3 hour music performance 7/3/26 from 6pm – 9pm at the RiverClub.	\$300.00	1	\$300.00

TOTAL **\$300.00**

BALANCE DUE

USD \$300.00

Approved CDD II
Submitted to AP on 6.16.26
by Kimberly Fatuch

Kimberly Fatuch



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

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

(Page 1)

PM(P)

Invoice Number	262446342
Customer Number	C3178877
Invoice Date	06/08/2026
Due Date	07/08/2026
Order Date	06/05/2026
Order Number	S162522577
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	39.93	39.93

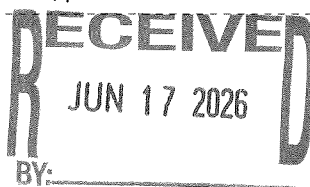
SUBTOTAL: 39.93
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 39.93
Total Due: 39.93

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



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

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



Approved RECDD 2
Submitted to A/P 06-17-26
By Richard Losco
Richard Losco

Remittance Section

Customer Number	C3178877
Invoice Number	262446342
Invoice Date	06/08/2026
Terms	Net 30
Total Due	39.93

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

C31788772624463422624463420000000039937



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

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

(Page 1)

PM(P)

Invoice Number	262500820
Customer Number	C3178877
Invoice Date	06/10/2026
Due Date	07/10/2026
Order Date	06/09/2026
Order Number	S162580357
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	39.93	39.93
HERX7658AK	LINER,REPRO,38X58,1.5ML,BK 100/CT	1	CT	69.61	69.61
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	54.89	54.89
NWLENGAPFXL	NITRILE EXAM PF GLOVES - BLUE- XLARGE - 4MIL - 100/BX	2	BX	7.22	14.44
NWLENGAPFM	NITRILE EXAM PF GLOVES - BLUE- MEDIUM - 4MIL - 100/BX	1	BX	6.19	6.19

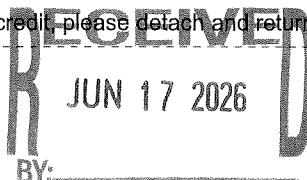
SUBTOTAL: 185.06
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 185.06
Total Due: 185.06

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

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



BY: _____
Approved RECDD 2
Submitted to A/P 06-17-26
By Richard Losco
Richard Losco

Remittance Section

Customer Number	C3178877
Invoice Number	262500820
Invoice Date	06/10/2026
Terms	Net 30
Total Due	185.06

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

C31788772625008202625008200000000185068

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/03/26	00011	5/12/26 29852 9' UMBRELLA	202605 600-53800-60100	SOUTHERN BREEZE OUTDOOR FURNISHINGS	*	19,162.34	19,162.34 000026

TOTAL FOR BANK A						19,162.34	
TOTAL FOR REGISTER						19,162.34	



Invoice No: 29852

Date: 05/12/26

Terms: Due at Time of Order

1128 Carmona Place, St. Augustine, FL 32092

Telephone: (904) 315-3933; (904) 315-3944

PROJECT:

9' Umbrellas

BILLING ADDRESS:

Rivers Edge Community Development District 2
475 West Town Pl., Suite 114
St. Augustine, FL 32092

SHIPPING ADDRESS:

Rivers Edge CDD 2
160 Riverglade Run
St. Johns, FL 32259

PAYMENT TERMS: 100% PAYMENT DUE AT TIME OF ORDER

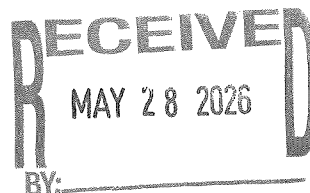
DESCRIPTION	STYLE	SIZE	FABRIC / FRAME	UNIT \$	QTY.	TOTAL \$
9' Umbrella, Octagon, Pulley & Pin Lift, Screw & Grommets	Pulley & Pin, Screw & Grommets	9'	TBD / TBD	\$417.00	46	\$19,182.00
Discount				-\$20.85	46	-\$959.10

PLEASE REMIT PAYMENT TO:

Southern Breeze Outdoor Furnishings, LLC
1128 Carmona Place St. Augustine, FL 32092
Attn: Laura Smith

Product Total	\$18,222.90
Freight	\$939.44
TAX EXEMPT	\$0.00
TOTAL	\$19,162.34

PAYMENTS BY CREDIT CARD WILL BE CHARGED A 3% PROCESSING FEE



Approved RECDD 2
Submitted to A/P - 05-28-26
By Richard Losco
Richard Losco

D.

Rivers Edge II

Community Development District

FY 26 Boundary Amendment* Funding Request #5
July 21, 2026

PAYEE	GENERAL FUND
Kilinski Van Wyk PLLC - Invoice 15220 from 6/17/2026 Boundary Amendment*	\$ 875.75
Total:	\$ 875.75

Please make check payable to:
Rivers Edge II CDD
475 W Town Place Suite 114
Saint Augustine, FL 32092

Signed by:

Signature:

D.J. Smith

21107AD645A948F

Chairman/Vice Chairman

Signed by:

Signature:

Corbin deNagy

8C8870D789D84CC

Secretary/Asst. Secretary

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



Kilinski | Van Wyk PLLC

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

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

INVOICE

Invoice # 15220
Date: 06/17/2026
Due On: 07/17/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$875.75	) - (\$0.00	) = \$875.75

RE2CDD-107

Rivers Edge II CDD - 2025 Boundary Amendment

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	05/15/2026	Review SJC agenda regarding RE2 boundary amendment hearing.	0.30	\$350.00	\$105.00
Service	LG	05/17/2026	Prepare notice of boundary amendment for 2025 ordinance.	0.60	\$350.00	\$210.00
Service	LG	05/27/2026	Finalize notice of boundary amendment and coordinate recording; provide copies for District records.	0.70	\$350.00	\$245.00
Service	CD	05/27/2026	Analyze and Finalize Notice of Boundary Amendment Format and record Notice of Boundary Amendment in St. Johns County through Simplifile. Review and response to emails with District Staff regarding same. Download recorded Notice.	1.00	\$190.00	\$190.00
Expense	KB	05/27/2026	Simplifile Recording: eRecording fee for Notice of Boundary Amendment.	1.00	\$125.75	\$125.75
Total						\$875.75

Invoice # 15220 - 06/17/2026

Corbin deNagy
7/20/2026

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

Please pay within 30 days.

FOURTH ORDER OF BUSINESS

A.



Subject: River's Edge CDD I, II & III Landscape Update – August 2026

Hello,

Below is the August 2026 landscape update for River's Edge CDD I, II & III.

General Maintenance

Regular landscape maintenance remains underway throughout the community and includes mowing, edging, weed-eating, trimming, shrub care, weed control, mulch bed treatments, and removal of tree suckers.

Work to minimize moss growth is continuing across all areas. Fallen trees and limbs have been removed at no additional cost, while larger removals are being addressed by the arbor team.

Monthly inspections are being completed jointly by Mattamy, Vesta, and Yellowstone to help confirm that community appearance and maintenance standards continue to be 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.

Playground mulch installation throughout the community should be completed by the end of next week.

Irrigation

The irrigation system remains under active review, with technicians completing inspections and making repairs as needed.

Irrigation is currently operating three days per week.

Efficiency improvements are **also** 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 applications are continuing throughout the community to help preserve turf quality.

Granular fertilizer applications are ongoing to promote healthy turf growth.

Arbor Care

Tree care activities are ongoing, with low-hanging branches being raised to enhance safety, visibility, aesthetics, and overall tree health.

Overall, the landscape program is progressing well. **Coordinated** oversight and proactive maintenance continue to support a clean, attractive, and well-maintained community appearance.

Thank you,

B.

PUBLIC FACILITIES REPORT

For the:

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

ST. JOHNS COUNTY, FLORIDA

September 30, 2025

Prepared by:

Prime AE, INC.

Project No. 113094.76

September 30, 2025

Board of Supervisors
Rivers Edge II Community Development District

RE: Public Facilities Report

Dear Board Members:

As requested we are pleased to present herein a report on the Public Facilities within the Rivers Edge Community Development District's ("District") boundaries. The Special District Public Facilities Report was prepared to provide the data required pursuant to Section, 189.08, Florida Statutes..

We appreciate the opportunity to service the District in the matter and wish to thank your staff for their assistance. Should you have any questions or comments, please feel free to contact me directly.

Sincerely,



Jeffery L. Mason, P.E.
District Engineer

CC: Ms. Lauren Gentry, Kilinski | Van Wyk, P.A., District Counsel
Mr. Corbin deNagy, GMS, District Manager

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EXHIBIT B	DISTRICT BOUNDARY
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PURPOSE AND SCOPE

This Special District Public Facilities Report was prepared at the request of the Rivers Edge II Community Development District (the “District”) to comply with the requirements of Section 189.08, *Florida Statutes* (“Report”). This Report provides general descriptions of the public facilities owned by the District.

GENERAL INFORMATION

The Development

RiverTown is a 4,176.53-acre mixed-use master planned development (the “Development” or “RiverTown”) located along the east bank of the St. Johns River, approximately thirty-three (33) miles southwest of downtown Jacksonville in northwest St. Johns County, Florida. A map identifying the general location of the Development is attached as **Exhibit A**.

The Development is an approved Development of Regional Impact, approximately 3,995 acres of which is the RiverTown Planned Unit Development. The balance of the Development is located in the RiverTown Planned Rural Development (“PRD”). Approved development within RiverTown generally consists of single and multi-family residential, commercial, retail, office, educational, light industrial, and various open space, recreational and park uses. The master development plan and the current expected land uses in the Development are further described in **Exhibit B** to this Report.

In March 2014, Mattamy RiverTown, LLC, a Delaware limited liability company purchased from the original developer of RiverTown, The St. Joe Company, all of its remaining land and collateral rights in and became the Master Developer of RiverTown. On December 1, 2017, Mattamy RiverTown, LLC transferred all of its land and rights to its affiliate, Mattamy Jacksonville, LLC (the “Master Developer”),

The District

The Rivers Edge II Community Development District “District was established by Rule 42FFF-1, *Florida Administrative Code* (the “Rivers Edge Rule”), adopted by the Florida Land and Water Adjudicatory Commission (“FLWAC”), and Ordinance 2018-26, adopted by the Board of County Commissioners in and for St. Johns County, Florida (the “County”), respectively. This District, local unit of special-purpose governments, were established for purposes of, among other things, financing and managing the acquisition, construction, maintenance and operation of public infrastructure necessary for development to occur within RiverTown. The District consists of approximately 984 acres all within the Development as shown in **Exhibit B**. The project infrastructure required to service the District has been funded directly by the Master Developer pursuant to a completion agreement. All known future development has been referenced in the following sections of this Report.

PUBLIC FACILITIES

Water Facilities

The District is supplied potable water and fire protection from the Jacksonville Electric Authority (“JEA”).

The District’s primary source of potable water is located at the intersection of Long Leaf Pine Parkway and RiverTown Main Street. A second connection is on Long Leaf Pine Parkway at Keystone Corners, just south of the primary connection. The Keystone Corners system loops back into the primary system. A 3rd point of connection is located at Rafter Tail Lane and SR 13 and a final connection will be made along SR 13, south of the PUD to provide one final loop back to Longleaf Pine Parkway. This final connection will be made upon the completion of construction of Watersong Phase 5. The layout is further described in **Exhibit C**.

From the primary point, a major pipeline system flows into the District, along RiverTown Main Street where it intercepts a looped system. Once within each parcel, there is a network of 10, 8, 6, 4, and 2-inch water mains that disseminate the water to the end users.

All water mains constructed within the rights-of-way (“ROW”) have been dedicated to JEA. Where construction within the ROW was not practical or possible, JEA has been provided an easement by the land owner. Additionally, the water distribution system described above details multiple points of connection for each of the individual districts; however, the system connects to the master JEA systems at additional locations throughout the PUD. This includes the locations identified above, along with the following locations: Greenbriar Road and Rivertown Main Street (RECDD III), Swamp Oak Trail and Sir Barton Way (RECDD III), Grand Bridge Drive and SR 13 (RECDD III), Rivertown Main Street and Longleaf Pine Parkway (RECDD).

Wastewater Facilities

Wastewater collection facilities are also located throughout the District. Generally, there is a network of underground sewer pipes and manholes, which collect the individual household and commercial wastewater flows. These flows travel by gravity through the system to an intermediate location to sanitary lift stations. From these local lift stations, the waste water is mechanically lifted through the use of pumps. The discharge (“effluent”) from each lift station is then manifolded into one (1) master lift station (“Master Lift Station”). All local lift stations are owned and operated by JEA.

The Master Lift Station is owned by JEA. It is located on the north side of Keystone Corners Boulevard just west of the intersection with Long Leaf Pine Parkway, within the Highpointe subdivision. From the Master Lift Station, the effluent wastewater is pumped to JEA for final treatment.

Like the potable water system, all of the wastewater facilities are owned by JEA. Most of the system resides in Right-of-Ways, but some exist on private property. In such a case, an easement has been granted to JEA by the land owner.

Irrigation (Reuse) Facilities

The County allows the use of various methods for irrigation, including Stormwater Management Facilities (SWMF's), stormwater harvesting, shallow aquifer wells and reclaimed water. Furthermore, the St. Johns River Water Management District ("SJRWMD") regulates the use of aquifer wells. Therefore, the District utilizes JEA provided reuse water to irrigate the common areas. All reuse water lines throughout the District are owned and operated by JEA.

Stormwater Management Facilities

The District-wide stormwater system consists of wet detention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained as well as the rate of release. See **Exhibit D** for a map identifying the District's stormwater systems.

In general, the stormwater runoff will flow from the developed parcels to the roads and conveyance swales and into the ponds via inlet structures and pipes. The primary form of treatment is wet detention pursuant to accepted design criteria. The pond control structures consist of weirs for attenuation and bleed-down orifices sized to recover the treatment volume.

The stormwater system is designed and permitted such that post-development flow does not exceed the flows from the site in a pre-development state. All areas within the District currently drain into an un-named wetland slough and Kendall Creek. Stormwater then flows out to the St. Johns River. As parcels within the District are developed, the detention ponds will temporarily detain stormwater runoff for treatment and then gradually discharge water in the same receiving waters. Ponds have been designed to provide attenuation of the 25-year/24-hour storm and provide treatment for a volume of runoff established by county, state and federal regulations.

The master stormwater system is generally complete through the core of the District along Keystone Corners Blvd and associated minor collector roadways consists of approximately thirty-three (33) created wet detention lakes, many of which are interconnected. The ponds are currently operational and are owned and operated by the District. See **Exhibit B** for locations of constructed and proposed lakes within the District.

The Master Developer transfers St. Johns River Water Management District Permits to the District for on-going maintenance of the property associated with the stormwater system owned by the District as the master systems are completed. These transfers also include a bill of sale for all easements and property associated with the stormwater system that had not been conveyed previously.

Recreational Facilities and Landscape

The District has many active and passive recreation opportunities available. The majority of the facilities have been completed and are currently operational:

RiverClub Amenity – Sited on 16 acres along the banks of the St. Johns River on the west side of the District. The RiverClub Amenity includes a Clubhouse, pool facility, Kayak Launch, boardwalk, playground, kayak storage building, and Amphitheater with stage and grass seating.

Entry Features/Signage – The Master Developer has conveyed through a bill of sale for numerous monument signs, landscaping, and associated appurtenances throughout the District for ongoing maintenance and ownership by the District.

Boardwalks – To facilitate the ease of flow for pedestrian traffic, the District has constructed many boardwalks that connect various uses.

Parks - Numerous passive parks exist throughout the District. The Master Developer conveyed all the property, landscaping, and associated appurtenances for these parks to the District for ongoing maintenance and ownership.

Landscape – Throughout the District are common landscape areas that enhance the passive recreation areas and provide additional screening between homes and infrastructure improvements throughout the community.

Offsite Transportation Improvements

The District funded offsite improvements that include Long Leaf Pine Parkway, County Road 223 and roundabouts along SR 13. These offsite improvements have been dedicated to the County and/or FDOT. However, enhanced landscaping improvements associated with these roadways are maintained by the District.

CURRENTLY PROPOSED EXPANSIONS OVER THE NEXT SEVEN YEARS

There are no anticipated improvements or expansions anticipated within the District over the next seven (7) years.



LOCATION MAP

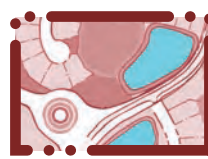
Exhibit A

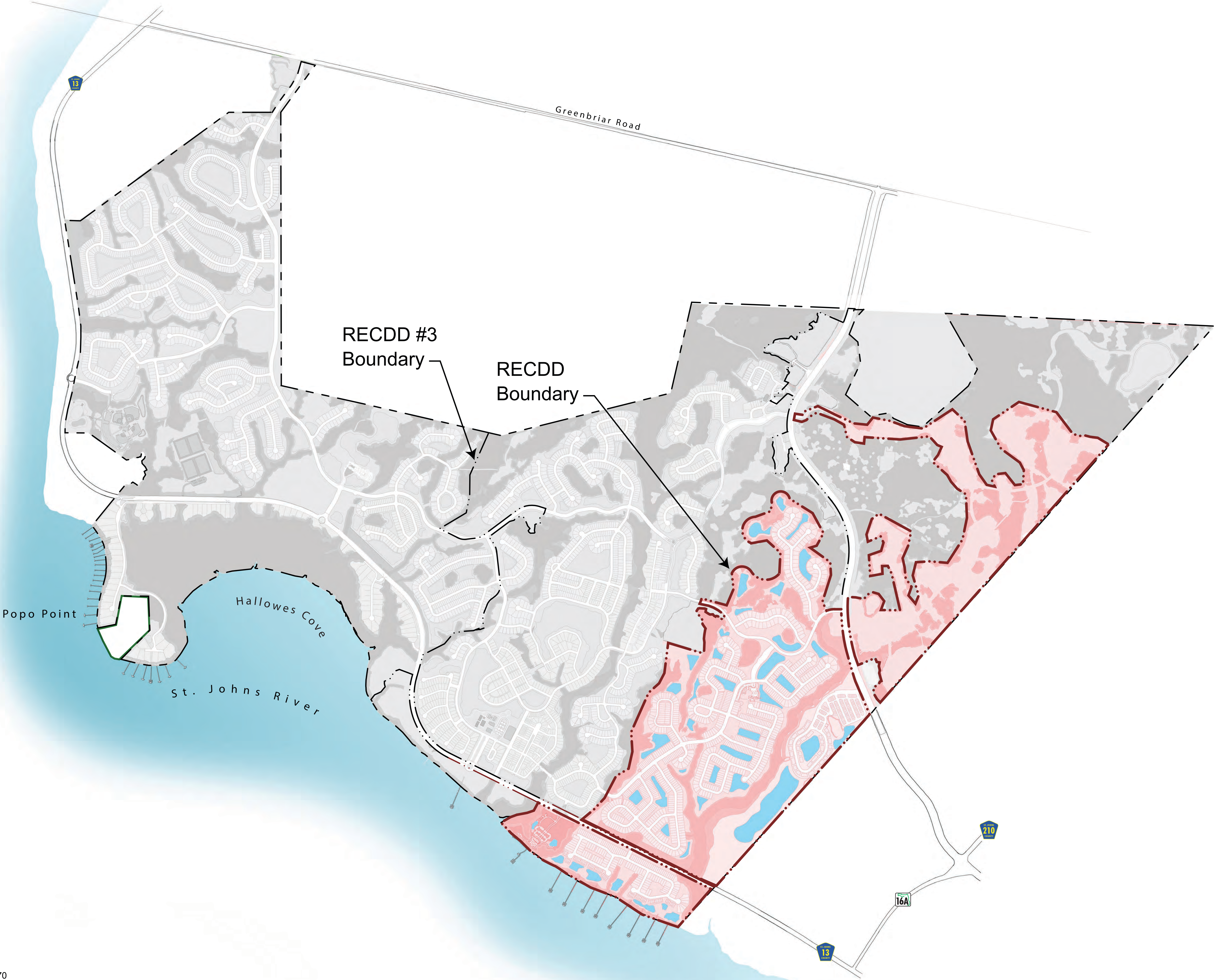


RIVERTOWN

Rivers Edge CDD II Exhibit B

LEGEND

-  Contracted RECDD Boundary
-  Stormwater Pond



RIVERTOWN

RE II CDD MASTER PLAN Exhibit C

LEGEND

- RECDD Boundary
- RECDD #2 Boundary
- Stormwater Discharge
- Water
- Sewer
- Reuse Water



RIVERTOWN

Master Drainage Plan 2025 RECDD 2 Exhibit D



March 20, 2026

0 500' 1000' 2000' 113094.09

Site plan is conceptual in nature and is merely an artist's rendition. This plan is solely for illustrative purposes and should never be relied upon. ©2022 Mattamy Homes. All rights reserved.

D.

1.

BOARD OF SUPERVISORS MEETING DATES

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT & RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2026/2027

The Board of Supervisors of the Rivers Edge III Community Development District will hold their regular meetings for Fiscal Year 2026/2027 at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259 at 9:00 a.m., with the meetings of the Rivers Edge II Board of Supervisors immediately following on the third Wednesday of each month unless otherwise indicated as follows:

October 21, 2026
November 18, 2026
December 16, 2026
January 20, 2027
February 17, 2027
March 17, 2027
April 21, 2027
May 19, 2027
June 16, 2027
July 21, 2027
August 18, 2027
September 15, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for Community Development Districts. The meetings, individually, may be continued to a date, time, and place to be specified on the record at the individual meeting. A copy of the agenda for one or both of these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 or by visiting the District's website, www.RiversEdge2CDD.com or www.RiversEdge3CDD.com.

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

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

Corbin deNagy
District Manager

2.

Rivers Edge II Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Rivers Edge II Community Development District

District Manager: _____

Date: _____

Print Name: _____

Rivers Edge II Community Development District

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: 08/19/2026

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. Exterior gym side is complete. We are working on rental side 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. First Coast Collective has been hired as the design firm on this project. We will present this to the board in August.

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. Courts are closing July 27th for this project. This is now complete.

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. This is due to arrive in port by 8/27 after which scheduling for install will begin.

Umbrellas at RiverHouse:

New umbrellas were approved and ordered for the RiverHouse pool deck. These should be delivered in the week of July 27th. This is now complete.

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 performed by Fencescapes. This is now complete.

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. This is now complete.

Filtration pump on Family Pool:

The storms on Sunday night 6/14 sent a power surge to the equipment of the RiverHouse. The filtration pump of the family pool was shorted out in the windings thus causing the need for a full replacement. This is now complete.

Washouts on Waterfall Bridge:

We had a good-sized washout in front of one of the pillars above the waterfall on the entrance side of the Longleaf and Rivertown Main entrance. It appears water has found the path of least resistance at every handhole electrical box cover in front of each pillar. We are working to add more suitable boxes and covers and have them concreted in to avoid issues in the future that could undermine the integrity of the wall that supports the waterfall itself. Flowable fill concrete was applied into the deep hole to fill all voids this week. Concrete will need to be poured around the top of the new J boxes as well and existing pavers will need to be retrofitted around that. This will be a rather large-scale emergency project with multiple vendors. This is now complete.

Washout on alleyway near corner of OBT and Sternwheel:

Some residents let me know of a pothole forming where this entrance alleyways asphalt meets the sidewalk. After performing a water test it appears the storm water pipe is compromised and taking in water from a crack, likely where the pipe is connected to the manhole cover box. Burnham construction will be cutting away the concrete/asphalt and making the necessary repairs as they are on site daily and this is a emergency repair. This is now complete.

Adventure Playpark Sidewalk:

The sidewalk in front of the adventure playpark collapsed this week 7/21. This was fully repaired and is now complete.

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. This warranty claim saved the community \$200,000-\$250,000 vs replacing the unit. This project began on 6/30 and was fully completed 7/17. The header for the swing set on this playground has internal rot where the swings mount inside the beam, this is a new warranty claim that they are honoring and due to arrive 9/9. The ship is now open except for the swing set.

Tile and coping of Club Pool:

We had about 10 feet of tile and coping collapse at the RiverClub pool in the same area as previous occurrences. We had it repaired to keep the pool open. I am in the process of evaluating as to why this keeps occurring regardless of what vendor makes the repairs.

Pool Shower:

The old pool shower had been band aided for years to keep it up and running so after its latest break we decided to replace it entirely. Our in-house team poured a new concrete footer for this and installed the new unit. This is now complete.

Tile at RiverClub:

The tile inside of the kitchen, dining area, bathrooms and game room were treated with an anti-slip coating to make them less slick for wet feet. This is now complete.

CDD III

Tile in Bathrooms:

The tile inside of the bathrooms were treated with an anti-slip coating to make them less slick for wet feet. This is now complete

Inner Tubes:

Inventory of inner tubes dwindled so we ordered another shipment.

Dog Stations:

We installed 10 new dog waste stations spread through the Cove, Settlement, Bluffs, Springs and Forrest.

RIVERTOWN

RECDD's Lifestyle Report

Date of report: **08/19/2026**

Submitted by: **Kim Fatuch**

July Events

- 7.4.26 – Golf Cart Parade
 - Annual golf cart parade from Riverlodge to RiverClub
 - Roughly 100 golf carts participated in the parade. Looking at changing the format for the Holidays.



- 7.11.26 – Shark Bash
 - Residents are invited to a shark party at the Riverlodge



- 7.17.26 – Alex Affronti
 - Live music in the café
- 7.24.26 – MnN Duo
 - Live Music in the café
- 7.31.26 – Vann Hardin
 - Live music in the café

August Events

- 8.7.26 –Live Music Friday
 - Welcoming Joy Ride band for their first appearance at the RiverClub

- 8.8.26 – Minions Back – to – School
 - Residents are invited to a fun-filled day by the pool minion style with banana locos food truck, banana flavored cotton candy, bounce houses and more.
- 8.14.26 – Jeremy Weinglass
 - Live in the café
- 8.13 & 27. 26 – Music Bingo
 - Residents favorite game night every second and fourth Thursday
- 8.28.26 – Violette Lani live in the café
 - The requested duo is back with their Taylor Swift covers

RIVERTOWN

RECDD's Amenity Manager Report

Date of Report: 8/19/2026

Submitted by: Ken Council & Richard Losco

The RiverHouse Slide hours are 11am – 7pm (Tuesday – Sunday), through Sunday, 8/9/2026, as SJC Schools are back in session on Monday, 8/10/2026. Beginning Monday, 8/10/2026, the RiverHouse lifeguards will be on duty, and the slide will only be open on Saturdays & Sundays until Labor Day. The RiverHouse Pools and Slide will be open on Labor Day, Monday, 9/7/2026. The RiverLodge WAP Pool with Splash Park will be open from 10am – 8pm at the RiverLodge (Thursday – Tuesday) until Labor Day. The WAP pool with Splash Park will be open on Labor Day, Monday, 9/7/2026. The RiverHouse Slide & RiverLodge Water Activity Pool/Splash Park will only be open when lifeguards are on duty. The Quarterly Fire Safety Inspection was completed by Wayne Automatic on 8/6/2026 at the RiverHouse. We Do Locksmith LLC came out on 8/5/2026 to repair the door handle for the RiverClub mop room door. 5 Smooth Stones was out on Tuesday, 8/3/2026 to ensure proper connection/functioning of the RiverClub Control 4 system. A service request has been entered for the Hip Abductor/Adductor machine in the RiverLodge Gym, the estimated service date is Tuesday, 8/11/2026. The annual Fire Safety Inspection was completed by Wayne Automatic on 8/6/2026 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!
- Lifeguard hours are 11am – 7pm at the RiverHouse (Tuesday – Sunday).

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- The RiverHouse Slide hours are 11am – 7pm (Tuesday – Sunday), through Sunday, 8/9/2026, as SJC Schools are back in session on Monday, 8/10/2026. Beginning Monday, 8/10/2026, the RiverHouse lifeguards will be on duty, and the slide will only be open on Saturdays & Sundays until Labor Day.
 - The RiverHouse Pools and Slide will be open on Labor Day, Monday, 9.7.2026.
 - We Do Locksmith LLC came out on 7.30.2026 to install new door handles and deadbolts on the RiverHouse East Men's and Women's Restroom doors.
 - The Quarterly Fire Safety Inspection was completed by Wayne Automatic on 8/6/2026 at the RiverHouse.
-

RiverClub

Closed Tuesdays

Amenity Hours:

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

Other Updates:

- We Do Locksmith LLC came out on 8/5/2026 to repair the door handle for the RiverClub mop room door.
 - 5 Smooth Stones was out on Tuesday, 8/3/2026 to ensure proper connection/functioning of the RiverClub Control 4 system.
-

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:

- The RiverLodge WAP Pool with Splash Park will be open from 10am – 8pm at the RiverLodge (Thursday – Tuesday) until Labor Day.
 - The WAP pool with Splash Park will be open on Labor Day, Monday, 9/7/2026.
 - A service request has been entered for the Hip Abductor/Adductor machine in the RiverLodge Gym, the estimated service date is Tuesday, 8/11/2026.
 - The annual Fire Safety Inspection was completed by Wayne Automatic on 8/6/2026 at the RiverLodge.
-

RIVERTOWN

RECDD's Café Report

Date of report: 08/19/2026

Submitted by: Lisa McCormick & Richard Losco

June was a fantastic month at the RiverClub Café featuring music bingo, live music entertainment, and our famous Toga Pool Party. Great food and drinks were had for all ages! The residents enjoyed the relaxing atmosphere on the pool deck sipping those specialty drinks and watching the sunsets. The Café served over 2,000 customers, 15,856 total items sold, and our famous chicken wings were our top selling item!

The Café's financial performance included strong sales revenue driven by consistent summer foot traffic. Net operating profit margins expanded due to disciplined expense controls matching the increased customer volume. Managing labor and inventory were key metrics in achieving our target cost percentages.

Net Sales totaled \$103,115.25 compared to \$91,120.64 prior year, a 13.2% increase. Wages as a percentage of net sales were 25.4% and Food and Beverage at 43.1% of net sales.

Cost of Goods Sold (Food and Beverage) was @ 43.1% in the month of June, compared to 38.1% prior year.

Food & Beverage as % of Revenue:

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

Gross Wages as % of net sales were 25.4% in the month of June, compared to 28.5% prior year.

Gross Wages as % of Revenue:

Target	12-Month	% Rate – 35%
Optimal	12-Month	% Rate – 30%
Actual	June '26	% Rate – 25%

We will continue to capitalize on our peak summer demand and sustain operational and resource efficiency to maximize net profit margin and operational cash flows; which will be reinvested in the Café operations.



Work Order	01005126	Account	Rivers Edge II CDD
Actual Start	7/30/2026 9:40 AM	Contact	Kevin McKendree
		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Appointment Information

Specialist	I completed 3 days worth of	Name	MICHAEL HOWARD JR
Comments to	work on this work order. I was	Specialist State	
Customer	out 7/9, 7/23 & 7/30.	License	
		Number	

I removed accessible trash debris from in and around the ponds. I treated ponds CR3, 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, JJ, KK, NN, TT & UU for shoreline weeds and grasses. I treated ponds CR3, 1, 2, 5, 6, 11, 17, NN & SS for shoreline algae. I treated ponds 5 & SS for floating weeds as well. I also treated ponds CR3, 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, JJ, KK, NN, SS, TT & UU with lake dye to help prevent the growth of algae and to help with the overall color of them. No other chemical treatments were used at this time.

There were a few ponds that had a bit more, but due to time constraints i wasnt able to get to some of them. But rest assured, I will get everything looking good. I did notice just about every pond having tons of yard trimmings in them. That does nothing but lead to algae so if there qas any way we could promote using bags on mowers



Specialist so some sort of a plan like that
Comments to would be great for the ponds
Customer health.

Have a great day and thanks for
choosing Solitude lake
management

Assets Serviced

Work Order Line Item

Asset Name	Status	Product Work Type Name
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 RC2	Inspected	
Rivers Edge CDD II Pond 15	Treated	
Rivers Edge CDD II Pond 4	Treated	
Rivers Edge CDD II Pond 9	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	Treated	
Rivers Edge CDD II Pond RC1	Inspected	
Rivers Edge CDD II Pond 19	Inspected	
Rivers Edge CDD II Pond 18	Inspected	
Rivers Edge CDD II Pond 21	Inspected	
Rivers Edge CDD II Pond 20	Inspected	
Rivers Edge CDD II Pond 23	Inspected	
Rivers Edge CDD II Pond 22	Inspected	
Rivers Edge CDD II Pond 1	Treated	
Rivers Edge CDD II Pond 6	Treated	
Rivers Edge CDD II Pond 2	Treated	



Asset Name	Status	Product Work Type Name
Rivers Edge CDD II Pond 3	Treated	
Rivers Edge CDD II Pond 14	Treated	
Rivers Edge CDD II Pond CR3	Treated	
Rivers Edge CDD II Pond JJ	Treated	
Rivers Edge CDD II Pond TT	Treated	
Rivers Edge CDD II Pond KK	Treated	
Rivers Edge CDD II Pond NN	Treated	
Rivers Edge CDD II Pond UU	Treated	
Rivers Edge CDD II Pond SS	Treated	
Rivers Edge CDD II Pond 17	Treated	
Rivers Edge CDD II Pond 16	Inspected	

Service Parameters Applied

Work Order Line Item

Asset Name	Product Work Type Name	Service Parameter Description
Rivers Edge CDD II Pond 1	ALGAE CONTROL	
Rivers Edge CDD II Pond 1	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 1	MONITORING	
Rivers Edge CDD II Pond 1	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 2	ALGAE CONTROL	
Rivers Edge CDD II Pond 2	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 2	MONITORING	
Rivers Edge CDD II Pond 2	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 6	ALGAE CONTROL	
Rivers Edge CDD II Pond 6	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 6	MONITORING	
Rivers Edge CDD II Pond 6	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 14	ALGAE CONTROL	



Asset Name	Product Work Type Name	Service Parameter Description
Rivers Edge CDD II Pond 14	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 14	MONITORING	
Rivers Edge CDD II Pond 14	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 3	ALGAE CONTROL	
Rivers Edge CDD II Pond 3	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 3	MONITORING	
Rivers Edge CDD II Pond 3	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 9	ALGAE CONTROL	
Rivers Edge CDD II Pond 9	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 9	MONITORING	
Rivers Edge CDD II Pond 9	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 4	ALGAE CONTROL	
Rivers Edge CDD II Pond 4	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 4	MONITORING	
Rivers Edge CDD II Pond 4	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 7	ALGAE CONTROL	
Rivers Edge CDD II Pond 7	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 7	MONITORING	
Rivers Edge CDD II Pond 7	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 5	ALGAE CONTROL	
Rivers Edge CDD II Pond 5	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 5	MONITORING	
Rivers Edge CDD II Pond 5	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 8	ALGAE CONTROL	
Rivers Edge CDD II Pond 8	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 8	MONITORING	
Rivers Edge CDD II Pond 8	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 12	ALGAE CONTROL	



Asset Name	Product Work Type Name	Service Parameter Description
Rivers Edge CDD II Pond 12	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 12	MONITORING	
Rivers Edge CDD II Pond 12	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond RC1	ALGAE CONTROL	
Rivers Edge CDD II Pond RC1	LAKE WEED CONTROL	
Rivers Edge CDD II Pond RC1	MONITORING	
Rivers Edge CDD II Pond RC1	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 10	ALGAE CONTROL	
Rivers Edge CDD II Pond 10	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 10	MONITORING	
Rivers Edge CDD II Pond 10	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 11	ALGAE CONTROL	
Rivers Edge CDD II Pond 11	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 11	MONITORING	
Rivers Edge CDD II Pond 11	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 13	ALGAE CONTROL	
Rivers Edge CDD II Pond 13	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 13	MONITORING	
Rivers Edge CDD II Pond 13	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 15	ALGAE CONTROL	
Rivers Edge CDD II Pond 15	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 15	MONITORING	
Rivers Edge CDD II Pond 15	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond RC2	ALGAE CONTROL	
Rivers Edge CDD II Pond RC2	LAKE WEED CONTROL	
Rivers Edge CDD II Pond RC2	MONITORING	
Rivers Edge CDD II Pond RC2	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond JJ	ALGAE CONTROL	



Asset Name	Product Work Type Name	Service Parameter Description
Rivers Edge CDD II Pond JJ	LAKE WEED CONTROL	
Rivers Edge CDD II Pond JJ	MONITORING	
Rivers Edge CDD II Pond JJ	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond CR3	ALGAE CONTROL	
Rivers Edge CDD II Pond CR3	LAKE WEED CONTROL	
Rivers Edge CDD II Pond CR3	MONITORING	
Rivers Edge CDD II Pond CR3	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond KK	ALGAE CONTROL	
Rivers Edge CDD II Pond KK	LAKE WEED CONTROL	
Rivers Edge CDD II Pond KK	MONITORING	
Rivers Edge CDD II Pond KK	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond TT	ALGAE CONTROL	
Rivers Edge CDD II Pond TT	LAKE WEED CONTROL	
Rivers Edge CDD II Pond TT	MONITORING	
Rivers Edge CDD II Pond TT	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond NN	ALGAE CONTROL	
Rivers Edge CDD II Pond NN	LAKE WEED CONTROL	
Rivers Edge CDD II Pond NN	MONITORING	
Rivers Edge CDD II Pond NN	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond SS	ALGAE CONTROL	
Rivers Edge CDD II Pond SS	LAKE WEED CONTROL	
Rivers Edge CDD II Pond SS	MONITORING	
Rivers Edge CDD II Pond SS	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond UU	ALGAE CONTROL	
Rivers Edge CDD II Pond UU	LAKE WEED CONTROL	
Rivers Edge CDD II Pond UU	MONITORING	
Rivers Edge CDD II Pond UU	SHORELINE WEED CONTROL	



Asset Name	Product Work Type Name	Service Parameter Description
Rivers Edge CDD II Pond 1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 6	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 14	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 3	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 9	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 4	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 7	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 5	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 8	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 12	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond RC1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 10	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 11	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 13	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 15	TRASH / DEBRIS COLLECTION (IN HOUSE)	



Asset Name	Product Work Type Name	Service Parameter Description
Rivers Edge CDD II Pond RC2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond JJ	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond CR3	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond KK	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond TT	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond NN	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond SS	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond UU	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 16	ALGAE CONTROL	
Rivers Edge CDD II Pond 16	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 16	MONITORING	
Rivers Edge CDD II Pond 16	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 17	ALGAE CONTROL	
Rivers Edge CDD II Pond 17	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 17	MONITORING	
Rivers Edge CDD II Pond 17	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 18	ALGAE CONTROL	
Rivers Edge CDD II Pond 18	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 18	MONITORING	
Rivers Edge CDD II Pond 18	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 19	ALGAE CONTROL	
Rivers Edge CDD II Pond 19	LAKE WEED CONTROL	



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



Asset Name	Product Work Type Name	Service Parameter Description
Rivers Edge CDD II Pond 21	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 22	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 23	TRASH / DEBRIS COLLECTION (IN HOUSE)	

Service Photos



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

NAME / ID:		Detective Samuel Wampler #11319		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Saturday, July 11, 2026	SJSO26CAD158491	10:15A.M.	4:15P.M.	6

ACTIVITY / COMMENTS:

SJSO26CAD158499, SJSO26CAD158547, SJSO26CAD158573, SJSO26CAD158576, SJSO26CAD158680

5 written warnings for excessive speed

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6874580



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

NAME / ID:	Detective [REDACTED] #11319			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Friday, July 31, 2026	SJSO26CAD175280	[REDACTED]	[REDACTED]	5

ACTIVITY / COMMENTS:

SJSO26OFF007779, SJSO26CAD175481

Took a report for a victim in the neighborhood whose Bitcoin wallet was hacked resulting in a loss of approximately \$80,000. Briefed financial crimes detectives and forwarded the case to them. Also conducted a traffic stop resulting in a written warning for excessive speed.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6933210



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

NAME / ID:				
Corporal [REDACTED] # 10727				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Saturday, July 25, 2026	SJSO26CAD170778	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

Total Contacts:9 Citations:0 Warnings:9 Top speed measured by Radar was, 51 MPH on Rivertown Main St. Multiple patrols conducted throughout neighborhood. Stopped a juvenile on an E-moto traveling on the cart path at approximately 30 MPH. He advised he was riding the trails behind the dog park. I informed him E-motos are not permitted anywhere in the neighborhood and the trails are for walking / bicycles. Observed a group of juveniles on a golf cart at the River Lodge at 11 PM. They attempted to gain access to the pool utilizing both outside gates but were denied access. They gained access through the gym but left after seeing my patrol car.

RollKall Invoice#: I-072626-2872



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

NAME / ID: Deputy [REDACTED] #10775				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Thursday, July 23rd, 2026	SJSO26CAD168901	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

Total Contacts:7 Citations:0 Warnings:9 Top speed measured by Radar was **37 MPH on RiverTown Main Street

Majority of radar ran along Rivertown Main / Multiple juveniles contacted for operating illegal electric dirt bikes

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6922839



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

NAME / ID: Deputy [REDACTED] #10775				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Saturday, July 25, 2026	SJSO26CAD170308	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

Total Contacts: 6 Citations:0 Warnings: 8 Top speed measured by Radar was 33 MPH on RiverTown Main Street

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6922845



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

NAME / ID:	Deputy [REDACTED] #10775			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Wednesday, August 5, 2026	SJSO26CAD179747	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

Total Contacts:6 Citations:0 Warnings:6 Top speed measured by Radar was, **41 MPH on RiverTown Main Street

2 Juveniles Stopped in reference to E-Bike / E-Moto

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6999693

FIFTH ORDER OF BUSINESS



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 30, 2026

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

We are pleased to confirm our understanding of the services we are to provide Rivers Edge II Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Rivers Edge II Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

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

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

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

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

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

Audit Objectives

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

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

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

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

Other Services

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

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

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

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

Our fee for these services will not exceed \$8,700 for the September 30, 2026 audit, unless there is a change in activity by the District, which results in additional audit work or if additional Bonds are issued.

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

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

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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

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

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

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

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

By: _____

Title: _____

Date: _____

Carl DePass
Assistant Secretary
8/3/2026



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

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

Dear Antonio Grau:

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

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

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

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

SIXTH ORDER OF BUSINESS

RIVERTOWN

Request for Funds

Date of request : 8/10/26

Submitted By : Kevin McKendree and Kim Fatuch

Project: Riverhouse Interior Renovation

Renovate the RiverHouse Amenity Center to improve functionality by relocating the kitchen to the current conference room, creating a larger serving and catering area for resident events. The project also includes new flooring throughout (excluding bathrooms), updated lounge furnishings, new event tables and chairs, and refreshed finishes to create a modern, welcoming space for residents and guests.

Scope

Permits: Create and file notice of commencement with county recording office :: apply for building permitting with county building dept :: includes permit fee

Demolition: Remove and dispose of existing kitchen, community table, backsplash, cabinetry, floor moulding, flooring in main and conference room, conference table :: Dumpster provided by contractor

Flooring: Install designer selected glue down vinyl plank flooring of approx. 2267 sq/ft :: Install transitions at each entry door :: Install floor molding matching existing throughout approx. 340 LF :: Caulk and fill nail holes

Storage Door Install: Install door, casing and handle matching janitorial door

Painting: Drywall and repaint affected walls and trim with Sherwin Williams Emerald line

New Kitchen: Install cabinetry on back wall of conference room approx 16 LF with cabinets constructed of solid plywood boxes and soft close hinges, dovetail drawer box and toe kick :: Include fridge, pantry and sink:: Install floating shelves on back wall :: Install 9ft community table :: Install designer selected quartz countertops, sink, faucet, pulls, knobs, refrigerator, microwave, and backsplash tile.

Plumbing: Contractor to cap existing kitchen plumbing and relocating to new kitchen area:: Plumb new sink and faucet

Electrical: Disconnect and terminate existing floor outlets :: Relocate existing kitchen backsplash outlets :: Terminate pendant lighting :: Install new light fixtures :: Relocate back wall outlets:: Install electrical for the refrigerator and microwave :: Install electrical in community table

Kitchen Flooring: Install designer selected tile for new kitchen approx. 320sq/ft

Vendor	Total Estimate	FY26 Budgeted Amount	Variance
Houser Construction	\$99,808	\$ 80,000.00	\$ (19,808.42)
	RE 1 Contribution	RE 2 Contribution	RE 3 Contribution
	\$35,431.99	\$29,423.52	\$34,952.91

Notables

All electrical and plumbing included:: All decorative light fixtures installed including new can lights and trim in new kitchen ::

Allowances

Quartz countertops: Level 3 Quartz

Backsplash Tile: \$30 sq/ft

Vinyl Plank Floor: \$7 sq/ft

Kitchen Tile: \$5 sq/ft

Vendor	Total Estimate	FY26 Budgeted Amount	Variance
First Coast Renovations	\$101,596	\$ 80,000.00	\$ (21,596.10)
	RE 1 Contribution	RE 2 Contribution	RE 3 Contribution
	\$36,066.62	\$29,950.53	\$35,578.95

Notables

Includes up to 8 tons of disposal, 7-year limited manufacturers warranty on the cabinetry :: Plumbing and electrical allowances will not cover full job scope

Allowances

Quartz countertops: \$125 sq/ft

Electrical: \$1500

Plumbing: \$1000

Backsplash Tile: \$15 sq/ft

Vinyl Plank Floor: \$5 sq/ft

Kitchen Tile: \$5 sq/ft

	Column1		Column3
Empire Kitchen & Bath	\$82,095	\$ 80,000.00	\$ (2,095.00)
	<u>RE 1 Contribution</u>	<u>RE 2 Contribution</u>	<u>RE 3 Contribution</u>
	\$29,143.73	\$24,201.61	\$28,749.67

Notables

Choice of Pompeii or Hanstone Quartz, any other choice will increase price:: Glue-down LVP will increase price (Glue-down was a requirement in our scope):: Lowest cost material allowances compared to other bids (Lower Quality)

Allowances

Quartz countertops: Pompeii or Hanstone

Electrical: Not Included

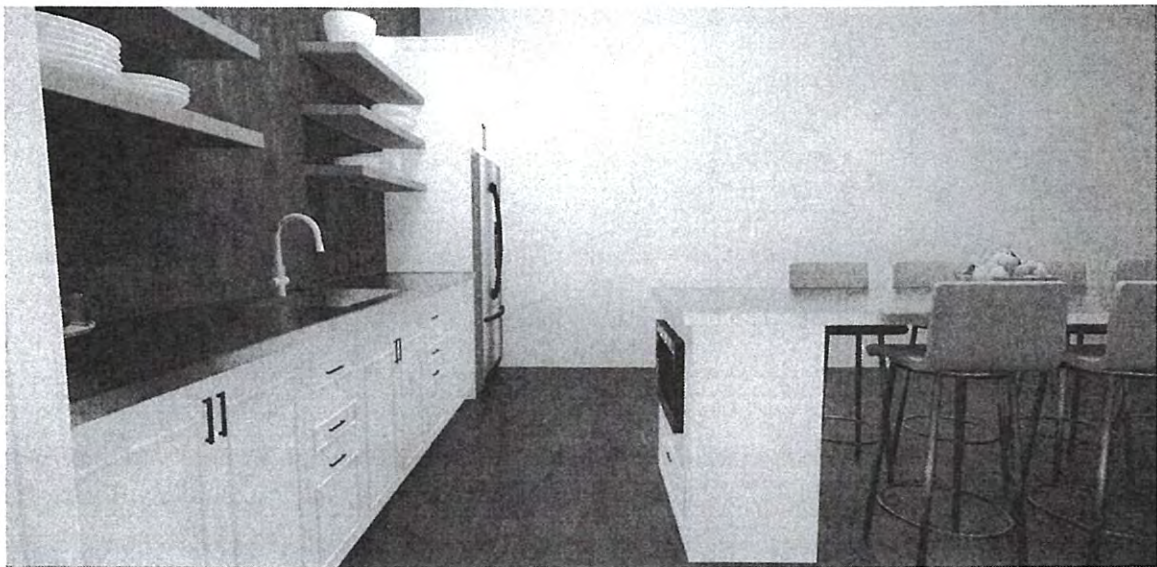
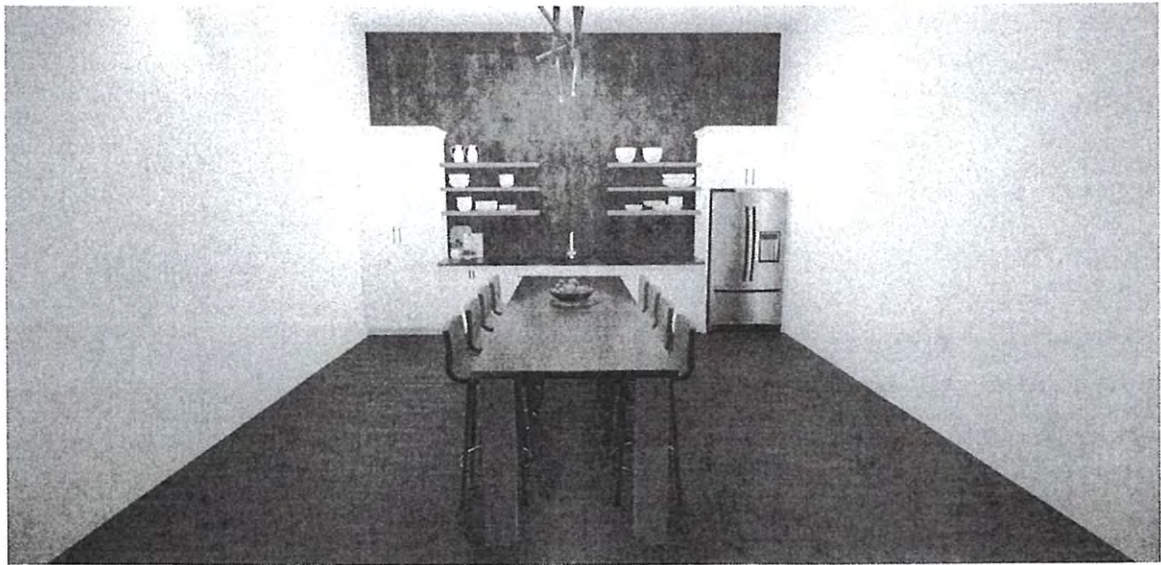
Plumbing: Not Included

Backsplash Tile: \$10 sq/ft

Vinyl Plank Floor: \$4 sq/ft

Kitchen Tile: \$4.50 sq/ft







Proposal 5-4

Issue Date August 6, 2026

Expires September 5, 2026

PREPARED BY

Houser Construction

Adam Houser

(904) 763-9550

houserconstructionfl@gmail.com

301 W Bay St, Jacksonville, FL 32202, USA

PREPARED FOR

Kevin W. McKendree

River House

(904) 679-5523

kfatuch@vestapropertyservices.com

160 Riverglade Run, St Johns, FL 32259, USA

PROPOSAL DETAILS

160 Riverglade Run, St Johns, FL 32259, USA

DESCRIPTION

DEMO

Contractor shall furnish all labor, supervision, equipment, tools, transportation, and disposal necessary to complete the following demolition work:

Protect adjacent finishes, walls, doors, and areas not designated for demolition prior to beginning work.

Demolish and remove all existing flooring throughout the main area and conference room, including carpet, carpet pad, resilient flooring, transitions, base materials (where required), adhesives, and miscellaneous flooring accessories necessary to expose the existing subfloor.

Remove all carpet tack strips, staples, nails, fasteners, and adhesive residue to provide a clean substrate for future flooring installation.

Demolish and remove all existing kitchen cabinetry, countertops, toe kicks, shelving, trim and backsplash.

Disconnect and remove miscellaneous non-salvageable fixtures and finishes associated with the demolition work as directed.

Remove all debris from the work area on an ongoing basis to maintain a clean and safe jobsite.

Load, haul, transport, and legally dispose of all demolition debris and construction waste at an approved disposal facility.

Perform a final broom-clean of all demolition areas upon completion, leaving the space ready for the next phase of construction.

Exclusions

Structural demolition not specifically identified above.

Hazardous material abatement, including asbestos, lead-based paint, mold, or other environmental contaminants.

Utility relocation or modifications unless specifically noted.

Repair or replacement of concealed conditions discovered during demolition.

Plumbing

-Demo existing kitchen plumbing. Disconnect and remove all existing water, drain, and vent piping serving the kitchen-Verify existing plumbing locations and field conditions prior to beginning work.

-Coordinate all rough-in locations with the approved architectural drawings, cabinetry shop drawings, countertop layout, and Owner prior to installation.

-Furnish and install new domestic hot and cold water piping from the nearest existing water source to serve the future kitchenette sink.

-Furnish and install new sanitary waste piping from the sink location to the existing sanitary sewer system.

-Furnish and install new vent piping and connect to the existing vent system as required by local plumbing code.

-Core drill, trench, or open walls/floors as required to install new piping. Patch-back by others unless specifically noted.

-Install all required pipe supports, hangers, sleeves, fire stopping, escutcheons, and protection plates where piping passes through framing members or rated assemblies.

Install accessible quarter-turn hot and cold water shut-off valves at the sink location.

-Cap and pressure-test all new water lines prior to concealment.

-Test sanitary and vent piping for leaks in accordance with applicable plumbing code requirements.

-Fixture Installation

Furnish and install one (1) kitchen sink drain assembly, P-trap, waste arm, tailpiece, and all required fittings.

-Furnish and install final water supply connections to the sink faucet.

-Install all exposed plumbing trim, stops, supply lines, escutcheons, and required accessories.

-Connect sink drain to the sanitary system and verify proper drainage.

-Verify proper operation of all shut-off valves and plumbing fixtures upon completion.

-Coordinate final rough-in dimensions with cabinet manufacturer to ensure proper alignment with sink base cabinet, faucet location, drain outlet, and countertop openings.

-Verify all plumbing stub-outs are properly centered and located before cabinet installation to minimize field modifications.

-Coordinate with other trades to avoid conflicts with electrical, HVAC, framing, and millwork.

-Pressure test domestic water piping.

-Perform operational testing of all installed plumbing fixtures.

-Check all connections for leaks and make adjustments as necessary.

-Flush water lines after installation.

-Remove all excess materials, packaging, and construction debris from the work area.

Leave the work area broom-clean and ready for cabinet and countertop installation.

Exclusions

Relocation or replacement of existing underground utilities not shown on project documents.

Water heater installation or modifications unless specifically noted.

Grease interceptor installation.

Gas piping.

Specialty filtration systems or instant hot water dispensers.

Repair of unforeseen concealed conditions encountered during demolition or rough-in.

Kitchen

- Verify field dimensions prior to ordering all cabinetry and related materials.
 - Coordinate final cabinet layout, dimensions, door and drawer configuration, finish, color, hardware, and accessories with the Owner prior to fabrication.
 - Furnish all cabinetry, fillers, trim, panels, and accessories required for a complete installation.
 - Review cabinet shop drawings, if applicable, and coordinate with the -Owner before fabrication begins.
 - Furnish and install all upper and lower kitchen cabinets as shown on the approved plans.
 - Install all required filler strips, finished end panels, toe kicks, scribes, trim pieces, and miscellaneous components necessary to achieve a complete, finished appearance.
 - Furnish and install adjustable shelving, shelf clips, and interior cabinet hardware.
 - Install all doors, drawers, hinges, drawer slides, pulls, knobs, and standard manufacturer hardware.
 - Secure all cabinets to wall framing and adjoining cabinets using manufacturer-recommended fastening methods.
 - Shim and align cabinetry as required to ensure cabinets are plumb, level, square, and properly aligned.
 - Maintain consistent reveals and spacing between doors, drawers, and adjacent cabinetry.
 - Coordinate cabinet installation with plumbing, electrical, HVAC, and other trades to prevent conflicts with utility rough-ins and finish materials.
 - Verify proper clearances for appliances, sink base cabinet, and countertop overhangs prior to final installation.
 - Adjust all doors, drawer fronts, hinges, and drawer slides to ensure smooth operation and uniform alignment.
 - Install all finished panels, cover panels, trim, and exposed finished surfaces to provide a complete appearance.
 - Touch up minor installation-related blemishes where permitted by the manufacturer.
 - Remove protective packaging and labels from cabinetry upon completion of installation.
 - Clean cabinet interiors and exterior surfaces following installation.
 - Inspect all cabinetry for damage, defects, and proper operation prior to project completion.
 - Verify that all doors and drawers operate freely without binding and that hardware is securely fastened.
 - Confirm all cabinetry is securely anchored and ready for countertop installation.
 - Provide and install stacker crown molding as part of the cabinetry package. Crown molding to be coordinated with the selected cabinet style.
 - Complete final punch-list adjustments as required before turnover.
 - Coordinate final countertop color, finish, edge profile, and layout with the Owner prior to fabrication.
 - Verify field dimensions after cabinetry installation and prior to fabrication to ensure proper fit and alignment.
 - Fabricate and install Owner-selected Level 3 quartz countertops, including all required cutouts for sink and other fixtures as indicated on the approved plans.
- 2 Slabs Included in this proposal.
- Provide and install standard edge profile, finished exposed edges, and all necessary fabrication required for a complete installation.
 - Set countertops level, securely supported, and properly aligned with adjoining surfaces.
 - Seal all countertop seams and joints in accordance with the manufacturer's recommendations to provide a clean, finished appearance.
 - Perform final cleaning of countertop surfaces upon completion of installation.
 - Furnish, fabricate, and install the Owner-selected backsplash to match the approved design and material selection.
 - Verify dimensions and coordinate installation with countertops and cabinetry to ensure proper fit and alignment.
 - Install backsplash plumb, level, and securely fastened in accordance with the manufacturer's installation requirements.
 - Seal all joints and transitions between the countertop, backsplash, and adjoining finished surfaces with a color-matched sealant where required.
 - Clean all installed surfaces and remove excess adhesive, sealant, and installation debris upon completion.

Tile

- Inspect and verify the existing substrate is suitable for tile installation.
 - Prepare the floor surface by removing minor debris, dust, and surface contaminants that may interfere with proper adhesion.
 - Perform minor floor preparation as required to provide a clean, sound, and stable substrate for tile installation.
 - Verify finished floor elevations and coordinate with adjacent flooring to minimize transitions where possible.
 - Coordinate final tile layout, pattern, grout joint spacing, and installation direction with the Owner prior to installation.
 - Establish control lines to ensure a balanced layout and minimize small cut pieces at walls, doorways, and other visible areas.
 - Furnish and install the Owner-approved floor tile using manufacturer-recommended thin-set mortar and installation methods.
 - Cut and fit tile as required around walls, cabinets, door frames, floor penetrations, and other obstructions to provide a clean, finished appearance.
 - Install all required movement joints, expansion joints, and control joints in accordance with industry standards and manufacturer's recommendations.
 - Furnish and install transition strips, edge trim, and termination profiles where tile meets adjacent flooring materials or finished surfaces.
 - Grout all tile joints using the Owner-approved grout color and clean excess grout from the tile surface.
- Seal grout if required by the selected grout manufacturer.

-Tile material allowance of \$5.00 per square foot has been included in this proposal.

- Verify tile installation is level, properly aligned, and free of lippage beyond acceptable industry tolerances.
- Inspect all tile, grout joints, and trim for defects or damage and make necessary corrections prior to project completion.
- Remove excess mortar, grout residue, packaging, and construction debris from the work area.
- Perform a final cleaning of all tile surfaces and leave the installation complete, clean, and ready for occupancy.

Major floor leveling or self-leveling underlayment beyond minor substrate preparation.

Structural floor repairs or replacement of damaged subfloor discovered after demolition.

Repairs resulting from concealed or unforeseen site conditions.

Owner-requested changes to tile material, layout, pattern, or grout selection after materials have been ordered or installation has begun.

Flooring

- Remove all remaining existing flooring materials within the designated work area as required for the installation of the new flooring system.
- Remove existing adhesives, fasteners, transition strips, tack strips, and miscellaneous flooring accessories as necessary to prepare the substrate.
- Inspect the existing substrate for suitability prior to installation.
- Perform minor floor preparation, including scraping, cleaning, patching, and sanding as required to provide a clean, smooth, and stable substrate.
- Furnish and install underlayment where required by the flooring manufacturer or project specifications.
- Verify finished floor elevations and coordinate with adjacent flooring to ensure proper transitions between materials.

- Coordinate final flooring material, pattern, layout, and installation direction with the Owner prior to installation.
- Establish layout lines to provide a balanced installation and minimize narrow cuts at walls, doorways, and other visible locations.
- Furnish and install the Owner-selected flooring in accordance with the manufacturer's recommendations.
- Furnish and install all required adhesives, fastening systems, underlayment, moisture barriers (if required), and installation accessories necessary for a complete installation.
- Install flooring to provide a uniform appearance with tight seams, consistent alignment, and proper fit around walls, door frames, millwork, and other permanent fixtures.
- Furnish and install transition strips, reducers, thresholds, edge trim, and termination profiles where new flooring meets adjacent flooring materials or finished surfaces.
- Reinstall or install new floor trim, base shoe, or other finish trim as required to provide a complete and finished appearance.

- Inspect all installed flooring for proper adhesion, alignment, and workmanship.
- Verify that all seams, transitions, and trim components are securely installed and free of visible defects.
- Remove excess adhesive, installation materials, packaging, and construction debris from the work area.
- Protect newly installed flooring from damage during the remaining phases of construction until substantial completion or turnover to the Owner.

-Premium commercial Luxury Vinyl Plank (LVP) flooring material allowance of \$7.00 per square foot has been included in this proposal.

This proposal is based on the approved flooring layout, Owner-selected materials, and existing field conditions at the time of estimating. Any changes to flooring selections, layout, installation pattern, substrate conditions, or unforeseen conditions requiring additional labor or materials shall be considered outside the original scope of work. The work described herein shall be performed on a Not-to-Exceed (NTE) basis and shall not exceed the total amount of this proposal without prior written authorization from the Owner or the Owner's Representative. Any additional work outside the original scope will be documented and approved before proceeding.

Dumpsters

Provide and maintain construction dumpsters throughout the duration of the project. Include all hauling, disposal fees, landfill charges, loading, and removal of demolition and construction debris. Maintain clean and organized jobsite in accordance with project requirements.

Backsplash Tile

Provide and install ceramic or porcelain backsplash tile on the entire designated wall area of the new kitchen. Price includes all labor, thinset mortar, grout, edge trim where required, caulking, surface preparation, and cleanup. Installation to be completed in accordance with manufacturer recommendations and industry standards for a clean, finished appearance. Budget allowance: \$30.00 per square foot installed.

Drywall & Painting

Provide all necessary drywall repairs and patching in areas impacted by the renovation work. Scope includes patching openings, repairing damaged drywall, taping, mudding, sanding, and blending repaired surfaces to match adjacent finishes. Upon completion of repairs, prepare all affected surfaces and apply primer and paint to provide a uniform, finished appearance.

Electrical

- Disconnect, remove, and permanently terminate existing floor-mounted electrical outlets no longer required by the new layout.
- Relocate existing kitchen backsplash receptacles to standard mounting height to accommodate the new backsplash and cabinetry configuration.
- Disconnect and permanently terminate existing pendant light wiring and fixtures as required.
- Provide and install new owner-selected light fixtures within the existing kitchen area.
- Remove existing light fixtures in the conference rooms and install new replacement fixtures.
- Remove existing recessed can light trims in the conference room and replace them with new LED retrofit trim lights.
- Relocate existing electrical receptacles on the rear wall above the cabinetry as required to coordinate with the new cabinet layout.
- Provide and install a dedicated electrical connection for the new refrigerator.
- Provide and install a dedicated electrical receptacle for the microwave.
- Provide and install electrical power to the new community table, including all wiring, receptacles, and connections required for a complete and operational installation.

Door & Trim

- Provide and install a new door assembly for the new storage area.

-Furnish a new door, frame, casing, and hardware to match the existing interior doors throughout the facility as closely as possible in style, size, material, finish, color, and overall appearance for a seamless, cohesive look. Scope includes all required framing modifications, blocking, installation, hardware, adjustments, trim, and finish work necessary to deliver a complete, code-compliant, fully functional door assembly.

Final Cleaning

Contractor shall provide all labor, supervision, materials, equipment, and supplies necessary to perform a final construction cleaning upon completion of the work. Scope shall include removal of all construction debris, dust, packaging materials, labels, and temporary protections generated by the Contractor's work. Clean all newly installed flooring, cabinetry, countertops, backsplash, plumbing fixtures, and other finished surfaces to remove dirt, dust, fingerprints, adhesive residue, grout haze, and other installation-related debris. Vacuum and damp mop all finished floor surfaces as appropriate for the installed flooring material. Wipe down interior and exterior cabinet surfaces, countertops, backsplash, doors, trim, window sills, and other accessible finished surfaces. Remove all waste materials from the project site and dispose of them in accordance with applicable regulations. Leave the work area in a clean, broom-swept, and move-in-ready condition.

General Not-to-Exceed

This proposal is based on the agreed-upon scope of work, Owner selections, and existing field conditions at the time of estimating. The proposed scope includes demolition, plumbing, floor preparation, flooring installation, kitchen floor tile installation, cabinetry, Level 1 quartz countertops and backsplash, and

plumbing fixture installation as specifically described herein.

Any concealed conditions, unforeseen site conditions, deteriorated materials, code-required modifications, Owner-requested changes, revisions to layouts, dimensions, material selections, or additional work beyond the scope of this proposal shall be considered outside the original scope of work. Such work will not be performed without prior written authorization from the Owner or the Owner's Representative.

The work described herein shall be performed on a Not-to-Exceed (NTE) basis and shall not exceed the total amount of this proposal unless approved in writing by the Owner or the Owner's Representative through a written change order or other authorized approval.

Owner-Furnished / Excluded Items

All decorative light fixtures shall be furnished by the Owner. Contractor's scope includes installation of Owner-furnished light fixtures only, unless otherwise noted.

All painting, touch-up painting, surface preparation for painting, and painting-related materials are excluded from this proposal unless specifically identified herein.

SUBTOTAL	\$99,808.42
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TAX	\$0.00
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TOTAL	\$99,808.42
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The above specifications, costs, and terms are hereby accepted.

CUSTOMER'S SIGNATURE

DATE

RIVER HOUSE

6-Week Construction Schedule

160 Riverglade Run, St. Johns, FL 32259

Contractor: Houser Construction Prepared for: Kevin W. McKendree

6-WEEK OVERVIEW

Week	Primary Work	Other Work
1	Demo & Prep	Protection, demolition, dumpster and cleanup.
2	Plumbing & Electrical	Rough-ins, electrical work, door framing and drywall start.
3	Drywall, Paint & Floor Prep	Drywall repairs, painting and floor layout/prep.
4	Flooring & Tile	LVP, kitchen tile, grout, transitions and protection.
5	Cabinets	Cabinets, hardware, crown and countertop field measure.
6	Countertops & Closeout	Quartz, backsplash, fixtures, punch list and final cleaning.

WEEK 1 — DEMO & PREP

- Protect existing areas.
- Remove flooring, cabinets, countertops and backsplash.
- Remove fixtures, fasteners and adhesive.
- Dumpster, debris removal and jobsite cleanup.

WEEK 2 — ROUGH-IN

- Complete kitchen plumbing rough-in and testing.
- Complete electrical relocations and new connections.
- Begin storage-area door framing.
- Begin drywall repairs.

WEEK 3 — DRYWALL, PAINT & FLOOR PREP

- Complete drywall patching, taping, mudding and painting.
- Clean and prepare floors for installation.
- Verify floor elevations and transitions.
- Establish tile and flooring layout.

WEEK 4 — FLOORING & TILE

- Install LVP flooring.
- Install kitchen floor tile.
- Complete grout, transitions and trim.
- Inspect and protect finished flooring.

WEEK 5 — CABINET INSTALLATION

- Install base and upper cabinets.
- Install fillers, panels, shelving, hardware and crown.

- Level, align and secure cabinetry.
- Field-measure countertops after cabinets are installed.

WEEK 6 — COUNTERTOPS, BACKSPLASH & CLOSEOUT

- Install quartz countertops.
- Install backsplash.
- Complete sink, faucet and lighting connections.
- Complete door/trim, punch list and final cleaning.
- Owner walkthrough and turnover.

Scheduling Note

This is a proposed six-week sequencing schedule based on the River House proposal. Countertop fabrication should be coordinated after cabinet field measurements to avoid delaying installation.

Proposal Total: \$99,808.42

Prepared from River House Proposal 5-4, August 6, 2026.

ESTIMATE

010145



Estimate Date: Jul 22, 2026
Expiry Date: Aug 22, 2026

FROM:

First Coast Renovations

License: RR282812081
5020 Scaff Road
St. Augustine, FL, 32092
Email: sales@firstcoastrenovations.com
Phone: (904) 863-5250

TO:

River's Edge CDD

Attn: Kimberly Fatuch
(Rivertown Amenity center)
140 Landing Street
FL, 32259
Phone: (720) 285-6311

JOB LOCATION:

River's Edge CDD

140 Landing Street
FL, 32259
Phone: (720) 285-6311

JOB:

River's Edge CDD: Amenity Center Renovation

Services

1 Design, Filings, and Permits

Aid managers in design selections

Create and File Notice of Commencement with county recording office

Create and apply for for Level 2 Alteration Building Permit with county building department

Includes permit fee

2 Demolition

Remove and dispose existing kitchen

Remove and dispose community table

Remove and dispose backsplash

Remove cabinetry in closet

Remove and dispose of floor molding

Remove and dispose of all flooring
Approximately 2587 sq/ft

Includes up to 8 tons disposal fee

Note: with glue down floors, grinding the old adhesive is almost a certainty. That fee is included in this line item.

3 Pantry Door

Install matching door in pantry
Install matching casing
Install matching door handle

Painting by others

4 Kitchen

Install cabinetry on back wall of conference room
Approximately 16 LF
Fridge on left side
Pantry cabinet on right
Sink in middle
Floating shelves on wall

1/2" Thick Plywood Box
3/4" Thick Solid Wood Face Frame
5/8" Solid Wood Dovetail Drawer Box
3/4" Thick Plywood Shelves
6-Way Adjustable Soft Close Hinges
Steel Soft Closing Drawer Glides
1/2" Thick Plywood Toe Kick
7-year limited manufacturers warranty
Proudly designed, engineered, tested, and assembled in USA

Community table to have no base cabinets

Install manager selected Quartz countertops
Approximately 64 sq/ft
Allowance of \$125 sq/ft for countertop material

Install manager selected sink and faucet
Allowance of \$300 for each sink and faucet

Install manager selected pulls or knobs
Allowance of \$5.00 per pull/knob

Allowance of up to \$1500 for electrical work
Allowance of up to \$1000 for plumbing work
Appliances not included in this line item

5 Backsplash

Install manager selected backsplash tile
Entire wall
Running bond installation
Approximately 192 sq/ft
Allowance of \$15 sq/ft for tile

Install manager selected grout

6 Flooring

Install manager selected vinyl plank flooring
Glue down installation
Approximately 2267 sq/ft
Allowance of \$5 sq/ft for vinyl plank flooring

Install transitions at each entry door
Utilize existing transitions at bathrooms and janitorial closet

Install manager selected tile for new kitchen
Approximately 320 sq/ft
Allowance of \$5 sq/ft for tile
1/8" grout lines
Install manager selected grout

7 Floor Molding

Install floor molding throughout
5/4x2 square stock material (matches existing)
Approximately 340 LF
Caulk to baseboard
Fill nail holes

8 Painting

Drywall repair where old backsplash was removed
Finish to Level 3 consistency, smooth

Paint walls with Sherwin Williams Duration
Color and sheen match existing
2 coats

Paint all floor molding with Sherwin Williams Pro Mar 200
Color and sheen match existing
2 coats

Subtotal \$101,596.10

Grand Total (\$) \$101,596.10

Deposit Due \$10,159.61

Payment Schedule

Deposit (10.00%)	\$10,159.61
Permit Received (45.37%)	\$46,098.05
1st Day of Work (14.22%)	\$14,449.61
Demolition Complete (10.06%)	\$10,219.61
Cabinets Ready for Templating (10.06%)	\$10,219.61
Flooring Installed (8.32%)	\$8,449.61
Project Complete (1.97%)	\$2,000.00

Accepted payment methods

Credit Card, Check, Cash

From: [Joe Spak](#)
To: [Kimberly A. Fatuch](#)
Subject: RE: Board Meeting
Date: Tuesday, August 11, 2026 3:25:21 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image010.png](#)

External Sender - From: (Joe Spak
<joe@firstcoastrenovations.com>)

This message came from outside your organization.

Good Afternoon,

Here is what the project looks like to me:

3-5 Days to obtain the building permit after acceptance of proposal
2-4 Days for demo
2 Days of plumbing and electric
2 Days to install the kitchen
5 Days to install the floor
2 Days to install all applicable trim
2 Days to paint trim and drywall repairs

From acceptance we are looking at 18-22 working days.

I hope that helps.

Please let me know if you need anything additional.

**FIRST COAST
RENOVATIONS**
DESIGN + BUILD



JOE SPAK

Owner/Operator

📞 904.863.5250

✉️ joe@firstcoastrenovations.com

🌐 firstcoastrenovations.com

State License: RR282812081

From: Kimberly A. Fatuch <kfatuch@vestapropertyservices.com>

Sent: Tuesday, August 11, 2026 2:52 PM

Empire Kitchen & Bath

5285 Shad Road Unit 301
Jacksonville 32257
+19042307448
office@empireknb.com



Estimate

ADDRESS

Kevin McKendree
RiverTown
160 Riverglade Run
Saint Johns, FL 32259 USA

ESTIMATE

2175

DATE

08/07/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Clubhouse	Cabinetry: KCD (Color Selection TBD) **KCD Pearl is shown in rendering Hardware: Selection TBD (Allowance of \$500) Quartz Countertops: Pompeii or Hanstone Quartz (TBD) Kitchen Sink (Stainless Steel Single or Double Bowl Included) TBD -Supply New Kitchen Faucet (Allowance of \$500.00) -Demo existing kitchen cabinets and countertops -Demo current kitchen backsplash -Disconnect Appliances -Drywall Repair/Work NEW KITCHEN AREA: -Remove Carpet from New Kitchen Area -Install Tile floor in New Kitchen Area -New Tile Selection for New Kitchen Area Flooring (Allowance of \$4.50 per square foot) -New Kitchen Area Backsplash Tile Selection (Allowance of \$10.00 per square foot) -Install Backsplash on Back Wall in New Kitchen Area (take to Ceiling) -Install Floating Shelves in New Kitchen Area on Back Wall (3 qt.) -Build and Install Cabinetry -Install stack crown molding -Install toe kick and shoe molding -Install hardware (TBD) -Install pantry cabinet	1	50,125.00	50,125.00

- Install refrigerator end panel
- Bump out refrigerator (Refrigerator supplied by client)
- Install/Modify Microwave Cabinet (Microwave provided by client)
- Connect Refrigerator in new Kitchen Area
- Build and Install 6 leg table

-Supply and Install 6 panel door

Painting:

- Paint Repaired Walls and New Shoe Molding Color to be Specified by Client (Paint Included)

Plumbing: (Cost TDB upon plumber's inspection of site)

- Cut Slab to allow for new sink location
- Install Drain in new kitchen area for new sink base
- Connect new sink in New Kitchen Area
- Disconnect existing dishwasher and close off line

- Delivery materials and disposal trash
- Rough materials

Note: This estimate is based on what is visible at the time of the site visit. If after demolition additional damage is found, a change order will be addressed at that time.

Not included (Kitchen)

The following are not included in this estimate:

- Electrical- can get quote
- Appliances- Garbage Disposal, Disposer button, Dishwasher, Microwave, Fridge, Range

1

0.00

0.00

Note: This estimate is based on what is visible at the time of the site visit. If after demolition additional damage is found, a change order will be addressed at that time.

LVP Flooring

Total Square Footage-2,100

1

29,470.00

29,470.00

- Commercial Grade LVP (Allowance of \$4.00 per square foot)
- Demo Existing Laminate on clubhouse main area, hallway, former kitchen floors
- Remove and Replace Quarter Round
- Floor Preparation
- Install Commercial Grade LVP (Glue Down) on clubhouse main area, hallway, former kitchen
- Replace Missing Baseboards

-Install Transitions

Note: This estimate is based on what is visible at the time of the site visit. If after demolition additional damage is found, a change order will be addressed at that time.

Permits and Inspections	-Permit Application	1	2,500.00	2,500.00
	-Architectural Drawings			
	-City Inspection			

**Plumbing Permitting not included

SUBTOTAL 82,095.00

TAX 0.00

TOTAL \$82,095.00

Accepted By:

Accepted Date:



DESIGN PLAN SCHEDULE

RIVERHOUSE
140 Landing Street
Saint Johns, FL 32259

Design by First Coast Collective Design Team

DESIGN SCHEDULE: SEATING AREA 1

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A001		<u>Trade Sourced</u>	Furniture	<u>Margaritaville Negril 8 ft. Skirted Sofa</u>	1	
A002		<u>Trade Sourced</u>	Furniture	Margaritaville Napa Exposed Wood Chair	2	
A003		<u>Serena & Lily</u>	Accent Pillow	<u>Cayucos Pillow Cover, Coastal Blue/ Blue, 20" square</u>	2	
A005		<u>Lumens</u>	Lighting	Xavier Chandelier, Vibrant gold with blue, 46"	1	

DESIGN SCHEDULE: SEATING AREA 1

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A006		<u>Trade Sourced</u>	Furniture	Caya End Table Caramel Burl	1	
A007		<u>Trade Sourced</u>	Furniture	Toli Coffee Table, Italian white marble, rustic grey veneer	1	
A008		<u>Trade Sourced</u>	Furniture	Rivero Outdoor End Table Aged Fog Concrete	2	
A009		<u>Trade Sourced</u>	Decor	Faux Olive tree, 31.50"w x 31.50"d x 94.00"h	1	
A010		<u>Pottery Barn</u>	Decor	Artisan Hand Painted Terracotta Outdoor Planters, Tall planter	1	

DESIGN SCHEDULE: SEATING AREA 2

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A001		<u>Interior</u> <u>Define</u>	Furniture	Ines Bench, Spa, 70"	2	

DESIGN SCHEDULE: SEATING AREA 3

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A001		<u>Trade Sourced</u>	Furniture	<u>Margaritaville Negril 8 ft. Skirted Sofa</u>	1	
A002		<u>Trade Sourced</u>	Furniture	Charleston Three-Drawer Chest	1	
A003		<u>Trade Sourced</u>	Furniture	Caldwell Stone Coffee Table, White Marble	1	
A004		<u>Serena & Lilly</u>	Furniture	Beckett Chair, in Driftwood finish, Performance Granada Seaglass	2	
A005		<u>Serena & Lilly</u>	Accent Pillows	Granada Pillow Cover, Seaglass, 20" x 20"	2	Pillow to pair with chairs on the couch

DESIGN SCHEDULE: SEATING AREA 3

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A006		<u>Trade</u> <u>Sourced</u>	Furniture	Serenity Swale Round Side Table	1	
A007		<u>Pottery</u> <u>Barn</u>	Artwork	Boat House Heron Watch By Lauren Herrera - Set of 2 24" x 40"	1	
A008		<u>Trade</u> <u>Sourced</u>	Decor	Faux Olive tree, wide, 83.00"w x 83.00"d x 97.00"h	1	
A009		<u>Trade</u> <u>Sourced</u>	Decor	Olivos Paper Mache Vessel-Tall	1	

DESIGN SCHEDULE: SEATING AREA 4

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A001		<u>Trade Sourced</u>	Furniture	<u>Margaritaville Negril 8 ft. Skirted Sofa</u>	1	
A002		<u>Trade Sourced</u>	Furniture	Charleston Three-Drawer Chest	1	
A003		<u>Trade Sourced</u>	Furniture	Caldwell Stone Coffee Table, White Marble	1	
A004		<u>Serena & Lilly</u>	Furniture	Beckett Chair, in Driftwood finish, Performance Granada Seaglass	2	
A005		<u>Serena & Lilly</u>	Accent Pillows	Granada Pillow Cover, Seaglass, 20" x 20"	2	Pillow to pair with chairs on the couch

DESIGN SCHEDULE: SEATING AREA 4

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A006		<u>Perigold</u>	Artwork	Flight Of Passage 1, Print by Thom Filicia	1	
A007		<u>Trade Sourced</u>	Furniture	Serenity Swale Round Side Table	1	
A008		<u>Trade Sourced</u>	Decor	Faux Olive tree, wide, 83.00"w x 83.00"d x 97.00"h	1	
A009		<u>Trade Sourced</u>	Decor	Olivos Paper Mache Vessel-Tall	1	
A010		<u>Pottery Barn</u>	Artwork	Palm Leaf Shadow Box Wall Art	1	

DESIGN SCHEDULE: KITCHEN

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A001		<u>Pottery Barn</u>	Counter Stool	Cline Swivel Counter Stool in Seadrift	8	Original suggestion
A002		<u>Serena & Lily</u>	Counter Stool	Riviera Étoile Rattan Counter Stool, Natural/Coastal Blue	8	Alternative option, highly recommend a chair with a back
A003		<u>Fine Art America</u>	Decor	St. John's River Florida Art, Framed print, 36" x 25", natural, SLW5, French blue mat, 1.5" width, matte paper	1	
A004		<u>Pompeii Quartz</u>	Countertop	Polished Bella Pietra	TBD	
A005		<u>Pompeii Quartz</u>	Splash Option	Polished Bella Pietra	TBD	

DESIGN SCHEDULE: KITCHEN

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A006		<u>Home Depot</u>	Sink	White fireclay rectangular single bowl undermount sink, 33' x 19"	1	
A007		<u>Delta</u>	Faucet	Renaldi 1.8 GPM Single Hole Pull Down Kitchen Faucet with Magnetic Docking Spray Head, Lumicoat Champagne Bronze	1	
A008		<u>LG</u>	Refrigerator	LG Counter-Depth 36-in Wide French Door Refrigerator with Ice Maker	1	
A009		<u>Frigidaire</u>	Under Cabinet Micro/Convection	Professional 1.6 cu.ft. Electric 30" Built-In Convection Microwave Oven in Stainless Steel with Air Fry	1	
A010		Visual Comforts	Lighting	Whitby Grande Pendant	3	

DESIGN SCHEDULE: KITCHEN

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A011		<u>Ferguson</u> <u>Home</u>	Hardware Pulls	Top Knobs Ulster 5-1/16 Inch Center to Center Bar Cabinet Pull, Honey Bronze	TBD	
A012		<u>Kitchen</u> <u>Cabinet</u> <u>Distributors</u>	Cabinet Crown	Shaker sand	TBD	
A013		<u>Kitchen</u> <u>Cabinet</u> <u>Distributors</u>	Cabinets	Shaker sand	TBD	

DESIGN SCHEDULE: THROUGHOUT INTERIOR

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A001		<u>Aladdin</u>	Flooring	LVT, Bentwood 5.0 Pierre Color # 822	TBD	
A002		<u>Aladdin</u>	Flooring	LVT, Bentwood 5.0 Wyndale Color # 848	TBD	
A003		<u>Sherwin Williams</u>	Paint	Alabaster SW 7008	TBD	
A004		Custom	Drapery	Linen with border detail 50" x 168"	10	
A005		<u>BizChair</u>	Chair	HERCULES PREMIUM Series Resin Stacking Chiavari Chair, White	60	

DESIGN SCHEDULE: GRAND TOTAL

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	TOTAL	REMARKS
A006			Kitchen		\$11,640	
A007			All Other Interiors		\$13,270	
A008			All Seating Areas + Kitchen Total (Not including TBD items)		\$72,137	
A009			Shipping	This is an estimate and could vary slightly	\$18,035	
A010			Grand Total		\$90,172	



DESIGN BOARDS

RIVERHOUSE
140 Landing Street
Saint Johns, FL 32259

Design by First Coast Collective Design Team

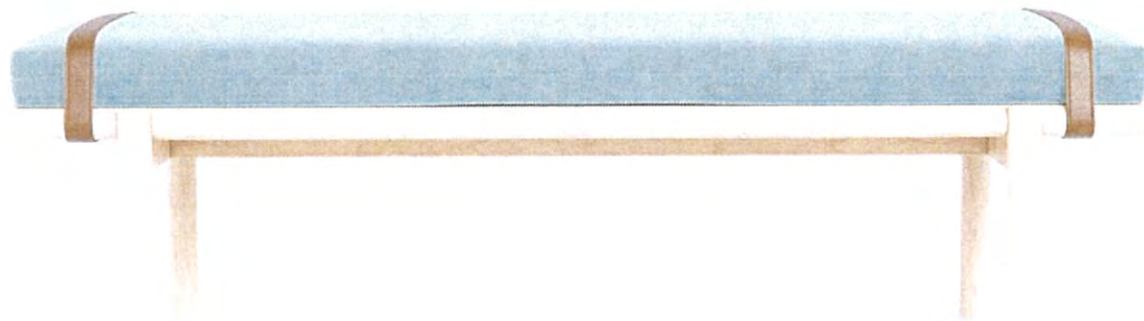
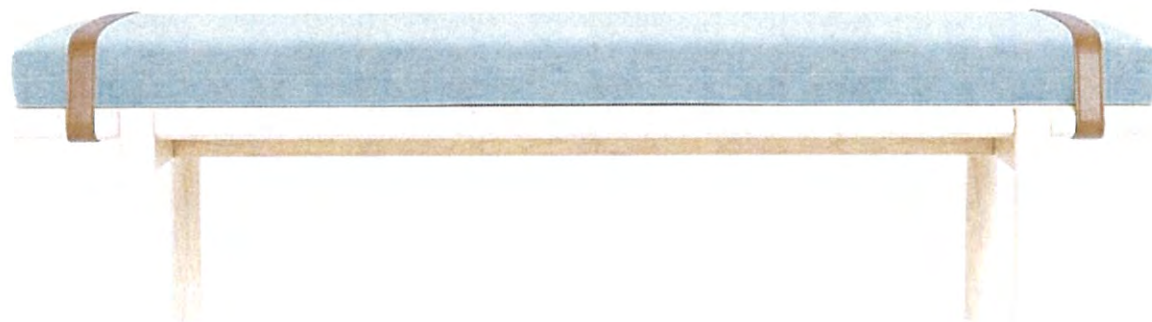


SEATING AREA 1, TIER 2





SEATING AREA 2





SEATING AREA 3



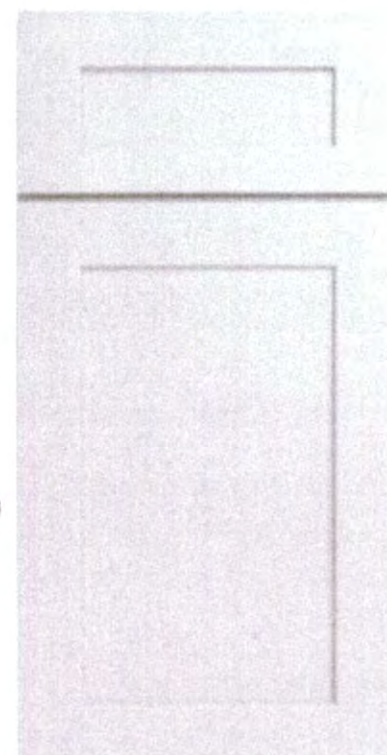


SEATING AREA 4





KITCHEN





THROUGHOUT INTERIORS



SW 7008
Alabaster



SEVENTH ORDER OF BUSINESS

Rivers Edge II

Community Development District

Approved Budget
FY 2027

Presented by:



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17	<u>Assessment Schedule</u>

Rivers Edge II
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments - Tax Roll	\$ 1,266,432	\$ 1,638,694	\$ -	\$ 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	-	768,065	768,065	550,026
Cost Share Amenity Rivers Edge III	-	-	-	-	44,524
Café Gross Sales	554,106	809,470	498,812	1,308,282	813,897
Miscellaneous Income	1,500	1,838	500	2,338	1,500
Special Events	3,500	-	250	250	1,750
Interest	5,000	14,339	1,000	15,339	5,000

TOTAL REVENUES	\$ 3,072,977	\$ 2,502,339	\$ 1,268,627	\$ 3,770,899	\$ 3,594,525
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 4,800	\$ 3,000	\$ 1,500	\$ 4,500	\$ 9,600
FICA Taxes	367	230	115	344	734
District Engineering	15,000	15,064	10,000	25,064	25,000
District Counsel	35,000	22,350	12,650	35,000	40,000
District Management	41,292	30,969	10,323	41,292	43,700
Assessment Roll Administration	5,899	5,899	-	5,899	6,250
Dissemination Agent	5,899	4,824	1,075	5,899	6,700
Information Technology	2,124	1,593	531	2,124	2,250
Website Administration	1,416	1,062	354	1,416	1,500
Annual Audit	5,500	6,600	-	6,600	6,700
Trustee Fees	11,000	10,796	204	11,000	11,000
Arbitrage Rebate	1,200	2,250	600	2,850	1,500
Telephone	200	38	162	200	200
Postage & Delivery	1,000	793	207	1,000	1,000
Printing & Binding	250	299	50	349	250
Insurance General Liability	8,713	8,210	-	8,210	9,031
Legal Advertising	3,500	535	2,965	3,500	3,500
Other Current Charges	1,750	990	760	1,750	1,750
Office Supplies	150	7	143	150	150
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 145,235	\$ 115,683	\$ 41,639	\$ 157,322	\$ 170,990
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Operations & Maintenance

Grounds Maintenance

Cost Share Landscaping - Rivers Edge	\$ 313,604	\$ 235,203	\$ 78,401	\$ 313,604	\$ 405,372
Cost Share Landscaping - Rivers Edge III	186,679	140,009	46,670	186,679	74,126
Field Operations Management (Vesta)	41,230	30,922	10,307	41,230	43,294
Landscape Maintenance	429,489	321,597	107,893	429,489	468,143
Lake Maintenance	28,000	29,402	7,800	37,202	37,936
Landscape Contingency	80,000	144,579	25,000	169,579	100,000
Irrigation Repairs and Replacement	40,000	16,005	17,000	33,005	40,000
Irrigation Water Use	70,000	44,599	24,000	68,599	45,000
Streetlighting	28,000	16,207	14,000	30,207	26,815

TOTAL GROUNDS MAINTENANCE	\$ 1,217,002	\$ 978,523	\$ 331,071	\$ 1,309,594	\$ 1,240,686
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Rivers Edge II
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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Amenity Center - River Club

Cost Share Amenity - Rivers Edge	\$ 2,365	\$ 1,774	\$ 592	\$ 2,365	\$ -
General Manager (Vesta)	48,911	37,981	10,930	48,911	51,354
Amenity Manager (Vesta)	56,504	42,378	14,126	56,504	59,579
Maintenance Service (Vesta)	109,264	81,948	27,316	109,264	115,761
Lifestyle Director (Vesta)	45,426	34,070	11,357	45,426	47,792
Guest Services (Vesta)	97,381	73,036	24,345	97,381	104,154
Security Monitoring	5,000	720	4,280	5,000	5,000
Cable	14,040	9,128	6,169	15,297	12,709
Insurance	79,689	72,785	-	72,785	69,146
Pool Chemicals (Poolsure)	15,000	10,733	4,267	15,000	16,500
Janitorial Services (Vesta)	34,833	26,125	8,708	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	4,460	540	5,000	5,400
Electric	29,950	19,052	10,897	29,950	30,000
Water & Sewer	18,395	12,525	5,870	18,395	19,383
Repair and Replacements	90,000	56,494	33,506	90,000	90,000
Refuse	26,000	13,038	10,000	23,038	21,600
Pest Control	1,920	1,816	104	1,920	1,920
License & Permits	1,000	350	650	1,000	1,000
Other Current	500	-	500	500	500
Special Events	30,000	23,795	6,206	30,000	30,000
Holiday Decorations	35,000	4,200	30,800	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	\$ 527,058	\$ 220,968	\$ 748,025	\$ 768,951
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Café Operations

Café-Cost of Goods Sold	\$ 256,008	\$ 297,468	\$ 185,000	\$ 482,468	\$ 325,000
Café-Labor	258,058	357,017	180,000	537,017	440,000
Café-Bank Fees	24,215	31,213	9,000	40,213	33,000
Other Expenses related to Café Operations	2,729	930	1,799	2,729	2,800
Café Management	13,097	79,432	14,100	93,532	13,097

TOTAL CAFÉ OPERATIONS	\$ 554,106	\$ 766,059	\$ 389,899	\$ 1,155,958	\$ 813,897
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Reserves

General Reserves	\$ 400,000	\$ -	\$ 400,000	\$ 400,000	\$ 600,000
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TOTAL RESERVES	\$ 400,000	\$ -	\$ 400,000	\$ 400,000	\$ 600,000
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TOTAL EXPENDITURES	\$ 3,072,977	\$ 2,387,323	\$ 1,383,576	\$ 3,770,899	\$ 3,594,525
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EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 115,016	\$ (114,948)	\$ -	\$ -
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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 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 462,928	\$ 458,436	\$ -	\$ 458,417	\$ 458,417
Interest Earnings	5,000	18,627	1,000	19,627	5,000
Carry Forward Surplus ⁽¹⁾	346,655	651,782	-	651,782	659,726
TOTAL REVENUES	\$ 814,583	\$ 1,128,845	\$ 1,000	\$ 1,129,826	\$ 1,123,143
EXPENDITURES:					
Interest - 11/1	\$ 160,111	\$ 160,111	\$ -	\$ 160,111	\$ 156,835
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	160,111	159,989	-	159,989	156,835
Principal - 5/1	135,000	135,000	-	135,000	145,000
Principal Prepayment - 5/1	-	5,000	-	5,000	-
Principal Prepayment - 8/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$ 455,223	\$ 465,100	\$ 5,000	\$ 470,100	\$ 458,670
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 455,223	\$ 465,100	\$ 5,000	\$ 470,100	\$ 458,670
EXCESS REVENUES (EXPENDITURES)	\$ 359,361	\$ 663,745	\$ (4,000)	\$ 659,726	\$ 664,473

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 153,718

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	6,295,000			156,835.00	156,835.00
05/01/27	6,295,000	4.300%	145,000	156,835.00	
11/01/27	6,150,000			153,717.50	455,552.50
05/01/28	6,150,000	4.300%	150,000	153,717.50	
11/01/28	6,000,000			150,492.50	454,210.00
05/01/29	6,000,000	4.300%	155,000	150,492.50	
11/01/29	5,845,000			147,160.00	452,652.50
05/01/30	5,845,000	4.300%	160,000	147,160.00	
11/01/30	5,685,000			143,720.00	450,880.00
05/01/31	5,685,000	4.900%	170,000	143,720.00	
11/01/31	5,515,000			139,555.00	453,275.00
05/01/32	5,515,000	4.900%	180,000	139,555.00	
11/01/32	5,335,000			135,145.00	454,700.00
05/01/33	5,335,000	4.900%	185,000	135,145.00	
11/01/33	5,150,000			130,612.50	450,757.50
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			\$ 6,295,000	\$ 4,744,050	\$ 11,039,050

Rivers Edge II
Community Development District
Approved Budget
Debt Service Series 2021 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments -Tax Roll	\$ 305,887	\$ 470,621	\$ -	\$ 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	21,948	1,000	22,948	5,000
Carry Forward Surplus ⁽¹⁾	282,848	259,218	-	259,218	267,498
TOTAL REVENUES	\$ 839,546	\$ 1,537,729	\$ 1,000	\$ 1,538,709	\$ 767,567

EXPENDITURES:

Interest - 11/1	\$ 149,075	\$ 149,075	\$ -	\$ 149,075	\$ 132,313
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	135,298	-	135,298	132,313
Principal - 5/1	200,000	180,000	-	180,000	185,000
Principal Prepayment - 5/1	-	25,000	-	25,000	-
Principal Prepayment - 8/1	-	-	20,000	20,000	-
TOTAL EXPENDITURES	\$ 498,150	\$ 1,251,211	\$ 20,000	\$ 1,271,211	\$ 449,625

Other Sources/(Uses)

Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -

TOTAL EXPENDITURES	\$ 498,150	\$ 1,251,211	\$ 20,000	\$ 1,271,211	\$ 449,625
EXCESS REVENUES (EXPENDITURES)	\$ 341,396	\$ 286,517	\$ (19,000)	\$ 267,498	\$ 317,942

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 129,538

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	7,175,000			132,312.50	132,312.50
05/01/27	7,175,000	3.000%	185,000	132,312.50	
11/01/27	6,990,000			129,537.50	446,850.00
05/01/28	6,990,000	3.000%	190,000	129,537.50	
11/01/28	6,800,000			126,687.50	446,225.00
05/01/29	6,800,000	3.000%	195,000	126,687.50	
11/01/29	6,605,000			123,762.50	445,450.00
05/01/30	6,605,000	3.000%	200,000	123,762.50	
11/01/30	6,405,000			120,762.50	444,525.00
05/01/31	6,405,000	3.000%	205,000	120,762.50	
11/01/31	6,200,000			117,687.50	443,450.00
05/01/32	6,200,000	3.500%	215,000	117,687.50	
11/01/32	5,985,000			113,925.00	446,612.50
05/01/33	5,985,000	3.500%	220,000	113,925.00	
11/01/33	5,765,000			110,075.00	444,000.00
05/01/34	5,765,000	3.500%	230,000	110,075.00	
11/01/34	5,535,000			106,050.00	446,125.00
05/01/35	5,535,000	3.500%	240,000	106,050.00	
11/01/35	5,295,000			101,850.00	447,900.00
05/01/36	5,295,000	3.500%	245,000	101,850.00	
11/01/36	5,050,000			97,562.50	444,412.50
05/01/37	5,050,000	3.500%	255,000	97,562.50	
11/01/37	4,795,000			93,100.00	445,662.50
05/01/38	4,795,000	3.500%	265,000	93,100.00	
11/01/38	4,530,000			88,462.50	446,562.50
05/01/39	4,530,000	3.500%	275,000	88,462.50	
11/01/39	4,255,000			83,650.00	447,112.50
05/01/40	4,255,000	3.500%	285,000	83,650.00	
11/01/40	3,970,000			78,662.50	447,312.50
05/01/41	3,970,000	3.500%	295,000	78,662.50	
11/01/41	3,675,000			73,500.00	447,162.50
05/01/42	3,675,000	4.000%	305,000	73,500.00	
11/01/42	3,370,000			67,400.00	445,900.00
05/01/43	3,370,000	4.000%	315,000	67,400.00	
11/01/43	3,055,000			61,100.00	443,500.00
05/01/44	3,055,000	4.000%	330,000	61,100.00	
11/01/44	2,725,000			54,500.00	445,600.00
05/01/45	2,725,000	4.000%	345,000	54,500.00	
11/01/45	2,380,000			47,600.00	447,100.00
05/01/46	2,380,000	4.000%	360,000	47,600.00	
11/01/46	2,020,000			40,400.00	448,000.00
05/01/47	2,020,000	4.000%	370,000	40,400.00	
11/01/47	1,650,000			33,000.00	443,400.00
05/01/48	1,650,000	4.000%	390,000	33,000.00	
11/01/48	1,260,000			25,200.00	448,200.00
05/01/49	1,260,000	4.000%	405,000	25,200.00	
11/01/49	855,000			17,100.00	447,300.00
05/01/50	855,000	4.000%	420,000	17,100.00	
11/01/50	435,000			8,700.00	445,800.00
05/01/51	435,000	4.000%	435,000	8,700.00	
11/01/51					443,700.00
Total			\$7,175,000	\$4,105,175	\$11,280,175

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

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessment	\$ -	\$ -	\$ -	\$ -	\$ 331,703
Bond Proceeds	-	284,509	-	284,509	-
Interest Income	-	463	80	543	1,000
Carry Forward Surplus ⁽¹⁾	-	-	-	-	285,052
TOTAL REVENUES	\$ -	\$ 284,972	\$ 80	\$ 285,052	\$ 617,754
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)	\$ -	\$ 284,972	\$ 80	\$ 285,052	\$ 295,405
⁽¹⁾ Carry Forward is Net of Reserve Requirement					Interest Due 11/1/27
					<u>\$ 127,179</u>

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 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Interest Income	\$ 1,000	\$ 1,730	\$ 250	\$ 1,980	\$ 1,000
Capital Reserve Funding - Transfer In	400,000	-	400,000	400,000	600,000
Carry Forward Balance	130,665	161,190	-	161,190	228,569

TOTAL REVENUES	\$ 531,665	\$ 162,920	\$ 400,250	\$ 563,170	\$ 829,569
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EXPENDITURES:

Repair and Replacements	\$ 50,000	\$ 69,466	\$ 50,000	\$ 119,466	\$ 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	-
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 Patio Furniture (C/S)	-	-	-	-	8,361
RiverTown Blvd. Asphalt Resurfacing (C/S)	-	-	-	-	34,836
NorthLake Park Renovation (C/S)	-	-	-	-	16,721
RiverTown Blvd. Fencing Replacement (C/S)	-	-	-	-	25,082
RiverFront Park Parking Lot (C/S)	-	-	-	-	22,295
RiverTown Entrance Pump/Filtration (C/S)	-	-	-	-	27,869
Tennis Court Resurfacing (C/S)	-	-	-	-	6,131
RiverClub Expansion Joint (C/S)	-	-	-	-	13,935

TOTAL EXPENDITURES	\$ 261,677	\$ 108,651	\$ 225,950	\$ 334,601	\$ 236,722
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Other Sources/(Uses)

Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL EXPENDITURES	\$ 261,677	\$ 108,651	\$ 225,950	\$ 334,601	\$ 236,722
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EXCESS REVENUES (EXPENDITURES)	\$ 269,988	\$ 54,269	\$ 174,300	\$ 228,569	\$ 592,847
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Capital Reserve Study

Description	FY 2027 - Reserve Study	FY 2027 - Budget	Variance
Reserves Beginning of Year	\$ 184,372	\$ 228,569	
Contributions	132,816	600,000	
Interest Income	9,330	1,000	
Expenditures	6,180	(236,722)	
Anticipated Balance	\$ 332,698	\$ 592,847	\$ 260,149

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				

A.

RESOLUTION 2026-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2026, submitted to the Board of Supervisors (“**Board**”) of the Rivers Edge II Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Rivers Edge II Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND – SERIES 2020	\$_____
DEBT SERVICE FUND – SERIES 2021	\$_____
DEBT SERVICE FUND – SERIES 2026	\$_____
CAPITAL RESERVE FUND	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST 2026.

ATTEST:

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2027

B.

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge II Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget (together, “**O&M Assessments**”); and

WHEREAS, the developer has agreed to directly fund through contributions any funds necessary to provide the operation and maintenance of the services and facilities provided by the District which are not funded through said O&M Assessments; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit B**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The O&M Assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.

- B. Direct Bill Assessments.** The O&M Assessments and previously levied debt service special assessments imposed on the Direct Collect Property, including debt service special assessments imposed for the Series 2020 Capital Improvement Revenue Bonds, the Series 2021 Capital Improvement Revenue Bonds, and the Series 2026 Capital Improvement Revenue Bonds (together, “**Debt Assessments**”) shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in full on October 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule for O&M Assessments: **50% due no later than October 31, 2026; 25% due no later than November 30, 2026; and 25% due no later than December 31, 2026**, and the following schedule for Debt Assessments: **50% due no later than December 1, 2026, 25% due no later than February 1, 2027 and 25% due no later than May 1, 2027**. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST 2026.

ATTEST:

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

C.

FISCAL YEAR 2027 BUDGET DEFICIT FUNDING AGREEMENT

THIS AGREEMENT (“**Agreement**”), is entered into this 19th day of August 2026, by and between:

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”), and

MATTAMY JACKSONVILLE, LLC, a foreign limited liability company, the owner of certain lands within the boundaries of the District, with a principal address of 7800 Belfort Parkway, Suite 195, Jacksonville, Florida 32256, and its successors and assigns (“**Developer**”); and

RECITALS

WHEREAS, the District was established by Ordinance No. 2018-26, as amended by Ordinance No. 2019-71 and Ordinance No. 2026-15, all adopted by the Board of County Commissioners of St. Johns County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District’s activities and services; and

WHEREAS, the District has adopted its operations and maintenance budget (“**O&M Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027, (“**Fiscal Year 2027**”), a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, Developer is developing certain real property within the District and presently owns a portion of the real property identified in the District’s Fiscal Year 2027 Assessment Roll (“**Assessment Roll**”), attached hereto as **Exhibit A** and incorporated herein by reference, which real property is located entirely within the District and which real property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District (“**Property**”); and

WHEREAS, following the adoption of the Fiscal Year 2027 O&M Budget, the District has the option of levying non-ad valorem assessments on all land within its boundaries that will benefit from the activities, operations and services set forth in such budget (hereinafter referred to as the “**O&M Assessment(s)**”), or utilizing such other revenue sources as may be available to it; and

WHEREAS, due to the nature of the ownership of the Property, the District is not able to predict with absolute certainty the amount of monies necessary to fund the District’s activities, operations and services set forth in the Fiscal Year 2027 O&M Budget; and

WHEREAS, in contemplation of the foregoing, and in lieu of levying an increased amount in O&M Assessments on the Property to fund the Fiscal Year 2027 O&M Budget, the Developer desires to provide the monies necessary to fund the actual expenditures for the Fiscal Year 2027 O&M Budget (hereinafter referred to as the “**O&M Budget Payment**”) which are not otherwise funded by O&M Assessments levied upon benefited lands located within the District; and

WHEREAS, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit B**, and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. PAYMENT OF DISTRICT’S O&M BUDGET.

- i. ***Payment of O&M Budget Expenses.*** Upon the District Manager’s written request, the Developer agrees to make available to the District the monies necessary to fund all expenditures of the Fiscal Year 2027 O&M Budget not otherwise funded through O&M Assessments levied upon benefited lands located within the District, on a continuing basis, within fifteen (15) days of written request by the District. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District’s ability to levy special assessments upon the lands within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District’s Fiscal Year 2027 O&M Budget or otherwise.
- ii. ***Consent to Funding of 2027 O&M Budget.*** The Developer acknowledges and agrees that the O&M Budget Payment represents the funding of operations and maintenance expenditures that would otherwise be appropriately funded through O&M Assessments equitably allocated to the Property within the District in accordance with the District’s assessment methodology. Developer agrees to pay, or caused to be paid, the O&M Budget Payment regardless of whether Developer owns the Property at the time of such payment subject to the terms set forth in Section 10 herein. Developer agrees that it will not contest the legality or validity of such imposition, collection or enforcement to the extent such imposition is made in accordance with the terms of this Agreement.

SECTION 3. CONTINUING LIEN. The District shall have the right to file a continuing lien upon the Property described in **Exhibit B** for all payments due and owing under the terms of

this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for FY 2027 O&M Budget" in the public records of St. Johns County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for FY 2027 O&M Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit B** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

SECTION 4. ALTERNATIVE COLLECTION METHODS.

- i. In the alternative or in addition to the collection method set forth in Section 3 above, the District may enforce the collection of the O&M Budget Payment(s) by action against the Developer in the appropriate judicial forum in and for St. Johns County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- ii. The District hereby finds that the activities, operations and services funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services that will be funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Property in excess of the costs thereof on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the St. Johns County property appraiser.

SECTION 5. NOTICE. All notices, payments and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

A. If to District: Rivers Edge II Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kilinski | Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Developer: Mattamy Jacksonville, LLC
7800 Belfort Parkway, Suite 195
Jacksonville, Florida 32256
Attn: _____

SECTION 6. AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 7. AUTHORITY. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other, which consent shall not be unreasonably withheld.

SECTION 9. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the matter described in Sections 3 and 4 above.

SECTION 10. THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding

upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, including the Property, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give ninety (90) days prior written notice to the District under this Agreement of any such sale or disposition.

SECTION 11. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue shall be in St. Johns County, Florida.

SECTION 12. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

SECTION 13. EFFECTIVE DATE. The Agreement shall take effect as of October 1, 2026. The enforcement provisions of this Agreement shall survive its termination, until all payments due pursuant to this Agreement are paid in full.

IN WITNESS WHEREOF, the Parties execute this Agreement on the day and year first written above.

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

MATTAMY JACKSONVILLE, LLC,
a foreign limited liability company

[Print Name]

EXHIBIT A: Fiscal Year 2027 O&M Budget & Assessment Roll
EXHIBIT B: Property Description

Exhibit A

Fiscal Year 2027 O&M Budget & Assessment Roll

Exhibit B
Property Description