Rivers Edge II
Community Development Districts

November 18, 2026

AGENDA

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

November 11, 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**, November 18, 2026 at 11:00 a.m. at the RiverClub, 160 Riverglade Run, St. Johns, Florida 32259.**
Following is the agenda for the meeting:

I. Call to Order

II. Public Comment

III. Organizational Matters
   A. Oath of Office for Newly Elected Supervisors

   B. Consideration of Resolution 2027-01, Designating Officers

IV. Approval of Consent Agenda
   A. Minutes of the October 21, 2026 Meeting

   B. Financial Statements as of September 30, 2026

   C. Check Register

V. Staff Reports
   A. Landscape Maintenance – Report

   B. District Engineer

   C. District Counsel – Update on JEA Reimbursement Request

   D. District Manager

   E. General Manager – Monthly Operations and Pond Reports

VI. Discussion of St. Johns Enrichment

VII. Discussion of Flock Agreement

VIII. Discussion of Pond Policies

IX. Discussion of RiverTown Lacrosse License Agreement

X. Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure; Consideration of Resolution 2027-02

XI. Consideration of Resolution 2027-03, Amending the Fiscal Year 2026 Budget

XII. Cost Share Requests
   A. RiverFront Park Pier Repair

   B. Stormwater Needs Analysis

   C. Replacement of RiverHouse Light Fixtures and Ceiling Fans

XIII. Supervisor Requests

XIV. Audience Comments

XV. Next Scheduled Meeting – December 16, 2026 at 11:00 a.m. at the RiverClub

XVI. 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

B.

RESOLUTION 2027-01

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

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

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

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

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS 18TH DAY OF NOVEMBER, 2026.

ATTEST

_____
Secretary/Assistant Secretary

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

_____
Chairman/Vice Chairman

FOURTH 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, October 21, 2026 at 12:47 p.m. at the RiverClub Amenity Center, 160 Riverglade Run, St. Johns, Florida.

Present and constituting a quorum were:

Jason Thomas	Vice Chairman
James Reid	Supervisor
Jarrett O'Leary	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry *by phone*	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
Ken Council	Vesta Property Services
Several Residents	

The following is a summary of the discussions and actions taken at the October 21, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. deNagy called the meeting to order at 12:47 p.m. and called the roll.

SECOND ORDER OF BUSINESS **Public Comment**

A resident asked that the Board place a moratorium on all cost share matters until the new Board takes over in November. At that time the cost share model could be reviewed with the homeowners and working groups could be formed to determine a path forward.

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

A. Minutes of the September 16, 2026 Meeting
B. Financial Statements as of August 31, 2026

C. Check Register

Copies of the minutes, the financial statements, and the check register totaling $163,239.16, were included in the agenda package for the Board's review. It was noted that the café, previously budgeted under the general fund, had been broken out into its own revenue fund. Staff was working with Vesta on a café management plan between Vesta and the District and on the related accounting.

Mr. Reid asked whether the gas fryer and griddle items on the check register dated August 10, 2026 were included in the café budget.

Mr. deNagy responded that these items were part of the ongoing discussion with Vesta about separating RiverClub and RiverCafé expenses from District expenses, since the RiverCafe is not included in the cost share model. Going forward such expenses would be expected in the café fund, but they currently came out of the general fund.

Mr. Reid asked whether the gas fryer invoice dated March 9, 2026 was correct, noting that it appeared to exceed the 120-day limit previously discussed.

Ms. Fatuch explained that the vendor had to wait on parts, so he invoiced the March 9, 2026 and July 28, 2026 services together.

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

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscape Maintenance –Report

A copy of Yellowstone's report 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 gave an update on the JEA reimbursement claim for last year's mainline breaks. JEA had denied the claim despite previously admitting liability, and Counsel's office had submitted an appeal of the denial, which was under review. A letter was sent on October 8th giving JEA 30 days to respond. A response was expected by November 7th, with an update to be provided at the next meeting.

D. District Manager

Mr. deNagy reported that a CDD 101 session held the previous night at Watersong was well attended. Seating had been set up for about 80 people, with standing room only, and the session lasted about an hour and a half.

1. Update on the Fiscal Year 2026 Goals & Objectives

Mr. deNagy explained that each district is required by statute to adopt performance measures and standards, called goals and objectives. The Fiscal Year 2026 goals and objectives were all accomplished.

> On MOTION by Mr. Thomas seconded by Mr. O'Leary with all in favor, the Fiscal Year 2026 Goals & Objectives report was approved.

2. Consideration of Revised Goals & Objectives for Fiscal Year 2027

Mr. deNagy proposed removing Goal 2.2, District Infrastructure and Facilities Inspections, from the Fiscal Year 2027 goals and objectives. That goal called for the District Engineer to conduct an annual inspection of the District's infrastructure and related systems. He noted that removing it would not prohibit the Board from requesting those services but would avoid an unmet goal if the District Engineer was unable to perform them.

> On MOTION by Mr. Thomas seconded by Mr. O'Leary with all in favor, the revised Goals & Objectives for Fiscal Year 2027, with Goal 2.2 removed, was approved.

3. Discussion of Amenity and Lifestyle Management, Field Operations Services RFP

Mr. deNagy noted that Vesta was in the last year of its contract for amenity and lifestyle management and field operations services, and that he would like to begin the RFP process. He asked the Board to nominate a Board member to work with him to refine the scope of services, to be brought back potentially at the next meeting. He stated that he had spoken with Mr. Brandt before the meeting, who was willing to assist.

> On MOTION by Mr. Reid seconded by Mr. Thomas with all in favor, authorizing Supervisor Brandt to work with staff on the scope of services for the amenity and lifestyle and field operations request for proposals was approved.

E. General Manager – Monthly Operations and Pond Reports

Mr. Losco presented the monthly amenity and field operations reports. Early voting for the general election had started that day at the RiverClub and would run through Election Day, Tuesday, November 3rd. The RiverHouse renovation was targeted for completion around Thanksgiving.

On behalf of the Vesta Property Services RiverTown management team, Mr. Losco presented the District with a check for $68,222.95, representing profit sharing from the operation of the RiverCafé.

FIFTH ORDER OF BUSINESS Cost Share Requests

A. FPL Parking Lot Lighting

Mr. Losco stated that Rivers Edge CDD is seeking to convert fourteen District-owned light poles to FPL LED streetlights at the RiverHouse facility for cost savings. The total cost

for the boring and wiring would be $8,527.50 with Rivers Edge II's portion coming to $2,376.53. The monthly lease cost would be $856.

Mr. Reid moved to table all cost share requests until the next meeting, in line with a resident's request.

Mr. Thomas disagreed.

Mr. deNagy noted that the interlocal agreement includes the RiverHouse, the RiverClub and the RiverLodge in the cost share, along with the ongoing maintenance and replacement of existing infrastructure. He distinguished these from supplemental requests such as landscape enhancements. Ms. Henley added that the cost share methodology is part of the interlocal agreement, which had already been reopened this year. Changing it would require reopening the agreement or holding a joint meeting of all the boards, and tabling all cost share items would delay the projects by at least a month. Mr. Reid did not pursue the motion to table.

> On MOTION by Mr. Thomas seconded by Mr. O'Leary with Mr. Reid voting nay the cost share request for FPL Parking Lot Lighting was approved.

B. Sidewalk Repairs

Mr. Losco stated that the purpose of this proposal is to mitigate trip hazards throughout Rivers Edge CDD. It has been confirmed that all the sidewalks in the proposal are owned by the District. The total cost would be $45,492 with Rivers Edge II's portion coming to $12,678.17.

Mr. Thomas noted that since this item was not in the budget, the cost would be covered by Mattamy. Mr. Thomas added that Mattamy deficit funds the budget, so non-budgeted spending is reimbursed by Mattamy at year end.

On MOTION by Thomas seconded by Mr. O'Leary with all in favor, the cost share request for sidewalk repairs was approved.

C. Pond Maintenance Addendum

Mr. Losco presented the pond maintenance addendum for Ponds 111 and 112 in The Springs Phase 2. The vendor would be Solitude Lake, with a total proposed compensation of $3,072 and Rivers Edge II's portion would come to $856.14.

Ms. Henley noted that the ponds were still in the process of being transferred to the District, so the motion should be contingent upon a successful conveyance.

On MOTION by Mr. Thomas seconded by Mr. Reid with all in favor, the pond maintenance addendum for Ponds 111 and 112 was approved contingent upon successful transfer of the ponds to the District.

D. RiverHouse Air Conditioning System

Mr. Losco presented a cost share request for replacement of the 20-year-old original air conditioning systems for the RiverHouse rental building, timed to coincide with the current renovation. This was an adopted budget item for Fiscal Year 2026. It was noted Rivers Edge CDD and Rivers Edge III CDDD approved using Cool R Us as the vendor in the amount of $37,500. Rivers Edge II's portion would come to $10,450.88.

On MOTION by Mr. Thomas seconded by Mr. O'Leary with all in favor the RiverHouse air conditioning system replacement by Cool R Us in the amount of $37,500, was approved.

E. Aurora Keyscan Access Control System

Mr. Losco presented a cost share request to integrate the RiverHouse access system with the Aurora Keyscan access control system used at the RiverLodge and RiverClub, which would provide management access across all three amenity facilities. He noted that future

mobile credential capabilities could reduce the $6,000 to $8,000 annual cost of purchasing physical access cards. Physical access cards will still be available for individuals who cannot use mobile credentials. This was an adopted budget item for Fiscal Year 2026 with $15,000 budgeted. The preferred vendor was Dynamic Security, with a proposed compensation of $14,975.

> On MOTION by Thomas seconded by Mr. O'Leary with all in favor, the Aurora Keyscan access control system upgrade by Dynamic Security in the amount of $14,975, was approved.

F. RiverLodge Landscape Enhancements

Mr. Losco presented a cost share request for replacement of the RiverLodge beach sand next to the kayak pond with St. Augustine sod and irrigation. Three quotes were received ranging from $18,200 to $20,815. It was noted the Rivers Edge CDD board had declined the cost share, and the Rivers Edge III board had approved Yellowstone Landscape in the amount of $24,281.33. Rivers Edge II's portion of the cost share would be $6,766.96.

Mr. Reid motioned to decline the cost share request was made and Mr. Thomas seconded the motion. Mr. deNagy stated that this item would be tabled. No vote was taken on this item.

G. RiverHouse Pool Operations

1. Engineering Plans

Mr. Losco explained that the RiverHouse pool equipment was approaching 20 years of age. To avoid shutdowns in the spring and summer, the first step was approval of engineering services and plans, allowing timely procurement, a maintained project schedule, and review of potential cost savings for the Fiscal Year 2028 budget. It was noted Rivers Edge CDD and

Rivers Edge III had approved the engineering plans at a proposed compensation of $18,850. Rivers Edge II's portion of the cost share would be $5,253.31.

Mr. Reid asked if this item was budgeted for.

Mr. McKendree explained that it had been proposed as a priority item in the Fiscal Year 2027 budget, but the amount was removed so as not to be shown to potential bidders.

Mr. Reid noted that because the item was not budgeted, Mattamy would deficit fund any overage this year, making it preferable to spend now.

Mr. McKendree added that re-engineering the system could produce a better and less costly product.

> On MOTION by Thomas seconded by Mr. Reid with all in favor, the RiverHouse pool engineering plans in the amount of $18,850 was approved.

2. Equipment

This item was tabled.

SIXTH ORDER OF BUSINESS Supervisor Requests

Mr. Reid stated that, having missed the August meeting, he had only recently become aware of the St. Johns Enrichment matter. He had promised Emily Geoghan that it would be added to the agenda, and asked that it be added to the next meeting's agenda.

Mr. Thomas commended Mr. Losco and Ms. McCormick for their work at the RiverClub, noting a complete turnaround in operations as evidenced by the café profit-sharing check.

SEVENTH ORDER OF BUSINESS Audience Comments

Chris Nynan commented that the café's profitability allowed it to extend hours.

A resident urged the Board to watch costs, describing the 22% increase in assessments as very hard on residents compared to an 11% increase in Rivers Edge CDD. The resident stated that Rivers Edge II pays 29% of shared costs while largely using its own facilities, and asked the Board to take a hard look at the cost share model and expenses.

Mr. Reid responded that the increases reflect growth rather than higher costs for the same services. He cited new maintenance in Phases 4 and 5, the opening of the RiverLodge, and the areas in front of The Springs and the school, and noted that sod in Phase 5 of Watersong would add costs next year. He stated that he reviews every item in the agenda package.

The resident referenced a request during the prior meeting for Mattamy to provide a cart path, which sounds wonderful, but that would then need to be maintained.

A resident asked if there had been any further conversations regarding the Flock cameras and who would be paying for them.

Ms. Henley stated that the Flock agreements had been extended through the end of the year at the Board's direction. The County had acted the previous night to remove Flock cameras from County-owned property, but exempted Flock cameras within CDDs, so the cameras would remain operational, and the contract would likely be taken back up in November.

The resident asked what the cost would be for RiverTown to keep the cameras.

Mr. Losco responded that the total cost was about $44,500 for all three districts. He added that whether the County would assume the cost had not been determined following its 3-2 vote. Mr. deNagy anticipates discussing the matter in November, as the extension runs only through December.

A resident asked about reserves, including whether Rivers Edge CDD had reserves and whether Rivers Edge II and III would have sufficient reserves in the future.

Mr. deNagy responded that Mattamy has funded the entire reserve for Rivers Edge II and III and that a capital reserve funding request of approximately $400,000 and $500,000 between the two districts had just been submitted to Mattamy. He added that Rivers Edge has a reserve study and has built up its reserves over the years to pay its portion, while Rivers Edge II and III pay their portions through Mattamy contributions.

EIGHTH ORDER OF BUSINESS **Next Scheduled Meeting – November 18, 2026 at 11:00 a.m. at the River Club Amenity Center, 160 Riverglade Run, St. Johns, Florida**

NINTH ORDER OF BUSINESS **Adjournment**

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

B.

Rivers Edge II

Community Development District

Unaudited Financial Reporting

September 30, 2026

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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Café Fund	Totals Governmental Funds
Assets:						
Cash:						
Operating Account	$ 501,846	$ -	$ 112,292	$ -	$ -	$ 614,138
Due from Vesta - Café	44,340	-	-	-	24,748	69,088
Due from General Fund	-	-	-	-	78,078	78,078
Investments:						
State Board of Administration (SBA)	5,866	-	862	-	-	6,728
Custody	284	-	-	-	-	284
Series 2020						
Reserve	-	229,973	-	-	-	229,973
Revenue	-	371,672	-	-	-	371,672
Construction	-	-	-	5,275	-	5,275
Series 2021						
Reserve	-	224,563	-	-	-	224,563
Revenue	-	329,408	-	-	-	329,408
Construction	-	-	-	2,484	-	2,484
Series 2026						
Reserve	-	165,838	-	-	-	165,838
Capital Interest	-	121,652	-	-	-	121,652
Construction	-	-	-	769,820	-	769,820
COI	-	-	-	5,432	-	5,432
Prepaid Expenses	77,912	-	-	-	-	77,912
Total Assets	**$ 630,249**	**$ 1,443,105**	**$ 113,155**	**$ 783,011**	**$ 102,825**	**$ 3,072,344**
Liabilities:						
Accounts Payable	$ 16,250	$ -	$ 37,275	$ -	$ -	$ 53,525
Accrued Expenses	6,173	-	-	-	-	6,173
Due to Vesta - Café	-	-	-	-	865	865
Due to Mattamy	360	-	-	-	-	360
Due to Café Fund	78,078	-	-	-	-	78,078
Total Liabilities	**$ 100,860**	**$ -**	**$ 37,275**	**$ -**	**$ 865**	**$ 139,000**
Fund Balance:						
Nonspendable:						
Prepaid Items	$ 77,912	$ -	$ -	$ -	$ -	$ 77,912
Restricted for:						
Debt Service - Series	-	1,443,105	-	-	-	1,443,105
Capital Project - Series	-	-	-	783,011	-	783,011
Assigned for:						
Capital Reserve Fund	-	-	75,880	-	-	75,880
Café Operations		-	-	-	101,960	101,960
Unassigned	451,476	-	-	-	-	451,476
Total Fund Balances	**$ 529,389**	**$ 1,443,105**	**$ 75,880**	**$ 783,011**	**$ 101,960**	**$ 2,933,344**
Total Liabilities & Fund Balance	$ 630,249	$ 1,443,105	$ 113,155	$ 783,011	$ 102,825	$ 3,072,344

Rivers Edge II

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,266,432	$ 1,266,432	$ 1,648,609	$ 382,176
Special Assessments - Direct Bill	185,789	185,789	37,998	(147,791)
Administrative Assessments on Unplatted Land	60,606	60,606	-	(60,606)
Developer Contributions	996,043	996,043	900,000	(96,043)
Café Gross Sales*	554,106	554,106	-	(554,106)
Miscellaneous Income	1,500	1,500	5,693	4,193
Special Events	3,500	3,500	-	(3,500)
Interest	5,000	5,000	16,459	11,459
Total Revenues	**$ 3,072,977**	**$ 3,072,977**	**$ 2,608,759**	**$ (464,218)**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 4,800	$ 4,800	$ 4,200	$ 600
FICA Taxes	367	367	321	46
District Engineering	15,000	15,000	17,603	(2,603)
District Counsel	35,000	35,000	31,276	3,724
District Management	41,292	41,292	41,292	-
Assessment Roll Administration	5,899	5,899	5,899	-
Dissemination Agent	5,899	5,899	7,124	(1,225)
Information Technology	2,124	2,124	2,124	-
Website Administration	1,416	1,416	1,416	-
Annual Audit	5,500	5,500	6,600	(1,100)
Trustee Fees	11,000	11,000	10,796	204
Arbitrage Rebate	1,200	1,200	2,850	(1,650)
Telephone	200	200	58	142
Postage & Delivery	1,000	1,000	1,756	(756)
Printing & Binding	250	250	1,218	(968)
Insurance General Liability	8,713	8,713	8,210	503
Legal Advertising	3,500	3,500	1,660	1,840
Other Current Charges	1,750	1,750	1,447	303
Office Supplies	150	150	9	141
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 145,235**	**$ 145,235**	**$ 146,035**	**$ (800)**
Operations & Maintenance				
Ground Maintenance:				
Cost Share Landscaping - Rivers Edge	$ 313,604	$ 313,604	$ 313,604	$ -
Cost Share Landscaping - Rivers Edge III	186,679	186,679	186,679	-
Field Operations Management (Vesta)	41,230	41,230	41,230	-
Landscape Maintenance	429,489	429,489	428,796	694
Lake Maintenance	28,000	28,000	37,110	(9,110)
Landscape Contingency	80,000	80,000	170,698	(90,698)
Irrigation Repairs and Replacement	40,000	40,000	23,744	16,256
Irrigation Water Use	70,000	70,000	75,201	(5,201)
Streetlighting	28,000	28,000	21,260	6,740
Subtotal Ground Maintenance	**$ 1,217,002**	**$ 1,217,002**	**$ 1,298,323**	**$ (81,320)**

Rivers Edge II

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Amenity Center - River Club:				
Cost Share Amenity - Rivers Edge	$ 2,365	$ 2,365	$ 2,365	$ -
General Manager (Vesta)	48,911	48,911	50,617	(1,706)
Amenity Manager (Vesta)	56,504	56,504	56,504	-
Maintenance Service (Vesta)	109,264	109,264	109,264	-
Lifestyle Director (Vesta)	45,426	45,426	45,426	-
Guest Services (Vesta)	97,381	97,381	97,381	-
Security Monitoring	5,000	5,000	1,034	3,966
Telephone	14,040	14,040	10,188	3,853
Insurance	79,689	79,689	72,785	6,904
Pool Chemicals (Poolsure)	15,000	15,000	14,437	563
Janitorial Services (Vesta)	34,833	34,833	34,833	-
Access Cards	3,500	3,500	-	3,500
Window Cleaning	1,000	1,000	-	1,000
Pressure Washing	2,500	2,500	1,300	1,200
Natural Gas	5,000	5,000	5,787	(787)
Electric	29,950	29,950	26,219	3,731
Water & Sewer	18,395	18,395	22,598	(4,203)
Repairs and Replacements	90,000	90,000	72,925	17,075
Refuse	26,000	26,000	18,162	7,838
Pest Control	1,920	1,920	1,594	326
Licenses & Permits	1,000	1,000	350	650
Other Current	500	500	-	500
Special Events	30,000	30,000	24,050	5,951
Holiday Decorations	35,000	35,000	4,200	30,800
Office Supplies & Postage	750	750	-	750
Contingency	2,706	2,706	4,440	(1,734)
Subtotal Amenity Center - River Club	**$ 756,634**	**$ 756,634**	**$ 676,458**	**$ 80,175**
Café Operations:*				
Café-Cost of Goods Sold	$ 256,008	$ 256,008	$ -	$ 256,008
Café-Labor	258,058	258,058	-	258,058
Café-Bank Fees	24,215	24,215	-	24,215
Other Expenses related to Café Operations	2,729	2,729	-	2,729
Café Management	13,097	13,097	-	13,097
Subtotal Café Operations	**$ 554,106**	**$ 554,106**	**$ -**	**$ 554,106**
Total Operations & Maintenance	**$ 2,527,742**	**$ 2,527,742**	**$ 1,974,781**	**$ 552,961**
Total Expenditures	**$ 2,672,977**	**$ 2,672,977**	**$ 2,120,815**	**$ 552,161**
Excess (Deficiency) of Revenues over Expenditures	$ 400,000	$ 400,000	$ 487,944	$ (1,016,379)
Other Financing Sources/(Uses):				
Capital Reserve Funding	$ 400,000	$ 400,000	$ 400,000	$ -
Total Other Financing Sources/(Uses)	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ -**
Net Change in Fund Balance	**$ -**	**$ -**	**$ 87,944**	**$ (1,016,379)**
Fund Balance - Beginning	$ -		$ 441,445	
Fund Balance - Ending	$ -		$ 529,389	

* 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	$ 9,914	$ -	$ -	$ 1,648,609
Special Assessments - Direct Bill	18,999	9,500	9,500	-	-	-	-	-	-	-	-	-	37,998
Administrative Assessments on Unplatted Land	-	-	-	-	-	-	-	-	-	-	-	-	-
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	900,000	900,000
Café Gross Sales*	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income	20	39	-	80	30	487	568	416	199	768	260	2,827	5,693
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	100	103	277	886	2,780	2,985	3,123	2,445	1,640	1,315	650	155	16,459
Total Revenues	**$ 19,119**	**$ 834,684**	**$ 675,528**	**$ 4,540**	**$ 96,705**	**$ 19,814**	**$ 32,687**	**$ 2,860**	**$ 6,932**	**$ 11,998**	**$ 910**	**$ 902,982**	**$ 2,608,759**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 200	$ -	$ 200	$ 1,000	$ 200	$ 400	$ 200	$ 400	$ 400	$ 400	$ 400	$ 400	$ 4,200
FICA Taxes	15	-	15	77	15	31	15	31	31	31	31	31	321
District Engineering	1,233	1,469	3,838	2,658	3,420	-	-	1,586	860	1,340	250	949	17,603
District Counsel	2,393	3,194	2,840	610	2,455	2,207	2,856	2,830	2,966	1,631	2,594	4,700	31,276
District Management	3,441	3,441	3,441	3,441	3,441	3,441	3,441	3,441	3,441	3,441	3,441	3,441	41,292
Assessment Roll Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Dissemination Agent	692	492	492	492	492	492	692	492	492	700	900	700	7,124
Information Technology	177	177	177	177	177	177	177	177	177	177	177	177	2,124
Website Administration	118	118	118	118	118	118	118	118	118	118	118	118	1,416
Annual Audit	-	-	-	-	-	-	-	6,600	-	-	-	-	6,600
Trustee Fees	5,000	-	-	-	-	-	-	4,101	1,695	-	-	-	10,796
Arbitrage Rebate	-	-	-	1,800	-	-	-	-	450	600	-	-	2,850
Telephone	-	-	8	-	-	-	13	-	16	-	20	-	58
Postage & Delivery	46	304	34	136	14	71	44	78	65	841	28	95	1,756
Printing & Binding	20	11	28	23	48	31	23	38	79	811	15	93	1,218
Insurance General Liability	8,210	-	-	-	-	-	-	-	-	-	-	-	8,210
Legal Advertising	181	92	92	-	-	106	-	65	-	1,016	-	109	1,660
Other Current Charges	-	-	81	138	157	172	165	166	112	182	135	140	1,447
Office Supplies	1	1	0	1	1	1	1	1	1	1	1	1	9
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**	**$ 11,288**	**$ 8,110**	**$ 10,954**	**$ 146,035**
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	$ 26,134	$ 26,134	$ 26,134	$ 313,604
Cost Share Landscaping - Rivers Edge III	15,557	15,557	15,557	15,557	15,557	15,557	15,557	15,557	15,557	15,557	15,557	15,557	186,679
Field Operations Management (Vesta)	3,436	3,436	3,436	3,436	3,436	3,436	3,436	3,436	3,436	3,436	3,436	3,436	41,230
Landscape Maintenance	35,733	35,733	35,733	38,628	38,628	38,628	38,628	29,943	29,943	35,733	35,733	35,733	428,796
Lake Maintenance	2,569	2,569	3,075	2,569	7,289	3,095	2,569	2,569	3,095	2,569	2,569	2,569	37,110
Landscape Contingency	19,060	-	5,714	11,270	25,820	2,800	71,094	7,800	1,020	24,199	821	1,100	170,698
Irrigation Repairs and Replacement	2,497	-	-	354	1,834	11,320	-	-	-	3,835	-	3,904	23,744
Irrigation Water Use	4,108	4,112	4,512	4,805	4,785	5,412	7,451	10,720	9,067	7,321	6,584	6,325	75,201
Streetlighting	1,909	1,760	1,716	1,941	1,926	1,656	1,881	1,608	1,811	2,092	1,550	1,411	21,260
Subtotal Ground Maintenance	**$ 111,003**	**$ 89,300**	**$ 95,876**	**$ 104,693**	**$ 125,408**	**$ 108,037**	**$ 166,749**	**$ 97,767**	**$ 90,062**	**$ 120,875**	**$ 92,383**	**$ 96,169**	**$ 1,298,323**

Rivers Edge II

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center - River Club:													
Cost Share Amenity - Rivers Edge	$ 197	$ 197	$ 197	$ 197	$ 197	$ 197	$ 197	$ 197	$ 197	$ 197	$ 197	$ 197	$ 2,365
General Manager (Vesta)	4,251	4,200	4,208	4,223	4,218	4,234	4,223	4,201	4,224	4,207	4,218	4,211	50,617
Amenity Manager (Vesta)	4,709	4,709	4,709	4,709	4,709	4,709	4,709	4,709	4,709	4,709	4,709	4,709	56,504
Maintenance Service (Vesta)	9,105	9,105	9,105	9,105	9,105	9,105	9,105	9,105	9,105	9,105	9,105	9,105	109,264
Lifestyle Director (Vesta)	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	45,426
Guest Services (Vesta)	8,115	8,115	8,115	8,115	8,115	8,115	8,115	8,115	8,115	8,115	8,115	8,115	97,381
Security Monitoring	-	-	615	-	-	105	-	-	-	-	314	-	1,034
Telephone	989	990	1,016	990	1,028	1,028	1,028	1,028	1,033	363	341	356	10,188
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	1,235	1,235	1,235	14,437
Janitorial Services (Vesta)	2,903	2,903	2,903	2,903	2,903	2,903	2,903	2,903	2,903	2,903	2,903	2,903	34,833
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Window Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	-	-	650	-	-	-	-	650	-	-	1,300
Natural Gas	369	337	407	297	394	808	708	615	526	365	528	434	5,787
Electric	2,143	1,834	1,933	2,193	2,388	2,104	2,151	2,035	2,272	2,447	2,380	2,340	26,219
Water & Sewer	1,856	1,663	1,183	1,258	1,895	1,021	1,067	2,247	3,019	2,184	2,616	2,589	22,598
Repairs and Replacements	1,919	2,964	8,375	5,483	1,223	4,442	8,981	7,234	6,260	9,145	5,990	10,908	72,925
Refuse	1,185	1,184	1,190	1,464	1,464	1,411	1,926	1,607	1,607	1,803	1,542	1,780	18,162
Pest Control	126	126	207	126	126	126	126	126	126	126	126	126	1,594
Licenses & Permits	-	-	-	-	-	-	-	-	350	-	-	-	350
Other Current	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	1,255	975	2,425	250	2,850	3,000	3,920	1,700	2,350	3,225	-	2,100	24,050
Holiday Decorations	-	-	4,200	-	-	-	-	-	-	-	-	-	4,200
Office Supplies & Postage	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	4,440	-	4,440
Subtotal Amenity Center - River Club	**$ 116,850**	**$ 44,246**	**$ 55,731**	**$ 46,303**	**$ 46,255**	**$ 48,298**	**$ 54,149**	**$ 50,813**	**$ 51,816**	**$ 54,562**	**$ 52,544**	**$ 54,893**	**$ 676,458**
Café Operations:*													
Café-Cost of Goods Sold	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Café-Labor	-	-	-	-	-	-	-	-	-	-	-	-	-
Café-Bank Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Expenses related to Café Operations	-	-	-	-	-	-	-	-	-	-	-	-	-
Café Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Café Operations	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Operations & Maintenance	**$ 227,852**	**$ 133,546**	**$ 151,607**	**$ 150,996**	**$ 171,663**	**$ 156,335**	**$ 220,898**	**$ 148,579**	**$ 141,878**	**$ 175,437**	**$ 144,927**	**$ 151,062**	**$ 1,974,781**
Total Expenditures	**$ 255,653**	**$ 142,843**	**$ 162,971**	**$ 161,667**	**$ 182,200**	**$ 163,580**	**$ 228,643**	**$ 168,701**	**$ 152,780**	**$ 186,725**	**$ 153,037**	**$ 162,016**	**$ 2,120,815**
Excess (Deficiency) of Revenues over Expenditures	$ (236,534)	$ 691,841	$ 512,557	$ (157,126)	$ (85,496)	$ (143,766)	$ (195,956)	$ (165,841)	$ (145,848)	$ (174,727)	$ (152,127)	$ 740,966	$ 487,944
Other Financing Sources/Uses:													
Capital Reserve Funding	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 400,000	$ 400,000
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 400,000**	**$ 400,000**
Net Change in Fund Balance	**$ (236,534)**	**$ 691,841**	**$ 512,557**	**$ (157,126)**	**$ (85,496)**	**$ (143,766)**	**$ (195,956)**	**$ (165,841)**	**$ (145,848)**	**$ (174,727)**	**$ (152,127)**	**$ 340,966**	**$ 87,944**

Rivers Edge II

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 462,928	$ 462,928	$ 461,209	$ (1,718)
Interest Income	5,000	5,000	23,955	18,955
Total Revenues	**$ 467,928**	**$ 467,928**	**$ 485,165**	**$ 17,237**
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)
Interest - 8/1	-	-	61	(61)
Principal Prepayment - 8/1	-	-	5,000	(5,000)
Total Expenditures	**$ 455,223**	**$ 455,223**	**$ 470,161**	**$ (14,939)**
Excess (Deficiency) of Revenues over Expenditures	$ 12,705	$ 12,705	$ 15,003	$ 2,298
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 12,705**	**$ 12,705**	**$ 15,003**	**$ 2,298**
Fund Balance - Beginning	$ 346,655		$ 586,642	
Fund Balance - Ending	$ 359,361		$ 601,645	

Rivers Edge II

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 305,887	$ 305,887	$ 473,468	$ 167,581
Special Assessments - Direct Bill	245,810	245,810	24,467	(221,343)
Prepayments	-	-	761,474	761,474
Interest Income	5,000	5,000	26,947	21,947
Total Revenues	**$ 556,697**	**$ 556,697**	**$ 1,286,356**	**$ 729,659**
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)
Interest - 8/1	-	-	188	(188)
Principal Prepayment - 8/1	-	-	20,000	(20,000)
Total Expenditures	**$ 498,150**	**$ 498,150**	**$ 1,271,399**	**$ (773,249)**
Excess (Deficiency) of Revenues over Expenditures	$ 58,547	$ 58,547	$ 14,958	$ (43,590)
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 58,547**	**$ 58,547**	**$ 14,958**	**$ (43,590)**
Fund Balance - Beginning	$ 282,848		$ 539,013	
Fund Balance - Ending	$ 341,396		$ 553,970	

Rivers Edge II

Community Development District

Debt Service Fund Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Bond Proceeds	$ -	$ -	$ 284,509	$ 284,509
Interest Income	-	-	2,982	2,982
Total Revenues	**$ -**	**$ -**	**$ 287,490**	**$ 287,490**
Expenditures:				
Interest - 11/1	$ -	$ -	$ -	$ -
Interest - 5/1	-	-	-	-
Principal - 5/1	-	-	-	-
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ -	$ 287,490	$ 287,490
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ -**	**$ -**	**$ 287,490**	**$ 287,490**
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 287,490	

Rivers Edge II

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Capital Reserve Funding	$ 400,000	$ 400,000	$ 400,000	$ -
Interest	1,000	1,000	1,956	956
Total Revenues	**$ 401,000**	**$ 401,000**	**$ 401,956**	**$ 956**
Expenditures:				
Repairs and Replacements	$ 50,000	$ 50,000	$ 106,920	$ (56,920)
Capital Outlay - RiverHouse Pool Repairs (Crown Pools, Inc.)	-	-	303,887	(303,887)
RiverHouse Access Control System (C/S)	4,422	4,422	6,102	(1,680)
RiverHouse Painting (C/S)	26,733	26,733	29,180	(2,447)
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	22,685	899
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
Maintenance Golf Cart (C/S)	2,948	2,948	-	2,948
Maintenance Work Truck (C/S)	19,162	19,162	18,493	669
Total Expenditures	**$ 261,677**	**$ 261,677**	**$ 487,267**	**$ (225,590)**
Excess (Deficiency) of Revenues over Expenditures	**$ 139,323**	**$ 139,323**	**$ (85,311)**	**$ 226,547**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 139,323**		**$ (85,311)**	
Fund Balance - Beginning	$ 130,665		$ 161,190	
Fund Balance - Ending	$ 269,988		$ 75,880	

Rivers Edge II
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending September 30, 2026

Description	SE 2020	SE 2021	SE 2026
Revenues			
Bond Proceeds	$ -	$ -	$ 4,555,491
Interest	204	93	8,070
Transfer In	-	-	-
Total Revenues	$ 204	$ 93	$ 4,563,561
Expenditures			
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)	$ 204	$ (692)	$ 775,252
Beginning Fund Balance	$ 5,071	$ 3,176	$ -
Ending Fund Balance	$ 5,275	$ 2,484	$ 775,252

Rivers Edge II

Community Development District

Special Revenue Fund - Café Operations*

For The Period Ending September 30, 2026

	Adopted* Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Café Gross Sales	$ 554,106	$ 554,106	$ 1,134,386	$ 580,280
Total Revenues	**$ 554,106**	**$ 554,106**	**$ 1,134,386**	**$ 580,280**
Expenditures:				
Café-Cost of Goods Sold	$ 256,008	$ 256,008	$ 414,782	$ (158,774)
Café-Labor	258,058	258,058	498,223	(240,165)
Café-Bank Fees	24,215	24,215	43,349	(19,134)
Other Expenses related to Café Operations	2,729	2,729	6,287	(3,558)
Café Management	13,097	13,097	109,810	(96,713)
Total Expenditures	**$ 554,106**	**$ 554,106**	**$ 1,072,450**	**$ (518,344)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ 61,936**	**$ 61,936**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ -**		**$ 61,936**	
Fund Balance - Beginning	$ -		$ 40,024	
Fund Balance - Ending	$ -		$ 101,960	

* 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	$ 229,973	
Reserve Fund Balance	229,973	
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)
Less: August 1, 2026 (Prepayment)		(5,000)
Current Bonds Outstanding		**$ 6,295,000**

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)
Less: August 1, 2026 (Prepayment)		(20,000)
Current Bonds Outstanding		**$ 7,175,000**

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	$ 165,838	
Reserve Fund Balance	165,838	
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				RECEIVED				
ASSESSED TO	# UNITS	SERIES 2020 DEBT INVOICED NET	SERIES 2021 DEBT INVOICED NET	O&M	TOTAL INVOICED NET	SERIES 2020 DEBT PAID	SERIES 2021 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
MATTAMY	388	-	24,467.10	37,998.10	62,465.20	-	24,467.11	37,998.09	62,465.20	-
TOTAL DIRECT BILLS	**388**	**-**	**24,467.10**	**37,998.10**	**62,465.20**	**-**	**24,467.11**	**37,998.09**	**62,465.20**	**-**
NET REVENUE TAX ROLL	**1096**	**458,416.77**	**470,601.59**	**1,638,626.73**	**2,567,645.09**	**461,209.22**	**473,468.27**	**1,648,608.54**	**2,583,286.03**	**(15,640.94)**
TOTAL REVENUE	**1,484**	**458,416.77**	**495,068.69**	**1,676,624.83**	**2,630,110.29**	**461,209.22**	**497,935.38**	**1,686,606.63**	**2,645,751.23**	**(15,640.94)**
DIRECT BILL PERCENT COLLECTED		**0.00%**	**0.00%**	**100.00%**	**100.00%**					
TAX ROLL PERCENT COLLECTED		**100.61%**	**100.61%**	**100.61%**	**100.61%**					
TOTAL PERCENT COLLECTED		**100.61%**	**100.58%**	**100.60%**	**100.59%**					

(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 COUNTY 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
10	7/14/2026	2,773.58	2,847.30	9,914.26	15,535.15
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		**461,209.22**	**473,468.27**	**1,648,608.54**	**2,583,286.07**

C.

Rivers Edge II

Community Development District

Check Run Summary

9/1/2026 - 9/30/2026

Fund	Date	Check No.	Amount
General Fund			
Payroll	9/21/26	50046-50047	$ 369.40
		Sub-Total	$ 369.40
General Fund			
Accounts Payable	9/4/26	2570-2583	$ 53,902.79
	9/15/26	2584-2594	49,713.80
	9/25/26	2595-2607	124,057.91
		Sub-Total	$ 227,674.50
Capital Reserve Fund			
Accounts Payable			$ -
		Sub-Total	$ -
Total			**$ 228,043.90**

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50046	2	JAMES M REID JR	184.70	9/21/2026
50047	3	PHILLIP L BRANDT	184.70	9/21/2026
		TOTAL FOR REGISTER	369.40	

Attendance Sheet

District Name: Rivers Edge II CDD

Board Meeting Date: September 16, 2026

	Name	In Attendance	Fee
1	D.J. Smith *Chairman*	✓	N/A
2	Jason Thomas *Vice Chairman*	✓	N/A
3	Jarrett O'Leary *Assistant Secretary*	✓	N/A
4	Phillip Brandt *Assistant Secretary*	✓	YES - $200
5	James Reid *Assistant Secretary*	✓	YES - $200

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

Approved for Payment:

Corbin deVagy
District Manager Signature

9/21/2026
Date

PLEASE RETURN COMPLETED FORM TO TARA LEE

*** CHECK NOS. 002570-002607 RIVERS EDGE II - GENERAL FUND
BANK A RIVERS EDGE II CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/04/26	00236	8/26/26	91226	202608	320-57200-49400			*	500.00		
			09/12 3HR DJ SERVICES								
							ENTERTAIN JAX LLC			500.00	002570
9/04/26	00245	9/02/26	1091	202609	320-57200-60000			*	1,700.00		
			FILTER ELEMENT								
							BAKER POOLS INC			1,700.00	002571
9/04/26	00102	8/27/26	53569571	202608	320-57200-34500			*	47.21		
			FIRST AID SUPPLIES								
							CINTAS			47.21	002572
9/04/26	00053	9/01/26	RTOCT202	202609	320-57200-49400			*	350.00		
			10/08 DJ FOR MUSIC BINGO								
		9/01/26	RTOCT202	202609	320-57200-49400			*	350.00		
			10/22 DJ FOR TRIVIA								
							LIVE ENTERTAINMENT SOLUTIONS			700.00	002573
9/04/26	00082	9/02/26	1431	202609	320-57200-49400			*	1,100.00		
			10/24 4HR DJ HALLOW-CRAWL								
							MAGNETIX DJ SERVICES			1,100.00	002574
9/04/26	00006	9/01/26	13129563	202609	320-57200-46210			*	1,234.76		
			SEP POOL CHEMICALS								
							POOLSURE			1,234.76	002575
9/04/26	00012	9/02/26	CS-2026-	202609	320-57200-49100			*	26,133.68		
			CS LANDSCAPE SEP 2026								
							RIVERS EDGE CDD			26,133.68	002576
9/04/26	00012	9/02/26	CS-2026-	202609	320-57200-49200			*	197.08		
			CS AMENITY SEP 2026								
							RIVERS EDGE CDD			197.08	002577
9/04/26	00124	9/02/26	CS-2026-	202609	320-57200-49300			*	15,556.55		
			CS LANDSCAPE SEP 2026								
							RIVERS EDGE III CDD			15,556.55	002578
9/04/26	00244	9/01/26	172825-4	202609	320-57200-53100			*	365.00		
			SEP LEASED ICE MACHINE								
							TWC SERVICES INC			365.00	002579
9/04/26	00195	8/27/26	26410031	202608	320-57200-60000			*	168.51		
			JANITORIAL SUPPLIES								
							W B MASON CO INC			168.51	002580

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/04/26	00150	8/31/26	599	202608	320-57200-49400			*	400.00		
			9/25 3HR MUSICIAN								
							WEINGLASS MUSIC			400.00	002581
9/04/26	00131	8/13/26	1243947	202608	320-57200-46101			*	2,165.00		
			WASHOUT REPAIR - POND								
		8/27/26	1248829	202608	320-57200-46101			*	2,520.00		
			PLAYGROUND MULCH								
							YELLOWSTONE LANDSCAPE			4,685.00	002582
9/04/26	00249	10/01/26	I225165	202609	300-15500-10000			*	1,115.00		
			4 STALL RESTROOM TRAILER								
							DOODIE CALLS LLC			1,115.00	002583
9/15/26	00102	8/31/26	42807969	202608	320-57200-34500			*	267.02		
			ACTIVE SCRAPER/MAT ONYX								
							CINTAS			267.02	002584
9/15/26	00247	9/06/26	1208	202609	320-57200-60000			*	1,230.00		
			REPLACE CABLE								
							ANCIENT FL ELECTRICS & AUTOMATIONS			1,230.00	002585
9/15/26	00179	7/30/26	9	202607	310-51300-32400			*	100.00		
			AMORT SE2020 PREPAY								
		7/30/26	9	202607	310-51300-32400			*	100.00		
			AMORT SE2021 PREPAY								
							DISCLOSURE SERVICES LLC			200.00	002586
9/15/26	00002	9/01/26	112	202609	310-51300-34000			*	3,441.00		
			SEP MANAGEMENT FEES								
		9/01/26	112	202609	310-51300-35100			*	118.00		
			SEP WEBSITE ADMIN								
		9/01/26	112	202609	310-51300-35100			*	177.00		
			SEP INFO TECH								
		9/01/26	112	202609	310-51300-32400			*	699.92		
			SEP DISSEM AGENT SRVCS								
		9/01/26	112	202609	310-51300-51000			*	.72		
			OFFICE SUPPLIES								
		9/01/26	112	202609	310-51300-42000			*	95.34		
			POSTAGE								
		9/01/26	112	202609	310-51300-42500			*	93.00		
			COPIES								
							GOVERNMENTAL MANAGEMENT SERVICES			4,624.98	002587
9/15/26	00081	7/31/26	S-22504	202607	320-57200-60000			*	3,448.00		
			RPLC EXHAUST MOTOR								
							TKW ENTERPRISES OF JACKSONVILLE LLC			3,448.00	002588

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/15/26	00250	9/09/26	105139	202609	320-57200-60000		*	397.12		
			TRANSOM WINDOW							
						LEE & CATES GLASS INC			397.12	002589
9/15/26	00220	9/04/26	544	202609	320-57200-46101		*	350.00		
			TREE REMOVAL							
						QUILLS TREE SERVICES LLC			350.00	002590
9/15/26	00129	9/02/26	PSI30156	202609	320-57200-46800		*	2,569.44		
			SEP LAKE MAINTENANCE							
						SOLITUDE LAKE MANAGEMENT			2,569.44	002591
9/15/26	00010	8/31/26	434647	202608	320-57200-34000		*	142.00		
			AUG BILLABLE MILEAGE 1/3							
						VESTA PROPERTY SERVICES INC			142.00	002592
9/15/26	00010	9/01/26	434299	202609	320-57200-34000		*	4,075.93		
			SEP GEN MANAGEMENT SRVCS							
		9/01/26	434299	202609	320-57200-34300		*	3,435.82		
			SEP FIELD OPS							
		9/01/26	434299	202609	320-57200-34010		*	3,785.54		
			SEP LIFESTYLE SRVCS							
		9/01/26	434299	202609	320-57200-34400		*	4,708.64		
			SEP AMEN MANAGEMENT SRVCS							
		9/01/26	434299	202609	320-57200-34200		*	9,105.31		
			SEP FACILITY MAINT SRVCS							
		9/01/26	434299	202609	320-57200-51200		*	2,902.75		
			SEP JANITORIAL SRVCS							
		9/01/26	434299	202609	320-57200-34100		*	8,115.06		
			SEP FACILITY ATTENDANT							
						VESTA PROPERTY SERVICES INC			36,129.05	002593
9/15/26	00195	9/02/26	26422148	202609	320-57200-60000		*	151.17		
			JANITORIAL SUPPLIES							
		9/03/26	26424855	202609	320-57200-60000		*	36.51		
			JANITORIAL SUPPLIES							
		9/09/26	26434435	202609	320-57200-60000		*	168.51		
			JANITORIAL SUPPLIES							
						W B MASON CO INC			356.19	002594
9/25/26	00193	9/23/26	APC-2437	202609	320-57200-60000		*	4,980.00		
			DELTA STRYKE LAV FAUCETS							
						ROBERT CHICOSKI			4,980.00	002595
9/25/26	00245	9/22/26	1099	202609	320-57200-60000		*	414.67		
			BREAKER REVERSING FOUTAIN							
						BAKER POOLS INC			414.67	002596

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/25/26	00069	9/22/26	47910	202609	320-57200-60000		*	105.00		
					3RD QUARTERLY MONITORING					
						DYNAMIC SECURITY PROFESSIONALS, INC			105.00	002597
9/25/26	00024	9/17/26	34196	202609	300-15500-10000		*	74,698.00		
					FY27 POLICY RENEWAL					
						EGIS INSURANCE ADVISORS, LLC			74,698.00	002598
9/25/26	00251	8/26/26	907053	202608	320-57200-53100		*	3,961.58		
					REFRIG BB COOLER					
						KATOM RESTAURANT SUPPLY INC			3,961.58	002599
9/25/26	00120	9/14/26	15929	202608	310-51300-31500		*	2,594.02		
					AUG GENERAL COUNSEL					
						KILINSKI VAN WYK PLLC			2,594.02	002600
9/25/26	00189	9/04/26	09042026	202609	320-57200-49400		*	300.00		
					9/7 2HR MUSIC PERFORMANCE					
						NANCY C WOOD			300.00	002601
9/25/26	00210	9/17/26	22013445	202608	310-51300-31100		*	250.00		
					AUG O & M AND CDD MEETING					
						PRIME AE GROUP INC			250.00	002602
9/25/26	00011	9/09/26	62274362	202609	320-57200-43500		*	126.20		
					SEP PEST CONTROL					
						TURNER PEST CONTROL			126.20	002603
9/25/26	00195	9/17/26	26454352	202609	320-57200-60000		*	256.87		
					JANITORIAL SUPPLIES					
		9/18/26	26455760	202609	320-57200-60000		*	64.43		
					JANITORIAL SUPPLIES					
						W B MASON CO INC			321.30	002604
9/25/26	00131	9/01/26	1263064	202609	320-57200-46100		*	2,914.00		
					SEP LANDSCAPE MAINT PONDS					
						YELLOWSTONE LANDSCAPE			2,914.00	002605
9/25/26	00131	9/01/26	1263066	202609	320-57200-46100		*	32,818.98		
					SEP LANDSCAPE MAINTENANCE					
						YELLOWSTONE LANDSCAPE			32,818.98	002606
9/25/26	00131	9/10/26	1265455	202609	320-57200-46102		*	574.16		
					SEP IRRIG 165 HIGH BRUSH					
						YELLOWSTONE LANDSCAPE			574.16	002607

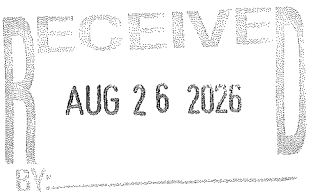
TOTAL FOR BANK A 227,674.50

*** CHECK NOS. 002570-002607 RIVERS EDGE II - GENERAL FUND
BANK A RIVERS EDGE II CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
									TOTAL FOR REGISTER		227,674.50		

Andrew B. Ratliff DBA
Entertain Jax LLC
2778 Taylor Hill Dr.
Jacksonville, FL 32221
andrewratliff17@yahoo.com
904-923-7194

Approved CDD II
Submitted to AP on 8.26.26
by Kimberly Fatuch
Kimberly Fatuch



Invoice #91226

Rivers Edge II CDD

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

Attn: Kimberly A. Fatuch (904) 679-5523
kfatuch@vestapropertyservices.com

Event Date: 9/12/2026 Time: 12:00 PM - 3:00 PM

Location: RiverLodge 1120 Grand Verde Dr Saint Johns, FL 32259

Services to be provided: DJ services including family friendly party dance music and child appropriate entertainment.

Fee for services: $500

Payment can be made to Entertain Jax, LLC in the form of cash, check, money order or electronic payment.

Thank you for your business!

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 Suit 114
St Augustine, Fl 32092

Ship to
kevin Mckendree
Rivertown CDD
475 West Town Place
St Augustine, Florida 32092
USA

Invoice details
Invoice no.: 1091
Terms: Due on receipt
Invoice date: 09/02/2026
Due date: 09/02/2026

Product or service	Description	Amount
Services	Supply & install new 1.5 hp motor and seal kit, to also include new filter element for Rivertown Riversong feature.	$1,700.00

Total **$1,700.00**

Ways to pay

BANK

View and pay

RECEIVED
SEP 02 2026
BY:

Approved RECDD 2
Submitted to AP 9.2.2026
By Kevin McKendree
Kevin McKendree

CINTAS
READY FOR THE WORKDAY™

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

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

Invoice # 5356957107
Invoice Date 08/27/2026
Credit Terms NET 30 DAYS
Customer # 12663109
Cintas Route LOC #0292 ROUTE 0009
Order # 7066493340
Payer # 10596960

Material #		Description		Quantity		Unit Price	Ext Price	Tax
Unit	000000000009585183	**Unit Description:**	FRONT OFFICE F A					
110		SERVICE ACKNOWLEDGEMENT		1	EA	$0.00	$0.00	
120		CABINET ORGANIZED		1	EA	$0.00	$0.00	
130		EXPIRATION DATES CHECKED		1	EA	$0.00	$0.00	
132		BBP KIT CHECKED		1	EA	$0.00	$0.00	
44429		LARGE PATCH 2INX3IN MED		1	BOX	$21.26	$21.26	
						Unit Subtotal:	**$21.26**	
Unit	000000000999900999	**Unit Description:**	Other					
400		SERVICE CHARGE		1	EA	$25.95	$25.95	
						Unit Subtotal:	**$25.95**	
						Invoice Sub-total	**$47.21**	
						Tax	**$0.00**	
						Invoice Total	**$47.21**	

RECEIVED
AUG 31 2026

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

Note

Approved RECDD 2
Submitted to A/P 08-31-26
By Richard Losco
Richard Losco

LIVE ENTERTAINMENT SOLUTIONS

INVOICE

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

11925 Alden Trace Blvd N
Jacksonville FL 32246

Invoice Number: RTOct2026

Description	Date	Time	Price
DJ for Music Bingo	10/8/2026	6:30pm	$ 350.00
DJ for Trivia	10/22/2026	6:30pm	$ 350.00
Total Due			**$ 700.00**

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

Approved CDD II
Submitted to AP on 9.1.26
by Kimberly Fatuch

Kimberly Fatuch



MAGNETIX
DJ SERVICES
'YOUR ENTERTAINMENT CONNEXION'

INVOICE

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

Date: 09/02/2026
INVOICE # 1431

Approved CDD II
Submitted to AP on 9.3.26
by Kimberly Fatuch

Kimberly Fatuch



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

Contact	Order Description	Date
Kim Fatuch 720.285.6311	DJ for Riverhouse Member Event	10/24/2026

	Description	Unit Price	Line Total
7pm –11pm	Emcee & DJ RiverTown Member Hallow-Crawl		$1100.00
	Jeffrey to arrive @ RiverTown Amenity Center		
	156 Landing St, St Johns, FL 32259		
	Jeffrey to Bring Lights Set Up in Cafe		
	ALL EVENTS RAIN OR SHINE		
		Total	$1100.00

Make all checks payable to - Magnetix DJ Services ©

Thank you for your business!

poolsure
AN AQUASOL COMPANY

Invoice

Date 9/1/2026
Invoice# 131295637235

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

Terms	Net 20
Due Date	9/21/2026
PO #	

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

RECEIVED
AUG 20 2026

Click Here to Pay Now

Approved RECDD 2
Submitted to AP 8.20.2026
By Kevin McKendree
Kevin McKendree

131295637235

Rivers Edge CDD

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

INVOICE

DATE: 9/2/2026
INVOICE # CS-2026-SEP

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

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

RECEIVED
SEP 01 2026
BY:

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: 9/2/2026
INVOICE # CS-2026-SEP

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

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

RECEIVED
SEP 01 2026
BY:

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!

INVOICE

Rivers Edge III CDD

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

DATE: 9/2/2026
INVOICE # CS-2026-SEP

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

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

RECEIVED
SEP 01 2026
BY:

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!

TWC SERVICES

INVOICE DATE	INVOICE NUMBER
SEP 01, 2026	172825-4

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 Dist 2
475 West Town Place Suite 114
Saint Augustine FL 32092

Customer ID: 338769

DETAIL	AMOUNT
Maintenance Contract 172825 **LEASE RiverClub Cafe New**	
RiverClub Cafe 160 Riverglade Run Saint Johns, FL 32259	
Billing Period: 09/01/2026 – 09/30/2026	
Monthly billing for Leased Ice Machine	
Email to: lmccormick@vestapropertyservices.com; rlosco@vestapropertyservices.com	
	365.00
Subtotal	365.00
Tax	0.00
Total Amount Due	**365.00**

RECEIVED
SEP 01 2026
BY:

Approved RECDD 2
Submitted to A/P 09-01-26
By Richard Losco
Richard Losco

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.

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

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

Invoice Number	264100313
Customer Number	C3178877
Invoice Date	08/27/2026
Due Date	09/26/2026
Order Date	08/26/2026
Order Number	S164425336
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX7658AK	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	1	CT	71.69	71.69
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	41.93	41.93
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	54.89	54.89

SUBTOTAL:	168.51
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	168.51
Total Due:	168.51

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

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

RECEIVED
AUG 31 2026

Approved RECDD 2
Submitted to A/P 08-31-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	264100313
Invoice Date	08/27/2026
Terms	Net 30
Total Due	**168.51**

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

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

C3178877264100313264100313000000168510

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: 599
Invoice Date: August 31, 2026
Payment Due: September 30, 2026
Amount Due (USD): **$400.00**

Items	Quantity	Price	Amount
Musician River Club 9/25/26 6-9pm	1	$400.00	$400.00

Total: $400.00

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

RECEIVED
AUG 31 2026

Notes / Terms
Payment options:
mail check
Zelle: Recipient: Weinglass Music | email: info@jeremyweinglass

Approved CDD II
Submitted to AP on 8.31.26
by Kimberly Fatuch
Kimberly Fatuch

Powered by wave

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1243947	8/13/2026
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: September 12, 2026

Invoice Amount: $2,165.00

Description	Current Amount
Washout repair at the pond behind 771 Juniper Hills Dr	
Landscape Enhancement CORE	$2,165.00

Invoice Total **$2,165.00**

RECEIVED
AUG 31 2026
BY:

Approved RECDD 2
Submitted to A/P 08-31-26
By Richard Losco
Richard Losco

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

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1248829	8/27/2026
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: September 26, 2026

Invoice Amount: $2,520.00

Description	Current Amount
Playground Mulch for CDDII	
Mulch/Pinestraw (Sub)	$2,520.00
Invoice Total	**$2,520.00**

RECEIVED
AUG 31 2026
BY:

Approved RECDD 2
Submitted to A/P 08-31-26
By Richard Losco
Richard Losco

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

Doodie Calls, LLC
400 Carillon Parkway
St. Petersburg, FL 33716
(813) 800-7667
info@doodie-calls.com

Invoice #	I225165
Invoice Date	Oct 1, 2026
Billing Period	Oct 23, 2026 - Oct 26, 2026
Due Date	Oct 20, 2026

Invoice To:

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

Invoice Amount **$1,115.00**

Customer ID	PO #	Rental #	Pay Online ID	Clerk	Terms
C7249	---	R39099	2jD8B6yE	AB	Due on receipt

Site: S37337, 160 Riverglade Run St Johns, FL 32259

Line #	Service	Tax Code	Rate	Qty.	Amount
1	4 Stall Restroom Trailer Oct 23, 2026 - Oct 26, 2026 | (10/23/2026 - 10/26/2026) 4-Stall Restroom Trailer		$1,115.00	1	$1,115.00

Invoice Subtotal	$1,115.00
Invoice Total	$1,115.00

Thank you!

To pay securely online, go to app.servicecore.com/payment. Enter your Customer ID: C7249 and your Pay Online ID: 2jD8B6yE then click Submit. Enter your payment info and click Pay. That's it!

NEW REMIT TO ADDRESS:
Doodie Calls, LLC
P.O. Box 739056
Dallas, TX 75373-9056

Current Due	1-30 Days Overdue	31-60 Days Overdue	61-90 Days Overdue	91+ Days Overdue	Total Due
$1,115.00	$0.00	$0.00	$0.00	$0.00	$1,115.00

RECEIVED
SEP 01 2026
BY:

Approved CDD II
Submitted to AP on 9.1.26
by Kimberly Fatuch

Kimberly Fatuch

Detach and return (#9 envelope)

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

Customer ID #	C7249
Invoice #	I225165
Invoice Date	Oct 1, 2026
Billing Period	Oct 23, 2026 - Oct 26, 2026
Due Date	Oct 20, 2026
Invoice Total	$1,115.00
Payments	($0.00)

Remit To:

Doodie Calls, LLC
400 Carillon Parkway
St. Petersburg, FL 33716

Invoice Due **$1,115.00**

CINTAS®
READY FOR THE WORKDAY™

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

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

INVOICE #	4280796942
INVOICE DATE	08/31/2026
SERVICE TICKET #	4280796942
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	

RECEIVED
SEP 03 2026
BY:

Approved RECDD 2
Submitted to A/P 09-03-26
By Richard Losco
Richard Losco

Signature :

Cust. Name: RIVERS EDGE II CDD
Lynn R 11:30 AM 08/31/26
SoldTo# 0020958738 SO# 4280796942
Invoice Total $267.02 Payment on Account $0.00

Lyn

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION #0280 / 1595 TRANSPORT CT., / JACKSONVILLE, FL 32218

INVOICE

Da' Gate Guy
4991 Avenue B
Saint Augustine, FL 32095-6214

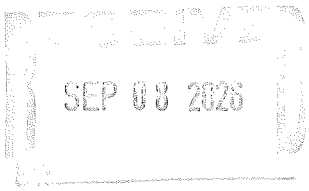
ancientfloridaelectrics@gmail.com
+1 (904) 921-6333
https://www.ancientfloridaelectrics.com

Bill to
Rivers Edge CDD 2
475 West Town Pl Suite 114
St. Augustine, Fl 32092

Ship to
Riverclub at Rivertown
475 West Town Place Suite 114
Saint Augustine, FL 32092

Invoice details
Invoice no.: 1208
Terms: Net 15
Invoice date: 09/06/2026
Due date: 09/21/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Miscellaneous**	80' DB Six Conductor 18 AWG Shielded Cable	1	$180.00	$180.00
2.	**Miscellaneous**	Electric Tape, Splice Connectors, Ant Poison, Pull String	1	$50.00	$50.00
3.	**Cellgate Power Supply 12VDC 5 Amp**	Transformer 12VDC 5 Amp	1	$125.00	$125.00
4.	**Labor**	Labor "2 Hour Minimum" Includes Travel for Parts and Services Point to Point.	7	$125.00	$875.00
5.		Includes two trips. On first trip verified that cable was bad. On second trip replaced cable going from tele-entry keypad to primary operator on entrance side. One of the separate power supplies had to be replace due to water getting spraying on transformers. Control board in keypad shows major corrosion on it.			



Total **$1,230.00**

Ways to pay

BANK

We also accept visa, mastercard, discover, american express, apple pay, paypal, or venmo for an addition 3.5% fee added to your invoice. Please let us know if you would like to use one of these payment methods and we can resend your invoice.

Approved RECDD 2
Submitted to AP 9.8.2026
By Kevin McKendree
Kevin McKendree

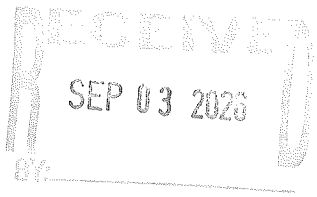
Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
7/30/2026	9

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



Terms	Due Date
	7/30/2026

Description	Amount
Amortization Schedule Series 2020 8-1-26 Prepay $5,000	100.00
Amortization Schedule Series 2021 8-1-26 Prepay $20,000	100.00

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

Phone #
865-717-0976

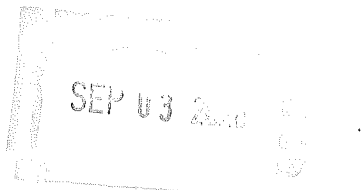
E-mail
tcarter@disclosureservices.info

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

Invoice

Invoice #: 112
Invoice Date: 9/1/26
Due Date: 9/1/26
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 - September 2026		3,441.00	3,441.00
Website Administration - September 2026		118.00	118.00
Information Technology -September 2026		177.00	177.00
Dissemination Agent Services -September 2026		699.92	699.92
Office Supplies		0.72	0.72
Postage		95.34	95.34
Copies		93.00	93.00

Total	$4,624.98
Payments/Credits	$0.00
Balance Due	$4,624.98

Service Invoice

Howard Services

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

Billed Customer: #001909

Site ID: # 001909-0002

Rivers Edge Comm Development Dist 2
475 West Town Place
Ste 114
St Augustine, Fl 32092

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

24234	7/31/2026	S-22504	08/30/2026	**Amount Paid**

CallSlip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
24234	7/31/2026	S-22504	08/30/2026	CAC1822034

Problem Reported:
*** GENRPR-General Repairs ***

QTD: :$3448.00
Replace the exhaust motor the UPblast exhaust fan.
Also replace the blower belt on the make-upair unit

RECEIVED
SEP 03 2026
BY:

Tech	Date
SCOTT D	07/30/2026
SCOTT D	07/31/2026
DAVIDF	07/31/2026

Qty	Material
(1)	Exhaust motor
(1)	Ax63 belt
(1)	FREIGHT
(1)	WEB

Approved RECDD 2
Submitted to A/P 09-03-26
By Richard Losco
Richard Losco

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

Arrived on site. Went on roof and removed bad motor. Contacted the dispatcher to get someone to come help me get Motor on roof. Got new motor on roof and bad motor off. Wired in new motor. Replaced belt and Tightened belt down. Started up motor. Everything is working properly.

Amount Due 3,448.00

The above prices and specifications are herby accepted. You are authorized to perform the work as specifiied. 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.

LEE & CATES
GLASS | Since 1926

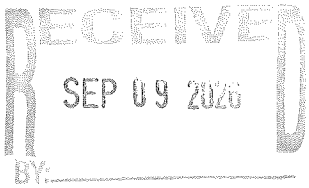
Pro Forma Invoice

Pro Forma No: 105139
Date: 9/9/2026
Quote: 230619
Page: 1 of 1

Bill To: Rivers Edge CDD 2
475 West Town Place
Saint Augustine FL 32092

Site Address:
RiverTown RiverClub Amenity Center
160 Riverglade Run
Saint Johns FL 32259

Quantity	Description	Size	Area	Rate	Amount
1	**Supply and Install IGs - Transom Window**			397.12	397.12
	1 x IG 15/16" OA: 1/8" Cardinal 366 Annealed / Black Spacer 5/8" / 3/16" Clear Annealed	29-11/16" x 16-1/4"	3.75		
	Glazing Labor				



Approved RECDD 2
Submitted to A/P 09-09-26
By Richard Losco
Richard Losco

All custom items are made to order. Sales of these items are final and are not eligible for return, refund, or exchange.

A deposit is required before any work can commence.
The balance is due upon pickup, delivery, or installation.
Required Deposit:100% ($397.12)

Subtotal:	397.12
Tax Exempt FL 0.0%:	0.00
Deposit Due:	**397.12**
Balance:	$0.00

11357 San Jose Boulevard, Jacksonville, FL 32223 | PO Box 41146, Jacksonville, FL 32203
904.260.0188 | Mandarin@LeeAndCatesGlass.com | LeeAndCatesGlass.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: 9046071038

SERVICE ADDRESS:

513 Shinnecock Drive
St John's, Florida 32259

Invoice #544	
Issued	Sep 04, 2026
Due	Sep 19, 2026
Total	**$350.00**

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Sep 04, 2026				
Customer Responsibilities	• Ensure Accessibility: All trees scheduled for trimming or removal must be accessible by Quill's Tree Services equipment and personnel. An area equivalent to or greater than the height of the tree being serviced must be cleared of all vehicles and movable objects to prevent potential damage from falling debris. • Subterranean Fixtures Mapping: Prior to commencing any work, ensure that all subterranean fixtures (such as pipes, cables, etc.) are marked on a map and provided to Quill's Tree Services. This is particularly crucial if stump grinding services are requested, as it ensures the safety of underground utilities. • Authorized Representative on Site: An authorized representative with the authority to sign on behalf of the property owner must be present to sign off on completed work while the crew is still on site. This helps ensure that all parties are in agreement before the crew departs.	1	$0.00	$0.00
Tree Removal	Fell one dead pine tree and then section it up and leave all wood in the preserve.	1	$350.00	$350.00

Quills Tree Services

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

Total	**$350.00**

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.

Approved RECDD 2
Submitted to AP 9.4.2026
By Kevin McKendree

Kevin McKendree

SEP 04 2026

SOLITUDE
LAKE MANAGEMENT

INVOICE

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 Number: PSI301564
Invoice Date: 9/2/2026

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 9/2/2026
Due Date 10/2/2026
Terms Net 30

Customer ID 14024
P.O. Number
P.O. Date 9/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2026 - 9/30/2026 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		1	1	2,569.44	2,569.44

SOLITUDE
LAKE MANAGEMENT

INVOICE

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 Number: PSI301564
Invoice Date: 9/2/2026

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 9/2/2026
Due Date 10/2/2026
Terms Net 30

Customer ID 14024
P.O. Number
P.O. Date 9/2/2026
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					

RECEIVED
SEP 08 2026
BY:

Approved RECDD 2
Submitted to AP 9.8.2026
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**

Vesta

Invoice

Invoice #	434647
Date	08/31/2026
Terms	Net 30
Due Date	09/30/2026
Memo	Billable Mileage split

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

Bill To

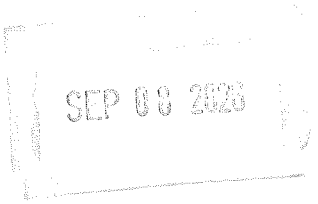
Rivers Edge CDD II
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Billable Mileage split in 3	1	142.00	142.00

Total 142.00

Corbin deNagy

9/8/2026



Vesta Mileage Report

Name:	*Kevin McKendree*	*Month*	*Aug-26*

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
8/3	Daily mileage	Rivertown	Rivertown	52.9	Riversedge CDD		52.9
8/4	Daily mileage	Rivertown	Rivertown	43.2	iversedge CDD		43.2
8/5	Daily mileage	Rivertown	Rivertown	19.5	iversedge CDD		19.5
8/6	Daily mileage	Rivertown	Rivertown	25	Riversedge CDD		25
8/7	Daily mileage	Rivertown	Rivertown	31.9	iversedge CDD		31.9
8/10	Daily mileage	Rivertown	Rivertown	58.7	iversedge CDD		58.7
8/11	Daily mileage	Rivertown	Rivertown	35.4	iversedge CDD		35.4
8/12	Daily mileage	Rivertown	Rivertown	26.8	iversedge CDD		26.8
8/13	Daily mileage	Rivertown	Rivertown	23.9	iversedge CDD		23.9
8/14	Daily mileage	Rivertown	Rivertown	18.4	iversedge CDD		18.4
8/17	Daily mileage	Rivertown	Rivertown	48.7	iversedge CDD		48.7
8/18	Daily mileage	Rivertown	Rivertown	43.8	iversedge CDD		43.8
8/19	Daily mileage	Rivertown	Rivertown	29.6	iversedge CDD		29.6
8/20	Daily mileage	Rivertown	Rivertown	26.2	iversedge CDD		26.2
8/21	Daily mileage	Rivertown	Rivertown	22	iversedge CDD		22
8/24	Daily mileage	Rivertown	Rivertown	50.5	iversedge CDD		50.5
8/25	Daily mileage	Rivertown	Rivertown	41.9	iversedge CDD		41.9
8/26	Daily mileage	Rivertown	Rivertown	34.2	iversedge CDD		34.2
8/27	Daily mileage	Rivertown	Rivertown	27.7	iversedge CDD		27.7
8/28	Daily mileage	Rivertown	Rivertown	17.3	iversedge CDD		17.3
8/31	Daily mileage	Rivertown	Rivertown	56.9	iversedge CDD		56.9

Total Mileage	**735**
Reimbursement Rate	**$0.580**
Total Reimbursement	**$426.01**
Date Submitted in Paycom	9/3/26

$142.00

Vesta

Invoice

Invoice #	434299
Date	09/01/2026
Terms	Net 30
Due Date	10/01/2026
Memo	Rivers Edge CDDII

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

Bill To

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

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

SEP 08 2026

Corbin deNagy

9/8/2026

PM(P)

WHO BUT W.B.MASON

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

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

Invoice Number	264221485
Customer Number	C3178877
Invoice Date	09/02/2026
Due Date	10/02/2026
Order Date	09/01/2026
Order Number	S164584335
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	41.93	41.93
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	1	BX	10.99	10.99
CSD34200	WIPES, SCRIM,4PLY,POPUP,WH(W202)	1	CT	73.30	73.30
PGC68235	PLUG, FBRZ PLUG SK LINEN&SKY 0.87OZ	2	EA	7.73	15.46

SUBTOTAL:	151.17
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	151.17
Total Due:	151.17

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

WHO BUT W.B.MASON

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

RECEIVED
SEP 11 2026
BY

Approved RECDD 2
Submitted to A/P 09-11-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	264221485
Invoice Date	09/02/2026
Terms	Net 30
Total Due	**151.17**

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

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

C3178877264221485264221485000000151178

PM(P)

WHO BUT W.B.MASON

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

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

Invoice Number	264248550
Customer Number	C3178877
Invoice Date	09/03/2026
Due Date	10/03/2026
Order Date	09/01/2026
Order Number	S164584335
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
FRS3WDS60CME	URINAL SCREEN,THE WAVE,CUC MELON,10/BX	1	BX	36.51	36.51

SUBTOTAL:	36.51
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	36.51
Total Due:	36.51

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

RECEIVED
SEP 11 2026
BY:

WHO BUT W.B.MASON

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

Approved RECDD 2
Submitted to A/P 09-11-26
By Richard Losco
Richard Losco

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

Remittance Section	
Customer Number	C3178877
Invoice Number	264248550
Invoice Date	09/03/2026
Terms	Net 30
Total Due	**36.51**

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

C3178877264248550264248550000000000036519

PM(P)

WHO BUT W.B.MASON

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

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

Invoice Number	264344351
Customer Number	C3178877
Invoice Date	09/09/2026
Due Date	10/09/2026
Order Date	09/07/2026
Order Number	S164705850
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	41.93	41.93
HERX7658AK	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	1	CT	71.69	71.69
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	54.89	54.89

SUBTOTAL:	168.51
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	168.51
Total Due:	168.51

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

WHO BUT W.B.MASON

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

RECEIVED
SEP 11 2026
BY

Approved RECDD 2
Submitted to A/P 09-11-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	264344351
Invoice Date	09/09/2026
Terms	Net 30
Total Due	**168.51**

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

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

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

C3178877264344351264344351000000168513

INVOICE

Affordable Plumbing Company
4565 Saint Augustine Road
Jacksonville, FL 32207

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

Bill to
Rivers Edge CDD 2
475 West Town Place Suite 114
St. Augustine, Fl 32092

Ship to
160 RiverGlade Run
Saint Johns Fl, 32259

Invoice details
Invoice no.: APC-24374
Invoice date: 09/23/2026
Due date: 10/23/2026

Sales Rep: Ray Dominquez / Jay Wade

#	Description	Qty	Rate	Amount
1.	Labor for Ray Carrazana Dominguez - Sep 22 2026	4	$0.00	$0.00
2.	Delta Stryke Lavatory Faucets	4	$945.00	$3,780.00
3.	Installation for faucets	8	$150.00	$1,200.00
4.	Labor for Jay Wade - Sep 22 2026	8.2	$0.00	$0.00
5.	Work Description: Install 4 APC provided wall mount faucets at the aminity center.	1	$0.00	$0.00
6.	Work Resolution: Installed 4 Delta 8" spread wall mounted faucets. And the ladies room had to remount the valves further out. So the trim would fit properly. Both bathrooms are trimmed out and working properly. Hot is hot and cold is cold.	1	$0.00	$0.00

Total **$4,980.00**

Ways to pay

VISA DISCOVER AMEX BANK affirm

View and pay

RECEIVED
SEP 23 2026
BY:

Approved RECDD 2
Submitted to AP 9.23.2026
By Kevin McKendree

Kevin McKendree

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 Suite114
St. Augustine, Fl 32092

Ship to
kevin Mckendree
475 West Town Place
St Augustine, Florida 32092
USA

Invoice details
Invoice no.: 1099
Terms: Due on receipt
Invoice date: 09/22/2026
Due date: 09/22/2026

Product or service	Description	Amount
Services	Replace breaker to Reversing Fountain .	$414.67
	Total	**$414.67**

Ways to pay

BANK

View and pay

RECEIVED
SEP 22 2026
BY:

Approved RECDD 2
Submitted to AP 9.22.2026
By Kevin McKendree
Kevin McKendree

Dynamic Security Professionals, Inc.

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Invoice

Date	Invoice #
9/22/2026	47910

Bill To	Location
Rivers Edge CDD II 475 West Town Place Suite 114 St. Augustine, FL 32092	160 Riverglade Run St. Johns, Florida 32259

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Security System Via Starlink Cellular for 4th Quarter	35.00	105.00

RECEIVED
SEP 22 2026
BY

Thank you for your business.

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

Approved RECDD 2
Submitted to A/P 09-22-26
By Richard Losco
Richard Losco

INVOICE

egis Insurance & Risk Advisors

Customer	Rivers Edge II Community Development District
Acct #	839
Date	09/17/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information	
Invoice Summary	$ 74,698.00
Payment Amount	
Payment for:	Invoice#34196
100126730	

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

Thank You

Please detach and return with payment

Customer: Rivers Edge II Community Development District

Invoice	Effective	Transaction	Description	Amount
34196	10/01/2026	Renew policy	Policy #100126730 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/17/2026	74,698.00

RECEIVED
SEP 22 2026
BY:

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 74,698.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	**Date**
P.O. Box 748555		
Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/17/2026

Sales Quote

Sales Quote Number: 907053

Page: 1

KaTom Restaurant Supply, Inc.
305 Katom Dr.
KODAK, TN 37764

Sales Quote Date:	Due Date	Ship Date
8/26/2026	8/26/2026	8/26/2026
Customer ID	**Contact**	**SalesPerson**
1956698	Richard Losco	William Bennett
Cust. Phone	**Cust. Fax**	**Quote Expires:**
(904) 679-5523		8/31/2026
rlosco@vestapropertyservices.com		

Sell
To: Rivers Edge 2 Community
Richard Losco
475 W Townplace
Suite 114
SAINT AUGUSTINE, FL 32092
USA

Ship
To: Rivers Edge 2 Community
Richard Losco
475 W Townplace
Suite 114
SAINT AUGUSTINE, FL 32092
USA

Terms	Ext Doc No.	Your Reference	Ship Via	Loc Code	Loc Phone	Loc Fax
CREDIT CARD				KODAK		

Blueprint No.	Number	Description	Qty	Unit	Unit Price	Total Price
	440-BB59GS	BB59-G-S REFRIG. BB COOLER RI 2SECT. SS 115/1	1	IEAI	3,906.58	3,906.58
		Free Shipping to Customer				
		Must Ship LTL				

Did not recieve W-9
until 09/17/26.
TP
09/17/26

RECEIVED
AUG 26 2026
TP

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

Website: katom.com **Phone:** (800) 541-8683 **Fax:** (800) 821-9130

This office will follow up with you within 24 hours to ensure you received this quotation. Quotation must be signed below to be official.

Submitted by: _____ **Accepted by:** Richard Losco

Subtotal:	3906.58
S, H, & I:	55.00
Total Sales Tax:	0
Total:	3961.58

Federal and/or State tax laws may apply at the time of invoicing.

BY PLACING YOUR ORDER, YOU ACKNOWLEDGE AND AGREE THAT YOU HAVE READ AND AGREE TO BE BOUND BY KATOM'S POLICIES AND PROCEDURES STANDARD TERMS AND CONDITIONS, POLICIES AND PROCEDURES, INCLUDING BUT NOT LIMITED TO THE KATOM PRIVACY POLICY, RETURN POLICY, SHIPPING POLICY, AND TERMS AND CONDITIONS (WHICH INCLUDE DISCLAIMERS AND LIMITATIONS OF KATOM'S LIABILITY, AS WELL AS A PROVISION WHEREBY YOU AGREE TO ARBITRATE ALL DISPUTES), LOCATED AT WWW.KATOM.COM/POLICY (COLLECTIVELY, THE "TERMS"). PLEASE CALL 1-800-541-8683 TO OBTAIN A PHYSICAL OR E-MAIL COPY OF THE TERMS. THE TERMS ARE ALSO AVAILABLE BY SCANNING THE QR CODE IN THE BOTTOM RIGHTHAND CORNER OF THIS QUOTE WITH THE CAMERA OF YOUR MOBILE DEVICE. IF YOU DO NOT AGREE TO BE BOUND BY ALL PROVISIONS OF THE TERMS, YOU MUST NOTIFY KATOM WITHIN TEN (10) DAYS OF RECEIPT OF THIS QUOTE AND IMMEDIATELY REJECT AND RETURN ALL GOODS TO KATOM. YOUR USE OF THE GOODS, OR YOUR FAILURE TO REJECT AND RETURN THE GOODS TO KATOM WITHIN TEN (10) DAYS, SHALL CONSTITUTE ACCEPTANCE OF ALL TERMS.

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

INVOICE

Invoice # 15929
Date: 09/14/2026
Due On: 10/14/2026

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

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
($0.00	+	$2,594.02	) - (	$0.00	) =	**$2,594.02**

RE2CDD-01

River's Edge II - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	08/05/2026	Review draft agenda and follow up on status of pending legal action items.	0.20	$350.00	100.0%	$0.00
Service	MGH	08/05/2026	Review draft agenda and identify legal input and follow-up items needed.	0.20	$295.00	-	$59.00
Service	LG	08/11/2026	Confer with district manager regarding budget hearing and supervisor transitions.	0.30	$350.00	-	$105.00
Service	MGH	08/11/2026	Prepare for and attend agenda planning call with District staff.	0.40	$295.00	-	$118.00
Service	LG	08/14/2026	Review agenda and prepare for Board meeting.	0.70	$350.00	-	$245.00
Service	MB	08/18/2026	Research application of HB 967 (electronic	0.10	$285.00	-	$28.50

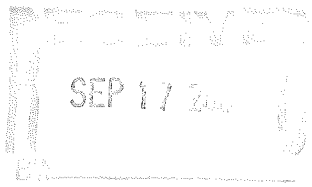
			payments).				
Service	LG	08/18/2026	Prepare memorandum regarding implementation of HB 967 (electronic payments).	0.10	$350.00	-	$35.00
Service	MGH	08/18/2026	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting.	1.10	$295.00	-	$324.50
Service	MGH	08/19/2026	Prepare for and attend Board meeting.	1.80	$295.00	-	$531.00
Service	LG	08/19/2026	Analyze status of legal action items following board meeting.	0.30	$350.00	-	$105.00
Expense	KB	08/19/2026	Travel: Mileage - MGH.	27.00	$0.76	-	$20.52
Service	MGH	08/20/2026	Review and revise draft joint meeting minutes; confirm records related to final score sheets for landscape RFP proposals.	0.20	$295.00	-	$59.00
Service	LG	08/24/2026	Analyze options for Flock contract.	0.20	$350.00	-	$70.00
Service	MGH	08/24/2026	Confirm final landscape RFP scorecard numbers with District Manager and review final edits to joint meeting minutes.	0.10	$295.00	-	$29.50
Service	LG	08/25/2026	Prepare 2026 landscape agreement.	0.60	$350.00	-	$210.00
Service	MGH	08/25/2026	Review District Manager meeting notes and identify legal follow-up tasks.	0.20	$295.00	-	$59.00
Service	LG	08/26/2026	Prepare updated rules of procedure and resolution setting hearing on same; finalize Yellowstone contract for signatures; confer with deNagy regarding cost-share procedures.	1.00	$350.00	-	$350.00
Service	LG	08/27/2026	Preliminary research regarding Flock contract renewals.	0.20	$350.00	-	$70.00

Service	LG	08/31/2026	Confer with district manager regarding management plan for cafe.	0.30	$350.00	-	$105.00
Service	LG	08/31/2026	Analyze update from FDOT regarding LPR systems.	0.20	$350.00	-	$70.00
					Line Item Discount Subtotal		**-$70.00**
					Total		**$2,594.02**

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

Please pay within 30 days.

Corbin deVagy
9/17/2026



MnN Acoustic Duo

INVOICE

2384 Sophie Pl
Middleburg, FL 32068
Phone: 904-868-7400

INVOICE # 09042026
DATE: 09/04/2026

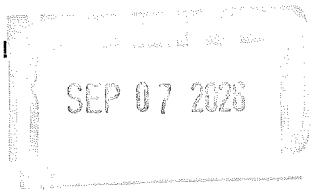
TO:
Rivers Edge CDD 2
Kim Fatuch
475 West Town Pl
Suite #114
St. Augustine, FL 32092

SHIP TO:
RiverClub
160 Riverglade Run
St. Johns, FL 32259

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	2 hr music performance 9/7/26	$300	$300
		SUBTOTAL	**$300**
		SALES TAX	0
		TOTAL DUE	$300

Make all checks payable to MnN Acoustic Duo
If you have any questions concerning this invoice, contact Nancy at 904-868-7400

THANK YOU FOR YOUR BUSINESS!



Approved CDD II
Submitted to AP on 9.7.26
by Kimberly Fatuch

Kimberly Fatuch

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

September 17, 2026
Project No: P0113094.70
Invoice No: 22013445

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 August CDD meeting
Professional Services from August 01, 2026 to August 28, 2026

Task 1: O & M

Professional Personnel

		Hours	Rate	Amount	
Vice President		1.00	250.00	250.00	
	Totals	1.00		250.00	
	Total Labor				**250.00**
			Total this Task		**$250.00**
			Total this Invoice		**$250.00**

Corbin deNagy
9/18/2026

RECEIVED
SEP 18 2026

REMITTANCE:
CHECKS: PRIME AE Group, Inc. I P.O. BOX 530733, Atlanta, Georgia 30353-0733
If paying via ACH or wire, please send a remittance advice to cashreceipt@primeeng.com

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622743623
DATE:	09/09/2026
ORDER:	622743623

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
09/09/2026	10:41 AM	ANTS, FIRE ANT, MICE,			10:41 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	09/09/2026			11:23 AM

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**

Approved RECDD 2
Submitted to A/P 09-11-26
By Richard Losco
Richard Losco

RECEIVED
SEP 11 2026
BY:

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

PM(P)

WHO BUT W.B.MASON

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

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

Invoice Number	264543520
Customer Number	C3178877
Invoice Date	09/17/2026
Due Date	10/17/2026
Order Date	09/16/2026
Order Number	S164952840
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX7658AK	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	1	CT	71.69	71.69
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	45.49	45.49
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	54.89	54.89
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	1	BX	10.99	10.99
GPC43715	SOAP,REFILL,FOAM,CLR	1	CT	64.32	64.32

SUBTOTAL:	256.87
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	256.87
Total Due:	256.87

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

WHO BUT W.B.MASON

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

Approved RECDD 2
Submitted to A/P 09-22-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	264543520
Invoice Date	09/17/2026
Terms	Net 30
Total Due	**256.87**

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

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

C3178877264543520264543520000000025687 6

PM(P)

WHO BUT W.B.MASON

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

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

Invoice Number	264557608
Customer Number	C3178877
Invoice Date	09/18/2026
Due Date	10/18/2026
Order Date	09/01/2026
Order Number	S164584335
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
PGC07695	SMALL SPACES AIR FRESHENER,ODOR-FIGHTING,OCEAN SCENT,4CT	3	CT	17.46	52.38
PGC02573	SMALL SPACES AIR FRESHENER,ODOR-FIGHTING,GAIN SCENT,4CT	1	CT	12.05	12.05

SUBTOTAL:	64.43
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	64.43
Total Due:	64.43

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

WHO BUT W.B.MASON

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

RECEIVED
SEP 22 2026

Approved RECDD 2
Submitted to A/P 09-22-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178877
Invoice Number	264557608
Invoice Date	09/18/2026
Terms	Net 30
Total Due	**64.43**

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

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

C3178877264557608264557608000000000064432

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1263064	9/1/2026
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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge II - Pond Banks

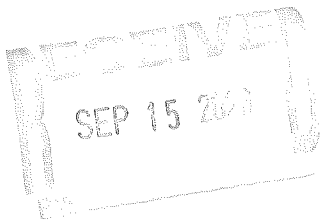
Address: 475 West Town Place Suite 114
Saint Augustine, FL 32092

Invoice Due Date: October 1, 2026

Invoice Amount: $2,914.00

Description	Current Amount
Monthly Landscape Maintenance September 2026	$2,914.00

Invoice Total **$2,914.00**



Approved RECDD II
Submitted to A/P 09-15-26
By Richard Losco
Richard Losco

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

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1263066	9/1/2026
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: October 1, 2026

Invoice Amount: $32,818.98

Description	Current Amount
Monthly Landscape Maintenance September 2026	$32,818.98

Invoice Total **$32,818.98**

RECEIVED
SEP 15 2026
BY:

Approved RECDD 2
Submitted to A/P 09-15-26
By Richard Losco
Richard Losco

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

YELLOWSTONE
LANDSCAPE

INVOICE

Invoice Number:	1265455
Invoice Date:	09/10/2026
Due Date:	10/10/2026
Terms:	Net 30
PO Number:	
Opportunity #:	752866

BILL TO:

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

SERVICE LOCATION:

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

REMIT TO:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

DESCRIPTION	AMOUNT
September irrigation repairs - 2026******165 High Brush******	$574.16

RECEIVED
SEP 21 2026

Approved RECDD 2 - $574.16
Submitted to A/P 09-21-26
By Richard Losco
Richard Losco

ACCOUNT SUMMARY	
Current	$40,036.87
1-30 Days Past Due	$0.00
31-60 Days Past Due	$0.00
61-90 Days Past Due	$0.00
90+ Days Past Due	$7,311.04
TOTAL PAST DUE	$7,311.04

TOTAL ACCOUNT BALANCE	$47,347.91

Subtotal	$574.16
Tax	$0.00
INVOICE TOTAL	**$574.16**

Should you have any questions or inquiries please call **904-268-2626.**

Past due balances may be subject to additional late fees and interest charges.

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. #	CDD 2
NAME	Rivertown
ADDRESS	165 High Brush Ct.
DATE	8/31/2026

#		Repaired broke Ball Valve shutoff on main line side of valve.			EXTENTION
					$ -
1		1 1/2" X 2" MA		$ 7.71	$ 7.71
1		1 1/2" Coupling		$ 2.27	$ 2.27
1		1 1/2" 90		$ 3.72	$ 3.72
2		1 1/2" Class 200 Purple (ft)		$ 1.23	$ 2.46
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
				PARTS TOTAL	$ 16.16

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/31/2026	Labor	6	$ 93.00	$ 558.00
				$ -
				$ -
				$ -
				$ 558.00

COMMENTS :

MATERIALS		$ 16.16
LABOR & RENTAL		$ 558.00
TOTAL		$ 574.16

DATE COMPLETED 8/31/26 TECHNICIAN Kevin/Manuel CLIENT

FIFTH ORDER OF BUSINESS

A.

Subject: November 2026 Landscape Report – River's Edge CDD I, II & III

Hello,

Please find the November 2026 landscape report for River's Edge CDD I, II & III below.

General Maintenance

November service work will include mowing as needed as temperatures drop, edging, string trimming, shrub pruning, weed control, mulch-bed applications, and removal of unwanted tree shoots.

Crews will continue addressing moss throughout the property. Minor limb cleanup will be completed within routine service, and larger tree work will be coordinated with the arbor team when required.

Representatives from Mattamy, Vesta, and Yellowstone will continue their monthly walkthroughs to review conditions, identify priorities, and uphold community landscape standards.

Turf will be maintained at appropriate fall mowing heights during November. Temporary scalping may be visible in isolated locations as crews encourage improved density and healthier long-term growth.

Ornamental grass cutback will begin as soon as blooming has stopped.

Irrigation

Irrigation technicians will inspect system operation throughout November and complete repairs identified during routine checks.

Watering is planned for1 days each week, with station run times adjusted in response to rainfall, temperatures, and turf needs.

The team will continue evaluating water-saving improvements, including removal of unnecessary bubblers and confirmation that rain sensors are operating properly.

Fertilization & Chemical Treatments

Selective weed treatments will be applied during November to reduce pressure in turf areas and improve the property's overall uniformity.

Planned granular fertilizer applications will provide seasonal nutrition and help sustain turf vigor through the fall transition.

Arbor Care

Tree maintenance will be performed where necessary, including elevating low branches to improve clearance, sightlines, presentation, and overall tree structure.

The November program will focus on dependable routine service, efficient irrigation, proactive turf treatments, and continued attention to the appearance of River's Edge.

Thank you,

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: ***11/18/2026*** *Submitted by:* ***Kevin McKendree & Richard Losco***

RECDD I

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. This was approved and contracts are signed. The building is closed and demo began September 21st. Demo is complete. Plumbing has been relocated and stubbed up. Electrical is complete. Walls have been drywalled where repairs were made. Flooring is installed. Cabinets are next.

Tennis Court Fencing:
Tennis court fencing was approved in Marchs 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 except for the windscreens which are custom ordered.

RiverHouse Parking Lot Lighting:
New lighting from FPL was approved in September that will fully illuminate the parking lot of the RiverHouse. Agreements have been signed and we are awaiting scheduling.

Eel Grass in Pond B behind RiverHouse:
The dead eel grass in pond B continues to be an issue. Our in-house team is now placing buoy lines out in the water when it shifts to the coves so that it does not spread around which makes harvesting it impossible. We have now harvested this 5 times, and the pond is much improved. We will continue harvesting until the pond is presentable. As of this writing the pond looks great.

RiverHouse AC Units in rental side:
New AC units will be installed by Cool R US in the rental side of the RiverHouse as voted upon by the board of supervisors. This is scheduled for 11/19. We are working with an HVAC engineer on the gym side to determine the best path to move forward over there as the humidity level has always been high which creates mold and the gym equipment to rust.

Pool Mechanical Equipment:
We received approval to obtain engineering plans for replacement of all the pool equipment at the RiverHouse. This would exclude the sand filters that were replaced last year. Our goal with this is to

improve upon what currently exists with a focus on cost savings. This may include dual pump systems to avoid shutdowns, surge protection, elimination/combining of water holding tanks and switching to self-priming pumps which would allow us to get rid of the vaults that are currently below ground and placing the pumps above ground on slab. The reduction of infrastructure will reduce upfront and long-term repair costs and many of these ideas will remove our equipment from past troublesome areas.

Exterior wall sconces and fans at RiverHouse:
We will be quoting the installation of all the exterior wall sconces and exterior ceiling fans at the RiverHouse. This would be 33 scones plus 3 pendant lights and 18 fans. We will purchase the fixtures directly which will make the quotes apples to apples.

RECDD II

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.

Feature Motor in Club Pool:
The feature motor in the club's pool burnt out this week. When this motor is not running the water from the pools infinity edge escapes so it must always remain operating. We were able to locate and install a replacement, and everything is now operable.

CDD III

Springs Play Park:
Benches, a bike rack and a trash can are being added to the Springs Play Park. Concrete pads have been poured, and we are awaiting the arrival of the products.

RiverLodge Beach:
We will be converting the beach area by the kayak pond to grass as instructed by CDD 3 board. Work is starting 11/16.

RIVERTOWN

RECDD's Lifestyle Report

Date of report: ***11/18/2026*** *Submitted by:* ***Kim Fatuch***

October Events

- 10.8.26 – Music Bingo
  - Monthly Music Bingo kicks off on the 8th
- 10.9.26 – Last day of Rocktober ticket sales
  - 35 tickets left for Rocktober. We anticipate them selling out today.
- 10.10.26 – Fall Festival
  - Cancelled due to weather, will reschedule for November 7th
- 10.18.26 – Sunjammer Concert at the Amp
  - Event cancelled due to weather
- 10.22.26 -Halloween Trivia
  - Bringing back some theme trivia to get the neighbors in the spirit of the season
  - Bigger prizes and costumes encouraged
- 10.23.26 – Emily Mikus in the café
  - Rivertown's favorite country girl bringing the tunes for a fun vibe in the café
- 10.24.26 – Rocktober on the River
  - 500 tickets, sold out on day 2 of ticket sales. 460 residents showed up despite the less than stellar weather
  - Don't Call Me Shirley played right outside the café.
  - 4 bars with signature cocktails, shots and canned beer
  - Nothing but accolades all around! Residents loved the event.

-   
  

November Events

- 11.5.26 – Karaoke Night
  - Bringing karaoke night to Riverclub per resident request
- 11.7.26 –Fall Festival
  - Rescheduled from Oct. 10th.
  - 54 local vendors, kidzone, petting zoo and food trucks
  - Roughly 400 attendees, beautiful weather



- 11.14.26 – Deej Band live at the Amp
  - A new band will be playing at the amphitheater for a mid-afternoon event 2pm – 5pm
- 11.15.26 – Sunjammer Band live at the Amp
  - Rescheduled from October
  - Afternoon concert event from 3pm – 5pm
- 11.20.26 – Fires & Flannel Event with Emily Mikus
  - Guests are invited to a night of smores by the fire (while supplies last) while listening to the vocal stylings of crowd favorite, Emily Mikus

RIVERTOWN

RECDD's Amenity Manager Report

Date of Report: ***11/18/2026*** *Submitted by:* ***Ken Council & Richard Losco***

The Clocks fell back one hour on Sunday 11/1/2026. The last day of Early Voting in the RiverHouse group fitness room was Saturday, October 31st. Election Day polling took place in the group fitness room on Tuesday, November 3rd from 7:00am – 7:00pm. RiverHouse Staffing hours are 11am – 5pm Tuesday – Sunday as of 11/1/2026. The RiverHouse gym will be closed on Monday, 11/9/2026, for the Aurora Access Control System installation. Technogym has placed orders to resolve issues with RiverLodge Treadmills. Wayne Automatic was out on 10/23/2026 to Inspect fire hydrants at all 3 facilities and the quarterly fire sprinkler inspection for the RiverHouse.

RiverHouse *Closed Mondays*

Clubhouse Staff Hours:

- 11am – 5pm (Tuesday - Sunday)

Recreational & Lap Pool:

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

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- RiverHouse Staffing hours are now 11am – 5pm Tuesday – Sunday.
- Wayne Automatic was out on 10/23/2026 to perform the quarterly fire sprinkler and fire hydrant inspection for the RiverHouse.
- Early Voting took place in the RiverHouse group fitness room from Monday, October 19th – Saturday, October 31st.
- Election Day Polling took place in the group fitness room on Tuesday, November 3rd from 7:00am – 7:00pm.
- Commercial Fitness is awaiting parts to replace squeaking parts on treadmills for the RiverHouse Gym.

RiverClub *Closed Tuesdays*

Amenity Hours:

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

Other Updates:

- Wayne Automatic was out on 10/23/2026 to Inspect the RiverClub fire hydrants.

RiverLodge *Closed Wednesdays*

Amenity Hours (Airnasium & Fireplace):

- 10am – 8pm (Thursday - Tuesday)

Water Activity Pool/Splash Pad & Lifeguard Hours:

- The Water Activity Pool/Splash Park is closed for the season.

Lazy River, Lounge Area, & Volleyball Court Hours:

- 10am – 30 minutes before sunset

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- Technogym has also placed orders to resolve issues with both RiverLodge Treadmills.
- Wayne Automatic was out on 10/23/2026 to perform the quarterly fire sprinkler and fire hydrant inspection for the RiverLodge.

RIVERTOWN

RECDD's Café Report

Date of report: ***11/18/2026*** *Submitted by:* ***Lisa McCormick & Richard Losco***

The RiverClub Café finished the fiscal year with exceptional results, with net sales of $952,919.60 ending September 30, 2026, compared to $787,133.94 prior year, a 21% increase! Throughout the year, the Café continued to serve as a central gathering place for residents, offering exceptional food, service, and hospitality while remaining the only dining destination within walking or golf-cart distance for thousands of homes.

Strong resident support, successful special events, and consistent operational performance contributed to another year of growth and achievement. From community celebrations, music bingo, live entertainment, and everyday dining experiences, the Café played an important role in bringing neighbors together and enhancing the lifestyle that makes our community unique.

Equally important, the Café maintained a strong financial foundation, through the hard-work and diligence of the VESTA TEAM, allowing us to continue investing in its long-term success while protecting this valuable community asset.

September net sales totaled $78,458.12 compared to $69,290.85 prior year, a 13% increase. Wages as a percentage of net sales were 30.2% and Food and Beverage at 45.4% of net sales.

- Cost of Goods Sold (Food and Beverage) was @ 45.4% in the month of September, compared to 47.6% prior year.

Food & Beverage as % of Revenue:

Target	**12-Month**	**% Rate – 40%**
Optimal	**12-Month**	**% Rate – 35%**
Actual	**Sept '26**	**% Rate – 45%**

- Gross Wages as % of net sales were 30.2% in the month of September, compared to 30.1% prior year.

Gross Wages as % of Revenue:

Target	**12-Month**	**% Rate – 35%**
Optimal	**12-Month**	**% Rate – 30%**
Actual	**Sept '26**	**% Rate – 30%**

As we look forward to the upcoming year, we are grateful for the continued support of our residents and optimistic about the opportunities that the new season will bring. We remain

dedicated to providing an exceptional amenity that strengthens our community and enriches the resident experience.

Work Order	01068269	Account	Rivers Edge II CDD
Actual Start	10/30/2026 10:00 AM	Contact	Kevin McKendree
		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Appointment Information

Specialist Comments to Customer	Today while treating an account prior to this, I had a mishap where something in the spray system on my boat malfunctioned, cover the boat and myself in chemical. I had to then take it back to thw shop to get it fixed, as well as clean myself up and change my clothes. I unfortunately dis not have the means of treating out here today. Even though I did ride through seeing what was needed to be done. I will be back out next week to continue treatments. Per usual i assume you will contact me with any problems or concerns with the ponds. The on and off weather would have also hindered me today anyways. Ive looked at the forecast for next week and it looks like a good amount of rain so hopefully I can get out there during a break in the weather so I can treat. Regardless I will get done, good thing is that the weather is cooling down so with that should come the slow down in growth of pretty much everything. Good news. Have a great day and thanks for choosing Solitude lake management	Name	MICHAEL HOWARD JR
		Specialist State License Number	

Assets Serviced

Work Order Line Item

Asset Name	Status	Product Work Type Name
Rivers Edge CDD II Pond 21	Inspected	
Rivers Edge CDD II Pond 23	Inspected	
Rivers Edge CDD II Pond 22	Inspected	
Rivers Edge CDD II Pond 3	Inspected	
Rivers Edge CDD II Pond 24	Inspected	
Rivers Edge CDD II Pond 5	Inspected	
Rivers Edge CDD II Pond 4	Inspected	
Rivers Edge CDD II Pond 7	Inspected	
Rivers Edge CDD II Pond 6	Inspected	
Rivers Edge CDD II Pond 9	Inspected	
Rivers Edge CDD II Pond 8	Inspected	
Rivers Edge CDD II Pond 10	Inspected	
Rivers Edge CDD II Pond 1	Inspected	
Rivers Edge CDD II Pond 12	Inspected	
Rivers Edge CDD II Pond 11	Inspected	
Rivers Edge CDD II Pond 14	Inspected	
Rivers Edge CDD II Pond 13	Inspected	
Rivers Edge CDD II Pond 16	Inspected	
Rivers Edge CDD II Pond 15	Inspected	
Rivers Edge CDD II Pond 18	Inspected	
Rivers Edge CDD II Pond 17	Inspected	
Rivers Edge CDD II Pond 2	Inspected	
Rivers Edge CDD II Pond 19	Inspected	
Rivers Edge CDD II Pond 20	Inspected	
Rivers Edge CDD II Pond JJ	Inspected	
Rivers Edge CDD II Pond CR3	Inspected	
Rivers Edge CDD II Pond NN	Inspected	
Rivers Edge CDD II Pond KK	Inspected	

Asset Name	Status	Product Work Type Name
Rivers Edge CDD II Pond RC2	Inspected	
Rivers Edge CDD II Pond RC1	Inspected	
Rivers Edge CDD II Pond TT	Inspected	
Rivers Edge CDD II Pond SS	Inspected	
Rivers Edge II CDD - Pond 25	Inspected	
Rivers Edge CDD II Pond UU	Inspected	

Service Parameters Applied

Work Order Line Item

Asset Name	Product Work Type Name	Specialist Comments
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 1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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 10	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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 11	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 12	ALGAE CONTROL	
Rivers Edge CDD II Pond 12	LAKE WEED CONTROL	

Asset Name	Product Work Type Name	Specialist Comments
Rivers Edge CDD II Pond 12	MONITORING	
Rivers Edge CDD II Pond 12	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 12	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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 13	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 14	ALGAE CONTROL	
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 14	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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 15	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 16	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 17	ALGAE CONTROL	
Rivers Edge CDD II Pond 17	LAKE WEED CONTROL	

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

Asset Name	Product Work Type Name	Specialist Comments
Rivers Edge CDD II Pond 21	MONITORING	
Rivers Edge CDD II Pond 21	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 21	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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 22	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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 23	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 24	ALGAE CONTROL	
Rivers Edge CDD II Pond 24	LAKE WEED CONTROL	
Rivers Edge CDD II Pond 24	MONITORING	
Rivers Edge CDD II Pond 24	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 24	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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 3	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 4	ALGAE CONTROL	
Rivers Edge CDD II Pond 4	LAKE WEED CONTROL	

Asset Name	Product Work Type Name	Specialist Comments
Rivers Edge CDD II Pond 4	MONITORING	
Rivers Edge CDD II Pond 4	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 4	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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 5	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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 6	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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 7	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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 8	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond 9	ALGAE CONTROL	
Rivers Edge CDD II Pond 9	LAKE WEED CONTROL	

Asset Name	Product Work Type Name	Specialist Comments
Rivers Edge CDD II Pond 9	MONITORING	
Rivers Edge CDD II Pond 9	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond 9	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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 CR3	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond JJ	ALGAE CONTROL	
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 JJ	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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 KK	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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 NN	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD II Pond RC1	ALGAE CONTROL	
Rivers Edge CDD II Pond RC1	LAKE WEED CONTROL	

SOLITUDE LAKE MANAGEMENT

Asset Name	Product Work Type Name	Specialist Comments
Rivers Edge CDD II Pond RC1	MONITORING	
Rivers Edge CDD II Pond RC1	SHORELINE WEED CONTROL	
Rivers Edge CDD II Pond RC1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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 RC2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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 SS	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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 TT	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	
Rivers Edge CDD II Pond UU	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge II CDD - Pond 25	ALGAE CONTROL	
Rivers Edge II CDD - Pond 25	LAKE WEED CONTROL	

Asset Name	Product Work Type Name	Specialist Comments
Rivers Edge II CDD - Pond 25	MONITORING	
Rivers Edge II CDD - Pond 25	SHORELINE WEED CONTROL	
Rivers Edge II CDD - Pond 25	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:	Deputy JR Tillett #10775			
DATE	**CAD #**	**TIME IN**	**TIME OUT**	**TOTAL HOURS**
Monday, November 9, 2026	SJSO26CAD243602	4:40 P.M.	10:40 P.M.	6

ACTIVITY / COMMENTS:

Total Contacts: 5 Citations: 0 Warnings: 5 Top speed meausred by Radar was, **43 MPH on RiverTown Main Street

Two juveniles stopped for E-Moto violations

RollKall Invoice#: 7265861

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**
[redacted]	SJSO26CAD244171	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

SJSO26CAD244177, SJSO26CAD244229, SJSO26CAD244282, SJSO26CAD244295, SJSO26CAD244361

2 written and 1 verbal warning for excessive speed, routine patrolled the amenity center in reference to the early voting center, and conducted foot patrol at Hallowes Cove Academy.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 7374876

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:	[redacted] #10775			
DATE	**CAD #**	**TIME IN**	**TIME OUT**	**TOTAL HOURS**
[redacted]	SJSO26CAD254899	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

Total Contacts: 7 Citations: 0 Warnings: 7

5 Traffic Stops conducted for excessive speed along Rivertown Main

Two juveniles stopped for E-bike violations

RollKall Invoice#: 7414292

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**
[redacted]	SJSO26CAD251120	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

Total Contacts: 7 Citations: 0 Warnings: 7 Top speed measured by Radar was, 41 MPH on Rivertown Main St. Mutilple patrols conducted throughout neighborhood.

Stopped out with two juveniles operating E-motos. Parents were contacted and advised of future consequences if bikes were observed operating on the roadways again. Contacted several juveniles operating E-scooters without helmets on. They were educated on helmet requirements while operating E-scooters.

Observed a vehicle driving around the construction site off Anise Drive. The vehicle was not observed doing anything suspicious and the driver was advised to stay out of construction sites due to all the equipment and roadway not ready for vehicle traffic.

RollKall Invoice#: I-110126-5801

TENTH ORDER OF BUSINESS

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AND RESTATED RULES OF PROCEDURE; AND PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Act authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Amended and Restated Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Amended and Restated Rules of Procedure are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amended and Restated Rules of Procedure shall remain in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with the Act.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of November 2026.

ATTEST:

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Amended and Restated Rules of Procedure

EXHIBIT A

Amended and Restated Rules of Procedure

[Begins on following page]

RULE NO. 1.0
RULES OF PROCEDURE
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

EFFECTIVE AS OF NOVEMBER 18, 2026

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Rule 1.0 General.

(1) The Rivers Edge II Community Development District ("District") was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules ("Rules") is to describe the general operations of the District.

(2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.

(3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours, which are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.

(4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

(1) Board of Supervisors. The Board of Supervisors of the District ("Board") shall consist of five (5) members. Members of the Board ("Supervisors") appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.

(a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.

(b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.

(c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.

(d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.

(2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.

(a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District's behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("District Manager") or District Counsel, in whole or in part.

(b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.

(c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.

(f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

(g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.

(3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation. Florida Open Meetings Laws apply to such Committees.

(4) Record Book. The Board shall keep a permanent record book entitled "Record of Proceedings," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.

(5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation in the county in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and Committees serving an advisory function shall be open to the public in accordance with the provisions of Chapter 286 of the Florida Statutes.

(6) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, "voting conflict of interest" shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member's special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.

(a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The Board member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board

member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

(b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.

(c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.

(d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.3143, 190.006, 190.007, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

(1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:

(a) Agenda packages for prior twenty-four (24) months and next meeting;

(b) Official minutes of meetings, including adopted resolutions of the Board;

(c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;

(d) Adopted engineer's reports;

(e) Adopted assessment methodologies/reports;

(f) Adopted disclosure of public financing;

(g) Limited Offering Memorandum for each financing undertaken by the District;

(h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;

(i) District policies and rules;

(j) Fiscal year end audits; and

(k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

(2) Public Records. District public records include, but are not limited to, all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules

is appointed as the District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

(3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.

(4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of $0.15 per page for one-sided copies and $0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar ($1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature and volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "extensive" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars ($25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

(5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.

(6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.

(7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("Coordinator") for the District as required by the Florida Commission on Ethics ("Commission"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to their affiliation with the District ("Reporting Individual"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

(1) Notice. Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located. "General circulation" means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week, and shall satisfy the requirement to give at least seven (7) days' public notice stated herein. Each Notice shall state, as applicable:

(a) The date, time and place of the meeting, hearing or workshop;

(b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;

(c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and

(d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least three (3) business days before the meeting/hearing/workshop by contacting the District Manager at Governmental Management Services, LLC, 475 West Town Place, Suite 114 St Augustine, FL 32092; P: (904)940-5850 x409; cdenagy@gmsnf.com. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."

(e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based."

(f) The following or substantially similar language: "The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record."

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District's website at least seven (7) days before each meeting, hearing, or workshop.

(2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.

(3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any confidential and any confidential and exempt information, shall be available to the public at least seven days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval ("Meeting Materials"). Inclusion of additional materials for Board consideration other than those defined herein as "meeting materials" shall not convert such materials into Meeting Materials. For good cause, which includes but is not limited to emergency situations, time-sensitive matters, or newly discovered information essential for Board consideration, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format, or similar format, in preparing its agenda for its regular meetings:

Call to order
Roll call
Public comment
Organizational matters
Review of minutes
Specific items of old business
Specific items of new business
Staff reports
(a) District Counsel
(b) District Engineer
(c) District Manager

1. Financial Report
2. Approval of Expenditures

Supervisor's requests and comments
Public comment
Adjournment

(4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.

(5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.

(6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, including the specific reasons for the emergency meeting. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation in the District. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.

(7) Public Comment. The Board shall set aside three (3) minutes per person, unless extended or reduced by the Chairperson based on the number of speakers and meeting agenda and other reasonable factors at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.

(8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the

funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

(9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.

(10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist. Extraordinary circumstances may include, but are not limited to, illness, family emergencies, or other significant schedule conflicts which prevent in-person meeting attendance.

(11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, an opportunity for final board discussion and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.

(12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:

(a) The Board identifies on the record at the original meeting a reasonable need for a continuance;

(b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and

(c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.

(13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

(14) Security and Fire safety Board Discussions. Portions of a meeting which relate to or would reveal a security or fire safety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, *Florida Statutes*, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

(1) Internal Controls. The District shall establish and maintain internal controls designed to:

(a) Prevent and detect "fraud," "waste" and "abuse" as those terms are defined in section 11.45(1), *Florida Statutes*; and
(b) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
(c) Support economical and efficient operations; and
(d) Ensure reliability of financial records and reports; and
(e) Safeguard assets.

(2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

(1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District. A "rule" is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District ("Rule"). Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.

(2) Notice of Rule Development.

(a) Except when the intended action is the repeal of a Rule, the District shall provide notice of the development of a proposed rule by publication of a Notice of Rule Development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published at least seven (7) days before the notice of rulemaking described in Section 2.0(3), infra., and at least thirty-five (35) days prior to the public hearing on the proposed rule. The Notice of Rule Development shall indicate the subject area to be addressed by rule development, provide a short, plain explanation of the purpose and effect of the proposed rule, cite the grant of rulemaking authority for the proposed rule and law being implemented, include the proposed rule number, and include a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft, if available.

(b) All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes.

(3) Notice of Proceedings and Proposed Rules.

(a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, including: a short, plain explanation of the purpose and effect of the proposed action, the proposed rule number (if applicable), a reference to the specific rulemaking authority pursuant to which the rule is adopted, a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific, and the name, e-mail address, and telephone number of the staff member who may be contacted regarding the intended action. The notice shall include a summary of the District's statement of estimated regulatory costs and the website address where the complete statement of estimated regulatory costs may be viewed, if such a

statement has been prepared pursuant to Section 120.541(2), *Florida Statutes*, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice. The notice shall additionally include a statement that any affected person may request a public hearing by submitting a written request within twenty-one (21) days after the date of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a reference to both the date on which and the place where the Notice of Rule Development required by section (2) of this Rule appeared.

(b) The notice shall be published in a newspaper of general circulation in the District and each county in which the District is located not less than twenty-eight (28) days prior to the intended action. The proposed rule and any material proposed to be incorporated by reference shall be available for inspection and copying by the public at the time of the publication of notice.

(c) The notice shall be mailed, delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend, or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing.

(4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the Chairperson must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.

(5) Petitions to Initiate Rulemaking. All Petitions to Initiate Rulemaking proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. Not later than thirty (30) calendar days following the date of filing a petition, the Board shall initiate rulemaking proceedings or deny the petition with a written statement of its reasons for the denial. If the petition is directed to an existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and to consider whether the public interest is served adequately by the application of the policy on a case-by-case basis, as contrasted with its formal adoption as a rule. However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.

(6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:

(a) The text of the proposed rule, or any amendment or repeal of any existing rules;

(b) A detailed written statement of the facts and circumstances justifying the proposed rule;

(c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and

(d) The published notice.

(7) Hearing. The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the notice described in section (3) of this Rule, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

(8) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that it is necessitated by immediate danger to the public health, safety, or welfare which requires immediate action, or if the Legislature authorizes the Board to adopt emergency rules. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of the emergency rules together with the Board's findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority shall be published as soon as possible in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule provided that such procedure protects the public interest and complies with applicable law and these provisions.

(9) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may

be published in a newspaper of general circulation in the county in which the District is located.

(10) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record. The record shall include, if applicable:

(a) The texts of the proposed rule and the adopted rule;

(b) All notices given for a proposed rule;

(c) Any statement of estimated regulatory costs for the rule;

(d) A written summary of hearings, if any, on the proposed rule;

(e) All written comments received by the District and responses to those written comments; and

(f) All notices and findings pertaining to an emergency rule.

(11) Petitions to Challenge Existing Rules.

(a) Any person substantially affected by a rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.

(b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a rule is substantially affected by it.

(c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other qualified person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.

(d) Within thirty (30) days after the hearing, the hearing officer shall render a decision and state the reasons therefor in writing.

(e) Hearings held under this section shall be de novo in nature. The petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. The hearing officer may:

(i) Administer oaths and affirmations;

(ii) Rule upon offers of proof and receive relevant evidence;

(iii) Regulate the course of the hearing, including any pre-hearing matters;

(iv) Enter orders; and

(v) Make or receive offers of settlement, stipulation, and adjustment.

(f) The petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

(12) Variances and Waivers. A "variance" means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A "waiver" means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:

(a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "substantial hardship" means a demonstrated economic, technological, legal, safety-related, or other significant type of hardship to the person requesting the variance or waiver. For purposes of this section, "principles of fairness" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.

(b) A person who is subject to regulation by a District Rule may file a petition with the District, requesting a variance or waiver from the District's Rule. Each petition shall specify:

(i) The rule from which a variance or waiver is requested;

(ii) The type of action requested;

(iii) The specific facts that would justify a waiver or variance for the petitioner; and

(iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.

(c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by Rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.

(d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action.

(13) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.
Law Implemented: §§ 120.54, 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

(1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.

(3) Definitions.

(a) "Competitive Solicitation" means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.

(b) "Continuing Contract" means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars ($2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars ($200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.

(c) "Contractual Service" means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.

(d) "Design-Build Contract" means a single contract with a Design-Build Firm for the design and construction of a public construction project.

(e) "Design-Build Firm" means a partnership, corporation or other legal entity that:

(i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or

(ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.

(f) "Design Criteria Package" means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District's Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.

(g) "Design Criteria Professional" means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.

(h) "Emergency Purchase" means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

(i) "Invitation to Bid" is a written or electronically posted solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.

(j) "Invitation to Negotiate" means a written or electronically posted solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.

(k) "Negotiate" means to conduct legitimate, arm's length discussions and conferences to reach an agreement on a term or price.

(l) "Professional Services" means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.

(m) "Proposal (or Reply or Response) Most Advantageous to the District" means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:

(i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;

(ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and

(iii) For a cost to the District deemed by the Board to be reasonable.

(n) "Purchase" means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.

(o) "Request for Proposals" or "RFP" is a written or electronically posted solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

(p) "Responsive and Responsible Bidder" means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. "Responsive and Responsible Vendor" means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:

(i) The ability and adequacy of the professional personnel employed by the entity/individual;

(ii) The past performance of the entity/individual for the District and in other professional employment;

(iii) The willingness of the entity/individual to meet time and budget requirements;

(iv) The geographic location of the entity's/individual's headquarters or office in relation to the project;

(v) The recent, current, and projected workloads of the entity/individual;

(vi) The volume of work previously awarded to the entity/individual, provided that for a public works project as defined in Section 255.0992, *Florida Statutes*, the District may not penalize a bidder for performing a larger volume of construction work for the District or reward a bidder for performing a smaller volume of construction work for the District;

(vii) Whether the cost components of the bid or proposal are appropriately balanced; and

(viii) Whether the entity/individual is a certified minority business enterprise as defined in Section 287.0943, *Florida Statutes*.

(q) "Responsive Bid," "Responsive Proposal," "Responsive Reply," and "Responsive Response" all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0992, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

(1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "Project" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

(2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:

(a) Hold all required applicable state professional licenses in good standing;

(b) Hold all required applicable federal licenses in good standing, if any;

(c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and

(d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

(3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has the right to reject any and all

qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

(a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:

(i) The ability and adequacy of the professional personnel employed by each consultant;

(ii) Whether a consultant is a certified minority business enterprise;

(iii) Each consultant's past performance;

(iv) The willingness of each consultant to meet time and budget requirements;

(v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;

(vi) The recent, current, and projected workloads of each consultant; and

(vii) The volume of work previously awarded to each consultant by the District.

(b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.

(c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all consultants

by United States Mail, hand delivery, electronic mail, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

(a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.

(b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."

(c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.

(d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.

(8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

(1) Definitions.

(a) "Auditing Services" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

(b) "Committee" means the auditor selection committee appointed by the Board as described in section (2) of this Rule.

(2) Establishment of Auditor Selection Committee. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee ("Committee"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

(3) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

(a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and

(iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

(b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:

(i) Ability of personnel;

(ii) Experience;

(iii) Ability to furnish the required services; and

(iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

(4) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (3) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation in the District and the county in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.

(5) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals ("RFP"). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and

place for submitting proposals.

(6) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed at least seven (7) days in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (3)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.

(7) Board Selection of Auditor.

(a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.

(c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.

(d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

(8) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:

(a) A provision specifying the services to be provided and fees or other compensation for such services;

(b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;

(c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;

(d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.

(e) Provisions required by law that require the auditor to comply with public records laws.

(9) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by United States Mail, hand delivery, electronic mail, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

(1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.

(2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:

(a) The Board shall cause to be prepared a Notice of Invitation to Bid.

(b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least fourteen (14) days for submittal of bids.

(c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.

(d) Bids shall be opened at the time and place noted in the Invitation to Bid.

(e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.

(f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.

(g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, relevant business presence and capability to service the District's needs, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be

awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

(h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

(1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:

(a) The Board shall cause to be prepared a Request for Qualifications.

(b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed prequalification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.

(c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars ($250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars ($250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars ($500,000).

(d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.

(e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

(g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.

(h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.

(i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.

(j) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, or overnight delivery service. The notice shall

include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(3) Suspension, Revocation, or Denial of Qualification

(a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:

i. One of the circumstances specified under Section 337.16(2), *Florida Statutes*, has occurred.

ii. Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.

iii. The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.

iv. The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.

v. The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

vi. The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.

vii. The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status

shall remain suspended, revoked, or denied until the documents are furnished.

viii. The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.

ix. The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.

x. The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.

xi. An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.

xii. The vendor or affiliate(s) has been convicted of a contract crime.

1. The term "contract crime" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.

2. The term "convicted" or "conviction" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

xiii. Any other circumstance constituting "good cause" under Section 337.16(2), *Florida Statutes*, exists.

(b) The pre-qualified status of a contractor found delinquent under Section 337.16(1), *Florida Statutes*, shall be denied, suspended, or revoked. A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.

(c) The District shall inform the vendor in writing of its intent to deny, suspend, or

revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within ten (10) days after the receipt of the notice of intent, the hearing shall be held within thirty (30) days after receipt by the District of the request for the hearing. The decision shall be issued in writing within fifteen (15) business days after the hearing.

(d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.

(e) If a contractor's pre-qualified status is revoked, suspended, or denied and the contractor receives an additional period of revocation, suspension, or denial of its pre-qualified status, the time periods will run consecutively.

(f) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

i. Impacts on project schedule, cost, or quality of work;

ii. Unsafe conditions allowed to exist;

iii. Complaints from the public;

iv. Delay or interference with the bidding process;

v. The potential for repetition;

vi. Integrity of the public contracting process;

vii. Effect on the health, safety, and welfare of the public.

(g) The District shall deny or revoke the pre-qualified status of any contractor and its affiliates for a period of 36 months when it is determined by the District that the contractor has, subsequent to January 1, 1978, been convicted of a contract crime within the jurisdiction of any state or federal court. Any such contractor shall not act as a prime contractor, material supplier, subcontractor, or consultant on any District contract or project during the period of denial or revocation.

(4) <u>Reapplication and Reinstatement</u>

(a) A contractor whose qualification to bid has been revoked or denied because of contract crime may, at any time after revocation or denial, file a petition for

reapplication or reinstatement. However, a contractor may not petition for reapplication or reinstatement for a period of 24 months after revocation or denial for a subsequent conviction occurring within 10 years of a previous denial or revocation for contract crime.

(b) If the petition for reapplication or reinstatement is denied, the contractor cannot petition for a subsequent hearing for a period of nine months following the date of the final order of revocation or denial.

(c) If the petition for reapplication or reinstatement is granted, the contractor must file a current Application for Qualification with the Contracts Administration Office. Reinstatement shall not be effective until issuance of a Certificate of Qualification.

(5) Emergency Suspension and Revocation

(a) The District may summarily issue an emergency suspension of a contractor's qualification to bid if it finds that imminent danger exists to the public health, safety, or welfare.

(b) The written notice of emergency suspension shall state the specific facts and reasons for finding an imminent danger to the public health, safety, or welfare exists.

(c) The District, within 10 days of the emergency suspension, shall initiate formal suspension or revocation proceedings in compliance with Rule 3.4(3), except the 10-day notice requirement shall not be construed to prevent a hearing at the earliest time practicable upon request of the aggrieved party.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.; §§ 14-22.012, 14-22.0121, 14-22.014, Fla. Admin. Code.

Rule 3.5 Construction Contracts, Not Design-Build.

(1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation in the District and in the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by United States Mail, electronic mail, hand delivery, or overnight delivery service.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of competent jurisdiction of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past five (5) years shall be deemed ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and these Rules. Minor variations in the bids,

proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board, provided such corrections do not result in a material change to the bid amount or create an unfair advantage. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.

(i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all contractors by United States Mail, electronic mail, hand delivery, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the

bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.

(3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules only when there exists an immediate and serious need for construction services that cannot be met through normal procurement methods and the lack of such services would seriously threaten: (i) the District's ability to perform essential services; (ii) the preservation or protection of property or improvements; or (iii) the health, safety, or welfare of any person. The fact that an Emergency Purchase has occurred or is necessary, along with a detailed description of the basis for the emergency determination, shall be noted in the minutes of the next Board Meeting.

(6) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board

that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

(1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:

(2) Procedure.

(a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.

(b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.

(c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.

(i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.

(ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards

and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.

2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:

    a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;

    b. Hold all required applicable federal licenses in good standing, if any;

    c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;

    d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past five (5) years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.

5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.

6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.

7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all consultants by United States Mail, hand delivery, electronic mail, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.

9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.

10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.

(3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.

(5) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

(1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

(2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of $200,000, the Board should require that the contractor, before commencing the work, execute and record a payment and performance bond in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

(3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding $200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

(1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of "goods, supplies, and materials" do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five percent (5%). If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

(3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.

(4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.

(5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

(1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, , or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.

(3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.

(5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.
Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

(1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

(2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

(a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

(b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

(c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3,

3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

(d) The District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours, which are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.

(2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.

(3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via certified mail, hand delivery, or email with delivery confirmation to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.

(4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other qualified person as a hearing officer to conduct the hearing. The hearing officer may:

(a) Administer oaths and affirmations;

(b) Rule upon offers of proof and receive relevant evidence;

(c) Regulate the course of the hearing, including any pre-hearing matters;

(d) Enter orders; and

(e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) calendar days from receipt of the recommended order in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

(5) Intervenors. Other substantially affected persons may join the proceedings as intervenors by filing a motion to intervene within 10 calendar days of the initial protest filing, on terms that shall not unduly delay the proceedings.

(6) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.

(7) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective November 18, 2026 except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

ELEVENTH ORDER OF BUSINESS

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; PROVIDING FOR WEBSITE POSTING; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors (the "**Board**") previously adopted the District's budget (the "**Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

WHEREAS, the District Manager has prepared an amended budget to reflect changes in the actual appropriations of the Budget (the "**Amended Budget**"); and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and the resolution adopting the Budget (the "**Adoption Resolution**"), authorize the Board to amend the Budget within sixty (60) days following the end of Fiscal Year 2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed Amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and approves certain amendments to the Amended Budget, as shown in Section 2 below.

b. The Amended Budget, attached as Exhibit A and incorporated by reference, as amended by the Board (the "**Adopted Annual Budget**"), is adopted in accordance with Sections 190.008(2)(a) and 189.016(6)(c), *Florida Statutes*; provided, however, that the comparative figures contained in the Adopted Annual Budget may be further revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2026.

c. The Adopted Annual Budget will be maintained in the office of the District Manager and the District's Records Office and identified as "The Adopted Budget for the Rivers Edge II Community Development District for the Fiscal Year Ending

September 30, 2026, as further amended and adopted by the Board of Supervisors effective November 18, 2026."

SECTION 2. APPROPRIATIONS. There is appropriated out of the revenues of the District, for Fiscal Year 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during Fiscal Year 2026, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$2,608,759
DEBT SERVICE FUND (SERIES 2020)	$814,583
DEBT SERVICE FUND (SERIES 2021)	$839,546
CAPITAL RESERVE FUND	$401,956
TOTAL ALL FUNDS	$4,664,844

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, the Adoption Resolution, which remains in full force and effect except as otherwise provided in this Resolution. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth in this Resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution does not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. WEBSITE POSTING. In accordance with Section 189.016(7), *Florida Statutes*, the District Manager must post the Adopted Annual Budget on the District's official website within five (5) days after adoption of this Resolution, and the Adopted Annual Budget must remain on the website for at least two (2) years.

SECTION 6. EFFECTIVE DATE. This Resolution takes effect upon adoption.

PASSED AND ADOPTED this 18th day of November 2026.

ATTEST:

Secretary/Assistant Secretary

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2026 Budget

Exhibit A
Amended Fiscal Year 2026 Budget

[Begins on following page]

Rivers Edge II
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/26
Revenues				
Special Assessments - Tax Roll	$ 1,266,432	$ 382,176	$ 1,648,609	$ 1,648,609
Special Assessments - Direct Bill	185,789	(147,791)	37,998	37,998
Administrative Assessments on Unplatted Land	60,606	(60,606)	-	-
Developer Contributions	996,043	(96,043)	900,000	900,000
Café Gross Sales	554,106	(554,106)	-	-
Miscellaneous Income	1,500	4,193	5,693	5,693
Special Events	3,500	(3,500)	-	-
Interest	5,000	11,459	16,459	16,459
Total Revenues	**$ 3,072,977**	**$ (464,218)**	**$ 2,608,759**	**$ 2,608,759**
Expenditures				
General & Administrative:				
Supervisor Fees	$ 4,800	$ (600)	$ 4,200	$ 4,200
FICA Taxes	367	(46)	321	321
District Engineering	15,000	5,000	20,000	17,603
District Counsel	35,000	-	35,000	31,276
District Management	41,292	-	41,292	41,292
Assessment Roll Administration	5,899	-	5,899	5,899
Dissemination Agent	5,899	1,225	7,124	7,124
Information Technology	2,124	-	2,124	2,124
Website Administration	1,416	-	1,416	1,416
Annual Audit	5,500	1,100	6,600	6,600
Trustee Fees	11,000	(204)	10,796	10,796
Arbitrage Rebate	1,200	1,650	2,850	2,850
Telephone	200	(142)	58	58
Postage & Delivery	1,000	756	1,756	1,756
Printing & Binding	250	968	1,218	1,218
Insurance General Liability	8,713	(503)	8,210	8,210
Legal Advertising	3,500	(1,840)	1,660	1,660
Other Current Charges	1,750	-	1,750	1,447
Office Supplies	150	(141)	9	9
Dues, Licenses & Subscriptions	175	-	175	175
Total General & Administrative	**$ 145,235**	**$ 7,223**	**$ 152,458**	**$ 146,035**
Operations & Maintenance				
Ground Maintenance:				
Cost Share Landscaping - Rivers Edge	$ 313,604	$ -	$ 313,604	$ 313,604
Cost Share Landscaping - Rivers Edge III	186,679	-	186,679	186,679
Field Operations Management (Vesta)	41,230	-	41,230	41,230
Landscape Maintenance	429,489	-	429,489	428,796
Lake Maintenance	28,000	9,110	37,110	37,110
Landscape Contingency	80,000	120,000	200,000	170,698
Irrigation Repairs and Replacement	40,000	-	40,000	23,744
Irrigation Water Use	70,000	5,201	75,201	75,201
Streetlighting	28,000	(6,740)	21,260	21,260
Total Ground Maintenance	**$ 1,217,002**	**$ 127,571**	**$ 1,344,573**	**$ 1,298,323**

Rivers Edge II
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/26
Amenity Center:				
Cost Share Amenity - Rivers Edge	$ 2,365	$ -	$ 2,365	$ 2,365
General Manager (Vesta)	48,911	1,706	50,617	50,617
Amenity Manager (Vesta)	56,504	-	56,504	56,504
Maintenance Service (Vesta)	109,264	-	109,264	109,264
Lifestyle Director (Vesta)	45,426	-	45,426	45,426
Guest Services (Vesta)	97,381	-	97,381	97,381
Security Monitoring	5,000	-	5,000	1,034
Telephone	14,040	(3,853)	10,188	10,188
Insurance	79,689	(6,904)	72,785	72,785
Pool Chemicals (Poolsure)	15,000	(563)	14,437	14,437
Janitorial Services (Vesta)	34,833	-	34,833	34,833
Access Cards	3,500	-	3,500	-
Window Cleaning	1,000	-	1,000	-
Pressure Washing	2,500	-	2,500	1,300
Natural Gas	5,000	787	5,787	5,787
Electric	29,950	(3,731)	26,219	26,219
Water & Sewer	18,395	4,203	22,598	22,598
Repairs and Replacements	90,000	10,000	100,000	72,925
Refuse	26,000	(7,838)	18,162	18,162
Pest Control	1,920	-	1,920	1,594
Licenses & Permits	1,000	-	1,000	350
Other Current	500	-	500	-
Special Events	30,000	-	30,000	24,050
Holiday Decorations	35,000	-	35,000	4,200
Office Supplies & Postage	750	-	750	-
Contingency	2,706	5,000	7,706	4,440
Total Amenity Center	**$ 756,634**	**$ (1,193)**	**$ 755,441**	**$ 676,458**
Café Operations:				
Café-Cost of Goods Sold	$ 256,008	$ (256,008)	$ -	$ -
Café-Labor	258,058	(258,058)	-	-
Café-Bank Fees	24,215	(24,215)	-	-
Other Expenses related to Café Operations	2,729	(2,729)	-	-
Café Management	13,097	(13,097)	-	-
Total Café Operations	**$ 554,106**	**$ (554,106)**	**$ -**	**$ -**
Other Financing Sources/(Uses):				
Capital Reserve Funding	$ 400,000	$ -	$ 400,000	$ 400,000
Total Other Financing Sources/(Uses)	**$ 400,000**	**$ -**	**$ 400,000**	**$ 400,000**
Total Expenses	**$ 3,072,977**	**$ (420,504)**	**$ 2,652,473**	**$ 2,520,815**
Excess Revenues (Expenditures)	$ -	$ (43,714)	$ (43,714)	$ 87,944
Fund Balance - Beginning	$ -	$ 43,714	$ 43,714	$ 441,445
Fund Balance - Ending	$ -	$ -	$ -	$ 529,389

Rivers Edge II
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
Capital Reserve Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/26
Revenues				
Capital Reserve Funding	$ 400,000	$ -	$ 400,000	$ 400,000
Interest	1,000	956	1,956	1,956
Total Revenues	**$ 401,000**	**$ 956**	**$ 401,956**	**$ 401,956**
Expenditures				
Repairs and Replacements	$ 50,000	$ 100,000	$ 150,000	$ 106,920
Capital Outlay - RiverHouse Pool Repairs (Crown Poo	-	320,000	320,000	303,887
RiverHouse Access Control System (C/S)	4,422	1,680	6,102	6,102
RiverHouse Painting (C/S)	26,733	2,447	29,180	29,180
RiverHouse Furniture (C/S)	23,584	(23,584)	-	-
RiverHouse A/C Unit Replacement (C/S)	32,428	(32,428)	-	-
RiverHouse Tennis Court Fencing (C/S)	23,584	-	23,584	22,685
RiverHouse Pool Pump Sand Filtration (C/S)	36,850	(36,850)	-	-
Permanent Holiday Lighting (C/S)	22,995	(22,995)	-	-
Playground Equipment (C/S)	5,896	(5,896)	-	-
Pocket Parks Equipment Repair/Replacement (C/S)	13,075	(13,075)	-	-
Maintenance Golf Cart (C/S)	2,948	(2,948)	-	-
Maintenance Work Truck (C/S)	19,162	-	19,162	18,493
Total Expenditures	**$ 261,677**	**$ 286,352**	**$ 548,029**	**$ 487,267**
Excess Revenues (Expenditures)	$ 139,323	$ (285,395)	$ (146,072)	$ (85,311)
Fund Balance - Beginning	$ (139,323)	$ 285,395	$ 146,072	$ 161,190
Fund Balance - Ending	$ -	$ -	$ -	$ 75,880

Rivers Edge II
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
Special Revenue Fund - Café Operations

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/26
Revenues				
Café Gross Sales	$ 554,106	$ 580,280	$ 1,134,386	$ 1,134,386
Total Revenues	**$ 554,106**	**$ 580,280**	**$ 1,134,386**	**$ 1,134,386**
Expenditures				
Café-Cost of Goods Sold	$ 256,008	$ 198,774	$ 454,782	$ 414,782
Café-Labor	258,058	290,165	548,223	498,223
Café-Bank Fees	24,215	19,134	43,349	43,349
Other Expenses related to Café Operations	2,729	3,558	6,287	6,287
Café Management	13,097	96,713	109,810	109,810
Total Expenditures	**$ 554,106**	**$ 608,344**	**$ 1,162,450**	**$ 1,072,450**
Excess Revenues (Expenditures)	$ -	$ (28,064)	$ (28,064)	$ 61,936
Fund Balance - Beginning	$ -	$ 28,064	$ 28,064	$ 40,024
Fund Balance - Ending	$ -	$ -	$ -	$ 101,960

TWELFTH ORDER OF BUSINESS

A.

COST-SHARE STATUS COVER SHEET

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

Proposal: RiverFront Park Pier Repair

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

   ■ Yes (Please proceed to question 2)

   ☐ No, the entire cost will be paid by:

   _____

   (Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

Request: ☐ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)

☐ Addition of new improvements (Methodology Consultant and Engineer must sign)

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

Riverfront Park Pier Repair to Main Pier and North & South Marine Structures

Total Proposed Compensation: $_____

Cost Share Calculation:

$_____ Rivers Edge
$_____ Rivers Edge II
$_____ Rivers Edge III

Methodology Consultant Approval: _____
(Signature)

_____
(Date)

If requesting addition of new improvements:

Engineer Approval: _____
(Signature)

_____
(Date)

[Please attach this page for supplemental maintenance services for existing Improvements]

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned supplemental maintenance services shall be subject to and governed by the Interlocal Agreement.

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

_____

By: _____

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date:_____

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

_____

By: _____

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

_____

By: _____

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

RIVERTOWN

Request for Funds

Date of request: ***11/18/2026*** *Submitted by:* ***Richard Losco***

Main Riverfront Park Pier & North/South Marine Structures:

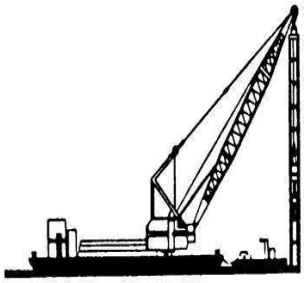
Select repairs to the existing Main Pier and North & South Marine Structures per Fortress Engineering Group LLC, River Town Community - Main Marine Structural Report. Work includes marine access and staging, demolition, structural bracing and connectors, piling rehabilitation, railings, and proposed additional pile-supported cantilever reconstruction. Replacement of handrail boards.

Vendor	Warranty	Job Scope	Cost
B & W Construction	N/A	Same as above	$168,842.30
Barefoot Marine	N/A	Same as above	$205,425.00

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

Vesta

DOCK & DECK REPAIR PROPOSAL



4611 Lakeside Dr Jacksonville, FL 32210 www.bwmarineconstruction.com (904)387-4814
Docks – Decks – Bulkheads – Boathouse – Pile Driving – Bridges
B&W Marine Construction of the SE, Inc.
CRC 132 8897

Draft Date: September, 8th 2026
Revision (1): November 9th, 2026

Drafted for:
River Town Community
℅ Kevin McKendree
Phone: 904-679-5523
Email: kmckendree@vestapropertyservices.com

Site Address:
100 Riverfront Tr.
Saint Johns, FL 32259

PROJECT:
MAIN MARINE REPAIR(S) / NORTH MARINE REPAIR(S) / SOUTH MARINE REPAIR(S)

GENERAL OVERVIEW

Perform general repairs to structure(s) in accordance with the Fortress Engineering Group assessment(s). See attached report(s).

SCOPE OF WORK #1:
MAIN MARINE REPAIR(S)

PREPARATION AND STAGING

1. Prepare the permit package and arrange an onsite walkthrough with Team Leader and Client.
2. Install Permit box (with scope of work packet), setup jobsite camera, Deliver Port-a-Potty, work trailer and/or barge, and begin site preparation.
3. Prepare jobsite/work areas for heavy equipment, material(s) access, material(s) delivery and project staging.

DEMOLITION PHASE

4. Demo existing deteriorated cross-bracing and / or angled bracing for the cantilevered terminal platform decking. Temporarily brace / support cantilevered decking.
5. Remove all handrail and top rail boards (2" x 6").
6. All demo materials will be properly disposed of by onsite dumpster or hauled away to off-site dumpsters.

CONSTRUCTION PHASE

7. Install new 5/4" x 6" WearDeck composite decking as a top rail and hand rail (color: TBD).
8. Install new angle bracing to support cantilevered decking on the terminal platform.
9. Remove and replace all lags and / or bolts securing caps to pilings with new stainless-steel hardware.
10. Remove (if in place) hurricane clips and install new stainless steel hurricane clips.
11. Clean and scrape pilings and install new vinyl piling wrap.
12. Install Snap Jacket system where required because of piling deterioration.
13. Install new cross-bracing on pilings (replacing removed cross-bracing).

SCOPE OF WORK #2:
SOUTH MARINE REPAIR(S)

PREPARATION AND STAGING

14. Prepare the permit package and arrange an onsite walkthrough with Team Leader and Client.
15. Install Permit box (with scope of work packet), setup jobsite camera, Deliver Port-a-Potty, work trailer and/or barge, and begin site preparation.
16. Prepare jobsite/work areas for heavy equipment, material(s) access, material(s) delivery and project staging.

DEMOLITION PHASE

17. Demo existing deteriorated cross-bracing on pilings
18. Remove all handrail and top rail boards (2" x 6").
19. All demo materials will be properly disposed of by onsite dumpster or hauled away to off-site dumpsters.

CONSTRUCTION PHASE

20. Install new 5/4" x 6" WearDeck composite decking as a top rail and hand rail (color: TBD).
21. Remove and replace all lags and / or bolts securing caps to pilings with new stainless-steel hardware.
22. Remove (if in place) hurricane clips and install new stainless steel hurricane clips.
23. Clean and scrape pilings and install new vinyl piling wrap.
24. Install Snap Jacket system where required because of piling deterioration.
25. Install new cross-bracing on pilings (replacing removed cross-bracing).

SCOPE OF WORK #3:
NORTH MARINE REPAIR(S)

PREPARATION AND STAGING

26. Prepare the permit package and arrange an onsite walkthrough with Team Leader and Client.
27. Install Permit box (with scope of work packet), setup jobsite camera, Deliver Port-a-Potty, work trailer and/or barge, and begin site preparation.
28. Prepare jobsite/work areas for heavy equipment, material(s) access, material(s) delivery and project staging.

DEMOLITION PHASE

29. Demo existing deteriorated cross-bracing on pilings
30. Demo and remove existing damaged steel cable railing.
31. Remove all handrail and top rail boards (2" x 6").
32. All demo materials will be properly disposed of by onsite dumpster or hauled away to off-site dumpsters.

CONSTRUCTION PHASE

33. Install new 5/4" x 6" WearDeck composite decking as a top rail and hand rail (color: TBD).
34. Remove and replace all lags and / or bolts securing caps to pilings with new stainless-steel hardware.
35. Remove (if in place) hurricane clips and install new stainless steel hurricane clips.
36. Clean and scrape pilings and install new vinyl piling wrap.
37. Install Snap Jacket system where required because of piling deterioration.
38. Install new cross-bracing on pilings (replacing removed cross-bracing).
39. Install new marine grade stainless steel cable railing.

PROJECT CLOSE OUT

40. Clean up the jobsite and remove waste material(s), tools and trailer and/or barge.
41. Order pick-up of Port-a-Potty and remove the job camera.
42. Perform final walkthrough with Team Leader and Client and remove the Permit Box.

MATERIAL INFORMATION

Pilings:

- Cleaned and scraped pilings will be wrapped with .30mm black vinyl wrap, fastened with stainless-steel nails, prior to installation, to extend the life of the pilings and assist in mitigating WDO damage.
- If damage is discovered to be too severe a Snap Jacket will be installed.

Angle Bracing and Cross Bracing:

- Angle Bracing will be 2" x 10" lumber, marine treated to 2.5 C.C.A. for saltwater immersion.
- Fasteners will be ½" x 5" marine grade stainless-steel lags, double lagged into pilings where possible or through bolted with ½" stainless-steel bolts with stainless-steel washers, lock washers and nuts.
- Cross Bracing will be 2" x 10" lumber, marine treated to 2.5 C.C.A. for saltwater immersion.
- Fasteners will be ½" x 5" marine grade stainless-steel lags, double lagged into pilings where possible or through bolted with ½" stainless-steel bolts with stainless-steel washers, lock washers and nuts.

Top Rail / Hand Rail:

- 5/4" x 6" WearDeck structural composite deck boards (color: TBD).
- Fasteners will be marine grade stainless-steel composite deck screws.

Misc. Hardware:

- Hurricane Clips will be stainless-steel.
- Fasteners will be marine grade stainless-steel clip nails.

Piling Wrap:

- Piling wrap will be .3mm black vinyl piling wrap.
- Fasteners will be marine grade stainless-steel 1.25" roofing nails.

Snap Jackets:

- Snap Jackets will be large enough to have a minimum 2" space between jacket and piling.
- Embedment will be at least 12" into the mud / ground.
- The top of the Snap Jacket will be approximately 6" below the level of the cap(s).
- Snap Jackets will be filled with high strength concrete with a beveled top to shed water.

ACKNOWLEDGEMENTS

Pilings Snap Jackets:

- After scrapping and cleaning piling(s) if it is determined the damage to the piling is too significant for piling wrap to properly extend the life of the piling OR the damage to the piling is too substantial that a risk of failure is present Snap Jacket(s) may be required.
- Snap Jackets are custom fitted to each piling (diameter and length).
- If Snap Jacket(s) are required it will be an additional charge on a Change-Order for*: Time, Material & Equipment Cost.*_____
  Owner Initials

Permitting Details:

- Local, State, or Federal permits may be required.
- Costs for obtaining required construction permits, environmental clearances, and local approvals are not included in this proposal will be billed as a separate line item once granted by the relevant authorities.
- Acknowledgment: _____
  Owner Initials

SEE IMPORTANT INFORMATION BELOW

B&W Marine Construction shall comply with all federal, state, and local regulations governing marine construction, including environmental protection, safety navigation, and over-water work requirements. All operations shall be conducted in a manner that minimizes impact to the waterway and surrounding environment.

Site Access & Damage Disclaimer

- Material and equipment may need to pass through the property to reach the work area.
- B&W Marine Construction of SE, Inc. is not responsible for damage to utilities, sprinkler systems, septic tanks, pools, decks, driveways, walkways, trees, grass, shrubs, or existing structures.
- Caution will be exercised, but preservation of trees or shrubs in the work area cannot be guaranteed.

Change-Orders:

- Any deviation from the original scope of work, whether initiated by the Owner, Contractor, or required by unforeseen conditions, shall be billed as a Change-Order at project completion.

Electrical Work – Excluded

- Electrical wiring, connection, or disconnection is excluded from this proposal.
- If needed, services can be arranged through a licensed contractor.
- If an electrical junction box is required, a disconnect/reconnect fee will apply.

Warranty

- Labor and materials are warranted for (3) three years from job completion.
- Any existing pilings which are to be built upon will not be covered under warranty.
- Cupping, checking, and lumber contractions are excluded.
- Any unforeseen underground conditions encountered during construction will be addressed through a separate proposal based on time, material, and equipment requirements.

Insurance:

B&W Marine Construction maintains full and current insurance coverage, including General Liability, Workers' Compensation, USL&H, and Jones Act, providing comprehensive protection for all parties involved.

PROJECT COST BREAKDOWN

Scope of Work Subtotals:

Main Marine Repair(s) / North Marine Repair(s) / South Marine Repair(s)

- Installation, Material, Labor, Equipment ..... $ 164,492.30
  - *Scope of Work #1, #2 and #3*

Standard Additional Fees:

Fill Dirt (0 Loads)	N / A
Dumpster/Environmental Fees	$ 3,600.00
Portable Toilet	$ 750.00

TOTAL ESTIMATED COST: $168,842.30

Scheduled Draws:

Deposit:	$ 16,884.23	Due upon signing contract.
2nd-Draw:	$ 67,536.92	Due upon arrival of crew and material
3rd-Draw:	$ 67,536.92	Due upon 70% job completion
Final-Draw:	$ 16,884.23	Due upon job completion plus change-orders.

ACCREDITED BUSINESS BBB Rating: A+

Permitting: Permit fees will be invoiced separately once all necessary federal & local permits have been secured/approved.
Start Dates: Project commencement dates will be established following contract acceptance and subsequent permit approval.
Release of Lien: A Release of Lien will be provided upon receipt of full payment on the account.

Office Contact:
President/Owner: David Ward
Office Manager: Katie Ward
Direct: 904-387-4814
Katie@bwmarinecosntruction.com
Company Website: www.bwmarineconstruction.com

Remit Address:
Please remit all payments to:
B&W Marine Construction, Inc.
4611 Lakeside Dr. Jacksonville, FL 32210

Payment Options:
- Check: Pick up, mail, drop off
- Credit Card: (3% processing fee added)- Secured QB link.
- ACH/ Wire Transfer (1% fee) – Secured QB link.

UPON ACCEPTANCE OF CONTRACT:
Please remit signed and dated copy to:
B&W Marine Construction of the SE, Inc.
4611 Lakeside Dr. Jacksonville, FL. 32210

Attention: Option to sign via Docusign is available upon request

X_____

Homeowner Signature *Date*

HEARTH FINANCING

Financing options available through HEARTH

No prepayment penalties. No home equity required.
Hearth makes it easy for you to find monthly payment options for your project, with:

- Loan amounts up to $250,000
- Affordable monthly payment options
- Funding within 1-3 days
- No prepayment penalties
- No home equity required

Visit our website here:
https://www.bwmarineconstruction.com/financing/

PROPOSAL WRITTEN AND APPROVED BY:
Senior Project Manager: D. Huber
Dhuber@bwmarineconstruction.com
President/Owner: David Ward

*This proposal contains confidential and proprietary information. All pricing, drawings, and design plans remain the property of B&W Marine Construction of the SE, Inc. **Unauthorized use or disclosure is prohibited.***

CRC 1328897
Thank you for your business.

RiverTown Community | Main Pier Repairs

TOTAL PROPOSAL PRICE | $205,425.00

100 Riverfront Trail, St. Johns, FL 32259 | November 1, 2026



Project overview and reference documents

Barefoot Marine, Inc. will perform selective repairs to the existing Main Pier only. Work includes marine access and staging, demolition, structural bracing and connectors, piling rehabilitation, railings, and proposed additional pile-supported cantilever reconstruction. Construction quantities and engineered repair details require confirmation;

- RiverFront Park Dock Repairs Scope (owner-provided preliminary SOW, 3 pages).

• Fortress Engineering Group LLC, River Town Community - Main Marine Structural Report, dated April 15, 2026 (18 pages).

MAIN PIER | SCOPE OF WORK

General requirements for this location

➜ Coordinate staging with client before mobilization.

➜ Provide marine-safe means of access, temporary shoring/support as required by the repair sequence, debris containment, and protection of existing work.

➜ Remove only identified damaged components and maintain structural stability; refer conditions outside the defined repair areas to the owner and engineer.

➜ Use compatible marine-grade stainless-steel fasteners and connectors, with engineer-approved sizes, and connections.

➜ Photograph existing conditions, work in progress and completed repairs. Clean work areas and conduct final client walkthrough.

Mobilization

➜ Access coordination and project setup (Original SOW pp.1-2).

➜ Equipment staging, work barge/platform, temporary support (Original SOW pp.1-2).

Demolition

➜ Remove deteriorated piling cross-bracing and dispose (Original SOW; Fortress 4.1.1).

➜ Remove deteriorated cantilevered platform bracing (Main report 2.6.1).

Structural

➜ Supply and install 2x10 2.5 CCA cross-bracing (Fortress 4.1.1).

➜ Replace cap-to-pile bolts/lags and specified clips (Original SOW).

➜ Replace deteriorated cantilever bracing with engineer-approved treated timber and connections; coordinate with the additional pile-supported reconstruction sequence below (Main report 2.6.1; proposed construction method subject to approval).

Cantilever reconstruction - additional pile-supported work (Main Pier only)

➜ Provide a work barge and excavator suitable for the approved marine access and lifting plan; furnish separate pile-driving equipment or an approved excavator-mounted driving attachment as required.

➜ Drive and install a temporary system to support the cantilever portion of the dock so the cantilever beams can be replaced one by one.

➜ Install new treated timber pile caps and engineered stainless-steel connections on the added support pilings, including cutting, fitting, alignment and attachment to the existing structure as detailed.

➜ Remove and replace deteriorated cantilever support timbers sequentially, one member at a time, with like-sized or engineer-specified treated material; secure each new member before proceeding to the next.

➜ Include barge and excavator mobilization/demobilization, pile-driving spread, fuel, operators, pile materials, caps, hardware, debris handling and water-based crew time in the estimate.

➜ **Replace** missing/deteriorated deck connectors as needed (Main report 2.4.1).

Piling care

➜ Clean and scrape timber pilings (Original SOW).

➜ **Install** black vinyl pile wrap (Fortress pile observations; original SOW).

➜ **Install** x-bracing back after pile wrap to all sets of piles.

Railings

➜ Replace 5/4 x 6 WearDeck handrail/top rail boards (Original SOW). (only top handrail is removed and replaced all other handrail components will not be demoed or replaced)

Piling jackets

➜ Composite cement-filled sleeves at identified walkway pilings (Main report 4.1.2; subject to EOR confirmation). (Estimating a max of (10) in a snap jacket if needed all others will be scraped and wrapped with .30mil) All will be measured and presented to

the EOR for final call on) If more snap jackets are needed then a change order would be produced for the extra piles)

Closeout

➜ Debris removal, inspection and client walkthrough (Original SOW).

Common material specifications

For the Main Pier, the original SOW specifies 2x10 lumber treated to 2.5 CCA for bracing; stainless 1/2-inch structural bolts/lags and clips; 0.3 mm black vinyl pile wrap; 5/4 x 6 WearDeck composite rail boards (color TBD)

NORTH & SOUTH DOCKS | COMBINED SCOPE OF WORK

General requirements for both locations

➜ Coordinate staging with client before mobilization.

➜ Provide marine-safe means of access, temporary shoring/support as required by the repair sequence, debris containment, and protection of existing work.

➜ Remove only identified damaged components and maintain structural stability; refer conditions outside the defined repair areas to the owner and engineer.

➜ Use compatible marine-grade stainless-steel fasteners and connectors, with engineer-approved sizes, embedment and connections.

➜ Photograph existing conditions, work in progress and completed repairs; clean work areas and conduct a final client walkthrough.

Mobilization

➜ Permitting, access coordination and project setup (Original SOW pp. 1-2).

➜ Equipment staging, work barge/platform and temporary support if required. (Original SOW pp. 1-2).

Demolition

➜ Remove and dispose of deteriorated piling cross-bracing at both docks (Original SOW; Fortress 4.1.1).

Structural repairs

- ➜ Supply and install 2x10 timber cross-bracing treated to 2.5 CCA at both docks (Fortress 4.1.1).
- ➜ Replace cap-to-pile bolts/lags and specified clips at both docks (Original SOW).

Piling care

- ➜ Clean and scrape timber pilings at both docks (Original SOW).
- ➜ Install black vinyl pile wrap at both docks (Fortress pile observations; Original SOW).

Railings

- ➜ Replace 5/4 x 6 WearDeck handrail/top rail boards at both docks (Original SOW).

Additional work | North Dock only

- ➜ Replace damaged or missing deck connectors (North report 2.4.1).
- ➜ Replace damaged marine stainless-steel cable railing and fittings (North report 2.5.1).
- ➜ Remove lodged fallen tree and marine debris (North report 4.2.1).
- ➜ Install missing stainless-steel roof rafter/beam connector (North report 3.3.1).

Closeout

- ➜ Remove construction debris, inspect completed repairs and conduct client walkthrough at both docks (Original SOW).

Common material specifications | North & South Docks

2x10 treated timber cross-bracing (2.5 CCA); stainless structural bolts/lags and clips; black vinyl pile wrap; 5/4 x 6 WearDeck top handrail boards (color to be confirmed). North Dock-only cable railing, roof connector and deck connector materials are included under the additional North Dock work above. Final quantities and connections are to be confirmed against the approved repair scope.

Terms and Conditions

1. ACCESS: Materials of construction shall be delivered and moved across the property to the work site. Employees shall park their vehicles in a safe and lawful manner, compliant with the facility rules as applicable.

2. CHANGE ORDERS: Work not within the scope of this proposal shall be submitted and approved in writing before commencement. Change orders shall be due with final payment unless otherwise agreed upon in writing.

3. CONCEALED OR UNKNOWN CONDITIONS: In preparing this proposal Barefoot Marine Construction has assumed there are no concealed or unknown physical conditions (subsurface or otherwise) which will adversely affect Barefoot Marine Construction ability to perform the scope of this proposal. If such conditions are encountered, Barefoot Marine Construction will immediately notify the owner in writing of adverse conditions and will be entitled to an adjustment of contract value, schedule, or both.

4. FORCE MAJEURE: Neither party shall be liable in damages or have the right to terminate this Agreement for any delay or default in performing hereunder if such delay or default is caused by conditions beyond its control including, but not limited to Acts of God, Government restrictions, and/or any other cause beyond the reasonable control of the party whose performance is affected.

5. HEAVY WEATHER: During a named storm Barefoot Marine Construction reserves the right to demobilize and remove equipment from the jobsite without penalty for schedule delay(s).

6. INCLEMENT WEATHER: Due to the nature of outdoor construction, inclement weather may affect the schedule. Every effort shall be made to maintain the proposed schedule; however Barefoot Marine Construction shall not incur additional expenses due to weather delays.

7. INSURANCE: Certificate available upon request.

8. PAYMENT SCHEDULE: 15% mobilization payment due at contract signing. The next payment shall be based on completed work, up to 60% of the contract amount. The remaining balance shall be due upon completion of the project.

9. PAYMENT TERMS: Due upon receipt. Interest will be charged on past due accounts at 18% per annum. If Barefoot Marine Construction is required to employ an attorney to collect any amount past due as a result of default of the Buyer, the Buyer shall pay all cost of collections, including reasonable attorney's fees and court costs.

10. PERMITS: Exempt from permit for repairs to an existing structure that do not make any changes to the footprint of the structure.

11. PRICE VALIDITY: Fifteen (15) days' from-date of quotation.

12. UNDERGROUND SERVICES: Owner is responsible for locating and identifying all underground utilities. Barefoot Marine Construction is not responsible for accidental damage, direct or consequential. Any relocation required shall be the responsibility of the owner.

13. WARRANTY: Workmanship and material will be free from defects for one (1) year from completion and final acceptance. The owner shall submit in writing a claim of defect within ten (10) days of discovery. Owner's sole and exclusive remedy for defective materials or workmanship is limited to the repair or replacement of the defect by Barefoot Marine Construction. Certificates of Treatment will be included at the end of job documentation to verify the material quote that was used to build your wall.

14. DISCLAIMER OF WARRANTIES: Section 14 sets forth the exclusive remedy for claims based on failure of or defects in services, workmanship, or materials furnished by Barefoot Marine Construction, whether claim is based on contract, warranty, tort (including negligence) or any other cause of action, and however instituted, and upon expiration of the warranty period all such liability shall terminate. The foregoing warranty or repair or replacement is exclusive in lieu of all other warranties, whether written, oral, implied, or statutory. IT IS SPECIFICALLY UNDERSTOOD AND AGREED TO BY BUYER THAT (1) BAREFOOT MARINE CONSTRUCTION SHALL NOT IN ANY WAY BE LIABLE OR REPSONSIBLE FOR ANY NEGLIGENT ENGINEERING, CONSTRUCTION, REPAIRS, OR DEFECTS IN THE WORK AFTER THE EXPIRATION OF ONE YEAR FROM COMPLETION AND FINAL ACCEPTANCE, (2) NO OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE OR WILL BE DEEMED TO HAVE BEEN MADE BY BAREFOOT MARINE CONSTRUCTION, EXCEPT THE WARRANTY HEREINFORE SET FORTH, (3) THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PURPOSE ARE SPECIFICALLY EXCLUDED, (4) THIS WARRANTY IS GIVEN IN LIEU OF ANY IMPLIED WARRANTIES, AND (5) THERE ARE NO WARRANTIES GIVEN WHICH EXTEND BEYOND THE LANGUAGE AND DESCRIPTION ON THE FACE HEREOF.

15. WORKING HOURS: Monday through Friday, 8 hours per day, 7:00 A.M. to 4:00 P.M.

PROPOSAL ACCEPTANCE

By signing below, the parties acknowledge acceptance of this proposal and its Terms and Conditions.

_____ _____

Authorized Client Signature Date

_____ _____

Rick Powell - Barefoot Marine, Inc. Date

B.

COST-SHARE STATUS COVER SHEET

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

Proposal: Stormwater Management Needs Analysis Report

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

   ■ Yes (Please proceed to question 2)

   ☐ No, the entire cost will be paid by:

   _____

   (Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

Request: ☐ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)

☐ Addition of new improvements (Methodology Consultant and Engineer must sign)

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

Proposal for professional services for the preparation of a "Stormwater Management Needs Analysis Report" (NAR)

Total Proposed Compensation: $ 16,200.00

Cost Share Calculation:

$5,873.31	Rivers Edge
$4,514.78	Rivers Edge II
$5,811.91	Rivers Edge III

Methodology Consultant Approval: _____
(Signature)

_____
(Date)

If requesting addition of new improvements:

Engineer Approval: _____
(Signature)

_____
(Date)

[Please attach this page for supplemental maintenance services for existing Improvements]

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned supplemental maintenance services shall be subject to and governed by the Interlocal Agreement.

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

_____

By: _____

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date:_____

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

_____

By: _____

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

_____

By: _____

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

Jacksonville Office
13901 Sutton Park Drive S., Suite 200, Jacksonville, FL 32224
P: 1.833.723.4768

October 28, 2026

Rivers Edge Community Development District
c/o GMS, Corbin deNagy
475 West Town Place, Suite 114
St. Augustine, FL 32092

RE: Rivers Edge, RE II, and RE III Community Development District
Proposal for Engineering Services
Stormwater Management Needs Analysis Report

Dear Corbin:

Thank you very much for this opportunity to submit a proposal for professional services for the preparation of a "Stormwater Management Needs Analysis Report" (NAR) for the District. Due to the RiverTown stormwater system being interconnected throughout multiple CDD's, we are proposing to perform one (1) needs analysis below to serve all 3 Districts within RiverTown (RECDD, REIICDD and REIIICDD). This proposal covers the fees necessary for all 3 Districts Report. The necessary scope and fee are described below:

Task 1 – Coordination, Meetings and Exhibits

PRIME AE Group, Inc. ("PRIME AE") will meet with District Staff and consultants, as necessary, for the completion of the District's NAR. PRIME AE will utilize GIS information and available District data to develop the necessary exhibits to support the NAR. These exhibits will be provided to District Staff and consultant team for comments. PRIME AE will modify as necessary to finalize. Because of the uncertain nature of this task, we propose it be on a time & materials (T&M) basis utilizing PRIME AE's current hourly rates.

Task 2 – Complete Stormwater "Needs Analysis" Documentation

PRIME AE, with the assistance of the CDD Manager, will complete Stormwater Management NAR spreadsheet in accordance with Section 403.9302 of the Florida Statues which as a minimum will include the following:

a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

b) The number of current and projected residents served, calculated in 5-year increments.

c) The current and projected service area for the stormwater management program or system.

d) The current and projected cost of providing services, calculated in 5-year increments.

e) The estimated remaining useful life of each facility and/or its major components.

f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues, in addition to expenditures with an evaluation of how the local government expects to close any projected funding gap.

This draft will be provided to District staff and the consultant team for review and comments.

Task 3 Final Stormwater Needs Analysis

PRIME AE will evaluate the comments generated from Task 2, incorporate any additional information, and finalize the Stormwater Management NAR.

FEE SUMMARY

TASK	DESCRIPTION	CONTRACT TYPE	FEE
Task 1	Coordination, Meetings and Exhibits	T&M	$4,900.00
Task 2	Draft Stormwater Needs Analysis	Lump Sum	$7,900.00
Task 3	Final Stormwater Needs Analysis	Lump Sum	$3,400.00
		Total:	$16,200.00

ADDITIONAL SERVICES

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

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

- CLOMR/LOMR Application Process
- Regulatory Planning Work
- Traffic Study/Signal Warrant Analysis
- Design and Permitting
- Wetland/Wildlife Identification, Studies, Flagging or Permitting
- Land or Easement Acquisition Elements
- Surveys
- Geotechnical Engineering/Investigations
- Environmental studies/analysis
- NPDES Stormwater permitting
- Engineers Estimate of Probable Costs
- Bid Administration
- Coordination of any dry utilities
- Permit Fees
- Three-dimensional graphics
- Structural, electrical and mechanical design
- PUD Modification

OUT-OF-POCKET EXPENSES

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

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

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

It is our pleasure to provide this professional services proposal to you. If you wish to authorize us to proceed, we ask that you sign and return one copy of the signed proposal to our office. If you have any questions regarding our proposal, we remain available to discuss it with you at your convenience.

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

Sincerely,

Jeffery L. Mason, P.E.
Director of Civil Engineering

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

Enclosures: Standard Terms & Conditions
Rate Schedule

Accepted By:

_____
Signature

_____
Typed Name and Title

_____
Date

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Hourly Rate Schedule

Effective January 1, 2026

Planning & Engineering	
Senior Vice President	$325
Vice President	$285
Project Director/Chief	$245
Senior Project Manager	$215
Project Manager	$205
Senior Engineer	$195
Engineer	$160
Senior Planner & Senior Landscape Architect	$190
Planner & Landscape Architect	$160
Senior Graphic Arts Director	$180
Graphic Art Designer	$140
Senior Designer	$160
Designer	$130
CADD Technician	$115
Clerical/Administrative Support	$100
Project & Business Services	
Project Administrator	$175
Sr. Project Researcher	$160
Project Researcher	$155
Sr. Public Relations Liaison	$170
Technical Writer	$125
Geospatial Services	
GIS Programmer	$175
GIS Analyst	$150
GIS Technician	$130
GIS Field Technician	$115
CEI/Construction Management Services	
Construction Project Manager	$205
Resident Construction Engineer	$195
Sr. Construction Inspector	$140
Construction Inspector	$115

All Reimbursable Expenses Shall Be Cost Times A Factor Of 1.15

C.

COST-SHARE STATUS COVER SHEET

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

Proposal: Replacement of Light Fixtures & Ceiling Fans - RiverHouse Complex

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

   ■ Yes (Please proceed to question 2)

   ☐ No, the entire cost will be paid by:

   _____

   (Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

Request: ☒ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)

☐ Addition of new improvements (Methodology Consultant and Engineer must sign)

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

Replacement of (33) sconce light fixtures with new. Replacement of (18) ceiling fans with new. Replacement of (3) pendant lights with new. Labor only with estimates. All products will be purchased through Lamp Plus - $20,256.00.

Total Proposed Compensation: $_____

Cost Share Calculation:

$_____ Rivers Edge
$_____ Rivers Edge II
$_____ Rivers Edge III

Methodology Consultant Approval: _____
(Signature)

_____
(Date)

If requesting addition of new improvements:

Engineer Approval: _____
(Signature)

_____
(Date)

[Please attach this page for supplemental maintenance services for existing Improvements]

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned supplemental maintenance services shall be subject to and governed by the Interlocal Agreement.

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

_____
By: _____
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date:_____

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

_____
By: _____
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

_____
By: _____
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

RIVERTOWN

Request for Funds

Date of request: ***11/18/2026*** *Submitted by:* ***Richard Losco***

Light Fixtures & Ceiling Fans – RiverHouse Complex:

Remove the existing sconce light fixtures and install (33) new sconce light fixtures. Remove the existing ceiling fans and install (18) new ceiling fans. Remove the existing pendant lights and install (3) new pendant lights. Labor only with estimates. **All products will be purchased through Lamp Plus - $20,256.00.**

Vendor	Cost + Lamp Plus	Job Scope	Total Cost
American Electrical	$4,895.00 + **$20,256.00**	Same as above	$25,151.00
Smith Electrical	$5,000.00 + **$20,256.00**	Same as above	$25,256.00
TMT Electric	$4,800.00 + **$20,256.00**	Same as above	$25,056.00

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

Vesta

American Electrical Contracting Inc.
033
tmorris@american-electrical.com
(904) 737-7770

Estimate: 111914763
Project:
Estimate Date: 11/10/2026

Billing Address:
Kevin Mckendree
140 Landing Street
St Johns, FL 32259 USA

Job Address:
Kevin McKendree
140 landing street
St Johns, FL 32259 USA

Estimate Details

The following scope of work will be performed at the Job Address noted above, in accordance with the current National Electrical Code (NEC) and all applicable state and local codes and at the rates set forth below:

Electrical Proposal
1. Remove the existing sconce light fixtures and install (33) new sconce light fixtures.
2. Remove the existing ceiling fans and install (18) new ceiling fans.
3. Remove the existing pendant lights and install (3) new pendant lights.
4. The customer will provide the fixtures and bulbs and will need to be on site the day of installation.
5. All ceiling fans installed will have no light kits or remotes.

1. We are not responsible for any repairs to sheetrock or landscaping. A technician will notify you before any cutting or digging.
2. Power may be shut off during installation and restored the same day.
3. All Work will be performed during normal business hours.
4. If any alterations or deviations from the above specifications involve extra costs or returns, there will be an extra charge over and above the estimate.
5. This quote is for labor, materials, permit, and inspection.
6. If the county inspection is not approved for any reason related to work not performed by our company or due to additional items required by the county, the customer shall be solely responsible for any necessary repairs, corrections, or upgrades.
7. If you accept this proposal, a $100 deposit will be required to cover the cost of obtaining a permit from the city. This deposit is non-refundable and will be applied to your final payment.

Sub Total	$4,895.00
Taxes	$0.00
Deposit/Downpayment	$0.00
Total Due	$4,895.00

Thank you for choosing American Electrical Contracting Inc. !

Authorization Paragraph

I hereby authorize American Electrical Contracting, Inc. to complete the above work in the amount of $4,895.00 to be performed.

Unless otherwise stated, in writing, the payment terms of (AEC) American Electrical Contracting, Inc. listed on the back of this page are Payment due upon services rendered. We accept checks, all major credit cards or cash. Your signature below authorizes the work to be done & AEC to collect payment immediately after services have been rendered.

The prices and conditions above and the Terms and Conditions as contained in the hyperlink below are satisfactory and are hereby accepted. American Electrical Contracting, Inc is authorized to perform the work as proposed and selected.

Hyperlink Here

LAMPS PLUS®

Product	Description	Style	Qty	Price	Total
	36"DOWNROD METALLIC MATTE BRONZE Shipping to 32099	84V21	18	$50.00	$900.00
	Georgetown 21 3/4" High Burnished Bronze Outdoor Wall Light Shipping to 32099	7151K	33	$269.00	$8,877.00
	Hinkley Outdoor Georgetown Large Hanging Lantern 8.5" Burnished Bronze Shipping to 32099	7149K	3	$319.00	$957.00
	52" Hinkley Tropic Air Matte Bronze Wet Rated Pull Chain Ceiling Fan Shipping to 32099	84P05	18	$529.00	$9,522.00

Product Total: $20,256.00

Shipping & Processing: $0.00

Estimated Tax:

Order Total: $20,256.00

For more information on our pricing, visit https://www.lampsplus.com/help-and-policies/faq/

Smith Electrical Inc.

PO Box 9023
St Augustine, FL 32085

Estimate

Estimate #	Date
	11/3/2026

Name / Address
Riversedge CDD 475 W Town Pl. #114 St Augustine FL 32092 Kevin-904-607-1038 kmckendree@vestaproperty-services.com

Item	Description	Qty	Rate	Total
Quote	Scope of Work - Remove existing fixtures & install customer supplied fixtures. 1. Install (3) customer supplied pendants. 2. Install (18) customer supplied exterior ceiling fans with downrods. 3. Install (33) exterior wall sconces.			
T&M	$5,000.00 CAP quote to be adjusted towards time and materials at our hourly rate of $145.			
Notes	Providing power source is good at each location.			

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any variation or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owners to carry fire, tornado and other necessary insurance.

Total $0.00

Signature _____

Phone #	Fax #	E-mail	Web Site
9048290899	904-829-0259	smithelectric08@gmail.com	staugustineelectric.com

TMT Electric, LLC

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

Estimate

ADDRESS
Rivers Edge CDD 1
475 West Town Place
Suite 114
Saint Augustine, Florida
32092

ESTIMATE 1012
DATE 11/10/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Remove and replace 18 ceiling fans, 3 pendant fixtures, and 33 wall sconces at the Riverhouse. Customer to provide all fixtures and other materials needed to complete this project. This estimate is for LABOR ONLY.	4,800.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	4,800.00
TAX	0.00
TOTAL	**$4,800.00**

Accepted By

Accepted Date