

*Rivers Edge
Community Development District*

October 19, 2022

AGENDA

Rivers Edge
Community Development District
www.RiversEdgeCDD.com

October 12, 2022

Board of Supervisors
Rivers Edge Community Development District

Dear Board Members:

The Rivers Edge Community Development District Board of Supervisors Meeting is scheduled for **Wednesday, October 19, 2022 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Audience Comments Related to Agenda Items (Limited to 3 minutes per person)
- III. Approval of the Consent Agenda
 - A. Minutes of the September 7, 2022 Special Joint Meeting and September 14, 2022 Regular Board of Supervisors Meeting
 - B. Balance Sheet and Income Statement
 - C. Assessment Receipts Schedule
 - D. Check Register
- IV. Ratification of Agreement with Yellowstone Landscape, Inc. for Landscape and Irrigation Maintenance Services
- V. Consideration of Proposals for Updating the Capital Reserve Study
- VI. Consideration of Resolution 2023-01, Amending the Fiscal Year 2023 General Fund Budget
- VII. Consideration of Resolution 2023-02, Amending the Fiscal Year 2023 Budget to Include the Capital Reserve Fund Budget
- VIII. Consideration of Resolution 2023-03, Authorizing Investment of Funds in the Local Government Surplus Funds Trust Fund

- IX. Consideration of Request for Fence Installation Encroaching into a CDD Easement
- X. Consideration of Cost Share Items
 - A. Waterslide Repair
 - B. RiverFront Park Septic System Repair
 - C. Reupholstering of Outdoor Cushions
 - D. Holiday Décor (RE and RE2 Only)
- XI. Consideration of Facility and Property Use Requests
 - A. Request to Install a Little Free Library
 - B. Request from Soccer Shots for Winter Session
 - C. Request from UPS to Place a POD at the RiverHouse
 - D. Request for Use of the RiverHouse for a RiverTown Wine Tasters Club
- XII. Staff Reports
 - A. District Counsel
 - E. District Engineer
 - F. District Manager
 - D. General Manager
 - 1. Report
 - 2. Landscape Update
 - 3. Pond Service Report
 - E. Landscape Team – Report
- XIII. Supervisor Requests and Audience Comments
- XIV. Next Scheduled Meeting – November 16, 2022 at 11:00 a.m. at the RiverTown Amenity Center
- XV. Adjournment

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

THIRD ORDER OF BUSINESS

A.

Minutes of Meeting
Rivers Edge, Rivers Edge II and Rivers Edge III
Community Development District

A special joint meeting of the Board of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Wednesday, September 7, 2022 at 9:35 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Rivers Edge

Mac McIntyre	Chairman
Erick Saks	Vice Chairman
Frederick Baron	Supervisor
Robert Cameron	Supervisor
Scott Maynard	Supervisor

Rivers Edge II

D. J. Smith	Vice Chairman
Jason Thomas	Supervisor
Amber King	Supervisor by telephone

Rivers Edge III

D. J. Smith	Vice Chairman
Jason Thomas	Supervisor
Amber King	Supervisor by telephone

Also present were:

Marilee Giles	District Manager
Jennifer Kilinski	District Counsel
Ryan Stillwell	District Engineer
Jason Davidson	Vesta/Amenity Services
Clint Waugh	Vesta/Amenity Services
Jonathan Perry	Vesta/Amenity Services
Dan Fagen	Vesta/Amenity Services
Kevin Kendrick	Vesta/Amenity Services
Representatives of United Land Services, VerdeGo, Yellowstone, Brightview, Down To Earth, and Koehn Outdoor	

The following is a summary of the discussions and actions taken at the September 7, 2022 special joint meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Proposals for Landscape and Irrigation Maintenance Services

Ms. Kilinski stated the district previously bid landscape maintenance services, decided at the July meeting to reject all, and reissue the RFP, which has been done and you now have proposals from that reissued request for proposal process. You have been through this process a couple times. The key takeaway for you is that each board will make a separate award, it does not have to be the same landscape provider. We get you together for these joint meetings because you have an interlocal agreement between the districts that requires any of these major decisions for the boards to get together with the hope that there may be a joint decision given the complexity of this project.

You have ranking criteria; the bids need to be ranked based on those evaluation criteria. We have taken the liberty of giving you the score point for price because it is a simple mathematical calculation based on base bids over the three-year term. If you have scored your own sheets you can hand them to us, we can calculate them and announce what it is. You can share your scores amongst the board members and come up with some joint ranking sheet that you are agreeable to that would result in the award or you can do a hybrid approach of both then you can talk about whether you agree with those calculations or not. The key is the evaluation criteria is the guiding light for the scoring.

A. Resolution 2022-12 Awarding Contract for Rivers Edge CDD

The Rivers Edge CDD board discussed the proposals, handed the score sheets to staff who tabulated them, and Ms. Kilinski stated the ranking is Yellowstone no. 1, United Landscaping no. 2, VerdeGo no. 3, Brightview no. 4, Down to Earth no. 5, Duval no. 6 and Koehn no. 7. We would

like the board to have a motion to adopt Resolution 2022-12 awarding the contract for Rivers Edge CDD and the ranking would be as stated on the record.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor Resolution 2022-12 was approved with the ranking as stated on the record.

B Resolution 2022-15 Awarding Contract for Rivers Edge II CDD

The CDD II and III boards discussed the proposals, handed the score sheets to staff who tabulated the scores, and Ms. Kilinski stated the ranking for Rivers Edge II and Rivers Edge III is Yellowstone no. 1, Brightview no. 2, VerdeGo is no. 3, Down to Earth no. 4, United Landscaping no. 5, Duval no. 6 and Koehn is no. 7. If you are comfortable with the ranking for both II and III we will look for separate motions.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2022-15 was approved with the ranking as stated on the record.

C. Resolution 2022-15 Awarding Contract for Rivers Edge III CDD

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2022-15 was approved with the ranking as stated on the record.

Mr. Saks stated it seems like we still have a disconnect between the districts as far as getting on the same page and providing consolidated direction to whoever is doing the landscaping. Should we consider having a landscaping czar for all of Rivertown to be the point person we could talk to.

Mr. Baron stated Vesta is responsible for managing the landscape contractor. Mr. Kendrick is your new point person and any of us should be going to him for landscape issues.

Mr. Smith stated the problem with that is irrigation, I know Fred spent a lot of time going through and doing that. Vesta does this, they say this board told me this the board told me that

and that's what they did. They are giving us cross signals, if we say something about irrigation, they will say CDD 1 told us to do this. So that is where we are getting this, and it does happen.

Mr. Baron stated let's make it clear CDD II and III that is your point of contact, CDD 1 point of contact is one of us; don't do crossovers. If something in CDD 1 affects CDD II or III, then make sure you say this is a joint concern or joint issue. The only thing that we have in that joint issue that I'm aware of on cost is Longleaf Parkway where it is a common area and Marilee keeps that record of what are the common areas for irrigation, she can put that sheet out to make it known to all the supervisors that any issue that comes up here is a common issue.

Mr. Smith stated I have been told that you have had them cut water back.

Mr. Baron stated I have said you have had 2" of rain today and I see irrigation going on. If it is cut back, I question why are we doing irrigation? You have an IQ system, 2" of rain and you are watering.

Mr. Smith stated they are taking your comment and doing it.

Mr. Baron asked do we need a central person or let them manage it?

Mr. Smith stated I agree with you, it is their job to manage it.

Mr. Davidson stated a potential for resolution is that if those types of things come up then a conversation between our staff and a member of each of the districts should be in that conversation.

Mr. Saks stated should we appoint Fred to be the point person on the landscaping?

Mr. Baron stated anything I submit to Vesta I will submit to GMS to email to the rest, so we are not violating the sunshine law.

Ms. Kilinski stated the contract has district designees and right now that is Vesta.

Mr. Saks stated so Vesta is the only one who should contact the contractor directly.

Ms. Kilinski stated exactly and to Supervisor Baron's point, he may have some advice but Vesta is the designee.

Ms. Giles stated the existing contract ends September 30th and the new contract if accepted will start October 1st. Is there any type of hand off that needs to be discussed here?

Mr. Baron stated there is supposed to be a total check of irrigation system, they should be ready to walk around and do a validation that anything that looks like it is supposed to be fixed, document it against the current contract and they have until September 30th to fix it. If it happens

during that last week, give notice and if it is not addressed it becomes the problem of the new contractor.

Ms. Kilinski stated typically, we have that handoff embedded within our documents and I know Yellowstone is here and they can speak a little bit to their process but typically, we would have exactly what you described; a pretty holistic review of the property. What we don't want to have happen is have Yellowstone come in October 1st, gives you a change order for \$100,000 of repairs and you have released all the funds to VerdeGo. We want to be able to work with those two partners to identify what is really deficient and what maybe has always been that way.

Mr. Smith stated the other problem we experienced when we did this changeover was the company that we decided to move away from let the neighborhood go. They pulled their guys back; they didn't put as many people out here and the neighborhood was terrible within those 30-days.

Ms. Kilinski asked are the boards comfortable with the two you have appointed, Fred for CDD 1 and D.J. for II and III because they can talk to each other, work with VerdeGo and Yellowstone on the handoff?

Mr. Baron stated yes.

FOURTH ORDER OF BUSINESS

Discussion on Community Holiday Decorations and Lighting

Mr. Davidson stated we submitted in the packet what we did last year and as far as our approach for the holiday décor. The protocol is that a member of the subdivision would fill out the holiday décor application, the member will be responsible for the décor provisions provided in the packet. Once the application was submitted and reviewed and approved by district staff, they give them the authority to go ahead and decorate said sign. Once the sign is completed staff will investigate the signs to ensure all the provisions were accurate. Any found that were not, which there were none last year, would be pointed out to that member who filled out the application and is responsible for the sign. The initial provisions have a list of our subdivisions at the bottom, and we need to update those.

Mr. Smith asked where are they getting the power?

Mr. Davidson stated some have power and others do not and they utilized their neighbor's house.

Mr. Cameron and Mr. Thomas were appointed to work with staff on the holiday lighting.

FIFTH ORDER OF BUSINESS**Other Business**

Mr. Smith stated I know I'm throwing a wrench into this, and I haven't talked to anyone about it, but it goes hand in hand with the landscape. I think there is a little bit of a disconnect and fail with the management of VerdeGo by Vesta. I personally feel, and our board feels, like it is time to do another RFP on the management company for RiverTown. We went through it last year and I haven't seen any improvement from what Vesta has provided us. I have had meetings along the lines of landscape issues; I don't think it would be a surprise with us having this conversation. I'm basing it off the experience we had recently where Vesta was removed and there is a new company in there and it is fresh and there is that aspect, but there has been an immediate impact. I feel that RiverTown could be managed better and if it comes back around that Vesta is in that seat again then is what it is, but in our opinion, we feel it doesn't hurt to do another RFP and it would be a good way to keep Rivertown on the up and up.

Mr. Cameron stated I agree mainly because they could not keep to the contract they did in the last RFP, and we don't know what it is going to be next year.

Mr. Smith stated we were able to get better services with more manpower, but it needs to be looked at and could potentially be a benefit for everyone in RiverTown.

Mr. Baron asked we did an extension to take it to December, is that coming up?

Ms. Kilinski stated I will have to look at that, we try to line it up with the fiscal year, but it is like all of us, you can terminate with notice at any time or go out for an RFP at any time, we serve at your pleasure.

Mr. Smith stated it is about a three-month process and a 90-day out clause. I would like to start the process.

It was the consensus of the board that Vesta will be evaluated on performance after the transition period with Yellowstone to be reevaluated in January.

Mr. Maynard stated in our next meeting we will approve the final budget assessment, while we could lower that assessment, I strongly urge us to consider taking the balance of that revenue and putting it in cash reserves or capital expenditures. People are asking to expand from three to five tennis courts, and they are \$120,000 each to do. With the popularity of pickleball we are going to have requests for pickleball courts outside of Watersong and those are about \$80,000.

Mr. Smith stated with lighting they are about \$125,000 to \$150,000.

Mr. Maynard stated we are going to get backlash from residents, even if we lower it 15% we are going to get the same backlash. Our existing amenities are aging.

Mr. Baron asked do you have anything in the amenity center in CDD III?

Mr. Smith stated there will be a fitness room, but no pickleball or tennis courts or basketball. We have a big pond with a trail around it and launch. There will be volleyball over there, more of a family style camp feel.

Mr. Davidson stated keep in mind if we want to have additional tennis courts then in accordance with league play, they need to be built here.

Ms. Giles stated we are up against the September 15th deadline with the county with the budget. Whatever we decide on the 14th as is now with the new landscape the budget is going to reduce significantly. The discussion about the budget hopefully, we can work this out.

Ms. Kilinski stated is it worth showing both scenarios so you have both budgets?

Mr. Saks stated there is no way we can fund tennis courts or pickleball court; there is going to be a cost to everybody. I would rather make sure we have the capital reserve for expenses that come up, but I don't see us getting the residents on board with building tennis courts.

Mr. Baron stated I will put a motion out there to keep \$80,000 with the intent of doing an RFP for two pickleball, hardcourt tennis and will cover the remaining budget and see what Mattamy can go in with some support since this will draw people to want to live here.

Mr. Smith stated we are building an \$8 million amenity center that is going to attract more people than a tennis court.

Mr. Thomas stated if we did anything other than what was previously permitted for the tennis courts in this amenity area, there are permitting steps that have to occur. Construction plans would have to be developed to permit and bid.

Ms. Kilinski stated if we bring down the assessments you have to re-notice if you go back up. You have set the high-water mark, which is expensive because you are noticing all the homeowners and that is a \$5,000 to \$6,000 mailing and that is something to take into consideration.

Ms. Giles stated my take-away from that discussion is we are going to rework the budget over the next couple of days with the reduction in the landscape cost and Jason made some changes to the capital reserve input. We will plan in the future for some improvements.

Mr. Maynard stated capital in one scenario and the balance of the capital reserves.

Ms. Giles stated you want two budgets.

Ms. Kilinski stated I think you are asking for two scenarios to contemplate, what would the assessment level be if you roll it and what the assessment level be if you don't roll it. It doesn't mean you are adopting it.

Ms. Giles stated as a reminder our next meetings are on September 14, 2022 at 4:30, 5:00 and 6:00 p.m.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the meeting adjourned at 10:45 a.m.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the meeting adjourned at 10:45 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Minutes of Meeting
Rivers Edge
Community Development District

The regular meeting of the Board of Supervisors of the Rivers Edge Community Development District was held Wednesday, September 14, 2022 at 6:00 p.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Mac McIntyre	Chairman
Erick Saks	Vice Chairman
Frederick Baron	Supervisor
Robert Cameron	Supervisor
Scott Maynard	Supervisor

Also present were:

Marilee Giles	District Manager
Jim Oliver	GMS
Darrin Mossing	GMS
Jennifer Kilinski	District Counsel
Ryan Stillwell	District Engineer
Dan Fagen	Vesta/Amenity Services
Eric Olsen	Vesta/Amenity Services
Jason Davidson	Vesta/Amenity Services
Clint Waugh	Vesta/Amenity Services
Jonathan Perry	Vesta/Amenity Services
Kevin McKendree	Vesta/Amenity Services
Trey Sterling	VerdeGo
Bruno Perez	VerdeGo
35 Residents	

The following is a summary of the discussions and actions taken at the September 14, 2022 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Krugliak stated I see on the agenda budget comments are comments and not questions. I and the community at large have questions, certain clarification items and I want to make sure before we get to that item that is okay to answer and have some back and forth regarding that.

Ms. Giles stated that is up to the supervisors.

Mr. Krugliak stated for our knowledge, the budget has been adopted. Does our comments carry any weight going forward?

Ms. Giles stated the budget was approved in June; this is the public hearing to adopt the budget. It has not been finalized.

Mr. Callahan stated I know GMS drafted this budget. I just went through the same process at Aberdeen. The board and residents met at the clubhouse in Aberdeen and we knocked 20% off the proposed increase. I urge the board to listen to the residents and shake some of this excess off.

Ms. Long stated there were two times posted for this meeting, one at 6 and one at 6:30. I'm concerned that people will be coming until 6:30.

Mr. Saks stated the Facebook post that there are a lot of comments on was not the correct document; it is an old document I'm not sure where it came from. I didn't post it, but it was dated as of May.

Ms. James asked are you saying the budget we all saw is not the budget?

Ms. Giles stated this CDD has a website, riversedgecdd.com and it is the first item that shows up if you google. I encourage you to let that be your only source of information. District counsel and I will encourage the board to never go to Facebook and participate in social media. The source documents for the CDD are on the Rivers Edge CDD website.

Ms. Cassidy stated I was the one who commented we only have May's data and it appears the actuals have changed because it is updated August 31st. The proposed budget for fiscal year 2023 has gone from \$3,644,000 to \$3,637,000.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

A. Minutes of the August 17, 2022 Meeting

<p>On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the minutes of the August 17, 2022 meeting were approved as presented.</p>

- B. Balance Sheet & Income Statement**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

On MOTION by Mr. Maynard seconded by Mr. Saks with all in favor the check register was approved.

Mr. Saks stated Judy is correct I did say the meeting was at 6:30 p.m. Can we take care of staff reports then come back to the budget?

Ms. Giles stated yes.

The next items taken out of order:

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Baron stated in 2020 and 2021 it appears that we have not received in cost share \$130,000 that we should have. I'm only speculating that it is tied to the amenity center that did not open in time for Watersong and that cost share was planned for January opening that they were using here.

Ms. Kilinski stated we don't share Watersong at all. There was a time in the interlocal relationship where there was a cost share for amenities. It may be that each district paid for their own amenities.

Mr. Baron asked is there paperwork I can look at? Because of the soft opening we allowed residents over here.

Ms. Kilinski stated I don't think there was, but I will work with Marilee on the timing.

B. District Engineer

Mr. Stillwell stated at the last meeting Supervisor Saks brought up speed limit signs throughout the community. We have reached out to the county and I'm waiting for feedback and I will continue to follow-up.

On our ponds we get aquatics reports every month. One of my concerns the water in north lake seemed higher than it had been previously. We finally got the manhole opened yesterday and algae was caught in the fish barriers and Jason is working with his staff to clean that out. We are

going to work on that for the entire district to make sure we go through every outfall. This one was in a manhole so you can't visually check it.

C. District Manager – Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2023

Ms. Giles stated I have the FY23 meeting schedule we discussed at the last meeting and we discussed moving the December 21st meeting to December 14th, which is out of cycle and is the second Wednesday and Supervisor Saks had asked for an additional night meeting and we propose January 18th along with your May 17th and August 16th meetings. May would be your budget approval and August 16th would be budget adoption.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor the fiscal year 2023 meeting notice was approved as outlined above.

E. General Manager – Report

1. Report

Mr. Davidson gave an overview of the amenity manager's report, copy of which was included in the agenda package.

2. Landscape Update – VerdeGo Performance Report

A copy of the VerdeGo performance report was included in the agenda package.

3. Pond Service Report

A copy of the pond service report was included in the agenda.

E. Landscape - Report

A copy of the August landscape maintenance report was included in the agenda.

FOURTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting a Budget and Imposing Operations and Maintenance Assessments for Fiscal Year 2023

Ms. Kilinski stated just for the record it was advertised in the paper, there was direct mailed and it is on the district's website.

Ms. Giles stated before we open the public hearings, I would like to let you know that there are two public hearings, we are going to open them at the same time to adopt the budget and discuss imposing special assessments and certifying the assessment roll.

As a reminder the board approved the proposed budget at the June meeting, there is an increase of 16% in assessments for the residents of Rivers Edge. This budget does support the capital reserve input in accordance with the capital reserve study. I do recommend to the board that we have another capital reserve study done since this one is dated 2016.

Ms. Kilinski stated for purposes of the record this has been duly advertised and noticed both published and mailed. We have talked at four or five meetings about why the assessment increase is occurring. You can have board discussion before you take audience comments. There has been a lot of dialog around why the increase is occurring and it may be an opportunity before you get those questions to give your positions on the budget.

Mr. Saks stated I think it is worth going over the cost share and how it works and how it shows up in the budget.

Ms. Giles stated I think this is on the website and if not, I think we can get it posted overnight. This is the capital reserve study, provided by an independent company and this one was done by Community Advisors. This capital reserve study is a lot like your house. You expect in 20 years to have to replace your roof, so you start setting aside some money in your savings account for these major expenses. The capital reserve study has everything the district owns from asphalt, seal cost, brick pavers, ceiling fans, window shutters, roof, marciting the pool; every asset the district owns. There is a table that shows every year how much money you should set aside for that capital reserve to replace or repair the assets. The ending reserves should equal that amount and that amount goes up and down based on this reserve study and it gives you the year that the independent contractor thinks this item should be replaced. This district is 15 years old and in 2023 there are a couple items that he recommends you repair or replace. That is a general overview of the capital reserve study and how it ties back into the budget.

Mr. Baron stated by September 2023 we should set aside \$724,988. Our budget reflects how much in capital reserve?

Ms. Giles stated \$541,000.

Mr. Baron stated we are \$200,000 short on the capital reserve being set aside. Even though the budget increased by 16% you are still not allocating enough funds for the future projects that are in that report. As an example, we own seven roads, and we have to do the repaving of those roads. We were unsuccessful in turning these over to St. Johns County.

Mr. Maynard stated this study doesn't include new infrastructure such as pickleball courts that we may want to add and we will have to have additional resources to pay for those and we have had requests to add tennis courts and pickleball courts.

Ms. Giles stated correct, this is just the assets you have currently and is another reason I suggest we get proposals to have another capital reserve study done. If a certain item doesn't break this year and we don't have to replace it, the money stays in the fund for that future expense.

Mr. Saks stated it appears that we spend all the money in the last four months compared to the first eight months and that has to do with the allocation of the cost share agreement.

Ms. Kilinski stated it is collected on a quarterly basis, there is a quarterly true-up based on actuals.

Mr. Mossing stated certain of those finances they were looking at; the cost share was not reflected on the quarterly basis. 50% was paid at the end of April and the next payment was made in August and then the final payment. That will now go to a quarterly basis as we discussed.

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor the public hearing was opened.
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Ms. Kilinski stated there are two public hearings: one on the budget and one on the assessments securing the budget. Usually it is repetitive, it is the same thing as the assessments equal the budget. If you have questions on the budget or assessments, it is two public hearings, but we will take those comments at the same time.

A resident asked for an explanation of the three CDDs and the split and River Club Café showed revenues in 2019 but we don't see any of that. How does that operate and why was it removed as a line item?

Mr. Saks stated that is the foundation of the organization and is the problem when people only come to one meeting a year so you don't get the context of what we are doing.

Ms. Kilinski stated originally RiverTown was made up of two CDDs, Rivers Edge and Mainstreet and Mainstreet was a small commercial parcel. St. Joe owned all the property in

Rivertown at the time. About the time that St. Joe sold to Mattamy Mainstreet and Rivers Edge merged into one district and it was just the Rivers Edge CDD. A CDD is a unit of local government, it is not a quasi-government, it is a unit of local government, which is why you are here tonight, everything is in the public there is no lack of transparency, any record is public record, everything is on the website, we are audited by an independent financial auditor, we have to report to the state and the federal government, all those obligatory requirements that a city or county would. When CDD 1 was formed Mattamy took over, it wasn't a great time for building homes, we are talking about 2009 and 2010 so not quite on the other side of the recession. They decided they wanted to split this community into three districts, part of that was because of the way they planned development, part was because they weren't sure what they were going to do with the property at the time they purchased it and the county blessed having three districts. There is a ton of shared infrastructure between the three districts because it was originally planned as a development of regional impact as one interrelated community. Think about S.R. 13, Orange Branch Trail, Longleaf Parkway, all the clubs, community assets, facilities, amenities, parks. It is one interrelated stormwater system; it is not a separate stormwater system. There are a lot of community assets that are necessarily shared costs. The idea was that there would be an interlocal agreement with the three units of government that would share the cost of maintaining the infrastructure such that no part of the community would be unduly burdened by maintaining the assets. GMS has done a takeoff schedule of what it would look like if we didn't have the interlocal agreement. If Rivers Edge I just paid for the assets within the district boundaries, the assessments would be two to three times higher than you have. It is a benefit to all the property within RiverTown to be able to share those amenities and leverage the districts and all the planned units. In terms of how the interlocal agreement works, it really goes into one pot. If you come to meetings regularly you will see this board has to consider cost share allocations for stuff we knew was coming on line such as new landscape is coming on line, and anything considered an enhancement has to get approved by all three boards. The three boards get together pretty frequently to discuss the way they want to operate RiverTown as a whole. There are a number of planned units still coming, that will not largely change the outcome of assessments because they are already figured into your assessments. The boards met earlier, Mattamy is currently deficit funding about \$3 million of shared infrastructure now on their own and when those units get absorbed they just won't be paying that cost, a new homeowner will be. The assessments would generally stay about

the same. We represent a little over 200 special districts in the State of Florida, I have had one of those 200+ not have a budget go up this year. I know that doesn't make anybody feel better but the cost of doing business and especially capital reserves have gone up. Most of these districts came up in 2004, 2006, 2007 they all had capital reserve studies, nobody wanted to budget for capital reserves in a big amount when everybody was struggling so we are seeing a lot of assessment increases. That is the history of RiverTown and how these districts came to pass and how the interlocal from a high-level works. The café someone mentioned is 100% deficit funded by Mattamy, this district doesn't pay any costs associated with the café, it is 100% funded by Mattamy.

Mr. Cameron stated if we were split you would not have access to the café, the River Club or the new amenities.

The following comments/questions were made by more than one resident: Possible merging of the three districts, meeting schedules for all three districts, is there a clear specification on every contract and every purchase, increase in landscape contract, cost share for pond maintenance and landscape maintenance, amount of increase in salaries, staffing issues, definition of hospitality staffing, pool maintenance, special event budget, request for more special events, increasing cost of repairs, capital reserve, water bubbling up through pavement is county issue, lifeguards, feedback from surveys, will the increase of residents increase the amount of revenue, are the current residents paying for the private areas, grounds maintenance, irrigation costs, unhappy with landscape maintenance in North Lake, irrigation running during rain events, new landscaper starting in October, against paying for security, budget adjustments, increase is excessive, need of a microphone for resident comments, trespassing on construction sites.

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor the public hearing was closed.

A. Consideration of Resolution 2022-13 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2023

Ms. Giles asked is there any guidance from the board based on input from the residents?

Mr. Saks asked I'm curious about the events.

Mr. Davidson stated each year that we had events of the caliber that Ms. James is referencing, we have never gone above that \$60,000.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor Resolution 2022-13 was approved.

B. Consideration of Resolution 2022-14 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2023

Ms. Kilinski stated next is consideration of Resolution 2022-14 that imposes the lien that will secure the budget that you just approved. This is the actual assessment resolution. There are certain findings in this resolution regarding the processes the district has undertaken to get to this point. This assessment resolution also discusses the way your debt assessment, which is the assessment that is levied in conjunction with the bonds is also collected. Section 1 talks about the benefit and allocation of findings, section 2 is the actual assessment imposition, section 3 is the assessment roll and as you all know the reason, we are under the gun tonight is because the deadline for certifying the assessment roll to St. Johns County for collection is tomorrow. If we don't make that deadline by tomorrow then the tax collector will not be able to collect your assessments, which means they will be directly collected and that is going to be a huge increase of costs to the district. The tax roll assessments are set forth in Exhibits A and B for all platted property. We have direct collect assessments for certain unplatted property. We have certification of the assessment roll, it will allow assessment roll amendments, to the extent the property appraiser updates the assessment roll, which is highly unlikely since it has to be certified tomorrow and severability.

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor Resolution 2022-14 was approved.

SIXTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Other comments from residents: Timing of the public hearing to adopt the budget, dissatisfaction with irrigation number, actual increase in assessments, collection of assessments on the tax bill, budget is under discussion from May through adoption, election of board members, reason for increases last year and this year is due to landscaping, need of new reserve study and amount to be put in reserves, timing and time of meetings,

SEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – Wednesday,
October 19, 2022 @ 11:00 a.m. at the
RiverTown Amenity Center**

Ms. Giles stated the next meeting will be held October 19, 2022 at 11:00 a.m. in the same location.

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor the meeting adjourned at 7:58 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Rivers Edge

Community Development District

Unaudited Financial Reporting
September 30, 2022



Rivers Edge
Community Development District
Combined Balance Sheet
September 30, 2022

Governmental Fund Types

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Capital Reserve</u>	<u>Totals (Memorandum Only)</u>
Assets:					
Cash	\$305,909	---	---	\$541,657	\$847,567
Investments:					
Custody	\$40,657	---	---	---	\$40,657
Due from Rivers Edge II-Utilities	\$23,430	---	---	---	\$23,430
Due from Rivers Edge II-CS	\$172,227	---	---	---	\$172,227
Due from Rivers Edge III- CS	\$97,870	---	---	---	\$97,870
Due from Rivers Edge III-Utilities	\$5,739	---	---	---	\$5,739
Due from DS 2018	---	\$858	---	---	\$858
Due from General Fund	---	\$1,011	---	---	\$1,011
Utilities Deposit	\$7,241	---	---	---	\$7,241
Prepaid Expenses	\$87,936	---	---	---	\$87,936
Series 2016					
Reserve	---	\$216,576	---	---	\$216,576
Revenue	---	\$281,840	---	---	\$281,840
Prepayment	---	\$27,821	---	---	\$27,821
Series 2018					
Reserve	---	\$117,191	---	---	\$117,191
Revenue	---	\$184,218	---	---	\$184,218
Construction	---	---	\$3,727	---	\$3,727
Series 2018A-1/2018A-2					
Revenue	---	\$107,708	---	---	\$107,708
Excess Revenue	---	\$1	---	---	\$1
Reserve 2018A-1	---	\$68,919	---	---	\$68,919
Reserve 2018A-2	---	\$89,016	---	---	\$89,016
Prepayment	---	\$924	---	---	\$924
Total Assets	<u>\$741,008</u>	<u>\$1,096,083</u>	<u>\$3,727</u>	<u>\$541,657</u>	<u>\$2,382,476</u>
Liabilities:					
Accrued Expenses	\$24,870	---	---	---	\$24,870
Fica Payable	\$92	---	---	---	\$92
Due to DS 2018	\$1,011	---	---	---	\$1,011
Due to DS 2018A	---	\$858	---	---	\$858
Fund Balances:					
Restricted for Debt Service	---	\$1,095,225	---	---	\$1,095,225
Restricted for Capital Projects	---	---	\$3,727	\$541,657	\$545,385
Nonspendable	\$124,345	---	---	---	\$124,345
Unassigned	\$590,691	---	---	---	\$590,691
Total Liabilities and Fund Equity	<u>\$741,008</u>	<u>\$1,096,083</u>	<u>\$3,727</u>	<u>\$541,657</u>	<u>\$2,382,476</u>

Rivers Edge
Community Development District
Statement of Revenues & Expenditures
For The Period Ending September 30, 2022

Description	PRORATED		ACTUAL	VARIANCE
	ADOPTED BUDGET	BUDGET 9/30/22		
Assessments - Roll	\$1,726,982	\$1,726,982	\$1,732,315	\$5,332
Assessments - Direct	\$335,553	\$335,553	\$335,553	\$0
Misc Income/Interest	\$10,000	\$10,000	\$11,803	\$1,803
Insurance Proceeds	\$0	\$0	\$1,177	\$1,177
Rental Revenue	\$11,000	\$11,000	\$26,681	\$15,681
Special Events	\$7,000	\$7,000	\$3,769	(\$3,231)
Cost Share Landscaping Rivers Edge II	\$688,906	\$688,906	\$688,906	\$0
Cost Share Landscaping Rivers Edge III	\$129,731	\$129,731	\$129,731	\$0
Cost Share Amenity Rivers Edge III	\$261,748	\$261,748	\$261,748	\$0
Community Garden	\$500	\$500	\$975	\$475
Tennis Revenue	\$250	\$250	\$428	\$178
Total Income	\$3,171,670	\$3,171,670	\$3,193,085	\$21,415

Expenditures

Administrative

Supervisor Fees	\$11,400	\$11,400	\$13,000	(\$1,600)
FICA Expense	\$873	\$873	\$995	(\$122)
Engineering (Prosser)	\$15,000	\$15,000	\$13,558	\$1,442
Assessment Roll	\$4,500	\$4,500	\$4,500	\$0
Attorney	\$40,000	\$40,000	\$49,729	(\$9,729)
Annual Audit	\$5,000	\$5,000	\$4,600	\$400
Trustee Fees	\$11,000	\$11,000	\$5,499	\$5,501
Dissemination	\$6,100	\$6,100	\$6,000	\$100
Arbitrage	\$1,800	\$1,800	\$1,800	\$0
Management Fees	\$47,500	\$47,500	\$47,500	\$0
Information Technology	\$2,888	\$2,888	\$2,888	(\$1)
Website Maintenance	\$1,488	\$1,488	\$1,488	(\$1)
Telephone	\$250	\$250	\$719	(\$469)
Postage	\$1,500	\$1,500	\$1,458	\$42
Printing & Binding	\$2,500	\$2,500	\$2,954	(\$454)
Insurance	\$9,990	\$9,990	\$8,954	\$1,036
Legal Advertising	\$2,000	\$2,000	\$4,036	(\$2,036)
Other Current Charges	\$1,000	\$1,000	\$1,389	(\$389)
Office Supplies	\$200	\$200	\$54	\$146
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

Total Administrative	\$165,163	\$165,163	\$171,297	(\$6,134)
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Grounds Maintenance

Field Operations Management	\$38,569	\$38,569	\$42,031	(\$3,462)
Landscape Maintenance	\$1,527,383	\$1,527,383	\$1,149,326	\$378,057
Landscape Reserves	\$30,000	\$30,000	\$66,965	(\$36,965)
Irrigation Repairs and Maintenance	\$10,000	\$10,000	\$57,130	(\$47,130)
Lakes, Vegetation and Algae Control	\$56,340	\$56,340	\$43,071	\$13,269
Irrigation Water Use	\$270,000	\$270,000	\$381,855	(\$111,855)
Electric	\$100,000	\$100,000	\$101,703	(\$1,703)
Street Lighting & Signage Repairs and Replacements	\$15,000	\$15,000	\$36,125	(\$21,125)
Street and Drainage Maintenance	\$5,000	\$5,000	\$2,975	\$2,025
Other Repairs and Maintenance	\$25,000	\$25,000	\$3,310	\$21,690

Total Grounds Maintenance	\$2,077,292	\$2,077,292	\$1,884,491	\$192,802
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Rivers Edge
Community Development District
Statement of Revenues & Expenditures
For The Period Ending September 30, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET 9/30/22	ACTUAL 9/30/22	VARIANCE
Amenity Center				
General Manager / Lifestyle Director (Vesta)	\$67,000	\$67,000	\$89,488	(\$22,488)
Lifeguards (Vesta)	\$42,328	\$42,328	\$30,645	\$11,684
Hospitality Staff (Vesta)	\$67,766	\$67,766	\$57,411	\$10,355
Security Monitoring	\$3,500	\$3,500	\$2,662	\$838
Security Guards	\$75,000	\$75,000	\$81,503	(\$6,503)
Telephone	\$17,000	\$17,000	\$12,852	\$4,148
Insurance	\$44,727	\$44,727	\$44,534	\$193
General Facility Maint/Common Grounds Maint (Vesta)	\$61,289	\$61,289	\$70,872	(\$9,583)
Pool Maintenance (Vesta)	\$19,260	\$19,260	\$9,456	\$9,804
Pool Chemicals (Poolsure)	\$15,335	\$15,335	\$17,322	(\$1,987)
Janitorial Services/Supplies	\$17,260	\$17,260	\$7,416	\$9,844
Window Cleaning	\$2,767	\$2,767	\$0	\$2,767
Pressure Washing	\$10,000	\$10,000	\$0	\$10,000
Natural Gas	\$2,500	\$2,500	\$375	\$2,125
Electric	\$25,000	\$25,000	\$30,287	(\$5,287)
Sewer/Water/Irrigation	\$45,000	\$45,000	\$52,595	(\$7,595)
Repair and Replacements	\$54,136	\$54,136	\$113,352	(\$59,216)
Refuse	\$17,000	\$17,000	\$24,191	(\$7,191)
Pest Control	\$5,700	\$5,700	\$6,544	(\$844)
Facility Preventative Maintenance	\$2,680	\$2,680	\$0	\$2,680
Access Cards	\$2,000	\$2,000	\$0	\$2,000
License/Permits	\$1,800	\$1,800	\$1,316	\$484
Other Current	\$2,500	\$2,500	\$3,686	(\$1,186)
Special Events	\$50,000	\$50,000	\$16,900	\$33,100
Holiday Decorations	\$11,000	\$11,000	\$9,907	\$1,093
Landscape Replacements	\$750	\$750	\$0	\$750
Office Supplies/Postage	\$2,000	\$2,000	\$784	\$1,216
Capital Expenditure	\$88,416	\$88,416	\$0	\$88,416
Community Garden	\$500	\$500	\$0	\$500
Total Amenity Center	\$754,215	\$754,215	\$684,097	\$70,118
General Reserve - Grounds Maintenance	\$75,000	\$75,000	\$75,000	\$0
General Reserve - Amenity Center	\$100,000	\$100,000	\$100,000	\$0
Total Expenses	\$3,171,670	\$3,171,670	\$2,914,885	\$256,785
Excess Revenues (Expenditures)	(\$0)		\$278,201	
Fund Balance - Beginning	\$0		\$436,836	
Fund Balance - Ending	(\$0)		\$715,036	

Rivers Edge
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2022

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Assessments - Roll	\$0	\$170,304	\$362,074	\$1,117,320	\$38,323	\$11,959	\$15,539	\$0	\$16,796	\$0	\$0	\$0	\$1,732,315
Assessments - Direct	\$167,776	\$83,888	\$83,888	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$335,553
Misc Income/Interest	\$632	\$212	\$1,018	\$2	\$319	\$6,027	\$177	\$182	\$243	\$1,242	\$1,288	\$462	\$11,803
Insurance Proceeds	\$0	\$1,177	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,177
Rental Revenue	\$1,503	\$3,050	\$3,175	\$1,600	\$555	\$400	\$1,875	\$3,740	\$3,525	\$4,420	\$2,838	\$0	\$26,681
Special Events	\$190	\$285	\$1,265	\$155	\$120	\$405	\$210	\$441	\$145	\$303	\$250	\$0	\$3,769
Cost Share Landscaping Rivers Edge II	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$344,453	\$0	\$0	\$172,227	\$172,227	\$688,906
Cost Share Landscaping Rivers Edge III	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,866	\$0	\$0	\$32,433	\$32,433	\$129,731
Cost Share Amenity Rivers Edge III	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130,874	\$0	\$0	\$65,437	\$65,437	\$261,748
Community Garden	\$0	\$0	\$0	\$0	\$0	\$0	\$125	\$0	\$250	\$0	\$600	\$0	\$975
Tennis Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$428	\$0	\$0	\$0	\$428
Total Income	\$170,101	\$258,916	\$451,420	\$1,119,077	\$39,317	\$18,791	\$17,926	\$544,556	\$21,387	\$5,965	\$275,071	\$270,559	\$3,193,085

Expenditures

Administrative

Supervisor Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$1,800	\$1,000	\$0	\$1,600	\$1,600	\$1,000	\$2,000	\$13,000
FICA Expense	\$77	\$77	\$77	\$77	\$0	\$138	\$77	\$0	\$122	\$122	\$77	\$153	\$995
Engineering (Prosser)	\$510	\$1,733	\$1,740	\$680	\$1,060	\$2,131	\$0	\$1,202	\$3,151	\$588	\$764	\$0	\$13,558
Assessment Roll	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,500
Attorney	\$4,697	\$3,700	\$5,896	\$6,096	\$5,371	\$4,220	\$2,372	\$2,937	\$5,124	\$5,595	\$3,721	\$0	\$49,729
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,600	\$0	\$4,600
Trustee Fees	\$1,957	\$2,001	\$0	\$0	\$0	\$0	\$0	\$0	\$1,541	\$0	\$0	\$0	\$5,499
Dissemination	\$558	\$458	\$458	\$458	\$458	\$458	\$858	\$458	\$458	\$458	\$458	\$458	\$6,000
Arbitrage	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$1,800
Management Fees	\$3,958	\$3,958	\$3,958	\$3,958	\$3,958	\$3,958	\$3,958	\$3,958	\$3,958	\$3,958	\$3,958	\$3,958	\$47,500
Information Technology	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$2,888
Website Maintenance	\$124	\$124	\$124	\$124	\$124	\$124	\$124	\$124	\$124	\$124	\$124	\$124	\$1,488
Telephone	\$65	\$102	\$35	\$31	\$105	\$0	\$46	\$49	\$63	\$75	\$31	\$118	\$719
Postage	\$71	\$26	\$338	\$23	\$30	\$77	\$20	\$20	\$16	\$788	\$14	\$37	\$1,458
Printing & Binding	\$174	\$62	\$76	\$123	\$79	\$94	\$148	\$160	\$541	\$1,097	\$256	\$144	\$2,954
Insurance	\$8,954	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,954
Legal Advertising	\$112	\$425	\$0	\$0	\$0	\$0	\$590	\$542	\$1,225	\$1,142	\$0	\$0	\$4,036
Other Current Charges	\$94	\$0	\$687	\$152	\$81	\$88	\$105	\$86	\$82	\$11	\$4	\$0	\$1,389
Office Supplies	\$10	\$2	\$8	\$1	\$2	\$1	\$10	\$7	\$1	\$2	\$9	\$3	\$54
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative Expenses	\$28,477	\$13,908	\$14,636	\$12,964	\$11,510	\$13,330	\$9,547	\$9,784	\$18,248	\$16,401	\$15,258	\$7,236	\$171,297

Grounds Maintenance

Field Operations Management	\$3,503	\$3,503	\$3,503	\$3,503	\$3,503	\$3,503	\$3,503	\$3,503	\$3,503	\$3,503	\$3,503	\$3,503	\$42,031
Landscape Maintenance	\$113,900	\$113,900	\$113,900	\$115,159	\$115,159	\$115,159	\$115,159	\$115,159	\$116,671	\$115,159	\$0	\$0	\$1,149,326
Landscape Reserves	\$3,534	\$6,683	\$4,200	\$1,767	\$12,706	\$6,703	\$2,404	\$7,725	\$8,879	\$3,605	\$5,407	\$3,353	\$66,965
Irrigation Repairs and Maintenance	\$23,089	\$2,169	\$598	\$4,944	\$15,653	\$3,335	\$2,629	\$0	\$4,087	\$627	\$0	\$0	\$57,130
Lakes, Vegetation and Algae Control	\$6,687	\$3,237	\$3,237	\$3,237	\$3,237	\$3,237	\$3,237	\$3,237	\$3,237	\$3,237	\$3,737	\$3,514	\$43,071
Irrigation Water Use	\$21,495	\$36,016	\$32,367	\$19,366	\$16,924	\$21,142	\$19,091	\$39,967	\$45,930	\$52,883	\$38,838	\$37,837	\$381,855
Electric	\$7,289	\$7,854	\$6,977	\$8,770	\$8,563	\$8,501	\$8,569	\$8,676	\$8,968	\$9,051	\$9,040	\$9,445	\$101,703
Street Lighting & Signage Repairs and Replacements	\$0	\$9,855	\$0	\$0	\$3,136	\$6,256	\$40	\$0	\$0	\$38	\$10,670	\$6,130	\$36,125
Street and Drainage Maintenance	\$2,100	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,975
Other Repairs and Maintenance	\$101	\$0	\$0	\$0	\$1,243	\$0	\$0	\$0	\$164	\$0	\$774	\$1,028	\$3,310

Rivers Edge
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2022

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Total Grounds Maintenance Expenses	\$181,697	\$184,092	\$164,781	\$156,746	\$180,124	\$167,836	\$154,631	\$178,267	\$191,437	\$188,101	\$71,969	\$64,810	\$1,884,491
Amenity Center													
General Manager / Lifestyle Director (Vesta)	\$7,457	\$7,457	\$7,457	\$7,457	\$7,457	\$7,457	\$7,457	\$7,457	\$7,457	\$7,457	\$7,457	\$7,457	\$89,488
Lifeguards (Vesta)	\$0	\$0	\$0	\$0	\$0	\$5,170	\$0	\$3,756	\$7,925	\$9,875	\$3,918	\$0	\$30,645
Hospitality Staff (Vesta)	\$4,701	\$4,701	\$4,701	\$4,701	\$4,701	\$4,701	\$5,701	\$4,701	\$4,701	\$4,701	\$4,701	\$4,701	\$57,411
Security Monitoring	\$184	\$184	\$184	\$184	\$184	\$184	\$504	\$184	\$289	\$184	\$199	\$199	\$2,662
Security Guards	\$5,421	\$6,365	\$6,221	\$9,307	\$3,594	\$9,236	\$6,007	\$6,847	\$6,243	\$7,165	\$8,095	\$7,003	\$81,503
Telephone	\$1,620	\$1,461	\$345	\$1,388	\$2,081	\$573	\$624	\$650	\$1,011	\$1,029	\$1,036	\$1,035	\$12,852
Insurance	\$44,534	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,534
General Facility Maint/Common Grounds Maint (Vesta)	\$5,906	\$5,906	\$5,906	\$5,906	\$5,906	\$5,906	\$5,906	\$5,906	\$5,906	\$5,906	\$5,906	\$5,906	\$70,872
Pool Maintenance (Vesta)	\$788	\$788	\$788	\$788	\$788	\$788	\$788	\$788	\$788	\$788	\$788	\$788	\$9,456
Pool Chemicals (Poolsure)	\$971	\$971	\$1,081	\$1,081	\$1,081	\$1,081	\$1,769	\$1,769	\$1,879	\$1,879	\$1,879	\$1,879	\$17,322
Pool Chemicals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial Services/Supplies	\$618	\$618	\$618	\$618	\$618	\$618	\$618	\$618	\$618	\$618	\$618	\$618	\$7,416
Window Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pressure Washing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Natural Gas	\$32	\$56	\$31	\$31	\$31	\$2	\$33	\$33	\$31	\$31	\$36	\$31	\$375
Electric	\$2,194	\$2,030	\$2,147	\$2,470	\$2,541	\$2,374	\$2,220	\$2,465	\$3,031	\$2,914	\$3,024	\$2,876	\$30,287
Sewer/Water/Irrigation	\$3,677	\$4,974	\$5,097	\$3,378	\$3,176	\$3,575	\$3,142	\$4,401	\$5,439	\$6,149	\$5,015	\$4,574	\$52,595
Repair and Replacements	\$6,148	\$3,402	\$5,277	\$4,929	\$8,258	\$8,094	\$18,656	\$23,567	\$10,213	\$7,907	\$6,301	\$10,600	\$113,352
Refuse	\$1,568	\$1,564	\$1,718	\$1,717	\$1,570	\$1,693	\$1,761	\$1,909	\$1,756	\$2,145	\$3,966	\$2,825	\$24,191
Pest Control	\$499	\$499	\$499	\$524	\$524	\$524	\$524	\$628	\$842	\$524	\$628	\$331	\$6,544
Facility Preventative Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
License/Permits	\$0	\$0	\$0	\$391	\$0	\$0	\$0	\$0	\$925	\$0	\$0	\$0	\$1,316
Other Current	\$211	\$0	\$447	\$151	\$517	\$300	\$299	\$280	\$339	\$314	\$342	\$487	\$3,686
Amenity Center Continued													
Special Events	\$0	\$0	\$750	\$2,584	\$501	\$1,623	\$3,102	\$1,850	\$1,765	\$1,450	\$1,558	\$1,718	\$16,900
Holiday Decorations	\$0	\$9,907	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,907
Landscape Replacements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies/Postage	\$0	\$70	\$32	\$82	\$240	\$62	\$74	\$48	\$82	\$0	\$95	\$0	\$784
Capital Expenditure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Garden	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Amenity Center Expenses	\$86,529	\$50,951	\$43,299	\$47,687	\$43,766	\$53,962	\$59,183	\$67,856	\$61,240	\$61,035	\$55,561	\$53,026	\$684,097
General Reserves - Grounds Maintenance	\$0	\$0	\$0	\$0	\$0	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000
General Reserve - Amenity Center	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000
Total Expenses	\$296,703	\$248,951	\$222,716	\$217,396	\$235,400	\$410,128	\$223,361	\$255,907	\$270,924	\$265,537	\$142,788	\$125,072	\$2,914,885
Excess Revenues/Expenses	(\$126,602)	\$9,965	\$228,704	\$901,680	(\$196,084)	(\$391,337)	(\$205,435)	\$288,649	(\$249,537)	(\$259,573)	\$132,284	\$145,486	\$278,201

Rivers Edge
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues & Expenditures
For The Period Ending September 30, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET 9/30/22	ACTUAL 9/30/22	VARIANCE
-------------	-------------------	-------------------------------	-------------------	----------

Revenues:

Assessment - Tax Roll	\$662,252	\$662,252	\$664,126	\$1,874
Assessment - Direct	\$49,726	\$49,726	\$49,726	\$0
Assessment - Prepayments	\$0	\$0	\$27,760	\$27,760
Interest Income	\$1,000	\$1,000	\$2,327	\$1,327

Total Revenues	\$712,978	\$712,978	\$743,939	\$30,961
-----------------------	------------------	------------------	------------------	-----------------

Expenditures

Series 2016

Interest 11/1	\$255,140	\$255,010	\$255,010	\$0
Interest 5/1	\$255,140	\$255,010	\$255,010	\$0
Principal 5/1	\$200,000	\$200,000	\$200,000	\$0
Special Call 5/1	\$0	\$0	\$5,000	(\$5,000)

Total Expenditures	\$710,280	\$710,020	\$715,020	(\$5,000)
---------------------------	------------------	------------------	------------------	------------------

Excess Revenues (Expenditures)	\$2,698	\$2,958	\$28,919	\$25,961
---------------------------------------	----------------	----------------	-----------------	-----------------

Other Sources (Uses):

Interfund Transfer In (Out)	\$0	\$0	\$13	\$13
Other Debt Service Costs	\$0	\$0	\$0	\$0

Total Other Sources (Uses)	\$0	\$0	\$13	\$13
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Net Change in Fund Balance	\$2,698	\$2,958	\$28,932	\$25,974
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Fund Balance - Beginning	\$281,112				\$497,306
---------------------------------	------------------	--	--	--	------------------

Fund Balance - Ending	\$283,810				\$526,237
------------------------------	------------------	--	--	--	------------------

Reserve	\$216,576
Revenue	\$281,840
	\$526,237
	\$526,237

Rivers Edge
Community Development District
Debt Service Fund - Series 2018
Statement of Revenues & Expenditures
For The Period Ending September 30, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET 9/30/22	ACTUAL 9/30/22	VARIANCE
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Revenues:

Assessment - Direct	\$233,020	\$233,020	\$233,193	\$173
Assessment - Tax Roll	\$237,012	\$237,012	\$237,569	\$557
Interest Income	\$1,000	\$1,000	\$1,369	\$369

Total Revenues	\$471,032	\$471,032	\$472,131	\$1,099
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Expenditures

Series 2018

Interest 11/1	\$177,965	\$177,965	\$177,965	\$0
Special Call 11/1	\$0	\$0	\$20,000	(\$20,000)
Interest 5/1	\$177,965	\$177,430	\$177,430	\$0
Principal 5/1	\$115,000	\$115,000	\$115,000	\$0
Special Call 5/1	\$0	\$0	\$5,000	(\$5,000)

Total Expenditures	\$470,930	\$470,395	\$495,395	(\$25,000)
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Excess Revenues (Expenditures)	\$102	\$637	(\$23,264)	\$26,099
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Net Change in Fund Balance	\$102	\$637	(\$23,264)	\$26,099
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Fund Balance - Beginning	\$195,658			\$324,825
---------------------------------	------------------	--	--	------------------

Fund Balance - Ending	\$195,760			\$301,561
------------------------------	------------------	--	--	------------------

Reserve	\$117,191
Revenue	\$184,218
Capitalized Interest	\$0
Due to DS 2018A	(\$858)
Due from General	\$1,011
	\$301,561
	\$301,561

Rivers Edge
Community Development District
Debt Service Fund - Series 2018A-1/2018A-2
Statement of Revenues & Expenditures
For The Period Ending September 30, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET 9/30/22	ACTUAL 9/30/22	VARIANCE
Revenues:				
Assessment -Tax Roll	\$458,741	\$458,741	\$446,168	(\$12,574)
Assessment - Prepayment	\$0	\$0	\$1,639	\$1,639
Interest Income	\$500	\$500	\$1,238	\$738
Total Revenues	\$459,241	\$459,241	\$449,045	(\$10,197)
Expenditures				
Series 2018A-1				
Interest 11/1	\$56,171	\$56,171	\$56,171	\$0
Special Call 11/1	\$0	\$0	\$5,000	(\$5,000)
Interest 5/1	\$56,171	\$56,171	\$56,077	\$94
Principal 5/1	\$155,000	\$155,000	\$155,000	\$0
Special Call 5/1	\$0	\$0	\$5,000	(\$5,000)
Series 2018A-2				
Interest 11/1	\$48,609	\$48,609	\$48,609	\$0
Interest 5/1	\$48,609	\$48,609	\$48,609	\$0
Principal 5/1	\$80,000	\$80,000	\$80,000	\$0
Special Call 5/1	\$0	\$0	\$5,000	(\$5,000)
Total Expenditures	\$444,560	\$444,560	\$459,466	(\$14,906)
Excess Revenues (Expenditures)	\$14,681	\$14,681	(\$10,421)	(\$25,103)
Net Change in Fund Balance	\$14,681	\$14,681	(\$10,421)	(\$25,103)
Fund Balance - Beginning	\$139,459		\$277,848	
Fund Balance - Ending	\$154,141		\$267,426	

Revenue	\$107,708
Prepayment	\$1
Prepayment	\$924
Reserve 2018A-1	\$68,919
Reserve 2018A-2	\$89,016
Due from DS 2018	\$858
	\$267,426
	\$267,426

Rivers Edge

Community Development District

Capital Reserve Fund

Statement of Revenues & Expenditures
For The Period Ending September 30, 2022

Description	PRORATED		ACTUAL	VARIANCE
	PROPOSED BUDGET	BUDGET 9/30/22		
Revenues:				
Interest	\$229	\$229	\$229	\$0
Capital Reserve Funding - Transfer In	\$175,000	\$175,000	\$175,000	\$0
Total Revenues	\$175,229	\$175,229	\$175,229	\$0
Expenditures				
Other Current Charges	\$234	\$234	\$234	\$0
Capital Outlay	\$54,862	\$54,862	\$54,862	\$0
Total Expenditures	\$54,862	\$54,862	\$55,097	\$0
Excess Revenues (Expenditures)	\$120,367		\$120,133	
Fund Balance - Beginning	\$0		\$421,525	
Fund Balance - Ending	\$120,367		\$541,657	

Rivers Edge

Community Development District

Capital Projects Fund

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

Description	SERIES 2016	SERIES 2018
Revenues:		
Interest Income	\$0	\$16
Bond Proceeds	\$0	\$0
Transfer In	\$0	\$0
Total Revenues	\$0	\$16
Expenditures:		
Capital Outlay	\$0	\$0
Cost of Issuance	\$0	\$0
Total Expenditures	\$0	\$0
Excess Revenues (Expenditures)	\$0	\$16
Other Sources & Uses:		
Transfer In (Out)	(\$13)	\$0
Fund Balance - Beginning	\$13	\$3,711
Fund Balance - Ending	\$0	\$3,727

River's Edge
Community Development District
Long Term Debt Report

Series 2016 Capital Improvement Revenue Bonds and Refunding Bonds	
Interest Rate:	4.5% - 5.3%
Maturity Date:	5/1/2046
Reserve Fund Definition:	30% of Maximum Annual Debt at Issuance
Reserve Fund Requirement:	\$213,593
Reserve Fund Balance:	\$216,576
Bonds outstanding - 10/19/16	\$10,765,000
Less: May 1, 2017 (Mandatory)	(\$160,000)
Less: May 1, 2018 (Mandatory)	(\$170,000)
Less: November 1, 2018 (Optional)	(\$5,000)
Less: May 1, 2019 (Mandatory)	(\$175,000)
Less: May 1, 2019 (Optional)	(\$5,000)
Less: November 1, 2019 (Optional)	(\$5,000)
Less: May 1, 2020 (Mandatory)	(\$185,000)
Less: May 1, 2020 (Optional)	(\$15,000)
Less: November 1, 2020 (Optional)	(\$5,000)
Less: May 1, 2021 (Mandatory)	(\$195,000)
Less: May 1, 2022 (Mandatory)	(\$200,000)
Less: May 1, 2022 (Optional)	(\$5,000)
	\$9,640,000

Series 2018 Capital Improvement Revenue Bonds	
Interest Rate:	4.1% - 5.3%
Maturity Date:	5/1/2049
Reserve Fund Definition:	25% of Maximum Annual Debt at Issuance
Reserve Fund Requirement:	\$117,511
Reserve Fund Balance:	\$117,191
Bonds outstanding - 9/30/18	\$7,050,000
Less: May 1, 2020 (Mandatory)	(\$105,000)
Less: May 1, 2021 (Mandatory)	(\$110,000)
Less: November 1, 2021 (Optional)	(\$20,000)
Less: May 1, 2022 (Mandatory)	(\$115,000)
Less: May 1, 2022 (Optional)	(\$5,000)
Current Bonds Outstanding	\$6,695,000

River's Edge
Community Development District
Long Term Debt Report

Series 2018A-1 Capital Improvement Revenue Refunding Bonds	
Interest Rate:	2.9%-3.75%
Maturity Date:	5/1/2038
Reserve Fund Definition:	25% of Maximum Annual Debt at Issuance
Reserve Fund Requirement:	\$68,919
Reserve Fund Balance:	\$68,919
Bonds outstanding - 9/30/18	\$3,940,000
Less: May 1, 2019 (Mandatory)	(\$150,000)
Less: May 1, 2019 (Optional)	(\$65,000)
Less: November 1, 2019 (Optional)	(\$25,000)
Less: May 1, 2020 (Mandatory)	(\$150,000)
Less: May 1, 2020 (Optional)	(\$10,000)
Less: November 1, 2020 (Optional)	(\$15,000)
Less: May 1, 2021 (Mandatory)	(\$150,000)
Less: May 1, 2021 (Optional)	(\$10,000)
Less: November 1, 2021 (Optional)	(\$5,000)
Less: May 1, 2022 (Mandatory)	(\$155,000)
Less: May 1, 2022 (Optional)	(\$5,000)
Current Bonds Outstanding	\$3,200,000

Series 2018A-2 Capital Improvement Revenue Refunding Bonds	
Interest Rate:	4.375%-5%
Maturity Date:	5/1/2038
Reserve Fund Definition:	50% of Maximum Annual Debt at Issuance
Reserve Fund Requirement:	\$89,125
Reserve Fund Balance:	\$89,016
Bonds outstanding - 9/30/18	\$2,335,000
Less: May 1, 2019 (Mandatory)	(\$75,000)
Less: May 1, 2019 (Optional)	(\$40,000)
Less: November 1, 2019 (Optional)	(\$20,000)
Less: May 1, 2020 (Mandatory)	(\$75,000)
Less: May 1, 2020 (Optional)	(\$10,000)
Less: November 1, 2020 (Optional)	(\$10,000)
Less: May 1, 2021 (Mandatory)	(\$75,000)
Less: May 1, 2021 (Optional)	(\$5,000)
Less: May 1, 2022 (Mandatory)	(\$80,000)
Less: May 1, 2022 (Optional)	(\$5,000)
Current Bonds Outstanding	\$1,940,000

C.

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF FISCAL YEAR 2022 ASSESSMENTS
10/1/21 - 9/30/22

ASSESSED TO	# UNITS	ASSESSED				
		SERIES 2018A1-2 DEBT INVOICED NET	SERIES 2016 DEBT INVOICED NET	SERIES 2018 DEBT INVOICED NET	FY22 O&M	TOTAL INVOICED NET
MATTAMY - BULK (1)	211	-	49,726.47	233,192.87	335,552.55	618,471.89
TOTAL DIRECT BILLS	211	-	49,726.47	233,192.87	335,552.55	618,471.89
NET REVENUE TAX ROLL	1,307	445,121.37	662,568.14	237,012.33	1,728,251.92	3,072,953.76
TOTAL REVENUE	1,518	445,121.37	712,294.61	470,205.20	2,063,804.47	3,691,425.65

RECEIVED					
SERIES 2018A1-2 DEBT PAID	SERIES 2016 DEBT PAID	SERIES 2018 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
-	49,726.48	233,192.87	335,552.55	618,471.89	-
-	49,726.48	233,192.87	335,552.55	618,471.89	-
446,167.71	664,125.64	237,569.49	1,732,314.56	3,080,177.40	(7,223.64)
446,167.71	713,852.12	470,762.36	2,067,867.11	3,698,649.29	(7,223.64)

DIRECT BILL PERCENT COLLECTED	0.00%	100.00%	100.00%	100.00%	100.00%
TAX ROLL PERCENT COLLECTED	100.24%	100.24%	100.24%	100.24%	100.24%
TOTAL PERCENT COLLECTED	100.24%	100.22%	100.12%	100.20%	100.20%

(1) Developer is on a payment plan for undeveloped land. Debt service assessments – 50% due December 1, 2021, 25% due February 1, 2022 and 25% due May 1, 2022
Operations and maintenance assessments – 50% on October 31, 2020, 25% on November 30, 2020 and 25% on December 31, 2020

SUMMARY OF TAX ROLL RECEIPTS						
ST JOHNS COUNT DIST.	DATE	AMOUNT	SERIES 2018A1-2 DEBT	SERIES 2016 DEBT	SERIES 2018 DEBT	O&M
1	11/4/2021	6,390.57	925.68	1,377.89	492.90	3,594.10
2	11/17/2021	117,249.60	16,983.76	25,280.51	9,043.29	65,942.04
3	11/22/2021	179,172.13	25,953.32	38,631.80	13,819.28	100,767.73
4	12/8/2021	199,432.06	28,887.99	43,000.10	15,381.90	112,162.07
5	12/20/2021	444,360.22	64,366.16	95,809.75	34,272.84	249,911.47
6	1/14/2022	1,986,634.65	287,766.63	428,343.84	153,226.16	1,117,298.02
INTEREST	1/21/2022	38.97	5.64	8.40	3.01	21.92
7	2/16/2022	68,141.34	9,870.36	14,692.14	5,255.64	38,323.20
8	3/7/2022	21,264.51	3,080.19	4,584.90	1,640.10	11,959.32
9	4/7/2022	27,629.33	4,002.14	5,957.24	2,131.01	15,538.94
10	6/21/2022	17,612.99	2,551.26	3,797.59	1,358.46	9,905.68
TAX CERTS	6/16/2022	12,251.03	1,774.58	2,641.48	944.90	6,890.07
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		3,080,177.40	446,167.71	664,125.64	237,569.49	1,732,314.56

D.

Rivers Edge

Community Development District

Check Run Summary September 30, 2022

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	9/15/22	50561-50565	\$ 923.50
	9/19/22	50566-50570	\$ 923.50
		<u>Sub-Total</u>	<u>\$ 1,847.00</u>
<i>Accounts Payable</i>	9/8/22	5253-5283	\$ 242,018.01
	9/23/22	5284-5318	\$ 52,531.99
		<u>Sub-Total</u>	<u>\$ 294,550.00</u>
Capital Fund			
<i>Accounts Payable</i>			\$ -
		<u>Sub-Total</u>	<u>\$ -</u>
Total			\$ 296,397.00

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50561	18	AHMED M MCINTYRE	184.70	9/15/2022
50562	20	ERICK L SAKS	184.70	9/15/2022
50563	21	FREDERICK T BARON	184.70	9/15/2022
50564	22	ROBERT L CAMERON	184.70	9/15/2022
50565	23	SCOTT MAYNARD	184.70	9/15/2022
TOTAL FOR REGISTER			923.50	

Attendance Sheet


District Name: Rivers Edge CDD

Board Meeting Date: September 7, 2022 Joint Special Meeting

Name	In Attendance	Fee
1 Fred Baron <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
2 Mac McIntyre <i>Vice Chairman</i>	<input checked="" type="checkbox"/>	YES - \$200
3 Robert Cameron <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
4 Erick Saks <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
5 Scott Maynard <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200

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

Approved for Payment:

DocuSigned by:

3B3269E1043B434
 District Manager Signature

9/9/2022

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50566	18	AHMED M MCINTYRE	184.70	9/19/2022
50567	20	ERICK L SAKS	184.70	9/19/2022
50568	21	FREDERICK T BARON	184.70	9/19/2022
50569	22	ROBERT L CAMERON	184.70	9/19/2022
50570	23	SCOTT MAYNARD	184.70	9/19/2022
TOTAL FOR REGISTER			923.50	

Attendance Sheet

District Name: Rivers Edge CDD

Board Meeting Date: September 14, 2022 Meeting

	Name	In Attendance	Fee
1	Fred Baron <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
2	Mac McIntyre <i>Vice Chairman</i>	<input checked="" type="checkbox"/>	YES - \$200
3	Robert Cameron <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
4	Erick Saks <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
5	Scott Maynard <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200

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

Approved for Payment:

DocuSigned by:

3B3288E1043B434...
District Manager Signature

9/15/2022
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants P.L.

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

2019
1,310,513.322

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

*Invoice No. 359185
Date 07/11/2022
Client No. 21238*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2021.

Total Invoice Amount \$ 4,600.00

We now accept Visa and MasterCard.
Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms
Private Companies Practice Section

Member FICPA



**ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE**

INVOICE# SJSO22CAD191704

NAME / ID:		Casey A Romein LLC (SGT. Casey Romein #10343)		
DATE	CAD #		TOTAL HOURS	TOTAL DUE
Saturday, August 27, 2022	SJSO22CAD191704		3	\$165.00
ACTIVITY / COMMENTS:		Hour Rate \$55.00	3	\$165.00

Total Contacts: 3 Citations: 3 Warnings: 2

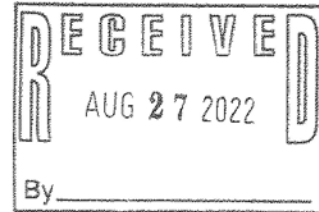
Operated radar on Orange Branch Trail, Kendall Crossing Drive and Rivertown Main Street.

Violations included: 3x (Rivertown Main Street) one driver cited for speeding 39/25mph zone, another driver cited for speeding 40/25mph zone, another driver cited for speeding 38/25mph zone and warned for an expired tag/attaching a tag not assigned.

Keystone Corners Blvd and Orange Branch Trail - No racing observed.

Patrolled 49 Oak Shadow Place in reference to the recent threats email.

1-33-572-34510
308



Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***
BILL TO:	REMIT PAYMENT TO:	INVOICE #
Govt. Management Service	Casey A Romein LLC	SJSO22CAD191704
475 W Town Place, Suite 114	82 Willow Lake Drive	Service Date: 08/27/22
St. Augustine, FL 32092	St. Augustine, FL 32092	Invoice Date: 08/27/22
		Total Due: \$165.00
		Due Date: UPON RECEIPT



**ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE**

INVOICE# SJSO22CAD195394

NAME / ID:		Casey A Romein LLC (SGT. Casey Romein #10343)		
DATE	CAD #	TOTAL HOURS	TOTAL DUE	
Thursday, September 1, 2022	SJSO22CAD195394	3	align="right">\$165.00	
ACTIVITY / COMMENTS:		Hour Rate \$55.00	3	\$165.00

Total Contacts: 4 Citations: 3 Warnings: 3

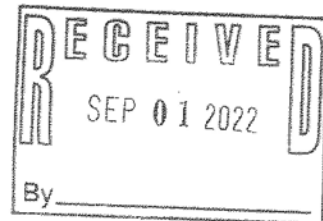
Operated radar on Orange Branch Trail, Kendall Crossing Drive and Rivertown Main Street.

Violations included: 1x (Keystone Corners Blvd) driver cited for running the stop sign at Keystone Corners Blvd/Orange Branch Trail - also warned for running the stop sign at Orange Branch Trail/Indian Grass Ln, 2x (Rivertown Main Street) drivers cited for speeding 38/25mph zone and 44/25mph zone, (Kendall Crossing Drive) warned multiple parents for blocking the roadway waiting for the bus drop off.

Keystone Corners Blvd and Orange Branch Trail - No racing observed but stopped a driver for running the stop sign (see above).

Patrolled 49 Oak Shadow Place in reference to the recent threats email.

1-33-572-34510
308



Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***
BILL TO:	REMIT PAYMENT TO:	INVOICE # SJSO22CAD195394
Govt. Management Service	Casey A Romein LLC	Service Date: 09/01/22
475 W Town Place, Suite 114	82 Willow Lake Drive	Invoice Date: 09/01/22
St. Augustine, FL 32092	St. Augustine, FL 32092	Total Due: \$165.00
		Due Date: UPON RECEIPT

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044

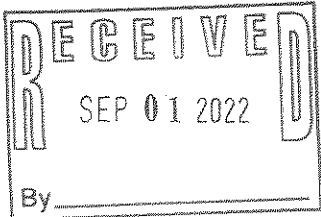
Invoice

Date	Invoice #
9/1/2022	46147

Bill To
Rivers Edge Community Development Distric 475 West Town Place, Suite 114 St. Augustine, FL 32092

Due Date
10/1/2022

Vendor #

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 33 Ponds at River Town and 8 Ponds at CR244 Approved RECDD I Submitted to AP on 9-1-22 by Jason Davidson <i>Jason Davidson</i> 1.32.572.468 20 	3,514.00	3,514.00

It is a pleasure doing business with you!

Balance Due

\$3,514.00



CINTAS CORP
 P.O. Box 630910
 Cincinnati, OH 45263-0910

Service / Billing # (904)562-7000
 Fax # (904)562-7020
 Payment Inquiry # (888)994-2468

Invoice

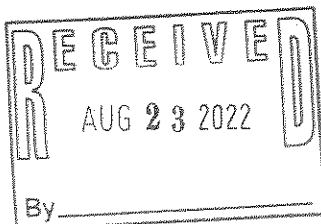
Ship To RIVERS EDGE 1
 140 LANDING STREET
 ST JOHNS, FL 32259

Invoice # 5121358074
 Invoice Date 08/22/2022
 Credit Terms NET 30 DAYS
 Customer # 10528780
 Store# RIVERS EDGE COMMUNITY DEV DISTRICT
 Cintas Route LOC #0292 ROUTE 0009
 Order # 7034589884
 Payer # 10596960

Bill To RIVERTOWN COMMUNITY ASSOCIATION
 RIVERS EDGE COMMUNITY
 DEVELOPMT DIS
 STE 114
 475 W TOWN PL
 ST AUGUSTINE, FL 32092-3649

Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit 00000000004761083	Unit Description: Pool Office				
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	
619299	EMERGENCY TOURNIQUET	1 EA	\$31.58	\$31.58	
	Unit Subtotal:			\$31.58	
Unit 000000000009586565	Unit Description: FITNESS				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
159	AED CHECKED	1 EA	\$35.06	\$35.06	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
	Unit Subtotal:			\$35.06	
Unit 000000000999900999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$18.95	\$18.95	
	Unit Subtotal:			\$18.95	
	Invoice Sub-total			\$85.59	
	Tax			\$0.00	
	Invoice Total			\$85.59	

Remit To CINTAS CORP
 P.O. Box 630910
 Cincinnati, OH 45263-0910



Note

Approved RECDD I
 Submitted to AP on 8-23-22
 by Jason Davidson

Jason Davidson
 1-33-572-457
 152

Cintas EP



**ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE**

INVOICE# SJSO22CAD154004

NAME / ID:	Sgt David Garns #3486			
DATE	CAD #		TOTAL HOURS	TOTAL DUE
Thursday, August 4, 2022	SJSO22CAD172476		3	\$165.00
Saturday, August 13, 2022	SJSO22CAD179852		3	\$165.00
Thursday, August 22, 2022	SJSO22CAD187255		3	\$165.00
Tuesday, August 23, 2022	SJSO22CAD188053		3	\$165.00

ACTIVITY / COMMENTS:	\$55.00	\$12.00	\$660.00
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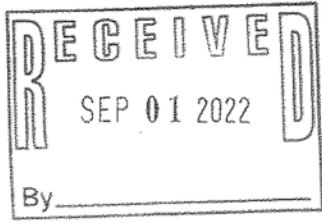
08-04-22 Traffic stops for stop sign violations on Keystone Corners. Checked pool areas and routine patrolled new construction areas.

08-13-22 Traffic stops at Kendall Crossing and Orange Trail for stop sign violations 3x's. Routine patrolled construction areas and spoke to builder about construction thefts.

08-22-22 Stopped vehicles for run the stop sign at Orange Branch Trail and Keystone Corners. Routine patrolled the neighborhoods and checked parks.

08-23-22 Worked a traffic crash in the neighborhood. Worked stop sign enforcement at Keystone Corners and Orange Branch Trail. Checked pool and park areas.

1-33-572-34510
323



Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***
BILL TO: Govt. Management Service 475 W Town Place, Suite 114 St. Augustine, FL 32084	REMIT PAYMENT TO: David Garns 1980 County Rd 13a North Saint Augustine, FL 32092	INVOICE # SJSO22CAD172476 Invoice Date: 08/04/22 Invoice Date: 09/01/22 Total Due: \$240.00 Due Date: UPON RECEIPT

INVOICE



Customer	Rivers Edge Community Development District
Acct #	292
Date	09/06/2022
Customer Service	Kristina Rudez
Page	1 of 1

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

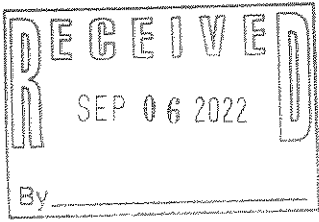
Payment Information	
Invoice Summary	\$ 73,183.00
Payment Amount	
Payment for:	Invoice#16648
100122551	

Thank You

Please detach and return with payment



Customer: Rivers Edge Community Development District

Invoice	Effective	Transaction	Description	Amount
16648	10/01/2022	Renew policy	Policy #100122551 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Renew policy Due Date: 9/6/2022 1,300.155.101 2) 	73,183.00

Total
\$ 73,183.00

Thank You

*FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349*

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 scllmer@egisadvisors.com	Date
		09/06/2022

G & G Excavation & Construction, Inc.

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

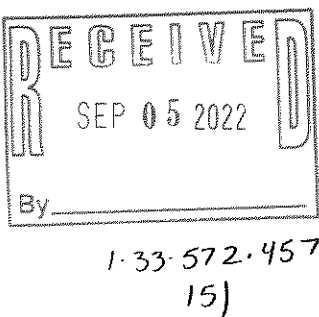
Invoice

Date	Invoice #
9/1/2022	3540

Bill To
Riversedge CDD 1 475 West Town Place Suite 114 St. Augustine, Florida 32092 Attn: Johnny Perry

Job
Riveredge CDD 1

Job #	Terms
	Net 30

Item	Description	Amount
Quote	<p>G & G Excavation and Construction, Inc. supplied all Equipment, Labor, and Supervision for the following:</p> <p>Job: Riveredge CDD 1</p> <p>Reference: Due to Accident</p> <p>Scope of Work: 8/28</p> <p>1. Demo of concrete column and cut down oak tree and shrubs 2. Clean up and haul off all debris</p> <p>Total cost the above work</p> <div style="text-align: center;">  </div>	1,450.00

Thank you for your business!	Total	\$1,450.00
	Payments/Credits	\$0.00
	Balance Due	\$1,450.00

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

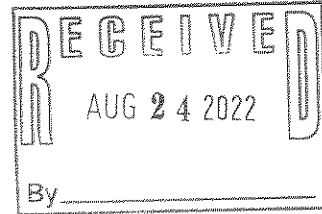
GIDDENS SECURITY CORPORATION

Invoice

528 S. Edgewood Ave. Suite 1
 JACKSONVILLE, FL 32205

Date	Invoice #
8/23/2022	23465564

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



P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
112	Security Service 08/08/2022-08/21/2022	20.44	2,289.28
587	Mileage	0.59	346.33

1-33-572-34510
 71

			Total	\$2,635.61
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Phone #	Fax #	E-mail
9043848071	904-389-9931	akoon@giddenssecurity.com

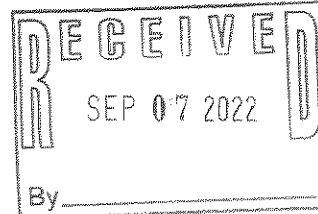
GIDDENS SECURITY CORPORATION

528 S. Edgewood Ave. Suite 1
 JACKSONVILLE, FL 32205

Invoice

Date	Invoice #
9/7/2022	23465614

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



P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
112	Security Service 08/22/2022-09/04/2022	20.44	2,289.28
582	Mileage	0.59	343.38

1-33-572-34510
 71

Phone #	Fax #	E-mail
9043848071	904-389-9931	akoon@giddenssecurity.com

Total	\$2,632.66
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Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

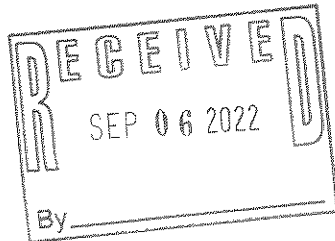
Invoice

Invoice #: 241
Invoice Date: 9/1/22
Due Date: 9/1/22
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2022 1-31-513-34		3,958.33	3,958.33
Website Administration - September 2022 1-31-513-351		124.00	124.00
Information Technology - September 2022 1-31-513-351		240.67	240.67
Dissemination Agent Services - September 2022 1-31-513-324		458.33	458.33
Office Supplies 1-31-513-51		2.50	2.50
Postage 1-31-513-42		36.68	36.68
Copies 1-31-513-425		144.30	144.30
Telephone 1-31-513-41		118.48	118.48
3			



Total	\$5,083.29
Payments/Credits	\$0.00
Balance Due	\$5,083.29

Service Invoice

Material	0.00
Labor	187.50
<hr/>	
Subtotal	187.50
Tax	0.00
<hr/>	
Grand Total	187.50

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

Howard Services Warranty: Recommended service repairs are warranted for a period of (90) Ninety days on labor and (1) One year on all applicable parts from the date of the repair, excluding refrigerant unless otherwise stated.

A \$25.00 service charge will be added for all returned checks.



**ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE**

INVOICE# SJSO22CAD183873

NAME / ID:		Sgt Justin Cash #10379		
DATE	CAD #		TOTAL HOURS	TOTAL DUE
Thursday, August 18, 2022	SJSO22CAD183873		3	\$165.00

ACTIVITY / COMMENTS:	\$55.00	\$3.00	\$165.00
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Followed the school buses throughout the neighborhood to show a presence at the bus stops. No traffic infractions observed.

Conducted traffic enforcement at Kendall Crossing Dr and Orange Branch Trail. Two violations observed and both were issued warnings.

RECEIVED
AUG 18 2022
By _____

1-33-572-34510
318

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***
BILL TO: Govt. Management Service 475 W Town Place, Suite 114 St. Augustine, FL 32084	REMIT PAYMENT TO:	INVOICE #
	Justin A Cash	SJSO22CAD183873
	234 Meadow Creek Dr	08/18/22
	Saint Johns, FL 32259	Invoice Date:
		08/18/22
		\$165.00
		UPON RECEIPT



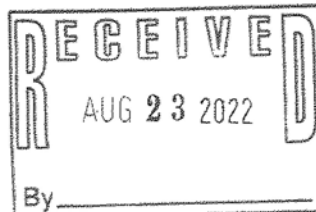
**ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE**

INVOICE# SJSO22CAD188017

NAME / ID:		Sgt Justin Cash #10379		
DATE	CAD #		TOTAL HOURS	TOTAL DUE
Tuesday, August 23, 2022	SJSO22CAD188017		3	\$165.00
ACTIVITY / COMMENTS:			\$55.00	\$3.00
				\$165.00

Traffic enforcement was conducted at Keystone Corners Blvd and Orange Branch Trail. Two Violations were observed, one being a vehicle traveling 37 in 25.

Worked a hit and run at Rivertown Main and Lanier St. A tow truck struck a passenger vehicle. A report was completed.



1-33-572-34510
316

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***
BILL TO: Govt. Management Service 475 W Town Place, Suite 114 St. Augustine, FL 32084	REMIT PAYMENT TO: Justin A Cash 234 Meadow Creek Dr Saint Johns, FL 32259	INVOICE # SJSO22CAD188017 Invoice Date: 08/23/22 Total Due: \$165.00 Due Date: UPON RECEIPT



**ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE**

INVOICE# SJSO22CAD198530


NAME / ID:	Sgt Justin Cash #10379			
DATE	CAD #		TOTAL HOURS	TOTAL DUE
Monday, September 5, 2022	SJSO22CAD198530		3	\$165.00
ACTIVITY / COMMENTS:		\$55.00	\$3.00	\$165.00

Conducted patrols of the pools and the entire neighborhood.

Conducted traffic enforcement at Keystone Corners Boulevard and Orange Branch Trail. No violations observed.

Conducted traffic enforcement on RiverTown Main Street. No violations observed.

1-33-572-34510
318



Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***
BILL TO: Govt. Management Service 475 W Town Place, Suite 114 St. Augustine, FL 32084	REMIT PAYMENT TO:	INVOICE #
	Justin A Cash	SJSO22CAD198530
	234 Meadow Creek Dr	09/05/22
	Saint Johns, FL 32259	Invoice Date:
		09/05/22
		\$165.00
		Due Date:
		UPON RECEIPT



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

Invoice

Date 9/1/2022

Invoice # 131295609271

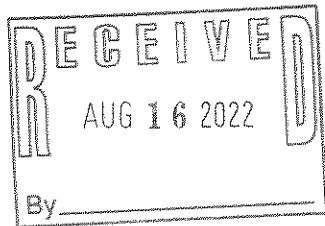
Terms	Net 20
Due Date	9/21/2022
PO #	

Bill To Rivers Edge c/o Government Management Services 475 West Town Place Suite 114 St Augustine FL 32092	Ship To Rivers Edge CDD 140 Landing Street Saint Johns FL 32259
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Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	1,719.06
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00
WM-XPC Upgrade	XPC System Upgrade	1	ea	50.00
WM Surcharge	WM Surcharge	1	ea	110.02

Approved RECDD I
Submitted to AP on 8-16-22
by Jason Davidson
Jason Davidson
1-33-572-452
73

Subtotal 1,879.08
Shipping Cost (FEDEX GROUND) 0.00
Total 1,879.08
Amount Due \$1,879.08



Remittance Slip

Customer
13RIV125
Invoice #
131295609271

Amount Due \$1,879.08
Amount Paid _____
Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



131295609271

PROSSER

August 17, 2022
Project No: 113094.60
Invoice No: 48475

Rivers Edge CDD
c/o Governmental Management Services, LLC
Attention: Oksana Kuzmuk
4648 Eagle Falls Place
Tampa, FL 33619

Project 113094.60 Rivers Edge CDD - O & M
For services including coordination with staff and attend July CDD meeting.

Professional Services from July 1, 2022 to July 31, 2022

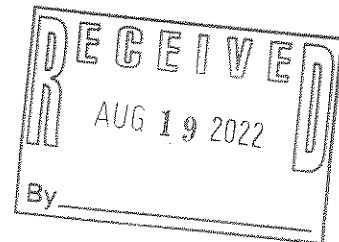
Professional Personnel

	Hours	Rate	Amount	
Principal	2.50	235.00	587.50	
Totals	2.50		587.50	
Total Labor				587.50
		Total this Invoice		\$587.50

Outstanding Invoices

Number	Date	Balance
48021	5/29/2022	1,175.00
Total		1,175.00

1-31-513-311
55



Invoice #3729

SONITROL OF NORTH CENTRAL FLORIDA



 RIVERTOWN

Access Code



050R80VH1AVE



Due Date: Sep 1st 2022
Date of Service: Jan 1st 1970

Balance (USD): \$198.72

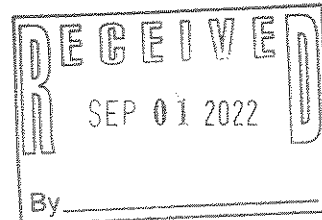
SELECT YOUR PAYMENT METHOD:

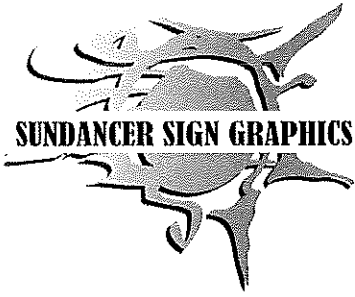
Pay with card



Return Policy:
MERCHANT DISCRETION

1-33-572-345
58





SUNDANCER SIGN GRAPHICS
 11259 Business Park Blvd, Suite 3
 Jacksonville, FL 32256
 904-287-4949
 kevin@sundsg.com

Approved RECDD Sign Post sent to AP
 on 09/06/22 by Johnathan Perry
Johnathan Perry

BILL TO
 Rivers Edge CDD
 475 West Town Place
 St Augustine, FL 32092

SHIP TO
 Rivers Edge CDD
 475 West Town Place
 St Augustine, FL 32092

INVOICE 3792

DATE 08/18/2022 TERMS Net 30

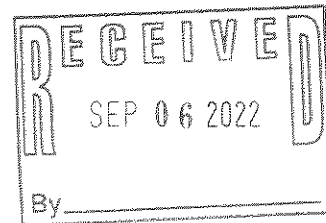
DUE DATE 09/17/2022

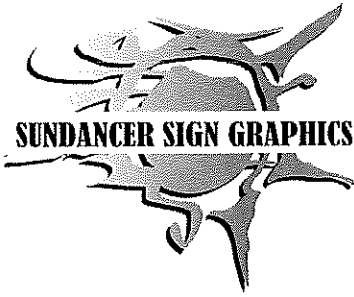
ACTIVITY	QTY	RATE	AMOUNT
Street Sign Furnish a replacement DOT post for round about in front of River Club. Will store in my shop	1	195.00	195.00T

SUBTOTAL 195.00
 TAX 0.00
 TOTAL 195.00

TOTAL DUE \$195.00

1-32-572-465
 326





SUNDANCER SIGN GRAPHICS
11259 Business Park Blvd, Suite 3
Jacksonville, FL 32256
904-287-4949
kevin@sundsg.com

Approved RECDD sign repair sent to
AP on 08/19/2022 by Johnathan Perry
Johnathan Perry

BILL TO
Rivers Edge CDD
475 West Town Place
St Augustine, FL 32092

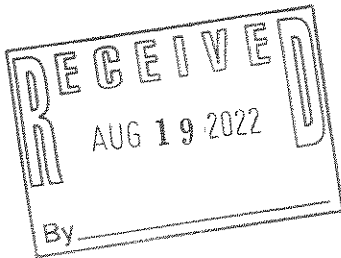
SHIP TO
Rivers Edge CDD
475 West Town Place
St Augustine, FL 32092

INVOICE 3792

DATE 08/18/2022 TERMS Net 30

DUE DATE 09/17/2022

ACTIVITY	QTY	RATE	AMOUNT
Street Sign Replace broken (DOT) street sign post that was hit by a vehicle on west side of roundabout at entrance to River Club. Re-use existing sign faces and backers. Use existing concrete sleeve. Post powder coated gloss black	1	250.00	250.00T
Install - Sign Installation of Street Sign per specs	1	95.00	95.00
SUBTOTAL			345.00
TAX			0.00
TOTAL			345.00
TOTAL DUE			\$345.00



1-32, 572-465
326



SUNDANCER SIGN GRAPHICS
11259 Business Park Blvd, Suite 3
Jacksonville, FL 32256
904-287-4949
kevin@sundsg.com

Approved RECDD sign repair sent to
AP on 08/19/2022 by Johnathan Perry
Johnathan Perry

BILL TO
Rivers Edge CDD
475 West Town Place
St Augustine, FL 32092

SHIP TO
Rivers Edge CDD
475 West Town Place
St Augustine, FL 32092

INVOICE 3794

DATE 08/18/2022 TERMS Net 30

DUE DATE 09/17/2022

ACTIVITY	QTY	RATE	AMOUNT
Repair/Refurbish Repair or Refurbish existing One Way Sign Rambling Water Run area	1	50.00	50.00
Repair/Refurbish Repair or Refurbish existing Cart Sign located at Riverwalk Blvd	1	80.00	80.00

TOTAL DUE \$130.00

RECEIVED
AUG 19 2022
By _____

1-32-572-465
326

Service Slip/Invoice



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 862603 • Atlanta, Georgia 31192-2603
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

INVOICE: 19062117
DATE: 8/23/2022
ORDER: 19062117

Bill To: [233943]
 Rivers Edge CDD
 Jason Davidson
 475 West Town Place
 Suite 114
 Saint Augustine, FL 32092-3648

Work Location: [233943] 904-940-0008
 RiverHouse(RECDD 1)
 140 Landing Street
 Saint Johns, FL 32259-8621

Work Date	Time	Target Pest	Technician	Time In
8/23/2022	02:10 PM			02:10 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	8/23/2022		02:35 PM

Service	Description	Price
---------	-------------	-------

CPCM Commercial Pest Control - Monthly Service \$192.94

SUBTOTAL \$192.94
TAX \$0.00
AMT. PAID \$0.00
TOTAL \$192.94

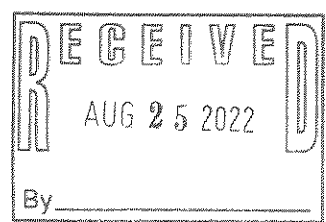
Approved RECDD I
 Submitted to AP on 8-25-22
 by Jason Davidson

Jason Davidson
 1-33-572-459
 156

AMOUNT DUE \$192.94

TECHNICIAN SIGNATURE

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.



Invoice

Invoice #: 8726A

Date: 07/01/2022

Customer PO:

DUE DATE: 07/31/2022

BILL TO

Rivers Edge CDD I
475 West Town Place, Suite 114
Saint Augustine, FL 32092

FROM

VerdeGo
PO Box 789
3335 North State Street
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

DESCRIPTION

#6120- Standard Maintenance Contract July 2022

AMOUNT

\$115,159.17

Invoice Notes:

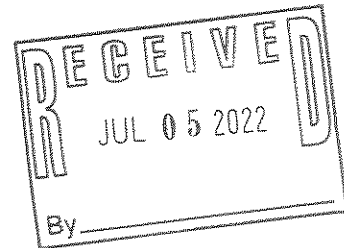
Thank you for your business!

AMOUNT DUE THIS INVOICE

\$115,159.17

Approved RECDD I
Submitted to AP on 7-5-22
by Jason Davidson

Jason Davidson
1-32-572-461
237



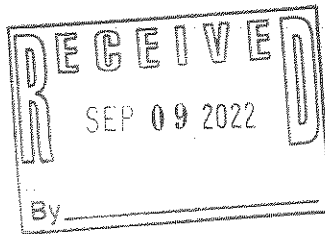
Denniza Matarelli - ART IN MOTION
 (make check payable to Denniza Matarelli)
 c/o 317 Oak Shadow Place
 St. Johns, Florida [32259]
 Phone (904) 679- 1948



INVOICE NO. - 20220701 **JULY 25, 2022**

BILL TO	SHIP TO	INSTRUCTIONS
River's Edge CDD 475 West Town Place Suite 114 St. Augustine, Florida 32092 (904) 940-5850	River Town Amenity Center Attn: Clint 156 Landing Street St. Johns, Florida 32259 (904) 679-5523	N/A

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
100	Face-painting (3 hrs)	\$7	\$700
100	1 wood crafts	\$3	\$300
2	Assistants (set-up/instruction/tear down)	\$50	\$100



1,325.572.494
324

SUBTOTAL	\$1,100.00
SALES TAX	0.00
SHIPPING & HANDLING	0.00
TOTAL DUE BY DATE	\$1,100.00

Thank you for your business!

From: Clint M. Waugh cwaugh@vestapropertyservices.com
Subject: Community Garden (CDD 1) Refund
Date: September 20, 2022 at 4:13 PM
To: Daniel Laughlin dlaughlin@gmsnf.com
Cc: Jason Davidson jdavidson@vestapropertyservices.com

Daniel,

Hope you are doing well today. I am reaching out as we are in need of placing a refund for the Community Garden to a resident. The refund will be for \$62.50. The resident's information is below. Let me know what else you need from me on this.

Becky Beauchamp
346 Calumet Drive, St. Johns Florida 32259

Kind Regards,

Clint Waugh
Lifestyle Director



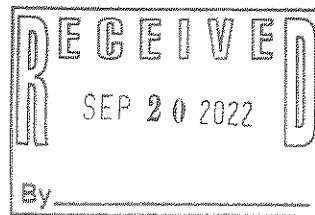
RiverTown
160 RiverGlade Run
Saint Johns FL, 32259
P: 904.679.5523

www.VestaPropertyServices.com

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1.300.369.100.

329



From: Clint M. Waugh cwaugh@vestapropertyservices.com
Subject: Rental Refund (RiverHouse - CDD 1)
Date: September 20, 2022 at 4:21 PM
To: Daniel Laughlin dlaughlin@gmsnf.com
Cc: Jason Davidson jdavidson@vestapropertyservices.com

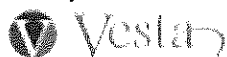
Daniel,

Hope you are doing well today. I am reaching out as we are in need of placing a refund from a rental amount that we had turned in. We accidently deposited an additional check that was supposed to be voided. The refund will be for \$125. The resident's information is below. Let me know what else you need from me on this.

Brittany Camps
198 Dahlia Falls Drive, St. Johns Florida 32259

Kind Regards,

Clint Waugh
Lifestyle Director



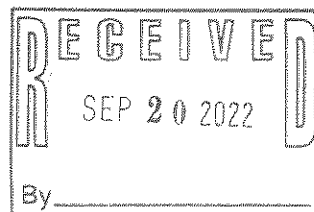
RiverTown
160 RiverGlade Run
Saint Johns FL, 32259
P: 904.679.5523

www.VestaPropertyServices.com

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1-300-217-101

330





**ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE**

INVOICE# SJSO22CAD202066

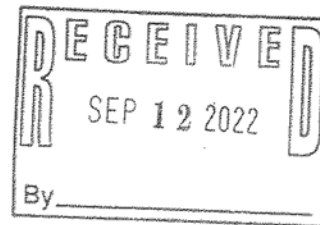
NAME / ID:	Casey A Romein LLC		(SGT. Casey Romein #10343)	
DATE	CAD #		TOTAL HOURS	TOTAL DUE
Friday, September 9, 2022	SJSO22CAD202066		3	\$165.00
ACTIVITY / COMMENTS:	Hour Rate	\$55.00	3	\$165.00

Total Contacts: 3 Citations: 4 Warnings: 0

Operated radar on Orange Branch Trail, Kendall Crossing Drive and Rivertown Main Street.

Violations included: 1x (Kendall Crossing Drive) driver cited for speeding 41/25mph zone, 2x (Rivertown Main Street) two drivers cited for speeding 38/25mph zone and one of them also cited for failing to update their DL.

1-33-572-34510
308



Continued R/P of 49 Oak Shadow Place in reference to the threats email.

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***
BILL TO:	REMIT PAYMENT TO:	INVOICE #
Govt. Management Service	Casey A Romein LLC	SJSO22CAD202066
475 W Town Place, Suite 114	82 Willow Lake Drive	Service Date: 09/09/22
St. Augustine, FL 32092	St. Augustine, FL 32092	Invoice Date: 09/09/22
		Total Due: \$165.00
		Due Date: UPON RECEIPT



**ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE**

INVOICE# SJSO22CAD209864

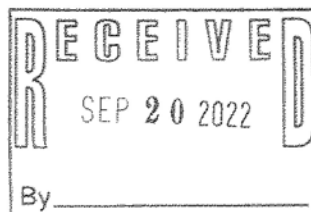
NAME / ID:	Casey A Romein LLC	(SGT. Casey Romein #10343)		
DATE	CAD #	TOTAL HOURS	TOTAL DUE	
Monday, September 19, 2022	SJSO22CAD209864	3	align="right">\$165.00	
ACTIVITY / COMMENTS:	Hour Rate \$55.00	3	align="right">\$165.00	

Total Contacts: 4 Citations: 3 Warnings: 2

Operated radar on Orange Branch Trail, and Rivertown Main Street.

Violations included: 3x (Rivertown Main Street) driver cited for speeding 40/25mph zone, warned a driver for operating a mini-bike on the multi-use path, and cited another driver for speeding 41/25mph zone, 1x (Orange Branch Trail) driver cited for speeding 37/25mph zone and for having a cracked windshield,

1-33-572-34510
308



Continued R/P of 49 Oak Shadow Place.

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***
BILL TO:	REMIT PAYMENT TO:	INVOICE # SJSO22CAD209864
Govt. Management Service	Casey A Romein LLC	Service Date: 09/19/22
475 W Town Place, Suite 114	82 Willow Lake Drive	Invoice Date: 09/19/22
St. Augustine, FL 32092	St. Augustine, FL 32092	Total Due: \$165.00
		Due Date: UPON RECEIPT



**ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE**

INVOICE# SJSO22CAD211422

NAME / ID:	Casey A Romein LLC	(SGT. Casey Romein #10343)		
DATE	CAD #		TOTAL HOURS	TOTAL DUE
Wednesday, September 21, 2022	SJSO22CAD211422		3	\$165.00

ACTIVITY / COMMENTS:	Hour Rate \$55.00	3	\$165.00
-----------------------------	-------------------	---	----------

Total Contacts: 3 Citations: 3 Warnings: 0

Operated radar on Orange Branch Trail, and Rivertown Main Street.

Violations included: 3x (Rivertown Main Street) two drivers cited for speeding both at 37/25mph zone, and another driver cited for speeding at 38/25mph zone.

Continued R/P of 49 Oak Shadow Place.

1-32-572-34510
308

RECEIVED
SEP 21 2022
By _____

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***
BILL TO: Govt. Management Service 475 W Town Place, Suite 114 St. Augustine, FL 32092	REMIT PAYMENT TO:	INVOICE # SJSO22CAD211422
	Casey A Romein LLC	Service Date: 09/21/22
	82 Willow Lake Drive	Invoice Date: 09/21/22
	St. Augustine, FL 32092	Total Due: \$165.00
		Due Date: UPON RECEIPT



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

PAYMENT INQUIRY # 833-290-0514
 SERVICE QUESTIONS # 833-290-0514
 PAYER # 10596960
 STATEMENT DATE 08/31/2022

ACCOUNT STATEMENT

A clean, safe business is essential. We're READY™ to help.



Pay invoices online with myCintas
 Scan or visit Cintas.com/myAccount

2124150 01 AB 0.491 **AUTO T7 0 8809 32092-364899 -C02-P24284- 2



ATTN: RIVERTOWN COMMUNITY ASSOCIAIO
 RIVERS EDGE COMMUNITY DEVELOPMT DIS
 475 W TOWN PL
 ST AUGUSTINE FL 32092-3648

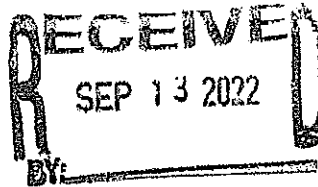


DATE	SOLD TO	DESCRIPTION	REFERENCE	AMOUNT DUE	DUE DATE
08/22/2022	10528780		5121358074	\$ 85.59	09/21/2022
08/22/2022	12663109		5121358076	\$ 244.03	09/21/2022

CURRENT	1 - 30 DAYS	31 - 60 DAYS	61 - 90 DAYS	91+ DAYS	TOTAL DUE
\$329.62	\$0.00	\$0.00	\$0.00	\$0.00	\$329.62

Approved RECDD I
 Submitted to AP on 9-16-22
 by Jason Davidson

Jason Davidson
 1.33.572.457
 152



Page 1 of 1

For fast and accurate processing, please detach and enclose ALL of the below coupons with your payment

PAYER # 10596960
 ATTN: RIVERTOWN COMMUNITY ASSOCIAIO
 RIVERS EDGE COMMUNITY DEVELOPMT DIS
 475 W TOWN PL
 ST AUGUSTINE FL 32092-3649

TOTAL DUE	PAYMENT AMOUNT
\$ 329.62	

Paid an invoice below? Thank you, allow 5-10 days processing

DATE	DUE DATE	REFERENCE	AMOUNT
08/22/2022	09/21/2022	5121358074	\$ 85.59
08/22/2022	09/21/2022	5121358076	\$ 244.03

PLEASE REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 630910
 CINCINNATI OH 45263-0910



Upcoming Delivery Dates

Delivery Calendars are available for each of your Ship-To Locations by accessing your self-service account online at selfserve.water.com.

Crystal SPRINGS We Deliver! **PRIMO**
 Bottled Water * Filtration * Coffee

Take a Hint! Now available for delivery - Hint and Hint Kids! Hint has all the health benefits of water plus tastebud-pleasing flavor with real fruit. Try a variety pack for only \$19.99!
 Order today - 800-4-WATERS or water.com/myaccount.

Customer Account#: 662311414845635

RIVERTOWN FITNESS CENTER
 See Account Summary Details

Invoice Date: 09-11-22
Invoice #: 14845635 091122
Purchase Order #: See Details Below

Date	Transaction #	Details	Qt y.	Each	Amount
		Previous Balance			341.63
08-29-22		Payment - Thank You			-341.63
		Remaining Balance			0.00
		Products and Other Charges			
		Ship To Reference # 14845634			0.00
		Ship To Reference # 15261387			451.57
		Total Products and Other Charges			451.57

Summary continued on next page...

Approved RECDD I
 Submitted to AP on 9-13-22
 by Jason Davidson
Jason Davidson
 1-33-572-50
 103

Did you know that in addition to the top left corner of this bill, you can also find your delivery schedule at water.com/myaccount? Online you can also easily skip or add a delivery as needed.

Previous Balance \$341.63	Payment \$341.63	Total New Charges \$486.56	Pay This Amount \$486.56
-------------------------------------	----------------------------	--------------------------------------	------------------------------------

Write the complete account number on your check. Detach remittance and mail with payment in the enclosed envelope. To pay online go to www.water.com

Crystal PRIMO SPRINGS
 200 Eagles Landing Blvd
 Lakeland, FL 33810

Customer Account#: 662311414845635
Due By: Upon Receipt
Late Fees May Apply After: 10-04-22
Total Amount Due: \$486.56

Check here and see reverse for address and phone corrections.

|||||
RIVERTOWN FITNESS CENTER
DENISE POWERS
 475 W TOWN PL
 STE 114
 ST AUGUSTINE, FL 32092

↓ **Mail Remittance With Payment To:** ↓
 |||||
CRYSTAL SPRINGS
 PO BOX 660579
 DALLAS, TX 75266-0579

Date	Détails	Qty.	Each	Amount
	Rental			0.00
	Ship To Reference # 14845634			4.99
	Ship To Reference # 15261387			4.99
	Total Rental			4.99
	Deposits			0.00
	Ship To Reference # 14845634			30.00
	Ship To Reference # 15261387			30.00
	Total Deposits			30.00
	Total New Charges:			486.56

Date	Détails	Qty.	Each	Amount
	Ship-To Reference #14845634 DENISE POWERS RIVERTOWN FITNESS CENTER 475 W TOWN PL STE 114 ST AUGUSTINE, FL 32092			
	Sales Tax			0.00
	Total			0.00
	Rec'd By: No Activity For This Billing Period			
	Total for Location			0.00

Date	Details	Qty.	Each	Amount
	Ship-To Reference #15261387 JASON DAVIDSON RIVERTOWN FITNESS CENTER 140 LANDING ST FRUIT COVE, FL 32259			
08-17-22	T222296970044			
	CRYSTAL SPRINGS 5G SPRING WATER	19	12.99	246.81
	5.0 GALLON BOTTLE DEPOSIT	19	6.00	114.00
	5.0 GALLON BOTTLE RETURN	-14	6.00	-84.00
	5.0 GALLON BOTTLE RETURN	-4	0.00	0.00
	DELIVERY FEE	1	11.45	11.45
	Sales Tax			0.00
	Total			288.26
	Rec'd By:			
08-31-22	T222436970040			
	CRYSTAL SPRINGS 5G SPRING WATER	14	12.99	181.86
	5.0 GALLON BOTTLE RETURN	-14	6.00	-84.00
	5.0 GALLON BOTTLE DEPOSIT	14	6.00	84.00
	DELIVERY FEE	1	11.45	11.45
	Sales Tax			0.00
	Total			193.31
	Rec'd By:			
	R2225212623891			
	BLACK HOT AND COLD COOLER RENTAL	1	4.99	4.99
	Sales Tax			0.00
	Total			4.99
	Rec'd By:			
	Total for Location			486.56

How to Read Your Bill

Delivery Calendar:
Your scheduled deliveries for the next three months.

Customer Account Number:
For prompt service, please use this number when referring to your account.

Summary:
Previous balance and posted payments since last bill.

Total New Charges:
This information provides totals for various products and transactions.

Important Monthly Message

Important Monthly Promotions:
Register online for access to your account. You can view and pay your bill, check delivery schedule and order products all online.

Bottle Deposits:
Highlights bottle deposits and returns.

Easy to Pay:
Pay your invoice through the mail, online at www.water.com or call us to expedite your remittance with automatic credit card payments

Mail Remittance With Payment To:
Please detach remittance and mail using business envelope provided.

Billing Rights Summary

In case of Errors or Questions About Your Bill:
If you think your bill is incorrect, or if you need more information about a transaction on your bill, write us as soon as possible on a separate sheet, at P.O. Box 660579, Dallas, TX 75266-0579. We must hear from you no later than 60 days after we sent you the first bill on which the error or problem appeared. Your bill shall be deemed correct unless disputed within 60 days from receipt. You can telephone us, but doing so will not preserve your rights.

In your letter, give us the following information:

- Your name and complete account number.
- The dollar amount of the suspected error.
- Describe the error and explain why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the amount of your bill that is not in question. While we investigate your questions, we cannot report you as delinquent or take any action to collect the amount you question.

Electronic Funds Transfer Notice

If you pay by check, it will be converted into an "Electronic Funds Transfer" (EFT), a process in which your financial institution is electronically instructed to transfer funds from your account to ours in lieu of processing the check. By sending your completed check to us, you authorize us to use the account information therein to create an EFT for the amount indicated on the check. If the EFT cannot be processed for technical or other reasons, you authorize us to process an image replacement document, draft, or copy of your check.

OPT OUT NOTICE: If you do not wish to participate in this check conversion program, please write to us on a separate sheet at: P.O. Box 660579, Dallas, TX 75266-0579.

Insufficient Funds Notice

If your check is returned for insufficient or uncollected funds (NSF), your signature on your check gives us permission to debit your checking account electronically for the uncollected amount. Payment by check constitutes your acceptance of these terms.

We appreciate your business.

As a food product, bottled water is subject to rules and regulations promulgated by the Federal Food and Drug Administration (FDA). For further information, please write DS Services of America, Inc. at P.O. Box 660579, Dallas, TX 75266-0579.

Please print only new address below and check the appropriate box on reverse side. Thank you.

Address Changes

Mailing address only Mailing and delivery address

Name

Address

City

State

Zip Code

()

Phone Number

E-mail Address

Customer Account Number

Do Not Forget To:

- ✓ Detach this remittance and return with your payment.
- ✓ Write the complete account number on your check.
- ✓ Mail remittance and payment using the enclosed envelope.

G & G Excavation & Construction, Inc.

Invoice

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

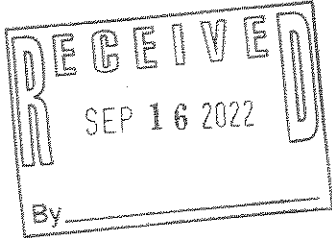
Approved RECDD sidewalk repair sent
 to AP on 09/16/22 by Johnathan Perry
Johnathan Perry

Date	Invoice #
9/14/2022	3541

Bill To
Riversedge CDD 1 475 West Town Place Suite 114 St. Augustine, Florida 32092 Attn: Kevin

Job
Riveredge CDD 1

Job #	Terms
	Net 30

Item	Description	Amount
Quote	<p>G & G Excavation and Construction, Inc. supplied all Equipment, Labor, Material, and Supervision for the following:</p> <p>Job: North Lake</p> <p>Reference: Concrete Work</p> <p>Scope of Work: 9/13 - 9/14</p> <ol style="list-style-type: none"> 1. Demo rising sidewalk and haul off 2. Form and pour back concrete sidewalk 3. Saw cut and clean up <p>Total cost for the above work</p> <p>1-33-572-457 151</p> 	1,950.00

Thank you for your business!	Total	\$1,950.00
	Payments/Credits	\$0.00
	Balance Due	\$1,950.00

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

G & G Excavation & Construction, Inc.

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

Approved RECDD sidewalk repair sent
 to AP on 09/15/22 by Johnathan Perry
Johnathan Perry

Invoice

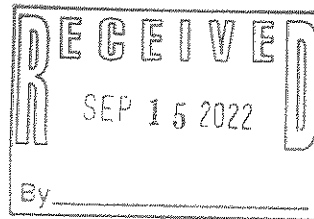
Date	Invoice #
9/14/2022	3543

Bill To
Riversedge CDD 1 475 West Town Place Suite 114 St. Augustine, Florida 32092 Attn: John

Job
Riveredge CDD 1

Job #	Terms
	Net 30

Item	Description	Amount
Quote	G & G Excavation and Construction, Inc. supplied all Equipment, Labor, Material, and Supervision for the following: Job: The Landing Sidewalk Reference: Concrete Work Scope of Work: 9/8 - 9/9 1. Demo rising sidewalk and haul off 2. Form and pour back sidewalk 3. Saw cut and clean up Total cost for the above work <i>1-33-572-457</i> <i>151</i>	1,950.00



Thank you for your business!

Total	\$1,950.00
Payments/Credits	\$0.00
Balance Due	\$1,950.00

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

GIDDENS SECURITY CORPORATION

Invoice

528 S. Edgewood Ave. Suite 1
 JACKSONVILLE, FL 32205

Date	Invoice #
9/20/2022	23465773

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

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
104	Security Service 09/05/2022-09/18/2022	20.44	2,125.76
8	Holiday	30.66	245.28
592	Mileage	0.59	349.28

1-33-572-34510
71

RECEIVED

SEP 20 2022

By _____

Phone #	Fax #	E-mail
9043848071	904-389-9931	akoon@giddenssecurity.com

Total	\$2,720.32
--------------	------------

HAGAN ACE HARDWARE OF MANDARIN, L.L.C. #9782
 12501 SAN JOSE BLVD
 JACKSONVILLE, FL 32223

PAGE NO: 1

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962
 THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO: 365050 JOB NO: 000 PURCHASE ORDER: RECDD REFERENCE: PO # RECDD TERMS: NET 15TH CLERK: JT3 DATE / TIME: 9/14/22 12:44

SOLD TO:
 RIVERS EDGE CDD
 475 WEST TOWN PLACE
 SUITE 114
 ST AUGUSTINE FL 32092

SHIP TO:

TERMINAL: 601

SALESPERSON: 35 B2B CUSTOMER SALES - M
 TAX: 031 FLORIDA SALES TAX MAN

REWARD NO:19820227380

INVOICE: 419358/3

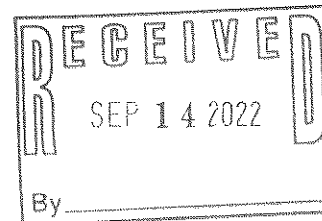
SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	1000962	PORCELAIN CHIP FIX .5OZ	7.99	1	7.99 /EA	7.99 N
2	2	EA	5617675	DOUBLE GRMNT HOOK SN2PK	4.59	2	4.59 /EA	9.18 N
7	7	EA	500	MISC SCREWS NUTS OR BOLTS	0.95	7	0.95 /EA	6.65 N
7	7	EA	500	MISC SCREWS NUTS OR BOLTS	0.37	7	0.37 /EA	2.59 N
7	7	EA	500	MISC SCREWS NUTS OR BOLTS	0.37	7	0.37 /EA	2.59 N

TAXABLE	0.00
NON-TAXABLE	29.00
SUB-TOTAL	29.00
TAX AMOUNT	0.00
TOTAL AMOUNT	29.00

** AMOUNT CHARGED TO STORE ACCOUNT ** 29.00

278
 1-33-572-457

(DAVIDSON, JASON)



X _____
 Received By



Howard Services

P.O. Box 5637
Jacksonville, FL 32247
Phone: (904)398-1414 Fax: (904)398-3586

Billed Customer: # 001877

Site ID #: 001877-0001

Rivertown - Rivers Edge CDD1
475 West Town Place
Ste 114
St Augustine, FL 32092

Rivertown - Vesta Property
140 Landing St
Recreation Center
St Johns, FL 32259

001877-0001-006

9/1/2022

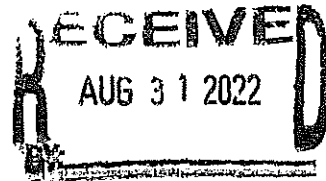
C-5073

Amount Paid:

Contract Number	PO Number	Invoice Date	Invoice Number	Due Date	Contractors License #
001877-0001-006		9/1/2022	C-5073	10/01/2022	CAC 023502

Semi-annual mechanical maintenance as per the agreement.
140 Landing CDD1 - 256.985
156 Landing CDD1 - 256.985

Filters are changed and provided by otherd



Approved RECDD I
Submitted to AP on 9-8-22
by Jason Davidson

Jason Davidson

1-33-572.457

154

For dates between: 09/01/22 - 03/01/23

Sub Total:	561.63
Tax:	0.00
Total:	561.63

Service Invoice



Howard Services

P.O. Box 5637
Jacksonville, FL 32247
Phone: (904)398-1414 Fax: (904)398-3586

Billed Customer: #001877

Site ID: # 001877-0001

Rivertown - Rivers Edge CDD1
475 West Town Place
Ste 114
St Augustine, Fl 32092

Rivertown - Vesta Property
POC - Jason Davidson - GM
140 Landing St
Recreation Center
St Johns, FL 32259

15847 9/13/2022 S-14478 10/13/2022 Amount Paid

Call Slip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
15847	9/13/2022	S-14478	10/13/2022	CAC 023502

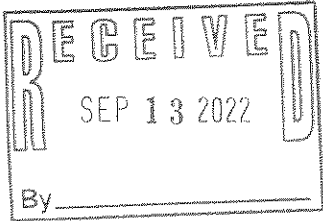
Problem Reported:

*** CNDLKI-Condensate Leak -Com ***
Condensate leak commercial customer
#2 is leaking per Chris B
Tech Date
RAY S 09/13/2022

Equipment:

Unit : CAHU Model : TWE120E100AA
Brand: TRANE Serial#: 11091UABBA
Location: AHU #2

Drain line clogged due to filter restrictions causing filters to touch coil ,Cleaned clogged drain line and changed filters with filters on site



Approved RECDD I
Submitted to AP on 9-13-22
by Jason Davidson

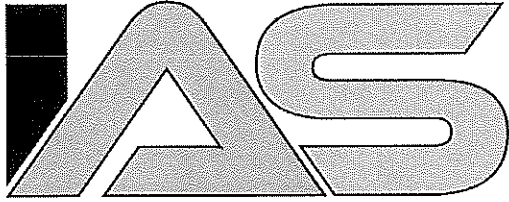
Jason Davidson
1-33-572-457
154

Material	0.00
Labor	250.00
Subtotal	250.00
Tax	0.00
Grand Total	250.00

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

Howard Services Warranty: Recommended service repairs are warranted for a period of (90) Ninety days on labor and (1) One year on all applicable parts from the date of the repair, excluding refrigerant unless otherwise stated.

A \$25.00 service charge will be added for all returned checks.



Integrated Access Solutions
(904)894-8114

2227 Crystal Cove Dr
Green Cove Springs, Florida
32043
United States

Integrated Access Solutions
INTEGRATION THAT WORKS FOR YOU

Billed To
Rivers Edge CDD (Rivertown)
475 West Town Place
ste. 114
St. Augustine, Fl.
32092

Date of Issue
09/12/2022

Due Date
09/12/2022

Invoice Number
0001770

Amount Due (USD)
\$1,575.00

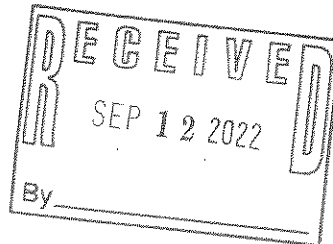
Description	Rate	Qty	Line Total
Prox Cards With Rivertown Logo	\$6.30	250	\$1,575.00

RECDD I = \$787.50
RECDD II = \$787.50
Approved Cost Shared
Submitted to AP on 9-12-22
by Jason Davidson

Jason Davidson

1-33-572-457
305

Subtotal	1,575.00
Tax	0.00
Total	1,575.00
Amount Paid	0.00
Amount Due (USD)	\$1,575.00





**ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE**

INVOICE# SJSO22CAD201725

NAME / ID:	Sgt Justin Cash #10379			
DATE	CAD #		TOTAL HOURS	TOTAL DUE
Friday, September 9, 2022	SJSO22CADCAD201725		3	\$165.00
ACTIVITY / COMMENTS:		\$55.00	\$3.00	\$165.00

Followed several buses around the neighborhood for their stops. No violations were observed.

Spoke to several builders in the area of the Havens and the Settlement in reference to minor theft issues and possible trespassing issues.

Conducted traffic enforcement in several areas around the neighborhood.

Assisted with a traffic crash that occurred on Longlead Pine Parkway.

1-33-572-34516
318

RECEIVED
SEP 14 2022
By _____

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***
BILL TO: Govt. Management Service 475 W Town Place, Suite 114 St. Augustine, FL 32084	REMIT PAYMENT TO: Justin A Cash 234 Meadow Creek Dr Saint Johns, FL 32259	INVOICE # SJSO22CADCAD201725
		09/09/22
		Invoice Date: 09/09/22
		Total Due: \$165.00
		Due Date: UPON RECEIPT



**ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE**

INVOICE# SJSO22CAD206166

NAME / ID:		Sgt Justin Cash #10379			
DATE	CAD #		TOTAL HOURS	TOTAL DUE	
Wednesday, September 14, 2022	SJSO22CAD206166		3	align="right">\$165.00	

ACTIVITY / COMMENTS:	\$55.00	\$3.00	\$165.00
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Attended the CDD meeting as required by the Sheriff's Office. Assisted with citizens who became unruly during the meeting.

RECEIVED
 SEP 14 2022
 By _____

1-33-572-31510
318

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***
BILL TO: Govt. Management Service 475 W Town Place, Suite 114 St. Augustine, FL 32084	REMIT PAYMENT TO: Justin A Cash 234 Meadow Creek Dr Saint Johns, FL 32259	INVOICE # SJSO22CAD206166
		09/14/22
		Invoice Date: 09/14/22
		Total Due: \$165.00
		Due Date: UPON RECEIPT



ELECTRIC COMPANY
EC0001925

KAD ELECTRIC COMPANY
P.O. BOX 8567
FLEMING ISLAND FL 32006-0014

Invoice

DATE	INVOICE #
8/27/2022	4650

RECDD

[Handwritten scribble]

BILL TO		Mattamy RiverTown LLC 39 Riverwalk Blvd. St. Johns FL 32259		
		P.O. NO.	TERMS	JOB
			Net 30	22-914
ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
Elec. Labor	1	Job: Rivertown- waterfall at Longleaf Pine Entry- David Provost and material. Re-wired the waterfall pumps at Longleaf Pine Entry.	10,000.00	10,000.00
		Account #: _____ Received: _____ AUG 29 2022 Approval: _____ Approval: _____		
		RECEIVED SEP 20 2022 By _____		
Thank you for your business. We appreciate it very much.			Total	\$10,000.00
			Payments/Credits	\$0.00
			Balance Due	\$10,000.00
Phone #	Fax #	E-mail		
904-541-1000	904-215-3475	LDEASE@AOL.COM		

Approved RECDD I
Submitted to AP on 9-20-2022
by Jason Davidson

1-32-572-465
256

Jason Davidson



ELECTRIC COMPANY
EC0001925

KAD ELECTRIC COMPANY
P.O. BOX 8567
FLEMING ISLAND FL 32006-0014

Invoice

DATE	INVOICE #
9/18/2022	4660

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

P.O. NO.	TERMS	JOB
	Net 25	22-943

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
Elec. Labor	1	Rivertown - and material. Replacement of light pole hit by driver on 06-27-2022.	4,930.00	4,930.00

Approved RECDD I
 Submitted to AP on 9-19-2022
 by Jason Davidson
Jason Davidson
 132.572.465
 256

RECEIVED
SEP 19 2022
By _____

Thank you for your business. We appreciate it very much.

Total	\$4,930.00
Payments/Credits	\$0.00
Balance Due	\$4,930.00

Phone #	Fax #	E-mail
904-541-1000	904-215-3475	LDEASE@AOL.COM

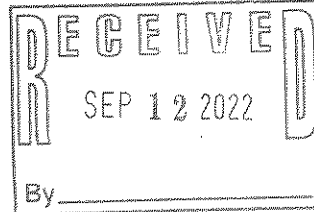


INVOICE

Invoice # 3940
Date: 09/09/2022
Due On: 10/09/2022

KE Law Group, PLLC

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



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

RECDD-01

1.31.513.315
306

Rivers Edge CDD - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	08/01/2022	Review meeting minutes and provide comments to same	0.20	\$285.00	\$57.00
Service	JK	08/08/2022	Review easement correspondence and confer with County staff on same	0.20	\$285.00	\$57.00
Service	JK	08/09/2022	Update easement document and transmit same; draft VerdeGo letter	0.20	\$285.00	\$57.00
Service	JK	08/11/2022	Review/edit pool backwashing letter and confer with staff on same; confer re: status of VerdeGo repairs and transmit information on same	0.30	\$285.00	\$85.50
Service	MO	08/11/2022	Draft cease and desist letter to resident re: pool backwashing	0.50	\$260.00	\$130.00
Service	JK	08/12/2022	Review agenda package and prepare for Board meeting; confer re: pool backwashing letter and transmit same	0.40	\$285.00	\$114.00
Service	JK	08/15/2022	Review various proposer questions and draft addendum number one for same; review various facility use options and confer with staff on same; confer re: status of preventing construction traffic on private/public property impairments	1.20	\$285.00	\$342.00
Service	JK	08/17/2022	Travel to/from and attend Board meeting; post meeting work on license agreement	3.40	\$285.00	\$969.00
Service	MG	08/17/2022	Draft license agreement for Homeschool	0.90	\$165.00	\$148.50

			Program			
Service	MG	08/18/2022	Draft Ruck license agreement; confer with Hogge regarding same	1.00	\$165.00	\$165.00
Service	JK	08/19/2022	Review RFP inquiries and respond to same; confer re: construction traffic options; review Perry correspondence on turnover inspections and confer re: options for same	0.30	\$285.00	\$85.50
Service	JK	08/22/2022	Draft Charles aquatics; confer re: landscape turnover documents	0.20	\$285.00	\$57.00
Service	MO	08/22/2022	Draft deficiency letter to VerdeGo; Begin drafting ranking sheet for landscape RFPs; Review 8/17/22 Meeting Minutes; Begin drafting work authorizations for Charles Aquatics pond proposals	1.60	\$260.00	\$416.00
Service	MG	08/22/2022	Prepare resolution awarding RFP for landscape	0.20	\$165.00	\$33.00
Service	JK	08/23/2022	Respond to multiple RFP questions for landscape and prepare addendum for same; draft and disseminate deficiency withholding notice for VerdeGo; confer with onsite team re: polling/political activities	0.40	\$285.00	\$114.00
Expense	AL	08/23/2022	Hotel: Hotel for BOS meeting - JK	1.00	\$59.99	\$59.99
Expense	AL	08/23/2022	Rental Car Expenses: Rental Car for BOS meeting-JK	1.00	\$74.88	\$74.88
Expense	AL	08/23/2022	Gas: Gas for BOS meeting-JK	1.00	\$16.35	\$16.35
Expense	AL	08/23/2022	Meals: Meals for BOS meeting	1.00	\$6.95	\$6.95
Service	MG	08/23/2022	Property due diligence	1.20	\$165.00	\$198.00
Service	MG	08/24/2022	Property due diligence; confer with Ibarra regarding same	1.00	\$165.00	\$165.00
Service	MO	08/26/2022	Begin drafting letter to Mattamy re: construction vehicle	0.40	\$260.00	\$104.00
Service	JK	08/29/2022	Review RFP requests for landscaping; review meeting minutes; confer re: acquisition status; confer re: meeting/ budget timeline and transmit information on same; confer with county re: status of easement edits	0.30	\$285.00	\$85.50
Service	JK	08/30/2022	Review Davidson inquiries on trails; confer with engineer on same and maps/ ownership; begin due diligence review and preparation for same	0.20	\$285.00	\$57.00

Service	MG	08/30/2022	Prepare budget documents	0.40	\$165.00	\$66.00
Service	JK	08/31/2022	Continue review and preparation of various real property and improvement acquisition packages and transmit same to team	0.20	\$285.00	\$57.00
					Total	\$3,721.17

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due	
3940	10/09/2022	\$3,721.17	\$0.00	\$3,721.17	
				Outstanding Balance	\$3,721.17
				Total Amount Outstanding	\$3,721.17

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.



Approved RECDD ADA faucet reappear sent to AP on 09/15/22 by Johnathan Perry

Johnathan Perry

INVOICE	#2944
SERVICE DATE	Sep 13, 2022
DUE	Upon receipt
AMOUNT DUE	\$2,200.00

Kingdom Based Plumbing

Johnathan Perry
140 Landing Street
Saint Johns, FL 32259

CONTACT US

450 State Rd 13 #172, 172
Fruit Cove, FL 32259

(904) 307-8313
jperry@vestapropertyservices.com

(904) 814-8541
kingdombasedplumbing@gmail.com

INVOICE

Services	qty	unit price	amount
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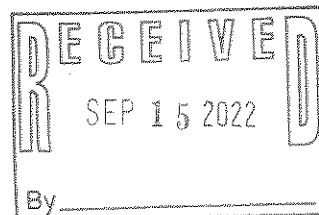
Custom Services - Custom Job	1.0	\$2,200.00	\$2,200.00
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Technician came back out to finish the installation of the floor hydrant. Tech made the necessary repairs, allowed time for the glue to dry, turned the water back on, let the pressure build up and sit to verify proper functions and no leaks. Tech then backfilled the hole, and lined the hydrant up so the maintenance people can install stones. Tech cleaned up afterwards.

Total **\$2,200.00**

1-33-572-457
321

Thank you so much for allowing us to help you today, PLEASE TAKE A MINUTE OUT AND LEAVE US A FIVE STAR REVIEW ON GOOGLE, we are working very hard to gain exposure as we are still a small company...Thank You Again!
<https://kingdombasedplumbing.com/leave-a-review/>

























INVOICE

11925 Alden Trace Blvd N
Jacksonville FL 32246

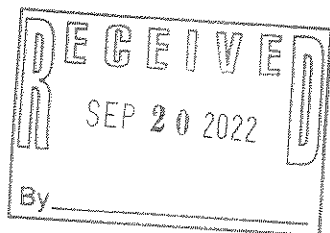
Attention: Rivers Edge CDD
Address: 140 Landing Street, St. Johns FL 32259

Event Date: October 21st, 2022
Invoice Number: 14789

Description	Length	Time	Price
• DJ with lighting	3 hours	8pm - 11pm	\$ 450.00

Balance due by October 21st, 2022 \$ 450.00

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



Approved RECDD I Events
Resubmitted to AP on 9/20/22
by Clint Waugh

Clint Waugh
1-32-572-494
281

FOURTH ORDER OF BUSINESS

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES AGREEMENT**

THIS AGREEMENT (“Agreement”) is made and entered into effective the 1st day of October 2022, by and between:

Rivers Edge Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in St. Johns County, Florida, and having offices at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092 (“District I”); and

Yellowstone Landscape, Inc., a Delaware corporation authorized to do business in Florida, whose address is 3235 N. State Street, P.O. Box 849, Bunnell, FL 32110 (the “Contractor,” and collectively with the District, the “Parties”); and

Is acknowledged by:

Rivers Edge II Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in St. Johns County, Florida, and having offices at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092 (“District II”); and

Rivers Edge III Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in St. Johns County, Florida, and having offices at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092 (“District III”)

RECITALS

WHEREAS, District I was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation improvements; and

WHEREAS, District I, District II, and District III are all located within the greater community known as “RiverTown”; and

WHEREAS, pursuant to 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* between District I, District II, and District III (“Interlocal Agreement”), certain costs, including landscaping costs, are shared among each District; and

WHEREAS, District I, District II, and District III require an independent contractor to provide certain landscape and irrigation maintenance services to property within and without their boundaries; and

WHEREAS, to solicit such services, District I conducted a competitive bid process based

on a "Project Manual," and determined to make an award of a contract for landscape and irrigation maintenance services to Contractor, based on certain bid pricing provided by Contractor; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so; and

WHEREAS, it is the intent of District I to enter into this Agreement for landscaping and irrigation maintenance services for property within the boundaries of District I, District II, and District III, and for certain shared offsite property, with the costs allocated pursuant to the Interlocal Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that Contractor is hereby retained, authorized, and instructed by District I to perform in accordance with the following covenants and conditions, which the Parties have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. SCOPE OF SERVICES. Contractor shall provide the services described in the Scope of Services, attached hereto as **EXHIBIT A** (together, the "**Services**"), which by this reference is incorporated herein. The Services shall be provided to the areas identified in the Landscape Maintenance Areas Exhibits attached hereto as **EXHIBITS B1/B2/B3, and C**, which are incorporated herein by this reference (together, the "**Property**"). Contractor agrees that the Landscape Maintenance Areas Exhibits attached as **EXHIBITS B1/B2/B3, and C** represent District I's best estimate of the Property subject to the Services under this Agreement, but that other areas may also include landscaping that requires maintenance. Contractor agrees that District I may, in its discretion, add up to a half (0.5) acre of landscaping area to the Services, with no adjustment to price, and may add additional acreage of landscaping area to the Services beyond the half (0.5) acre using the unit pricing set forth in **EXHIBIT F**. Contractor shall perform the Services consistent with the presently established, high quality standards of District I, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Services, which will include at a minimum those set forth in **EXHIBIT A**. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are met to the satisfaction of District I, but consistent with the terms of this Agreement. Notwithstanding any other provision of this Agreement, District I reserves the right in its discretion to remove from this Agreement any portion of the Services and to separately contract for such services. In the event that District I contracts with a third-party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Services, Contractor agrees that it will be responsible for any such landscaping installed by the third-party, and shall continue to perform all other services comprising the Services, including any future services that apply to the landscaping installed by the third-party or to the areas where services were performed by the third-party.

3. MANNER OF CONTRACTOR'S PERFORMANCE.

- a. **Performance Standards.** Contractor agrees, as an independent contractor, to undertake the Services as specified in this Agreement or any Additional Services Order (see section 7.c. herein) issued in connection with this Agreement. All Services shall be performed in a neat and professional manner reasonably acceptable to District I and shall be in accordance with industry standards, such as USF, IFAS, etc. Contractor shall document all Services using the Daily Work Form attached hereto as part of **EXHIBIT E**. The performance of the Services by Contractor under this Agreement and all other services related to this Agreement shall conform to any written instructions issued by District I. Contractor acknowledges that it is responsible for continuously monitoring the health and appearance of the landscaping assets located within the Property, and for notifying District I if additional services are needed to maintain same.
- b. **Rain Days.** In the event that time is lost due to heavy rains (“Rain Days”), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by Landscape Representative (defined below).
- c. **Repair of Damage.** Contractor in conducting the Services shall use all due care to protect against any harm to persons or property. If Contractor’s acts or omissions result in any damage to property within District I, including but not limited to: damage to landscape, landscape lighting, hardscape, irrigation system components, entry monuments, structures or curbing, Contractor shall immediately notify District I and repair all damage or replace damaged property to the satisfaction of District I and at Contractor’s sole cost and expense.

4. MONITORING OF SERVICES.

- a. **Landscape Representative.** District I shall designate in writing one or more persons to act as the representatives with respect to the services to be performed under this Agreement (“**Landscape Representative**”). The Landscape Representative shall have complete authority to transmit instructions, receive information, and interpret and define District I’s policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor’s services for all Property described herein. This authority shall include, but not be limited to: verification of correct timing of Services to be performed, methods of pruning, pest control and disease control. District I hereby designates **Jonathan Perry**, or his designee, to act as the “Landscape Representative.” Contractor shall NOT take direction from anyone other than Landscape Representative (e.g., Contractor shall NOT take

direction from individual Board Supervisors, any representatives of any local homeowner's associations, residents, etc.). District I shall have the right to change the Landscape Representative at any time by written notice to Contractor.

- b. **Reporting.** Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month. Further, Contractor agrees to meet Landscape Representative no less than one (1) time per month to inspect the entirety of the property and discuss conditions, schedules, and items of concern regarding this Agreement and shall include a landscape report monthly for Board of Supervisors review, which shall be presented at least eight (8) days before the monthly Board meeting.
- c. **Deficiencies.** If the Landscape Representative identifies any deficient areas, the Landscape Representative shall notify Contractor whether through a written report or otherwise. Contractor shall then, within the time period specified by the Landscape Representative or if no time is specified then within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by District I, Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by District I, or if no time is specified, then within three (3) days and prior to submitting any invoices. If Contractor does not respond or take action within the specified time period, and without limiting District I's remedies in any way, District I shall have the rights to, among other remedies available at law or in equity: (i) fine Contractor One Hundred Dollars (\$100) per day; (ii) withhold some or all of Contractor's payments under this Agreement; and (iii) contract with outside sources to perform necessary services with all charges for such services to be deducted from Contractor's compensation. Any oversight by the Landscape Representative of Contractor's Services is not intended to mean that District I shall underwrite, guarantee, or ensure that the Services are properly performed by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

Notwithstanding the foregoing, the Landscape Representative shall monitor and rate the Contractor's performance in accordance with the requirements set out herein and in the Scope of Services, and shall report the results of such monitoring to the Contractor and the District's Board of Supervisors. If at any time the Contractor's performance rating drops below 80%, and such deficiency persists for thirty (30) calendar days or longer, Contractor's compensation shall be automatically reduced by the difference between 80% and the Contractor's performance rating (i.e. if Contractor's performance rating is 70% and is not corrected to at least 80% within 30 calendar days, Contractor's compensation shall be reduced by 10% for the month at issue and until the target score of 80% is reached). This shall not be construed to limit the District's remedies hereunder or in law or equity for deficient service.

5 SUBCONTRACTORS. Contractor shall not award any of the Services to any subcontractor without prior written approval of District I. Contractor shall be as fully responsible to District I for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons directly employed by Contractor. Nothing contained herein shall create contractual relations between any subcontractor and District I.

6 EFFECTIVE DATE. This Agreement shall be binding and effective as of the date that this Agreement is signed by the last of the Parties hereto and shall remain in effect as set forth in section 7, unless terminated in accordance with the provisions of this Agreement.

7. COMPENSATION; TERM.

a. **Term.** The initial term of Services under this Agreement shall begin **October 1, 2022**, and end **September 30, 2023** (“**Initial Term**”), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement may be renewed on the same terms up to three (3) times on an annual basis each October 1, in District I’s sole discretion and at the amounts set forth in **EXHIBIT A**. If all possible renewals are used, the last date of Services under this Agreement shall be **September 30, 2026**.

b. **Compensation.** Compensation for the Services shall be in the total amount of one million seven hundred ten thousand dollars (**\$1,710,000.00**) per year, in monthly installments of one hundred forty-two thousand five hundred dollars (**\$142,500.00**) (“**Compensation**”), as more specifically described in **EXHIBIT F**. Such Compensation covers the items specified in each respective part of Contractor’s Bid Form attached hereto. All additional work or services and related compensation shall be governed by section 7.c. of this Agreement. Subject to the understanding that the Compensation set forth herein reflects certain efficiencies in providing Services for all Property, and applies only to the extent that services are provided for all of the Property described herein, the Compensation is attributable as follows:

- (i) District I Property (**EXHIBIT B1**): \$803,526.95
- (ii) District II Property (**EXHIBIT B2**): \$171,346.51
- (iii) District III Property (**EXHIBIT B3**): \$88,215.30
- (iv) Shared Offsite Property (**EXHIBIT C**): \$646,911.24

c. **Invoicing and Payments.** Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render monthly invoices to District I, in writing, which shall be delivered or mailed to District I by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, District I’s name, Contractor’s name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for District I to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida’s Prompt Payment Act, Section 218.70 et seq. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by District I.

d. **Additional Services.** Should District I desire that Contractor provide

additional work and/or services relating to landscaping and irrigation systems that are not set forth in the Exhibits or contemplated to be made part of this Agreement, or if Contractor wishes to propose additional work and/or services to enhance the health and appearance of the landscape assets within the Property or prevent loss of such landscape assets, such additional work and/or services shall be fully performed by Contractor after prior approval of a required Additional Services Order (“ASO”). Contractor agrees that District I shall not be liable for the payment of any additional work and/or services unless District I first authorizes Contractor to perform such additional work and/or services through an authorized and fully executed ASO, an example of which is attached as **EXHIBIT E**. Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in Contractor’s bid pricing (attached as part of **EXHIBIT F**). Nothing herein shall be construed to require District I to use Contractor for any such additional work and/or services, and District I reserves the right to retain a different Contractor to perform any additional work and/or services.

e. **Addition of Future Landscaping Areas.** **EXHIBIT D** depicts lands which District I anticipates adding to the Property receiving Services under this Agreement in the future. If District I desires Contractor to perform Services for any additional lands, whether depicted in **EXHIBIT D** or otherwise, a written ASO or change order must be signed by both Parties before Services begin. Where applicable, Contractor’s unit prices shall apply to any new areas added to the Property. If no established unit prices apply, compensation shall be as mutually agreed in writing between the Parties.

f. **Payments by Contractor.** Subject to the terms herein, Contractor will promptly pay for all costs of labor, materials, services and equipment used in the performance of the Services, and upon the request of any District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the applicable District. Subject to the terms of this section, Contractor will at all times keep the Property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Services. Any District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Services including, with respect to each such potential lien claimant, the name, scope of Services, sums paid to date, sums owed, and sums remaining to be paid.

8 INSURANCE.

- a. Contractor shall maintain throughout the term of this Agreement the following insurance:
 - i. Worker’s Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. Commercial General Liability Insurance covering Contractor’s legal liability for bodily injuries, with limits of not less than \$3,000,000 combined single limit bodily injury and property damage liability, and further including, but not being limited to,

- Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- iii. Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
 - iv. Automobile Liability Insurance for bodily injuries in limits of not less than \$2,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- b. District I, District II, District III, and their respective staff, supervisors, officers, agents, and consultants and Mattamy Jacksonville, LLC and its employees, officers, and agents shall be named as additional insureds. Contractor shall furnish District I with a Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to District I. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII or better.
- c. If Contractor fails to have secured and maintained the required insurance, District I has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance to District I and shall furnish, upon demand, all information that may be required in connection with District I's obtaining the required insurance. If Contractor fails to pay such cost to District I, District I may deduct such amount from any payment due Contractor.

9. INDEMNIFICATION.

- a. Contractor agrees to defend, indemnify, and hold harmless District I, District II, and District III, and their respective officers, agents, employees, successors, assigns, members, affiliates, or representatives and Mattamy Jacksonville, LLC and its officers, employees and agents (together, the "**Indemnitees**" and each individually, an "**Indemnitee**") from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the Indemnitees, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify any Indemnitee for that

Indemnitee's percentage of fault if the Indemnitee is adjudged to be more than 50% at fault for any claims against that Indemnitee and Contractor as jointly liable parties; however, Contractor shall indemnify the Indemnitees for any and all percentage of fault attributable to Contractor for claims against the Indemnitees, regardless whether an Indemnitee is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of District I's District II's, or District III's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

- b. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the Indemnitees, jointly or individually.

10. ENVIRONMENTAL ACTIVITIES. Contractor agrees it is licensed, capable and shall use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, Contractor shall immediately notify District I of any chemical or fuel spills. Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Services to be performed by Contractor.

11. ACCEPTANCE OF THE LANDSCAPE MAINTENANCE AREAS. By executing this Agreement, Contractor agrees that Contractor was able to inspect the Property prior to the time of submission of the bid, and that Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation infrastructure, in its current condition, and on an "as is" basis. Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of Contractor, except that Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism unless the same was in the Contractor's control. Upon the occurrence of any such exceptions, Contractor shall immediately notify District I. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of District I, fails to maintain a healthy, vigorous condition as a result of Contractor's failure to perform the Services specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

12. NO ESCALATION CLAUSE. Contractor shall not demand or be entitled to additional compensation on the basis of escalation in fuel, materials, utilities, labor or other expenses.

13. TAX-EXEMPT DIRECT PURCHASES. The Parties agree that District I, in its

discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

- a. District I may elect to purchase any or all materials directly from a supplier identified by Contractor.
- b. Contractor shall furnish detailed Purchase Order Requisition Forms (“Requisitions” or “Requisition”) for all materials to be directly purchased by District I.
- c. Upon receipt of a Requisition, District I shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to District I on an F.O.B. job site basis.
- d. The purchase order issued by District I shall include District I’s consumer certificate of exemption number issued for Florida sales and use tax purposes.
- e. Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. Contractor’s possession of the materials will constitute a bailment. Contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to District I through use of the materials.
- f. After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with District I’s issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.
- g. District I may purchase and maintain insurance sufficient to cover materials purchased directly by District I.
- h. All payments for direct purchase materials made by District I, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

14. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, state and federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, Contractor shall notify District I in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to

provision of services. Additionally, Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

15. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. District I shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair District I's right to protect its rights from interference by a third-party to this Agreement.

16. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that District I shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of District I in refraining from so doing; and further, that the failure of District I at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

17. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

18. TERMINATION. District I agrees that Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to District I; provided, however, that District I shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in section 4 of this Agreement are taken, District I may terminate this Agreement immediately with cause or upon any revocation by District II or District III of their acknowledgment and consent to this Agreement by providing written notice of termination to Contractor. District I shall provide thirty (30) days written notice of termination without cause. Any such termination shall not result in liability to District I for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement, Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets available against Contractor, as Contractor's sole means of recovery hereunder.

19. PERMITS AND LICENSES. All permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor at its sole cost and expense and maintained for the term of this Agreement. This shall include, but not be limited to, any permits required by Florida Department of Transportation, St. Johns County or other regulatory agency.

20. ASSIGNMENT. Neither District I nor Contractor may assign this Agreement

without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

21. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Contractor shall be acting as an independent Contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of District I under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of District I and Contractor shall have no authority to represent District I as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

22. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

23. AGREEMENT. This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. To the extent of any inconsistency between this document, and the exhibits attached hereto, this Agreement shall control.

24. ENFORCEMENT OF AGREEMENT. In the event that either District I or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.

25. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both District I and Contractor.

26. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this instrument.

27. NOTICES. Any notice, demand, request or communication required or permitted hereunder ("Notice") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

- a. If to District I: Rivers Edge Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092
Attn: District Manager

With a copy to: KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
Attn: District Counsel

b. If to Contractor: Yellowstone Landscape, Inc.
3235 N. State Street
P.O. Box 849
Bunnell, FL 32110
Attn: Blake Dougherty

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for District I and counsel for Contractor may deliver Notice on behalf of District I and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

28. THIRD-PARTY BENEFICIARIES. This Agreement is for the benefit of District I, District II and District III and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than District's I, II and III and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon District I, II and III and Contractor and their respective representatives, successors, and assigns.

29. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be St. Johns County, Florida.

30. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to District I in connection with this Agreement may be public records, and accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for District I is **Marilee Giles** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall: 1) keep and maintain public records required by District I to perform the service; 2) upon request by the Public Records Custodian, provide District I with the requested

public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of District I; and 4) upon completion of the contract, transfer to District I, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to District I in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT 1-904-940-5850, MGILES@GMSNF.COM, OR 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

31. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

32. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

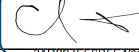
33. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

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

[Signature page follows]

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below and effective as of the date first written above.

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

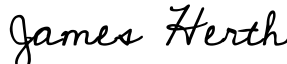
DocuSigned by:


By: Ahmed McIntyre

- Chairperson
- Vice Chairperson

Date: 9/22/2022

YELLOWSTONE LANDSCAPE, INC.



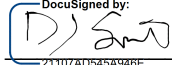
By: Jim Herth

Its: VP of Business Development

Date: 9/22/22

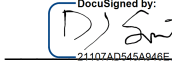
IN WITNESS WHEREOF, the undersigned acknowledge and accept this Agreement, including the references to the undersigned’s cost-share obligations set forth herein. The undersigned acknowledge that the Compensation set forth herein reflects certain efficiencies as a result of providing Services for all three districts, and that if either or both of the undersigned should choose to terminate their consent to this Agreement, pricing may increase.

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:

21107AD545A94BE...
 Chairperson Vice Chairperson

Date: 9/22/2022

RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:

21107AD545A94BE...
 Chairperson Vice Chairperson

Date: 9/22/2022

- Exhibit A: Scope of Services**
- Exhibit B1: Rivers Edge CDD Property**
- Exhibit B2 : Rivers Edge II CDD Property**
- Exhibit B3: Rivers Edge III CDD Property**
- Exhibit C: Shared Offsite Property**
- Exhibit D: Future Landscaping Areas**
- Exhibit E: Forms**
- Exhibit F: Contractor’s Bid Pricing**

EXHIBIT "A"
SCOPE OF SERVICES

SCOPE OF SERVICES

PART 1

STATEMENT OF INTENT

The grounds maintenance Contractor is hereby made aware that District anticipates the landscape maintenance at RiverTown shall be of the highest quality. All Services to be performed within the scope of these specifications shall be strictly managed, executed and performed by experienced personnel. Contractor shall continuously monitor the health and appearance of the landscaping areas identified herein. To the extent additional services not identified herein are needed to maintain landscaping health or appearance or prevent loss of landscape assets, Contractor shall submit a proposal identifying a recommended course of action and the cost thereof. Absent emergency circumstances, proposals shall be submitted at least ten (10) days prior to the monthly Board meeting to allow inclusion in the agenda package.

Contractor shall perform all Services necessary utilizing acceptable horticultural practices for the landscape maintenance of the RiverTown community. Such Services shall include using industry best management practices as identified in Florida-Friendly Best Management Practices (BMPs), issued and updated from time to time, by University of Florida IFAS and specific to the site location and plant materials. Major scope areas generally include, but are not limited to, the following:

1. Mowing, edging and trimming of lawn areas.
2. Trimming and pruning of plant material.
3. Weed elimination and edging of plant beds.
4. Maintenance of flowerbeds.
5. Removal of debris from site.
6. Fertilization and pest control.
7. Irrigation maintenance and inspection.

GENERAL LANDSCAPE MAINTENANCE

- 1) **MOWING** – All grass area to be mowed on the following schedule.
 - Bermuda Turf– March 1- November 1 - Once a week and November 1- March 1 – Once a month.
 - St. Augustine Turf – March 1- November 1 – Once a week and November 1- March 1 – Once every two weeks.
 - Zoysia Turf - March 1- November 1 – Once a week and November 1- March 1 – Once every two weeks.

- Bahia Turf - March 1 - November 1 – Once every two week and November 1- March 1
– Once a month.

Contractor is to include with its bid a detailed annual maintenance program to ensure optimum quality and performance of Bermuda St. Augustine, Zoysia and Bahia grasses. In addition to a detailed mowing schedule, program is to include detailed timed events such as fertilization, aeration and thatch removal. This schedule shall state how many mowings per week during the growing season and dormant season. Notwithstanding the above, at no time will the turf grasses be allowed to grow beyond the following: Bermuda grass beyond a maximum height of two (2) inches; St. Augustine grasses beyond four and one half (4.5) inches; and Zoysia grasses beyond four (4) inches.

Each mowing should leave the Bermuda grass at a height of one half (.5) to one and a half (1.5) inch, St. Augustine grasses at no less than three (3) inches, and Zoysia grasses no less than two (2) inches. Mower blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease.

All Bahia grass or other turf grasses will be mowed to maintain a height between two and one-half (2.5) to four (4) inches. Bahia Turf at The Riverfront Park and Longleaf Pine Parkway (CR 244) shall be mowed at a minimum bi-weekly schedule during the growing season and once a month during dormant months.

Mowers should be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface. Otherwise large clumps of clippings will be collected and removed by Contractor to reduce shade out. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control.

All ponds identified on the overall District map shall be mowed in conjunction with the mowing schedule above. Contractor shall mow retention pond areas with proper equipment, and pond areas will be maintained within three (3) feet of the water's edge unless otherwise directed by the District. Vegetation within three feet of the water's edge will be controlled with use of a string/line trimmer or other mechanical means. Vegetation within these limits should be maintained in a clean condition with the rise and fall of the water line. Line trimming of water's edge and line trimming of drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances of pond bank erosion. Also, when line trimming at water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Care shall be taken to ensure that clippings are not blown into lakes. Any trash debris in the water within arm's reach of Contractor shall be removed and disposed of offsite. Unless otherwise designated on Maintenance Exhibits / Plans, homeowners are responsible for mowing down to the water's edge behind their property.

Turf that may become periodically un-mowable during times of heavy precipitation will be mowed to their previous boundaries once conditions warrant. During this period the inundated areas shall be trimmed lined where possible in an effort to keep it neat and clean.

The turf along the roadways is to be maintained from the edge of the road surface to the point

where the natural land grade begins or to the point where the installed turf ends and the native area begins, which ever applies. Contractor shall prevent weeds and grasses from creeping into turf areas from adjacent native areas.

Grass is to be maintained away from sprinkler heads and valve boxes.

Proper sized equipment is to be used for site conditions so as not to cause unnecessary damage to the turf. Contractor shall restore any noticeable damage caused by Contractor's mowing equipment within forty-eight (48) hours from the time the damage is caused at its sole cost and expense. At no time shall Contractor be allowed to store any machinery, chemicals or any other necessary maintenance appurtenances at the District unless specific permission is granted in writing by the District.

If Contractor misses a service due to inclement weather or for any other reason, it is required to makeup service the same week. Weekend (Saturday) work is permitted when required upon prior approval of the District. **AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN FORTY-EIGHT HOURS OF NOTICE BY DISTRICT.**

- 2) **EDGING AND TRIMMING** – All areas shall be edged and trimmed on the same schedule as above mowing. All hard-edged areas (curbs, sidewalks, etc.) and soft-edged areas (tree rings, shrub and groundcover bed lines) shall also be edged with a mechanical blade and trimmed on the same schedule as mowing to maintain a crisp and clean appearance. Care shall be taken that tree feeder roots are not damaged during the process. Similarly, Contractor shall use care around other structures including light poles and signs to avoid damage to the structures. All edging shall be performed to the sole satisfaction of the District. **Chemical edging shall not be permitted without prior notice and approval of the District along paver edges only, line trimmers will be used for edging due to paver base.**

- 3) **TREE AND SHRUB CARE:** Trees, hedges, plants, vines, and shrubs shall be pruned by Contractor on an ongoing basis removing broken or dead limbs at least once (1x) a month or more, as necessary, to provide a neat and clean appearance. Moss and mistletoe shall be removed up to a height of 6 feet as necessary for a neat and clean appearance and tree health. All plant beds around the pond perimeters are to be maintained in the same manner as all other plant beds within the community.

Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. Ornamental grasses will be cut back twice a year; once in late winter and once in mid-summer. Specific timing shall be coordinated with the District. Selective hard cut backs for rejuvenation may be required for some shrubs or ground covers just before the spring growing season.

All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of RiverTown and best management practices. Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provision for such supervision. All clippings and debris

from pruning will be carted away at the time pruning takes place. All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Central leaders shall be maintained and interfering or crossed limbs shall be removed. Sucker growth at the base of all trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Tree branches that can be reached with a pole saw from the ground are to be pruned away from the buildings. Tree or shrub branches that interfere with the line of sight or signs for vehicles are to be trimmed. Shrubs and groundcover shall be maintained at a height that will not disrupt clear line of site at all vehicular intersections and must be in accordance with FDOT or St. Johns County regulations, whichever is most stringent. Branches and limbs shall be kept off buildings, including roofs, sign wall structures, and pruned over sidewalks and parking lots so as not to interfere with pedestrians or cars. (This is to include maintaining a minimum of six to eight (6-8) feet of clearance under all limbs over sidewalks and ten to twelve (10-12) feet clearance above all driveways and ROW's depending on location and species of tree.) Hedges, shrubs and ground covers are to be maintained twelve to eighteen (12-18) inches away from buildings, fences and other structures.

Crepe Myrtle canopy areas may be lightly pruned in the dormant season but shall not be "hat-racked." Natural wooded areas adjacent to the landscaped areas are to be maintained so as not to encroach into the landscape areas. Over hanging foliage (up to eight (8) feet height) will be cut back to maintain a neat appearance. Weeds and grasses are to be prevented from creeping into turf areas from adjacent native areas.

Staking shall be repaired as necessary and guy wires tightened when required. Maintenance Contractor shall remove stakes and guy wires when roots are well established.

Additional Trimming

Contractor shall provide a onetime cost for additional trimming for specific areas of property.

- Buffer area along the Riverfront Park - Trimming of buffer area to four (4) feet high from the south lookout north 3,200 feet to the extent of the cleared portion of park. This to include any saplings, Sabal Palmetto fronds above four (4) feet and tall weeds.
 - County Road 244 Woodline – Trim all overhanging vegetation on R/W line and walks to eight (8) feet high along the length of County Road 244
- 4) **WEEDS AND GRASSES** – All groundcover and turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. Condition to be determined by the District at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all trash and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a pre-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED. POST EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH ALONG BED EDGES OR AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES,**

STREET LIGHTS, PAVEMENT, ETC.) Contractor shall be responsible for the replacement of application. All fence lines shall be kept clear of weeds, undesirable vines and overhanging limbs.

Ground covers may grow to approximately three to four (3-4) inches in height. Foliage free space is to be maintained between all ground covers and other plants, plant beds, trees, walls or other unintended areas. Over the top selective herbicide is to be used to control weeds in the cooler months of the year. Hand removal of weeds is to be done as needed. Line trimmers will not be used to cut down weeds.

5) MAINTENANCE OF PAVED AREAS AND TRAILS – All paved areas (including sidewalk expansion/contraction joints, curb and gutters and driveways) shall be kept weed and clutter free. This may be accomplished by mechanical means (line trimmer) or by application of a post-emergent herbicide. Weeds greater than two (2) inches in height and width shall be pulled from paved areas, not sprayed. All areas (including streets, curbs and gutter and gate areas) shall be regularly policed for trash and other debris, including dead animals. No sprays with dyes may be used on any paved areas.

Once per month all trails are to be inspected by Contractor. Contractor is to police for litter and irrigation-related concerns. Weeds are to be removed or treated by the appropriate permitted herbicide. Fallen limbs that do not require a chain saw shall be removed. Except as otherwise specified, brush and limbs are to be trimmed back up to a height of eight (8) feet to prevent them from encroaching the trails. Trail buffers shall be trimmed as needed to maintain a neat and orderly appearance. Any issues beyond the scope of work (washouts, trees down etc.) shall be reported to the District immediately.

Trails within the Preserve District (as identified on the maps attached hereto) shall be cleared of vegetation, underbrush, and limbs to maintain a path width of six (6) feet throughout, and a twelve (12)-foot vertical clear zone. Trail elevation shall be maintained at its existing grade with a natural surface material of pine straw or mulch as directed by the District.

6) CLEAN UP – At no time will Contractor leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. Contractor shall use its own waste disposal methods, never the property dumpsters. Grass clippings blown off of sidewalks, trails, streets and curbs shall be blown into turf areas, never into bed areas as these are to be maintained free of grass clippings. No clippings shall be blown down curb inlets or into ponds.

During leaf drop season, leaves and pine needles will be raked or blown from turf, plant beds, and parking lots and removed from site. Pine straw is to be maintained away from foundations of buildings. Contractor is responsible for keeping six (6) inches of the building fountain exposed at all times in all mulch beds. Turf areas are to be cleared of litter and debris before mowing begins. Plant beds will be policed for litter and debris during each property visit.

7) REPLACEMENT OF PLANT MATERIAL – Tree and shrubs in a state of decline should immediately be brought to the attention of the District. Dead or unsightly plant material shall be removed upon notification of the District. Contractor shall be responsible for replacement if due to its acts or omissions. All shrub and groundcover material provided by

Contractor shall be fully guaranteed for a period of ninety (90) days and all tree material shall be fully guaranteed for a period of one (1) year.

8) **STORM CLEANUP** – Contractor shall not be responsible for cleaning after, or removing the debris as a result of damage caused by major flooding or hurricanes, as part of this Agreement. (Except for normal removal of palm fronds and miscellaneous debris from storms.) Contractor is asked to provide an hourly price with submittal of bid in the event such services are required. Major clean up due to abnormal storm events, tornadoes, hurricanes, etc. will be done as an additional work authorization. Contractor agrees to provide the management first priority service in the event of a major clean up.

9) **FREEZE PROTECTION** – Contractor shall describe ability to provide freeze protection to both landscape material and irrigation systems Contractor shall provide an hourly price with submittal of bid in the event such services are required.

10) **FREQUENCY OF SERVICE** - The grounds maintenance crew will at a minimum report to the site fifty-two (52) weeks a year. A representative or supervisor of Contractor shall visit the site upon each crew visit. The representative or supervisor shall report to the management while visiting the site to address any outstanding issues that may need to be addressed on the next crew visit. Please provide anticipated days of the week for service.

11) **COMMUNICATION & REPORTS** - A representative of the grounds maintenance service crew will report to the on-site management office immediately upon arrival to the site. A representative shall report to the on-site management upon departure from site. Contractor shall provide the management the personal phone of the supervisor or other designated person for contact in the event of an emergency.

Upon check-in for grounds maintenance services the representative will discuss with the management the maintenance plan for that week and pick up any requests that the management may have. The representative shall report the manpower that is available to him/her that day.

Upon departure the representative shall report to the management and in writing detail completed work and anything that might endanger the health and aesthetics of the grounds. Items detailed should include but are not limited to turf, shrubs, flowerbeds, trees, ground cover, and irrigation.

Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement at least once per month, or more often if required by the District. An inspection will be conducted to evaluate the quality of the grounds. Items will be noted that will need to be completed before the next month's inspection. Items from last month's inspection will be reviewed for completion. However, Contractor is solely responsible for completing the work in compliance with this Agreement and review of the property by the District Representative in no way relieves Contractor of any such obligations.

Before commencing grounds maintenance services, a day or days of service will be agreed upon. Any event that would result in a temporary change of the service day or days must be communicated to the District prior to the change.

Contractor is to report anything out of the ordinary that may be a concern to the management

while they are on site performing their duties.

12) **SAFETY REQUIREMENTS** - All equipment shall have all safety devices attached and operational as designed by the manufacturer. Mowers must be equipped with discharge deflector shield; edging equipment will be equipped with manufacture guard to deflect hazardous debris. Personnel shall comply with all OSHA dress code regulations, including but not limited to, safety glasses, steel-toed shoes, and earplugs while operating equipment on community property. Material Safety Data Sheets must be submitted for all chemical intended for use on site. All chemicals to be used shall carry an EPA approval number.

13) **PERSONNEL** - Field personnel must wear sleeved shirts that are uniform in design and color, bearing their companies' name. If hats are worn, they are to be company hats. Field personnel are perceived as representatives of the management while on the premises and will conduct themselves in an efficient, well mannered, well-groomed and professional manner at all times. Any person in the opinion of the management not conducting themselves in this manner is subject to dismissal from the premises. Field personnel should not kill any local species of animals including snakes and alligators, unless it is directly threatening to harm them. Do not under any circumstances feed the alligators.

Contractor must ensure that a licensed chemical applicator be present during the entire duration of any application of fertilizers, pesticides, herbicides or chemicals.

Contractor shall be responsible for the repair or replacement of any damage to individual utility stations, buildings, walks, vehicles, trees, shrubbery, lawn, plants, irrigation, roads, trails or any other structures caused in the performance of its operation or by its personnel. All damages caused by Contractor are to be reported to the management as soon as possible. If for any reason Contractor cannot or will not make the repairs in a timely fashion the management will make the necessary repairs by another party and back charge Contractor.

14) **LICENSING** - Contractor shall provide a list of all licenses held relative to equipment use, herbicides and pesticide applications, work in rights-of-way or other licenses and certifications that may be necessary for the performance of the work provided for hereunder.

PART 2 **FERTILIZATION**

Contractor shall abide by all requirements in the RULES OF THE ENVIRONMENTAL PROTECTION COMMISSION OF ST. JOHNS COUNTY for CHAPTER 1-15 "FERTILIZER USE AND LANDSCAPE MANAGEMENT" and other applicable law, regulations, rules, ordinances or permit requirements. It is Contractor's responsibility to become familiar with all rules and requirements of the Ordinance. Copies of all Certifications of Training shall be supplied to the District Representatives with submission of bids. The District is relying on Contractor to comply with and perform in accordance with all applicable laws, rules, regulations, ordinances, etc.

No person shall apply fertilizers containing nitrogen and/or phosphorus to turf and/or landscape plants during one or more of the following events: if it is raining at the application site; or ii) within the time period during which a flood watch or warning, or a tropical storm watch or warning, or a hurricane watch or warning is in effect for any portion of St. Johns County, issued

by the National Weather Service, or iii) within thirty-six (36) hours prior to a rain event greater than or equal to two (2) inches in a twenty-four (24) hour period is likely.

Soil test samples shall be taken twice (2x) per year by Contractor to determine pH, macronutrient and micronutrient content. Samples are to be taken in representative areas and within the scope of this Agreement. Fertilization applications, schedule modifications and soil amendments may be required based on the findings of the soil samples as may be necessary. All irrigated turf areas to have at least two annual treatments to combat reclaimed bicarbonates in the soil. Gypsum or Veridical is recommended for this treatment. Should changes be of merit, Contractor shall notify the District in writing prior to the implementation of such changes. Pre-emergent weed control will be scheduled for the appropriate time of year.

All turf shall be fertilized according to IFAS Guidelines for high maintenance level in northeast Florida turf which is generally outlined below (per BMP guidelines and University of Florida IFAS Extension). In addition to fertilization all irrigated turf areas to receive two annual treatments to combat reclaimed bicarbonates in the soil. Gypsum or Verde-Cal is recommended for this treatment. This will be performed in the spring and mid-summer.

Bahia Sod:

March	A complete fertilizer based on soil test + Pre- M
April	Nitrogen (Soluble Nitrogen applied at 0.5 lbs. N/1,000 SF) June SRN (Slow Released Nitrogen applied at 1.0 lbs. N/1,000)
August	Fe for foliar application, use ferrous sulfate (2 oz./ 3-5 gal. H ₂ O/1,000 SF)
October	A complete fertilizer based on soil tests + Pre-M

Bermuda Sod:

March	A complete fertilizer based on soil test + Pre- M
April	Nitrogen (Soluble Nitrogen applied at 0.5 lbs. N/1,000 SF)
May	SRN (Slow Released Nitrogen applied at 1.0 lbs. N/1,000 SF)
July	A complete fertilizer based on soil tests
August	Fe for foliar application, use ferrous sulfate (2 oz./ 3-5 gal. H ₂ O/1,000 SF)
September	SRN (Slow Released Nitrogen applied at 1.0 lbs. N/1,000 SF)
October	A complete fertilizer based on soil tests + Pre-M

St. Augustine Sod:

February	A complete fertilizer based on soil test + Pre- M
April	Nitrogen (Soluble Nitrogen applied at 0.5 lbs. N/1,000 SF) May SRN (Slow Released Nitrogen applied at 1.0 lbs. N/1,000 SF)
July	A complete fertilizer based on soil tests
August	SRN (Slow Released Nitrogen applied at 1.0 lbs. N/1,000 SF)
October	A complete fertilizer based on soil tests + Pre-M

Zoysia Sod:

February	A complete fertilizer applied at 1.0 lbs. N/1,000 SF Containing 50% soluble and 50% Slow release N + Pre- M
April	Soluble Nitrogen applied at 0.5 lbs. N/1,000 SF)
May	SRN (Slow Released Nitrogen applied at 1.0 lbs. N/1,000 SF)
July	SRN (Slow Released Nitrogen applied at 1.0 lbs. N/1,000 SF)

September Soluble Nitrogen applied at 0.5 lbs. N/1,000 SF)
October A complete fertilizer applied at 1.0 lbs. N/1,000 SF Containing 50% soluble and 50% Slow release N + Pre- M

Contractor shall submit a fertilizer label to the District's Representative for approval prior to application.

At times environmental conditions may require additional applications of nutrients, augmenting proposed fertilization programs to ensure that turf areas are kept uniformly green, healthy and in top condition. It shall be the responsibility of Contractor to determine specific needs and requirements and notify the District Representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of Contractor to remove.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to the District. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. It shall be Contractor's responsibility to remove any stains from any hard surfaces on the property caused by their actions or inactions relating to fertilizer application. Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUND COVER FERTILIZATION:

For purposes of bidding, all shrubs, groundcovers and trees shall be fertilized according to the following specifications.

Three (3) times a year – (March, June, and October)

A complete fertilizer (formula may vary according to soil test results) at a rate of 4-6 lbs. N/1,000 SF / year. (A minimum of 50% Nitrogen shall be in slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. It is Contractor's responsibility to replace any plant material damaged by fertilization burn due to Contractor's actions or inactions.

PALM FERTILIZATION:

All Palms shall be fertilized according Best Management Practices and University of Florida IFAS Extension guidelines 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the drip

line of the canopy but must be kept at least six feet (6") from the palm trunk. There are currently approximately 1200 palm trees.

Contractor shall provide the District with a fertilizer analysis tag from the fertilizer in order to verify correct formulation. Payment will not be made until correct quantity and formulation has been verified and applied. Contractor must notify the District five (5) working days in advance of the day the property is scheduled to be fertilized and shall coordinate such activities with the District Representative so that the District Representative has the opportunity to verify the quantity of fertilizer being delivered for application. Failure on the part of Contractor to so notify the District may result in Contractor forfeiting any and all rights to payment for the applications made without notification.

PART 3 **PEST CONTROL**

Insects and Disease in Turf – Insect and disease control spraying in turf shall be provided by Contractor every month (or as needed if not required – Contractor shall consult with District's Designee if insect/ disease control is not required) with additional spot treatment as needed. During the weekly inspections Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "Formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the pest control application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form. Fungicide treatment will be excluded from annual pest control costs and shall be authorized as needed via an additional work authorization. Upon identification of an area requiring fungicide treatment, a specific treatment plan will be developed for that area and a proposal shall be presented to the District for consideration and approval as soon as possible to prevent further spread. Fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. The Contractor shall be responsible for monitoring the condition of the turf and for promptly notifying the District when fungicide is needed to minimize damage.

Insects and Disease Control for Trees, Palms and Plants – Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms, some preventable and some where no known treatment exists. Contractor will be fully responsible for the diagnosis and treatment of preventable afflictions. At the District's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item and additional work in the Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with their proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice (2x). The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material and labor) multiplied by quantity of

susceptible palms multiplied by four (4) inoculations per year in bid form. The District reserves the right to subcontract out any and all OTC Injection events. This will not be included in Contractor's Amount. Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the entirety of the property on each visit is crucial to maintaining a successful program. It is Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be Contractor's responsibility to furnish the District Representative with a copy of the Pest Management Report (a copy of which is included), which it is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize itself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems, it will be Contractor's responsibility to treat pest within five (5) working days of the date of notification.

OTC Injections will be performed at the request of the District. The District reserves the right to subcontract out any and all OTC Injection events.

Fire Ant Control - Contractor is required to inspect the entirety of the property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Contractor is responsible for ensuring treatment does not damage non-targeted plant and animal species. Top Choice or equivalent shall be applied to all Bermuda.

PART 4 **IRRIGATION SYSTEM MONITORING AND MAINTENANCE**

Irrigation System. Contractor shall inspect and test the irrigation system components at least one (1) time per month and include a written report. Areas shall include all the existing irrigation systems (approximately 1,221 zones, 37 irrigation controllers, 23 battery operated controllers, and 3 backflow preventers).

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components

5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Below ground repairs, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer are to be inspected for adjustment and shall be aligned, packed and cleaned as necessary during this inspection. Shrubs, groundcovers, and turf around sprinkler heads shall be trimmed to maintain maximum clearance, at all times for the greatest coverage. All below ground repairs including valves, pumps, and wiring require an estimate for all such repairs. Upon written approval from the District Representative, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, the District Representative prior to making such repair.

The District Representative shall be notified what day and time of the week the irrigation tech will be available servicing the District. Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of these reports will be maintained by Contractor and copies delivered to the District Representative or his designee, along with the weekly report. At no time shall Contractor leave the premises without reporting any known necessary repairs.

5. Test back up programming support devices

- B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test automatic protection devices

- C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

- D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Below ground repairs, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer are to be inspected for adjustment and shall be aligned, packed and cleaned as necessary during this inspection. Shrubs, groundcovers, and turf around sprinkler heads shall be trimmed to maintain maximum clearance, at all times for the greatest coverage. All below ground repairs including valves, pumps, and wiring require an estimate for all such repairs. Upon written approval from the District Representative, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, the District Representative prior to making such repair.

The District Representative shall be notified what day and time of the week the irrigation tech will be available servicing the District. Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of these reports will be maintained by Contractor and copies delivered to the District Representative or his designee, along with the weekly report. At no time shall Contractor leave the premises without reporting any known necessary repairs.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of St. Johns County or any other governmental agencies. It is the responsibility of Contractor to ensure the turf and plant material remains healthy. If Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be Contractor's responsibility to apply for and receive a variance. Violations and/or fines imposed by any local or state agency will be deducted from Contractor's monthly payment. Contractor shall work with the District to establish and maintain irrigated plant material while making recommendations to minimize irrigation usage and control irrigation system-related costs. Contractor shall adjust automatic controllers to establish the frequency and length of watering periods to meet seasonal watering requirements and restrictions. In the event of abnormal irrigation cost overruns, Contractor shall report to the District the reason for the overruns and, if due in whole or in part to the Contractor's actions or failure to act, shall cooperate in negotiating a share of the cost overages attributable to such actions or inactions.

Contractor shall remain responsible for the on-going day-to-day maintenance of ALL irrigation systems. It is vital to communicate regularly with the District as well as any outside vendor responsible for monitoring.

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to the District Representative.

Freeze Protection. Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells/irrigation components.

Responsibility for Sprinkler Head Repairs: Contractor shall have sixty (60) days from the effective date of the Agreement to conduct a comprehensive review of the District's irrigation system, including all sprinkler heads, and submit proposals for any items needing repair. After the 60-day period has expired and any necessary repairs have been made, Contractor and District shall share the cost of sprinkler head repairs 50/50; i.e., Contractor shall bear 50% of the applicable sprinkler head repair costs and the District shall bear 50% of the applicable sprinkler head repair costs. Contractor shall not be responsible for any items identified as needing repair if the District does not authorize the recommended repair.

Bid Alternate: Contractor shall submit a price to provide a full time Irrigation Technician / Water Manger to provide routine maintenance as stated in this section, make repairs related to the irrigation systems in the District, manage all controllers to provide seasonal watering requirements and minimize irrigation use when conditions allow. This would replace irrigation inspections totals on the Proposal summaries.

PART 5 **INSTALLATION OF MULCH**

After prior approval by the District Board of Supervisors or District Representative, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Brown Cypress Mulch or Pine Straw, depending on the landscape area, once (1x) per year during the month of April unless a different installation time is directed by the District. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum

depth of three (3) inches. An additional installation of mulch may be performed if necessary and if authorized in writing by the District and shall be invoiced according to the unit prices provided in the Contractor's bid.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be three (3) inches deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of three (3) inches and beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete, it is determined that additional mulch is required to attain the required three (3) inch depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid. The price per cubic yard provided in Contractor's bid shall apply to any additional mulch installation services provided during the term of this Agreement.

The District reserves the right to subcontract out any and all mulching events. Please note, there are approximately 1800 cubic yards of mulch and approximately 22,000 bales of pine straw. The selected bidder shall confirm, these amounts are estimates based upon previous contractor amounts.

Additional Bid: Contractor shall provide a one-time price to remove mulch to depths of 3" on pool deck areas at the RiverClub and RiverHouse and replace with three (3) inches of new mulch. All areas inside the pool perimeter fence are included in this removal. This item will not be included in the contract amount.

PART 6 **ANNUAL INSTALLATION**

Planting of Annuals. After prior approval by the District Representative, Contractor shall replace approximately three thousand, six hundred (3,600) annuals in four (4) inch pots up to four (4) times per year in designated areas noted on the service area map and maintain annuals to ensure a healthy appearance. Contractor will have the type of annual to be installed pre-approved by the District Representative in writing. An Annual Options Presentation for the entire year representing plant options and timing for each quarterly rotation shall be submitted to District shortly after execution of contract in order for the District or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an

eyesore. If the beds are left bare prior to the next planting, Contractor will keep such beds free of weeds at all times until the next planting rotation occurs.

Annual installation price shall include all dead-heading, necessary soil adjustments, soil additives, fungicides and nutritional requirements at no additional cost to District.

The District reserves the right to subcontract out any and all annual installation events.

PART 7 **PALM TREE PRUNING**

PALMS: ALL palms (regardless of height) shall receive a pruning on an as-needed basis as often as necessary to have palms appear neat and clean at all times. This includes the removal of brown and/or yellow fronds, broken fronds and inflorescence. Contractor is required to keep the removal of green fronds to a minimum (the exception being interference with structures or other plant material, etc.). As previously mentioned, there are currently approximately 1200 palm trees throughout RiverTown.

All Sabal palms shall be pruned once (1x) a year in a uniform ten to two (10-2) cut. Medjools shall be trimmed at District Representative request and timed to be trimmed so fruit pods can be removed prior to development. At no time shall the trimming be more than ten to two (10-2) position. Tarpaulins shall be used in areas where palm fruits may stain sidewalks, pavement and other decorative surfaces including pool decks. Contractor shall be responsible for the removal of all palm fruit stains.

30/60/90 Day Plan



This checklist is provided as an outline of the initial tasks that our Landscape Maintenance teams will perform as we begin serving your property. We've divided the tasks over the first 30, 60, and 90 days of service in order to provide you with a tool to monitor and measure our team's performance as we begin our partnership as your landscape maintenance service partner.

30 Day Plan:

- ✓ Meet with Board Representative/property manager to review 30 - 60 - 90 Day Plan
- ✓ Discuss with Board our "Approach to Services" and scope of work
- ✓ Conduct arbor assessment with report identifying the locations throughout RiverTown
- ✓ Propose soil amendment to all seasonal flower beds prior to rotation at RiverTown
- ✓ Complete an irrigation audit of the entire system
- ✓ Present irrigation deficiencies with plan for corrections
- ✓ Begin maintenance - mowing, blowing, edging and leaf clean-up
- ✓ Hand pull and spray weeds in mulch beds
- ✓ Spot treat weeds in turf areas
- ✓ Continue weed control in planting beds
- ✓ Apply fertilizer to struggling shrubs throughout the property
- ✓ Begin insect and disease program on all plant material
- ✓ Discuss options for turf enhancements
- ✓ Prepare proposals for replacing missing and dead shrub material throughout property
- ✓ Perform first turf fertilizer application
- ✓ Walk Property with Board Representative/property manager to identify other areas of concern

30/60/90 Day Plan



60 Day Plan:

- ✓ Walk property with Board Representative to evaluate improvements
- ✓ Evaluate our "Approach to Services" and make any necessary adjustments
- ✓ Continue irrigation maintenance and inspections
- ✓ Provide arbor assessment proposal
- ✓ Continue routine maintenance - mowing, blowing, edging and leaf clean-up
- ✓ Retreat turf weeds
- ✓ Continue hand pulling and weed applications throughout property
- ✓ Monitor and treat insect and disease problems in plant material throughout property
- ✓ Discuss options to improve "curb appeal" in high profile areas

90 Day Plan:

- ✓ Walk property with Board Representative to evaluate improvements
- ✓ Assess results from actions taken in 30 day and 60 day plans.
- ✓ Continue irrigation maintenance/inspections
- ✓ Continue turf weed applications as needed
- ✓ Continue RoundUp applications in mulch beds
- ✓ Monitor and treat insect and disease problems in plant material throughout property
- ✓ Continue routine maintenance - mowing, blowing, edging and leaf clean-up



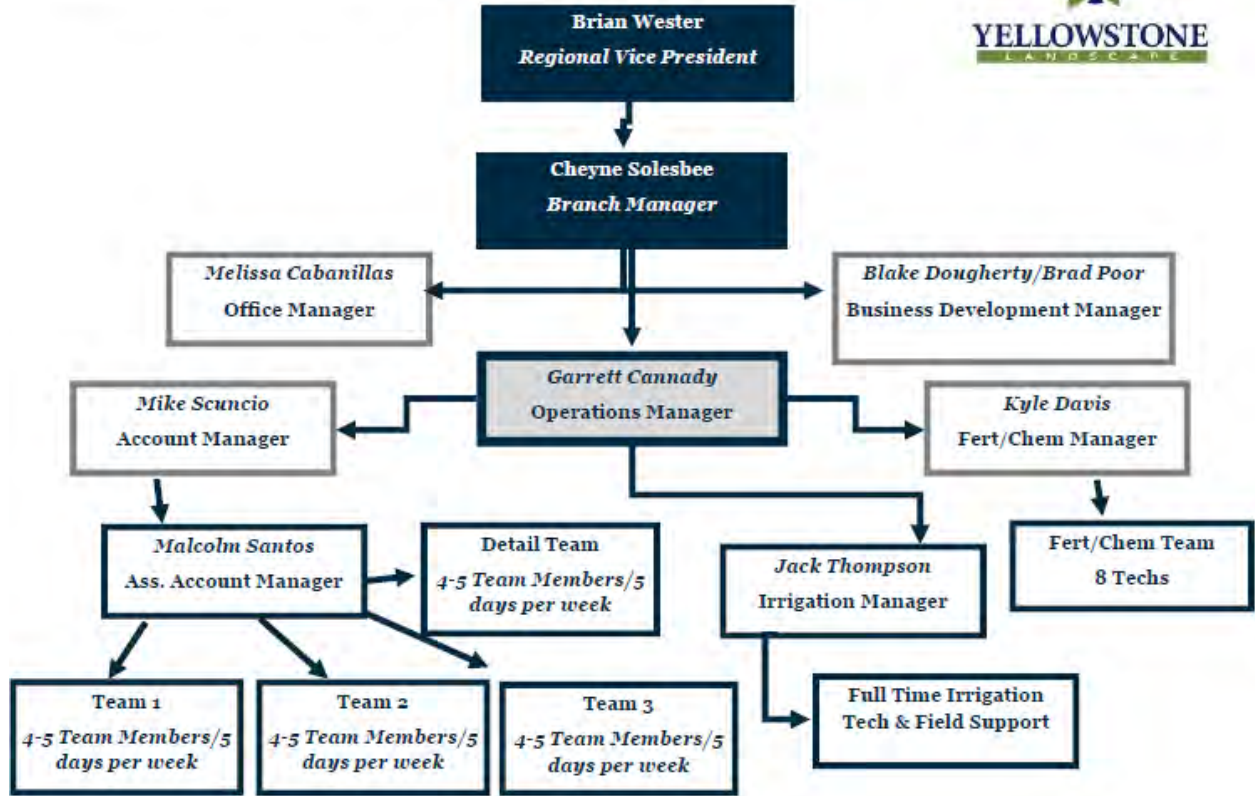
RiverTown- 12 Month Task Calendar

Mon-Fri 52 weeks of the year minus holidays

Task	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total Visits
Total Visits-4 days per week	3	3	3	3	3	3	3	3	3	3	3	3	50
Yard													
Mowing (St. Augustine)	x	x	x	x	x	x	x	x	x	x	x	x	40
Mowing (Bermuda)	x	x	x	x	x	x	x	x	x	x	x	x	36
Mowing (Tulsa)	x	x	x	x	x	x	x	x	x	x	x	x	36
Mowing (Zoysia)	x	x	x	x	x	x	x	x	x	x	x	x	40
Hand Edging	x	x	x	x	x	x	x	x	x	x	x	x	40
Self Edging	x	x	x	x	x	x	x	x	x	x	x	x	31
String Trimming	x	x	x	x	x	x	x	x	x	x	x	x	40
Backpack Blowing	x	x	x	x	x	x	x	x	x	x	x	x	40
Backpack Blowing (leaf areas)	x	x	x	x	x	x	x	x	x	x	x	x	50
St. Augustine Insecticide	x			x	x	x	x	x			x		6
St. Augustine Azoxy Treatment			x										1
Bermuda Top Choice					x								1
Bermuda Insecticide			x			x			x		x		4
Bermuda Pre-Emergent		x			x		x		x		x		5
Zoysia Insecticide			x		x								2
Zoysia Pre-Emergent			x		x				x		x		5
St. Augustine Fertilization	x			x	x	x	x	x			x		6
Bermuda Fertilization	x			x	x	x		x			x		6
Zoysia Fungicide								x					1
Zoysia Fertilization	x			x	x	x		x			x		6
Soil Analysis Testing			x							x			2
Shrub and Bed													
Pruning or Trimming (up to 10')		x										x	2
Ornamental Grasses				x						x			2
Manual Weed Control	x	x	x	x	x	x	x	x	x	x	x	x	50
Post-Emergent Weed Control	x	x	x	x	x	x	x	x	x	x	x	x	50
Pre-Emergent Weed Control			x						x				2
Fungicide Application			x			x			x				4
Insecticide Application			x			x			x				4
Tree/Shrub Fertilization			x			x					x		3
Tree													
Tree Pruning (up to 10')		x											1
Crape Myrtle Top Pruned (up to 6')		x											1
Tree Fertilization			x						x			x	3
Palm													
Palm Pruning							x						1
Palm Fertilization			x						x				2
Irrigation													
Irrigation Inspection-25% of crops weekly	x	x	x	x	x	x	x	x	x	x	x	x	10
Minor Repairs - 25% of crops weekly	x	x	x	x	x	x	x	x	x	x	x	x	10
Ground Color													
Color Retention	x			x			x			x			4
Manual Weed Control	x	x	x	x	x	x	x	x	x	x	x	x	50
Leaf Banding or Detailing	x	x	x	x	x	x	x	x	x	x	x	x	50
Bed Prep	x			x			x			x			4
Insecticide Application	x			x			x			x			4
Fungicide Application	x			x			x			x			4
Fertilization	x			x			x			x			4
Other Tasks													
Mulch Application			x										1
Trash/Debris Clean-up	x	x	x	x	x	x	x	x	x	x	x	x	50
Pest Ant Treatment	x	x	x	x	x	x	x	x	x	x	x	x	As needed

For any leaf, shrub, tree, or palm application an Integrated Pest Management Program will be implemented. If certain applications are not needed when scheduled on this calendar, we will focus our attention in other areas. Our approach will always be preventative by monitoring site conditions. Additional spot treatments may be made throughout the year to address certain issues.

Rivers Edge I, II, & III CDD



River Town

Jacksonville, FL

Detail Team




Focal Week 1+3	
Focal Week 2+4	
Week 1	
Week 2	
Week 3	
Week 4	



River Town

Jacksonville, FL

Maintenance Team

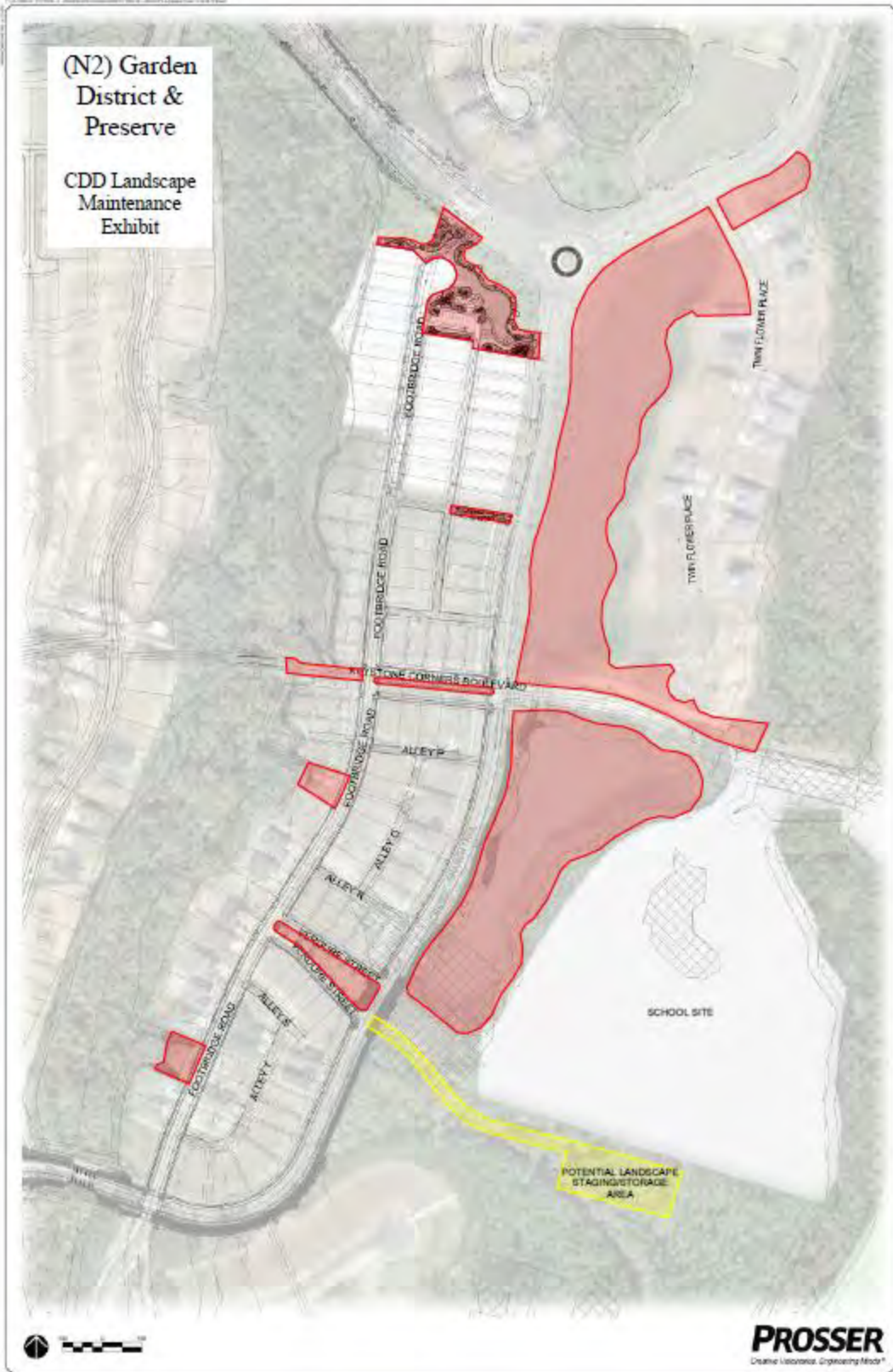
Team 1	
Team 2	
Team 3	

**Wide Area moving to performed by 96" ZTR*



EXHIBIT B1 Rivers Edge CDD Property





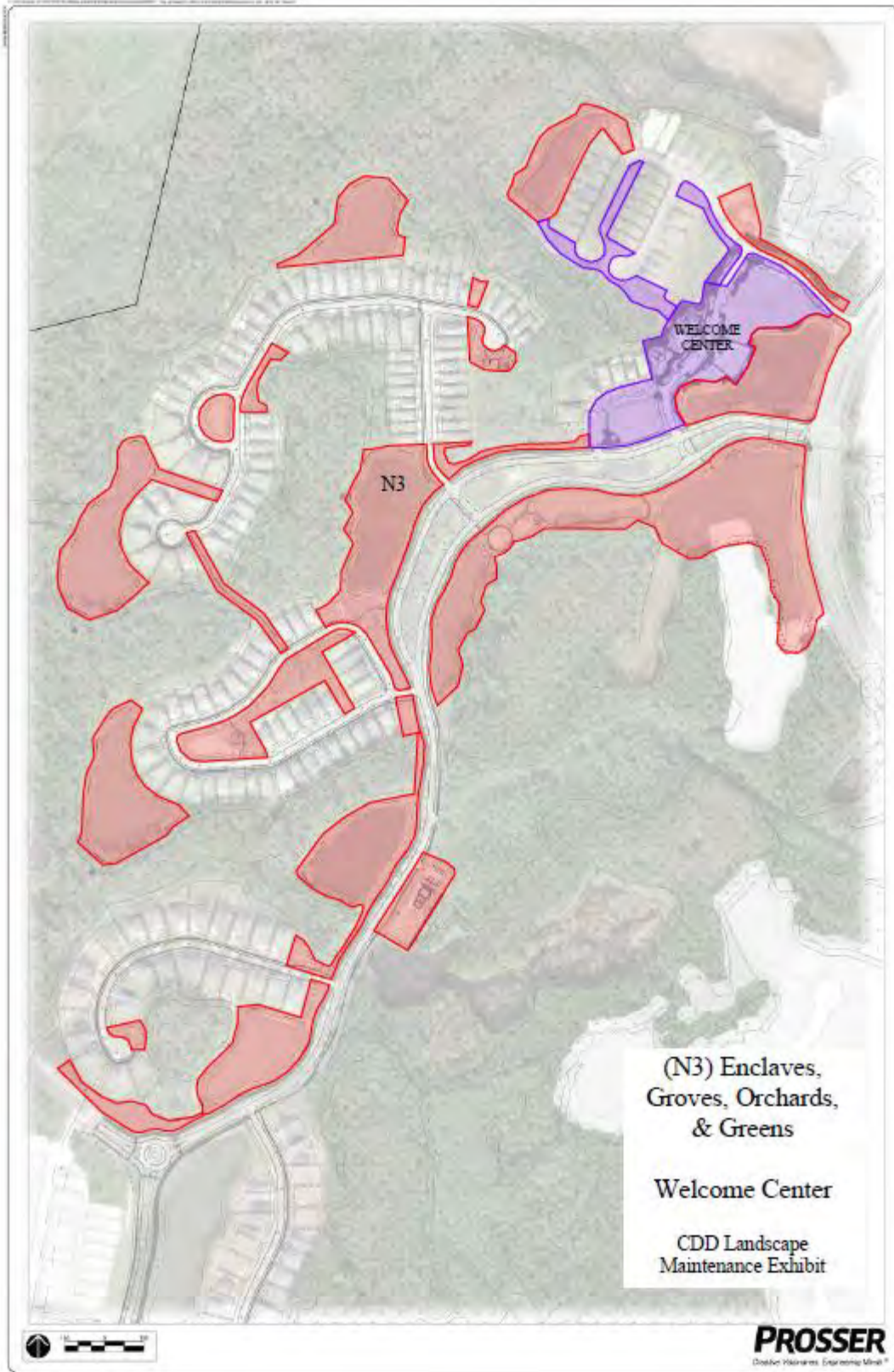




EXHIBIT B2 Rivers Edge II CDD Property



EXHIBIT B3 Rivers Edge III Property



EXHIBIT C Shared Offsite Property

RIVERTOWN

LANDSCAPE MAINTENANCE MAP

LEGEND

- RIVER'S EDGE CDD (RE)
- Future RECDD
- ROADWAYS, PARKS, AMENITY
- Future ROADWAYS
- RIVER'S EDGE II CDD
- Future RIVER'S EDGE II CDD
- RIVER'S EDGE III CDD
- Future RIVER'S EDGE III CDD
- WATERSONGSHORES
- Future Watersong

AMENITY (A)

- A1 Riverhouse
- A2 RiverClub

ROADWAY (R)

- R1 Longleaf Pine
- R2 RiverTown Main Street
- R3 Orange Beach Trail
- R4 RiverTown Blvd. & 13/14B
- R5 Concan
- R6 Keystone Corridor

NEIGHBORHOODS (N)

- N1 Landings, Main Street, Lakes I & II
- N2 Garden District, Preserve
- N3 Endaves, Groves, Orchards & Greens
- N4 Homestead I & II
- N5 NorthLake I, II & III
- N6 Haven Estates, Westlake
- N7 Arbor PH 1, 2, 3
- N8 Settlement & Cove
- N9 High Pointe & Manor





EXHIBIT D Future Landscape Areas



EXHIBIT E
Forms

**RIVERS EDGE CDD
ADDITIONAL SERVICES ORDER (ASO)**

FOR ILLUSTRATION PURPOSES ONLY. DO NOT USE THIS FORM
-Contact District Manager For Finalized Form-

Date: MM/DD/YYYY

ASO #: 01

Contractor's Name: _____

Project Manager: _____

Project Manager's Email: _____

Contractor's Address: _____

Contractor's Phone: _____

Contractor's Facsimile: _____

District Manager: Jim Perry

District Manager's Email: jperry@gmsnf.com

District Address: 475 WestTown Place, Ste114
St. Augustine, FL 32092

District Phone: (904) 940 - 5850

District Facsimile: (904) 940 - 5899

Item #	Item Description	Unit	Unit Cost	Quantity	Total
1			\$0.00	0.00	\$0.00
2			\$0.00	0.00	\$0.00
3			\$0.00	0.00	\$0.00
4			\$0.00	0.00	\$0.00
5			\$0.00	0.00	\$0.00

Net Change: \$0.00

Amount This ASO: \$0.00

ASO Amount To Date: \$0.00

Original Agreement Amount: \$0.00

Revised Agreement Amount: \$0.00

Reason for Additional Services Order. Please Explain:

Additional Specifications:

In the event of a conflict between the terms and conditions set forth in this Additional Services Order with the terms and conditions in the Agreement, the terms and conditions of the Agreement will govern and the conflicting terms contained in the Additional Services Order will be disregarded. The District reserves the right to modify the Additional Services Order Form at any time.

Original Agreement: Rivers Edge Community Development District – Landscape Maintenance Services Agreement

Signed & Dated: _____

IN WITNESS WHEREOF, the parties hereto have executed this Additional Services Order to be effective as of the later of the two dates set forth below.

OWNER:

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT,
a local unit of special-purpose government

CONTRACTOR:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

RIVERS EDGE CDD
DAILY WORK JOURNAL

(this form must be filled out at the end of each daily visit and turned in to the clubhouse office)

DATE: _____

DESCRIPTION OF WORK PERFORMED TODAY:

LOCATIONS:

ISSUES REQUIRING ATTENTION: _____
(Please notify District Rep. if any)

EXHIBIT F
Contractor's Bid Pricing

GRAND TOTAL (Parts 1, 2, 3, and 4)					
	All Areas	Rivers Edge I	Rivers Edge II	Rivers Edge III	Shared Offsite Improvements
YEAR 1 (2022-2023)	\$ <u>1,710,000.00</u>	\$ <u>803,526.95</u>	\$ <u>171,346.51</u>	\$ <u>88,215.30</u>	\$ <u>646,911.24</u>
YEAR 2 (2023 – 2024)	\$ <u>1,744,200.00</u>	\$ <u>819,597.48</u>	\$ <u>174,773.44</u>	\$ <u>89,979.61</u>	\$ <u>659,849.47</u>
YEAR 3 (2024 – 2025)	\$ <u>1,779,084.00</u>	\$ <u>835,989.43</u>	\$ <u>178,268.91</u>	\$ <u>91,779.21</u>	\$ <u>673,046.45</u>
YEAR 4 (2025-2026)	\$ <u>1,814,665.68</u>	\$ <u>852,709.22</u>	\$ <u>181,834.29</u>	\$ <u>93,614.79</u>	\$ <u>686,507.38</u>

Shared Offsite Improvements Category Breakdown

	RiverHouse	RiverClub	Riverfront Park	Keystone Corners
YEAR 1 (2022-2023)	\$ <u>44,803.77</u>	\$ <u>20,919.44</u>	\$ <u>38,818.93</u>	\$ <u>50,211.91</u>
YEAR 2 (2023 – 2024)	\$ <u>45,699.85</u>	\$ <u>21,337.83</u>	\$ <u>39,595.31</u>	\$ <u>51,216.15</u>
YEAR 3 (2024 – 2025)	\$ <u>46,613.85</u>	\$ <u>21,764.59</u>	\$ <u>40,387.22</u>	\$ <u>52,240.47</u>
YEAR 4 (2025-2026)	\$ <u>47,546.13</u>	\$ <u>22,199.88</u>	\$ <u>41,194.96</u>	\$ <u>53,285.28</u>

	Longleaf Pine	RiverTown Main St.	Orange Branch Trail	RiverTown Blvd.	SR 13
YEAR 1 (2022-2023)	\$ <u>159,503.99</u>	\$ <u>139,462.83</u>	\$ <u>108,689.46</u>	\$ <u>41,783.83</u>	\$ <u>42,717.08</u>
YEAR 2 (2023-2024)	\$ <u>162,694.07</u>	\$ <u>142,252.09</u>	\$ <u>110,863.25</u>	\$ <u>42,619.50</u>	\$ <u>43,571.42</u>
YEAR 3 (2024-2025)	\$ <u>165,947.95</u>	\$ <u>145,097.13</u>	\$ <u>113,080.52</u>	\$ <u>43,471.87</u>	\$ <u>44,442.85</u>
YEAR 4 (2025-2026)	\$ <u>169,266.91</u>	\$ <u>147,999.07</u>	\$ <u>115,342.13</u>	\$ <u>44,341.31</u>	\$ <u>45,331.71</u>

If the pricing for optional service will change over the life of the contract, please provide such information below:

	Part 5 (Optional)	Part 6 (Optional)	Part 7 (Optional)
YEAR 1 (2022-2023)	\$ <u>TBD</u>	\$ <u>TBD</u>	\$ <u>TBD</u>
YEAR 2 (2023 - 2024)	\$ <u>TBD</u>	\$ <u>TBD</u>	\$ <u>TBD</u>
YEAR 3 (2024 - 2025)	\$ <u>TBD</u>	\$ <u>TBD</u>	\$ <u>TBD</u>
YEAR 4 (2025-2026)	\$ <u>TBD</u>	\$ <u>TBD</u>	\$ <u>TBD</u>

PART 1 – GENERAL LANDSCAPE MAINTENANCE

ANNUAL TOTAL – GENERAL LANDSCAPE MAINTENANCE (all labor and materials)				
All Areas	Rivers Edge I	Rivers Edge II	Rivers Edge III	Shared Offsite Improvements
\$ 1,216,804.24	\$ 571,846.58	\$ 121,942.29	\$ 62,627.59	\$ 460,387.78

Additional Services: (These prices shall apply to unit-price work only and are NOT to be included in General Landscape Maintenance Cost above)

- Storm Cleanup \$ 95 /hr.
- Tree Staking/Strapping Removal \$ 55 / lump sum (based on plan details)
- Freeze Protection (description of ability) Shut down all clocks/backflows and drain mainlines. Shut down all battery operated zones. Wrap backflows in an insulated material to keep piping from bursting.
Any plant material that is hurt in a freeze will be pruned at the correct time according to plant species and size to help with regeneration of healthy growing habits.
\$ 0.00 /application
- Hand Watering
\$ 65 /hr. for employee with hand-held hose
\$ 75 /hr. for water truck/tanker
- Contractor shall provide a onetime cost for additional trimming for specific areas of property:
 - o Buffer area along the Riverfront Park - Trimming of buffer area to four (4) feet high from the south lookout north 3,200 feet to the extent of the cleared portion of park. This to include any saplings, Sabal Palmetto fronds above four (4) feet and tall weeds. \$ 4,900.00
 - o County Road 244 Woodline – Trim all overhanging vegetation on R/W line and walks to eight (8) feet high along the length of County Road 244. \$ 6,500.00

PART 2 – FERTILIZATION

ANNUAL TOTAL – FERTILIZATION (all labor and materials)				
All Areas	Rivers Edge I	Rivers Edge II	Rivers Edge III	Shared Offsite Improvements
\$ 246,900.62	\$ 115,932.08	\$ 24,721.70	\$ 12,911.18	\$ 93,335.70

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb	Complete fertilizer based on Soil Test and Pre-emergent (0-0-29) - Pending soil testing	0 LB. N/1000 SF	All 3- RE1- RE2- N/A RE3- SO-	All 3- \$21,133.45 RE1- \$7,580.28 RE2- \$2,899.98 RE3- \$401.38 SO- \$10,251.81
Apr	High N (Soluble and Slow Release) (24-0-11) - Pending soil testing	.5 LB. Soluble N/1000 SF 1 LB. Slow Release N/1000 SF	All 3- 18,996 lbs RE1- 11,545 lbs RE2- 539 lbs RE3- 482 lbs SO- 6,400 lbs	All 3- \$27,818.70 RE1- \$9,978.18 RE2- \$3,817.35 RE3- \$528.36 SO- \$13,494.81
Jul	Complete Fertilizer based on Soil Tests (40-0-0) - Pending soil Testing	.5 LB. N/1000 SF	All 3- 2,744 lbs RE1- 1,270 lbs RE2- 108 lbs RE3- 96 lbs SO- 1270 lbs	All 3- \$22,834.17 RE1- \$8,190.30 RE2- \$3,133.36 RE3- \$433.68 SO- \$11,076.83
Aug	Slow Release Nitrogen (24-0-11) - Pending soil Testing	1 LB. N/1000 SF	All 3- 12,574 lbs RE1- 7,700 lbs RE2- 359 lbs RE3- 316 lbs SO- 4,199 lbs	All 3- \$23,730.75 RE1- \$8,511.88 RE2- \$3,256.42 RE3- \$450.71 SO- \$11,511.74
Oct	Heavy Potassium Fertilizer with Pre-emergent (0-0-29) - Pending soil Testing	0 LB. N/1000 SF	All 3- RE1- N/A RE2- RE3- SO-	All 3- \$21,133.45 RE1- \$7,580.28 RE2- \$2,899.98 RE3- \$401.38 SO- \$10,251.81
ZOYSIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb	 (0-0-29) - Pending soil Testing	Don't recommend putting N at this time	All 3- RE1- RE2- N/A RE3- SO-	All 3- \$2,403.98 RE1- \$1,169.13 RE2- \$286.49 RE3- \$421.31 SO- \$527.05

Apr	Soluble Nitrogen (40-0-0) - Pending soil Testing	.5 LB. N/1000 SF	All 3- 460.125 RE1- 330.75 RE2- 13 RE3- 45.5 SO- 70.875	All 3- \$2645.93 RE1- \$1,285.25 RE2- \$315.67 RE3- \$464.24 SO- \$580.77
May	Slow release Nitrogen (24-0-11) - Pending soil Testing	1 LB. N/1000 SF	All 3- 1,533.54 RE1- 1,102.5 RE2- 43.3 RE3- 151.5 SO- 236.24	All 3- \$2831.52 RE1- \$1,377.06 RE2- \$337.44 RE3- \$496.23 SO- \$620.79
Jul	Slow release Nitrogen (24-0-11) - Pending soil Testing	1 LB. N/1000 SF	All 3- 1,533.54 RE1- 1,102.5 RE2- 43.5 RE3- 151.5 SO- 236.24	All 3- \$2,831.52 RE1- \$1,377.06 RE2- \$337.44 RE3- \$496.23 SO- \$620.79
Sept	Soluble N (21-7-14) - Pending soil Testing	.5 LB. N/1000 SF	All 3- 876 RE1- 630 RE2- 24 RE3- 87 SO- 135	All 3- \$2,685.22 RE1- \$1,307.44 RE2- \$319.65 RE3- \$470.07 SO- \$588.06
Oct	High Potassium with Pre-emergent (0-0-29) - Pending soil Testing	0 LB N/1000 SF	All 3- RE1- N/A RE2- RE3- SO-	All 3- \$2,403.98 RE1- \$1,169.13 RE2- \$286.49 RE3- \$421.31 SO- \$527.05
BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Mar	Complete Fertilizer based on Soil Test with Pre-emergent (24-0-11) - Pending soil testing	.5 LB N/1000 SF	All 3- 3,070 RE1- 1,348 RE2- N/A RE3- 554 SO- 1,168	All 3- \$13,044.03 RE1- \$2,988.64 RE2- N/A RE3- \$1,163.14 SO- \$8,892.25
Apr	Soluble N (40-0-0) - Pending soil Testing	.5 LB N/1000 SF	All 3- 1,842.5 RE1- 808.75 RE2- N/A RE3- 332.5 SO- 701.25	All 3- \$9,178.69 RE1- \$2,134.74 RE2- N/A RE3- \$692.35 SO- \$6,351.60
Aug	Iron application (13-0-0) - Pending soil Testing	0 LB N/1000 SF	All 3- RE1- N/A RE2- RE3- SO-	All 3- \$7,322.95 RE1- \$1,707.79 RE2- N/A RE3- \$553.87 SO- \$5,081.29
Oct	High Potassium with Pre-emergent (0-0-29)	0 LB N/1000 SF	All 3- RE1- N/A RE2-	All 3- \$7,322.95 RE1- \$1,707.79 RE2- N/A

	See page before	See page before	RE3- SO-	RE3- \$553.87 SO- \$5,081.29
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BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Mar	Complete Fertilizer based on Soil Test with pre-emergent (24-0-11) - Pending soil testing	1 LB. N/1000 SF	All 3- 1,628 RE1- 588 RE2- N/A RE3- N/A SO- 1,040	All 3- \$3,711.53 RE1- \$1,297.92 RE2- N/A RE3- N/A SO- \$2,413.61
Apr	Soluble Nitrogen (40-0-0) - Pending soil testing	.5 LB. N/1000 SF	All 3- 487 RE1- 176 RE2- N/A RE3- N/A SO- 311	All 3- \$2,734.81 RE1- \$956.36 RE2- N/A RE3- N/A SO- \$1,778.45
May	Slow release Nitrogen (24-0-11) - Pending soil Testing	1 LB. N/1000 SF	All 3- 1,628 RE1- 588 RE2- N/A RE3- N/A SO- 1,040	All 3- \$2,930.16 RE1- \$1,024.68 RE2- N/A RE3- N/A SO- \$1,905.48
Jul	Complete Fertilizer based on soil tests (40-0-0) - Pending soil Testing	.5 LB. N/1000 SF	All 3- 487 RE1- 176 RE2- N/A RE3- N/A SO- 311	All 3- \$2,734.81 RE1- \$956.36 RE2- N/A RE3- N/A SO- \$1,778.45
Aug	Iron Application for Green Up with Slow release N (21-7-14) - Pending soil Testing	.5 oz/Gal of Fe 1 LB. N/1000 SF	All 3- 1,859 RE1- 671 RE2- N/A RE3- N/A SO- 1,188	All 3- \$2,930.16 RE1- \$1,024.68 RE2- N/A RE3- N/A SO- \$1,905.48
Sept	Slow Release Nitrogen (24-0-11) - Pending soil Testing	1 LB. N/1000 SF	All 3- 1,628 RE1- 588 RE2- N/A RE3- N/A SO- 1,040	All 3- \$2,734.81 RE1- \$956.36 RE2- N/A RE3- N/A SO- \$1,778.45
Oct	High Potassium with Pre-emergent (0-0-29) - Pending soil Testing	0 LB. N/1000 SF	All 3- RE1- RE2- N/A RE3- SO-	All 3- \$1,758.09 RE1- \$614.80 RE2- N/A RE3- N/A SO- \$1,143.29

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

March	8-4-8 with minors blended with milorganite	On avg 4 LB. N/1000 SF	All 3- 9,130 RE1- 4,950 RE2- 200 RE3- 390 SO- 3,590	All 3- \$10,911.39 RE1- \$4,269.48 RE2- \$313.86 RE3- \$553.87 SO- \$5,774.18
June	8-4-8 with minors blended with milorganite	On avg 4 LB. N/1000 SF	All 3- 9,130 RE1- 4,950 RE2- 200 RE3- 390 SO- 3,590	All 3- \$10,911.39 RE1- \$4,269.48 RE2- \$313.86 RE3- \$553.87 SO- \$5,774.18
Oct.	8-4-8 with minors blended with milorganite	On avg 4 LB. N/1000 SF	All 3- 9,130 RE1- 4,950 RE2- 200 RE3- 390 SO- 3,590	All 3- \$10,911.39 RE1- \$4,269.48 RE2- \$313.86 RE3- \$553.87 SO- \$5,774.18
			All 3- RE1- RE2- RE3- SO-	All 3- RE1- RE2- RE3- SO-
			All 3- RE1- RE2- RE3- SO-	All 3- RE1- RE2- RE3- SO-

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12 with minors such as Mg, Mn, B, Fe	On avg 5 LB. N/1000 SF	All 3- 5,880 RE1- 3,890 RE2- 300 RE3- 215 SO- 1,475	All 3- \$11,760.00 RE1- \$7,780.00 RE2- \$600.00 RE3- \$430.00 SO- \$2,950.00
July	8-2-12 with minors such as Mg, Mn, B, Fe	On avg 5 LB. N/1000 SF	All 3- 5,880 RE1- 3,890 RE2- 300 RE3- 215 SO- 1,475	All 3- \$11,760.00 RE1- \$7,780.00 RE2- \$600.00 RE3- \$430.00 SO- \$2,950.00
			All 3- RE1- RE2- RE3- SO-	All 3- RE1- RE2- RE3- SO-
			All 3- RE1- RE2-	All 3- RE1- RE2-

			RE3- SO-	RE3- SO-
			All 3- RE1- RE2- RE3- SO-	All 3- RE1- RE2- RE3- SO-

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crape, Loropetalum)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March, May, July, Sept	Bone meal as supplemental nutrition for blooms	Knockout and Drift Roses	All 3- RE1- RE2- RE3- SO- .25 LB/Plant	All 3- RE1- RE2- RE3- SO- \$1,130.00
			All 3- RE1- RE2- RE3- SO-	All 3- RE1- RE2- RE3- SO-
			All 3- RE1- RE2- RE3- SO-	All 3- RE1- RE2- RE3- SO-
			All 3- RE1- RE2- RE3- SO-	All 3- RE1- RE2- RE3- SO-
			All 3- RE1- RE2- RE3- SO-	All 3- RE1- RE2- RE3- SO-
			All 3- RE1- RE2- RE3- SO-	All 3- RE1- RE2- RE3- SO-

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3 – PEST CONTROL

ANNUAL TOTAL – PEST CONTROL ALLOWANCE (all labor and materials)				
All Areas	Rivers Edge I	Rivers Edge II	Rivers Edge III	Shared Offsite Improvements
\$ <u>123,575.14</u>	\$ <u>58,075.09</u>	\$ <u>12,384.11</u>	\$ <u>6,360.29</u>	\$ <u>46,755.65</u>

Provide cost per year if entire pest control allowance is required. This is an allowance for treatments of trees, ornamentals, groundcovers, etc., and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. Instead, the portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

In the space below, please state whether you believe a regular schedule of fungicide treatment is necessary for any areas within the Districts, and explain why or why not. Please provide unit prices for any recommended fungicide application below:

Answer: We would recommend applying azoxystrobin to the zoysia turf in September to help with potential outbreaks. We suggest this for the zoysia turf because in our experience we see that zoysia is more prone to fungus outbreaks than other turf types.

Unit Prices:

Type of Fungicide	Unit Type	Unit Cost
Azoxystrobin	Ounces	\$15.00/oz

Additional Services: (These prices shall apply to unit-price work only and are NOT to be included in the Pest Control Allowance above or the Grand Total)

OTC Injections

(All labor and materials) - Performed at the discretion of the Districts' Board of Supervisors. The Districts reserve the right to subcontract out any and all OTC Injection events.

ANNUAL TOTAL – PEST CONTROL ALLOWANCE (all labor and materials based on quantities below)				
All Areas	Rivers Edge I	Rivers Edge II	Rivers Edge III	Shared Offsite Improvements
\$ 150.00 per palm/tree	\$ 150.00 per palm/tree	\$ 150.00 per palm/tree	\$ 150.00 per palm/tree	\$ 150.00 per palm/tree

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size)*	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Medjool Date Palms	All 3-RE1-RE2-RE3-SO- 18	1 per palm per quarter	\$150.00	All 3-RE1-RE2-RE3-SO- \$10,800.00
	All 3-RE1-RE2-RE3-SO-			All 3-RE1-RE2-RE3-SO-
	All 3-RE1-RE2-RE3-SO-			All 3-RE1-RE2-RE3-SO-
	All 3-RE1-RE2-RE3-SO-			All 3-RE1-RE2-RE3-SO-

* (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)

Application of Top Choice for annual treatment of Fire Ants

(All labor and materials) - Performed at the discretion of the District's Board of Supervisors. The Districts reserve the right to subcontract out any and all OTC Injection events.

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.

All Areas	Rivers Edge I	Rivers Edge II	Rivers Edge III	Shared Offsite Improvements
\$ 29,880.00	\$ 11,048.00	\$ 1,500.00	\$ 2,689.00	\$ 14,643.00

PART 5 - MULCH

The DISTRICTS reserve the right to subcontract any mulching event to an outside vendor. The following prices are for unit-price work only and shall not be included in the Grand Total.

UNIT PRICES – BROWN CYPRESS MULCH (all labor and materials)					
	All Areas	Rivers Edge I	Rivers Edge II	Rivers Edge III	Shared Offsite Improvements
Cubic yards*	<u>1,800</u> CY	<u>600</u> CY	<u>40</u> CY	<u>55</u> CY	<u>1105</u> CY
Unit Price (1st top-dressing)	\$ <u>50.00</u>	\$ <u>50.00</u>	\$ <u>50.00</u>	\$ <u>50.00</u>	\$ <u>50.00</u>
Unit Price (2nd top-dressing)	\$ <u>N/A</u>	\$ <u>N/A</u>	\$ <u>N/A</u>	\$ <u>N/A</u>	\$ <u>N/A</u>
Annual Total	\$ <u>90,000.00</u>	\$ <u>30,000.00</u>	\$ <u>2,000.00</u>	\$ <u>2,750.00</u>	\$ <u>55,250.00</u>

**Based on quantities determined by Contractor's field measurements at time of bidding*

UNIT PRICES – PINE STRAW MULCH (all labor and materials)					
	All Areas	Rivers Edge I	Rivers Edge II	Rivers Edge III	Shared Offsite Improvements
Bales*	<u>22,000</u> bales	<u>10,339</u> bales	<u>2,205</u> bales	<u>1,132</u> bales	<u>8,324</u> bales
Unit Price (1st top-dressing)	\$ <u>7.33</u>	\$ <u>7.33</u>	\$ <u>7.33</u>	\$ <u>7.33</u>	\$ <u>7.33</u>
Unit Price (2nd top-dressing)	\$ <u>N/A</u>	\$ <u>N/A</u>	\$ <u>N/A</u>	\$ <u>N/A</u>	\$ <u>N/A</u>
Annual Total	\$ <u>161,260.00</u>	\$ <u>75,784.87</u>	\$ <u>16,162.65</u>	\$ <u>8,297.56</u>	\$ <u>61,014.92</u>

**Based on quantities determined by Contractor's field measurements at time of bidding (pond banks only)*

Each top-dressing shall leave all beds with a depth of 3"

Contractor shall provide a one-time price to remove mulch to depths of 3" on pool deck areas at the RiverClub and RiverHouse and replace with three (3) inches of new mulch. All areas inside the pool perimeter fence are included in this removal. This item will not be included in the contract amount. River Club (District II): \$ 8,520.00 River House (District I): \$ 5,960.00

PART 6**Annual Installation** (All labor and materials)**The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor – The following prices are for unit-price work only and shall not be included in the Grand Total.**

UNIT PRICES – ANNUAL INSTALLATION (all labor and materials) (4" pots, up to 4x per year)					
	All Areas	Rivers Edge I	Rivers Edge II	Rivers Edge III	Shared Offsite Improvements
# of pots needed	<u>3,600</u> pots	<u>700</u> pots	<u>N/A</u> pots	<u>N/A</u> pots	<u>2,900</u> pots
Unit Price	\$ <u>1.80</u>	\$ <u>1.80</u>	\$ <u>N/A</u>	\$ <u>N/A</u>	\$ <u>1.80</u>
Price per Rotation	\$ <u>6,480.00</u>	\$ <u>1,260.00</u>	\$ <u>N/A</u>	\$ <u>N/A</u>	\$ <u>5,220.00</u>
Annual Total (assume 4x per year)	\$ <u>25,920.00</u>	\$ <u>5,040.00</u>	\$ <u>N/A</u>	\$ <u>N/A</u>	\$ <u>20,880.00</u>

GRAND TOTAL*(ADD PARTS 1, 2, 3 & 4 - This will be the total contract price. Any additional services will be authorized by separate work authorization and invoiced separately.) This and the Proposal Summary Form on page 40 should be the same.*

GRAND TOTAL (Parts 1, 2, 3, and 4)					
	All Areas	Rivers Edge I	Rivers Edge II	Rivers Edge III	Shared Offsite Improvements
YEAR 1 (2022-2023)	\$ <u>1,710,000.00</u>	\$ <u>803,526.95</u>	\$ <u>171,346.51</u>	\$ <u>88,215.30</u>	\$ <u>646,911.24</u>
YEAR 2 (2023 – 2024)	\$ <u>1,744,200.00</u>	\$ <u>819,597.48</u>	\$ <u>174,773.44</u>	\$ <u>89,979.61</u>	\$ <u>659,849.47</u>
YEAR 3 (2024 – 2025)	\$ <u>1,779,084.00</u>	\$ <u>835,989.43</u>	\$ <u>178,268.91</u>	\$ <u>91,779.21</u>	\$ <u>673,046.45</u>
YEAR 4 (2025-2026)	\$ <u>1,814,665.68</u>	\$ <u>852,709.22</u>	\$ <u>181,834.29</u>	\$ <u>93,614.79</u>	\$ <u>686,507.38</u>

The Districts may be able to offer the successful Contractor on-site storage/staging space for equipment and materials. If offered, this space is expected to be located in the area indicated on Map

FIFTH ORDER OF BUSINESS



September 28, 2022

Ms. Marilee Giles
District Manager
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Re: Level II Reserve Study Update for Rivers Edge CDD

Dear Ms. Giles:

Thank you for the opportunity to submit a Reserve Study Update with Site Visit proposal for your District. We only update Reserve Studies that we have initially performed to ensure accuracy and consistency in our work product. We store your project in our electronic database which provides quick access to begin your update therefore reducing time and cost.

All work is completed or supervised by Reserve Analyst who have been awarded professional certifications of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS) signifying broad experience with successful results. Your reserve study is completed following guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI).

Best Regards,

Charles R. Sheppard *RS PRA CCI*
President & Reserve Analyst



Scope of Work for The District

What is Included in

- ❖ Limited to component inventory established in previous reserve study dated March 24, 2016, prepared by Community Advisors. Components added since our initial site visit may cause additional cost depending on the quantity. Photos only included for new components. Report will be updated for component remaining life, replacement cost and funding plan generated.
- ❖ One revision with limited adjustments is included for your report after your review within 90 days of issue. Additional revisions are invoiced at \$350.00 per issue. One site visit with meeting is included. Additional site visits are invoiced at \$500 plus travel expense each.

Terms of Service

Physical Analysis

- ❖ The site visit includes meeting with your representative to discuss any maintenance or operational concerns. We observe major components to determine quantity, age, condition and remaining useful life. Quantities are determined by field measurement and internet measurement tools or aerial measurement services.
- ❖ Building walls, trim and other features are observed from ground level. Flat roofs are observed only if safe fixed ladder access is available. Pitched roofs are observed from ground level. Building Systems are not operated.
- ❖ Upon completion of the site visit, an inventory of major components is established which includes quantity, replacement cost and remaining useful life. We recommend you review this information and provide historical cost and previous replacement time for any components.

Financial Analysis

- ❖ A review of your current funding plan is completed to determine fund status and performance. We provide a funding plan using the Cash Flow Method (pooled cash) with a funding goal of adequate funding which keeps reserves above a percent funded or balance threshold level. If component funding (line item) is used, then full funding is the funding goal.

Your Reserve Study Includes

- ❖ Executive summary with current funding status, fund balances and assumptions.
- ❖ Cash Flow with 30-year cash flow projection or Component Funding Projection year one only.
- ❖ Inventory of major components with replacement cost, useful and remaining life projections.
- ❖ Various charts and photographs of major components.
- ❖ Completed Report is sent via email in a PDF file. Printed & bound copies available at additional cost.

Payment Agreement & Terms

- To maintain excellent customer service and requested delivery schedules we ask that your acceptance of this proposal is made within 30 days. Signed proposals received after 30 days are subject to revision of delivery time and cost. If indicated a deposit fee may be required with signed agreement to place your project in our production schedule and begin your study. A progress payment may be requested upon completion of site visit depending on the size of the project. Remaining fee is due upon receipt of the preliminary report. Payments not received 30 days after invoice date are assessed a 1.5% late fee per month. After 90 days past, due payments will be subject to addition charges for collection including attorney fees and other reasonable cost incurred by Community Advisors, LLC. Returned checks will be invoiced at \$25.00 each.

- ❖ Our financial analysis is based on information provided by this client which we assume is accurate. Your report is a guide to be used for future capital component replacement planning, not a complete property inspection analysis. This agreement for consulting services is accepted this date:

Professional Fee: \$2,100.00 Deposit Required: -0-

Delivery of Draft Report is typically 4-6 weeks after completion of site visit

Authorized Signature: _____ Title: _____

Printed Name: _____ Date: _____

SIXTH ORDER OF BUSINESS

RESOLUTION 2023-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Rivers Edge Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for fiscal year 2023, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 19th day of October 2022 and be reflected in the monthly and fiscal Year End 9/30/2023 Financial Statements and Audit Report of the District.

*Rivers Edge
Community Development District*

by: _____
Chairman

Attest:

by: _____
Secretary

Rivers Edge CDD
RESOLUTION 2022-17

EXHIBIT A

**Rivers Edge
Community Development District**

General Fund

Description	Adopted Budget FY22	Actual Thru 9/30/22	Approved Budget FY 23	Increase/ (Decrease)	Amended Budget FY 23
Revenues					
Assessments	\$ 2,062,535	\$ 2,067,867	\$ 2,378,421	\$ -	\$ 2,378,421
Misc Income/Interest	\$ 10,000	\$ 11,803	\$ 12,000	\$ -	\$ 12,000
Insurance Proceeds	\$ -	\$ 1,177	\$ -	\$ -	\$ -
Rental Revenue	\$ 11,000	\$ 26,681	\$ 30,000	\$ -	\$ 30,000
Special Events	\$ 7,000	\$ 3,769	\$ 6,000	\$ -	\$ 6,000
Cost Share Landscaping Rivers Edge II	\$ 688,906	\$ 688,906	\$ 713,588	\$ -	\$ 713,588
Cost Share Landscaping Rivers Edge III	\$ 129,731	\$ 129,731	\$ 179,286	\$ -	\$ 179,286
Cost Share Amenity Rivers Edge III	\$ 261,748	\$ 261,748	\$ 316,559	\$ -	\$ 316,559
Community Garden	\$ 500	\$ 975	\$ 1,000	\$ -	\$ 1,000
Tennis Revenue	\$ 250	\$ 428	\$ 500	\$ -	\$ 500
Total Revenues	\$ 3,171,670	\$ 3,193,085	\$ 3,637,354	\$ -	\$ 3,637,354
Expenditures					
Administrative					
Supervisor Fees	\$ 11,400	\$ 13,000	\$ 12,000	\$ -	\$ 12,000
FICA FICA Expense	\$ 873	\$ 995	\$ 918	\$ -	\$ 918
Engineering (Prosser)	\$ 15,000	\$ 13,558	\$ 25,000	\$ -	\$ 25,000
Assessment Roll	\$ 4,500	\$ 4,500	\$ 5,000	\$ -	\$ 5,000
Attorney	\$ 40,000	\$ 49,729	\$ 55,000	\$ -	\$ 55,000
Annual Audit	\$ 5,000	\$ 4,600	\$ 5,000	\$ -	\$ 5,000
Trustee Fees	\$ 11,000	\$ 5,499	\$ 11,000	\$ -	\$ 11,000
Dissemination	\$ 6,100	\$ 6,000	\$ 6,100	\$ -	\$ 6,100
Arbitrage	\$ 1,800	\$ 1,800	\$ 1,800	\$ -	\$ 1,800
Management Fees	\$ 47,500	\$ 47,500	\$ 49,875	\$ -	\$ 49,875
Information Technology	\$ 2,888	\$ 2,888	\$ 2,888	\$ -	\$ 2,888
Website Maintenance	\$ 1,488	\$ 1,488	\$ 1,488	\$ -	\$ 1,488
Telephone	\$ 250	\$ 719	\$ 800	\$ -	\$ 800
Postage	\$ 1,500	\$ 1,458	\$ 1,500	\$ -	\$ 1,500
Printing & Binding	\$ 2,500	\$ 2,954	\$ 3,000	\$ -	\$ 3,000
Insurance	\$ 9,990	\$ 8,954	\$ 11,280	\$ -	\$ 11,280
Legal Advertising	\$ 2,000	\$ 4,036	\$ 4,500	\$ -	\$ 4,500
Other Current Charges	\$ 1,000	\$ 1,389	\$ 2,500	\$ -	\$ 2,500
Office Supplies	\$ 200	\$ 54	\$ 150	\$ -	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -	\$ 175
Total Administrative	\$ 165,163	\$ 171,297	\$ 199,973	\$ -	\$ 199,973
Grounds Maintenance					
Field Operations Management (Vesta)	\$ 38,569	\$ 42,031	\$ 45,210	\$ -	\$ 45,210
Landscape Maintenance	\$ 1,527,383	\$ 1,149,326	\$ 1,523,000	\$ -	\$ 1,523,000
Landscape Reserves	\$ 30,000	\$ 66,965	\$ 60,000	\$ -	\$ 60,000
Irrigation Repairs and Maintenance	\$ 10,000	\$ 57,130	\$ 15,000	\$ -	\$ 15,000
Lakes, Vegetation and Algae Control	\$ 56,340	\$ 43,071	\$ 56,340	\$ -	\$ 56,340
Irrigation Water Use	\$ 270,000	\$ 381,855	\$ 367,000	\$ -	\$ 367,000
Electric	\$ 100,000	\$ 101,703	\$ 105,000	\$ -	\$ 105,000
Street Lighting & Signage Repairs and Replacements	\$ 15,000	\$ 36,125	\$ 20,000	\$ -	\$ 20,000
Street and Drainage Maintenance	\$ 5,000	\$ 2,975	\$ 5,000	\$ -	\$ 5,000
Other Repairs and Maintenance	\$ 25,000	\$ 3,310	\$ 10,000	\$ -	\$ 10,000
Total Grounds Maintenance	\$ 2,077,292	\$ 1,884,491	\$ 2,206,550	\$ -	\$ 2,206,550

**Rivers Edge
Community Development District**

General Fund

Description	Adopted Budget FY22	Actual Thru 9/30/22	Approved Budget FY 23	Increase/ (Decrease)	Amended Budget FY 23
<u>Amenity Center - River House</u>					
General Manager / Lifestyle Director (Vesta)	\$ 67,000	\$ 89,488	\$ 95,486	\$ -	\$ 95,486
Lifeguards (Vesta)	\$ 42,328	\$ 30,645	\$ 46,009	\$ -	\$ 46,009
Hospitality Staff (Vesta)	\$ 67,766	\$ 57,411	\$ 106,902	\$ (45,000)	\$ 61,902
Amenity Manager (Vesta)	\$ -	\$ -	\$ 18,911	\$ -	\$ 18,911
Security Monitoring	\$ 3,500	\$ 2,662	\$ 3,500	\$ -	\$ 3,500
Security Guards	\$ 75,000	\$ 81,503	\$ 75,000	\$ -	\$ 75,000
Telephone	\$ 17,000	\$ 12,852	\$ 17,406	\$ -	\$ 17,406
Insurance	\$ 44,727	\$ 44,534	\$ 52,906	\$ -	\$ 52,906
General Facility Maint/Common Grounds Maint (Vesta)	\$ 61,289	\$ 70,872	\$ 76,541	\$ -	\$ 76,541
Pool Maintenance (Vesta)	\$ 19,260	\$ 9,456	\$ 10,012	\$ -	\$ 10,012
Pool Chemicals (Poolsure)	\$ 15,335	\$ 17,322	\$ 18,000	\$ -	\$ 18,000
Janitorial Services/Supplies (Vesta)	\$ 17,260	\$ 7,416	\$ 31,003	\$ -	\$ 31,003
Window Cleaning	\$ 2,767	\$ -	\$ 2,767	\$ -	\$ 2,767
Pressure Washing	\$ 10,000	\$ -	\$ 40,000	\$ -	\$ 40,000
Natural Gas	\$ 2,500	\$ 375	\$ 500	\$ -	\$ 500
Electric	\$ 25,000	\$ 30,287	\$ 30,000	\$ -	\$ 30,000
Sewer/Water/Irrigation	\$ 45,000	\$ 52,595	\$ 52,000	\$ -	\$ 52,000
Repair and Replacements	\$ 54,136	\$ 113,352	\$ 110,000	\$ -	\$ 110,000
Refuse	\$ 17,000	\$ 24,191	\$ 25,000	\$ -	\$ 25,000
Pest Control	\$ 5,700	\$ 6,544	\$ 6,588	\$ -	\$ 6,588
Facility Preventative Maintenance	\$ 2,680	\$ -	\$ 2,000	\$ -	\$ 2,000
Access Cards	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 2,000
License/Permits	\$ 1,800	\$ 1,316	\$ 1,800	\$ -	\$ 1,800
Other Current	\$ 2,500	\$ 3,686	\$ 3,500	\$ -	\$ 3,500
Special Events	\$ 50,000	\$ 16,900	\$ 50,000	\$ -	\$ 50,000
Holiday Decorations	\$ 11,000	\$ 9,907	\$ 11,000	\$ -	\$ 11,000
Landscape Replacements	\$ 750	\$ -	\$ -	\$ -	\$ -
Office Supplies/Postage	\$ 2,000	\$ 784	\$ 1,500	\$ -	\$ 1,500
Capital Expenditure	\$ 88,416	\$ -	\$ 15,000	\$ -	\$ 15,000
Community Garden	\$ 500	\$ -	\$ 500	\$ -	\$ 500
Total Amenity Center Expenses	\$ 754,215	\$ 684,097	\$ 905,831	\$ (45,000)	\$ 860,831
General Reserve - Grounds Maintenance	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ 75,000
General Reserve - Amenity Center	\$ 100,000	\$ 100,000	\$ 100,000	\$ 45,000	\$ 145,000
Additional Reserves	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000
Total Expenses	\$ 3,171,670	\$ 2,914,885	\$ 3,637,354	\$ -	\$ 3,637,354
Excess Revenues (Expenditures)	\$ -	\$ 278,201	\$ -	\$ -	\$ -

Rivers Edge
Community Development District
GENERAL FUND BUDGET

Assessments

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

Misc Income/Interest

Miscellaneous Income from proceeds from access cards from residents and guest of the community and any other income is deposited to the district. The District will have funds invested in a money market fund with U.S. Bank that earns interest based upon the estimated balance invested throughout the year. Also included are insurance reimbursement costs.

Rental Revenue

Income received from residents/non-residents for rental of cabana, pool and River House area.

Special Events

Income received from residents/non residents of rental of the facilities for events.

Cost Share Landscaping Rivers Edge II

Mattamy Rivertown LLC and Rivers Edge CDD II agreement to cost share a portion of the maintenance costs for landscaping. Cost share is based on future development and estimated costs.

Cost Share Landscaping Rivers Edge III

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

Cost Share Amenity Rivers Edge III

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

Community Garden

Income received from community garden fees.

Tennis Revenue

Income received from tennis camps.

Rivers Edge
Community Development District
GENERAL FUND BUDGET

EXPENDITURES:

Administrative:

Supervisor Fees & FICA Expense

Supervisors by Florida statutes are eligible for compensation if elected at \$200/meeting. The costs are reflective of anticipated compensation plus FICA matching.

Engineering Fees

The District's engineer, Prosser will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Assessment Roll

The District has contracted with Governmental Management Services, LLC for the certification and collection of the District's annual maintenance and debt service assessments. Assessments on platted lots are collected by agreement with St Johns County while unplatted assessments maybe collected directly by District and/or by County Tax Collector.

Attorney

The District's legal counsel, Hopping, Green & Sams will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by Grau and Associates, an Independent Certified Public Accounting Firm.

Trustee Fees

The Trustee at U.S. BANK administers the District's Series 2008A and Series 2016 Capital Improvement Revenue Bonds. The amount represents the annual fee for the administration of the District's bond issue.

Dissemination

The District has contracted with GMS, LLC to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Rivers Edge
Community Development District
GENERAL FUND BUDGET

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2008A and Series 2016 Capital Improvement Revenue Bonds. The District has contracted with Grau and Associates to calculate the rebate liability and submit a report to the District.

Management Fees

The District receives management, accounting and administrative services as part of a management agreement with Governmental Management Services, LLC ("GMS"). These services are further outlined in Exhibit "A" of the Management Agreement with GMS.

Information Technology

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements such as ADA accessibility.

Telephone

Telephone conference costs for District meetings, workshops and committee meetings.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

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

Other Current Charges

Estimated bank charges and any other miscellaneous expenses that incurred during the year.

Office Supplies

Miscellaneous office supplies.

Rivers Edge
Community Development District
 GENERAL FUND BUDGET

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Grounds Maintenance:

Field Operations Management

The District has contracted with Vesta to provide onsite services for field contract administration, field inspections, and oversight of the following maintenance items: Landscape, Lakes, Roadways and Utilities.

Vendor	Discription	Monthly	Annual
Vesta	Field Operations Management	\$3,768	\$45,210
Total			\$45,210

Landscape Maintenance

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

Landscape Reserves

For additional landscape services and possible storm cleanup.

Irrigation Maintenance and Repairs

Estimated miscellaneous irrigation maintenance and repair costs.

Lakes, Vegetation and Algae Control

Maintenance costs to maintain lakes and control vegetation and algae. The District currently uses Charles Aquatics, Inc. and Aerostar SES for storm water inspection services.

Vendor	Description	Monthly	Annual
Charles Aquatics	Lake Maintenance	\$ 2,080	\$ 24,960
AerostarSES	Stormwter Inspections	\$ 2,250	\$ 27,000
	Contingency		\$ 4,380
Total			\$ 56,340

Rivers Edge
Community Development District
GENERAL FUND BUDGET

Irrigation/Reclaimed Water

Estimated costs for irrigation by the district for reuse water billed by JEA .

10 Bailey Creek Apr	87744848	\$	85	\$	1,020
109 Cloverbrook Rd	85557736	\$	25	\$	300
109 Fawnwood	86408611	\$	380	\$	4,560
112 Maybeck Dr	84918378	\$	19	\$	229
121 Cabot Place Apt IR01	85639239	\$	90	\$	1,076
1217 Rivertown Main St	87743256	\$	2,904	\$	34,844
128 Maybeck Dr	84966345	\$	948	\$	11,378
141 Kendall Crossings	86624382	\$	1,400	\$	16,800
141 Whirlaway Ct	210027239	\$	180	\$	2,160
15 Baya St	71174367	\$	525	\$	6,305
15 Kendall Crossings Dr	88897801	\$	1,855	\$	22,260
16 Cloverbrook	82157881	\$	125	\$	1,500
1668 Orange Branch TL APT IR01	80529647	\$	145	\$	1,740
17 Baya St	73270055	\$	25	\$	300
1846 Orange Branch Trl	68953528	\$	1,005	\$	12,060
234 Perdido St	75392334	\$	30	\$	360
252 Rawlings Dr Apt IR01	68090707	\$	2,300	\$	27,600
258 Rivertown Main St	83003077	\$	578	\$	6,939
261 Indian Grass	85083644	\$	450	\$	5,400
262 Chandler Dr APT IR01	86823624	\$	27	\$	322
277 Footbridge Apt IR01	87647651	\$	25	\$	299
29 Rivertown Bv	68090742	\$	2,245	\$	26,940
308 Oak Shadow Pl	88310615	\$	25	\$	299
316 Rambling Water Run	67153677	\$	830	\$	9,960
32 Fawnwood	88310637	\$	90	\$	1,075
324 Silkgrass Pl	87614708	\$	162	\$	1,948
33 Calumet Dr Apt IR01	80575469	\$	172	\$	2,061
341 Calumet Dr Apt IR01	83003074	\$	486	\$	5,829
345 Orange Branch TL APT IR01	84682773	\$	1,245	\$	14,943
366 Sternwheel Dr	86349187	\$	1,754	\$	21,048
373 Waterfront Dr	68090725	\$	721	\$	8,656
386 Perdido St Apt LS01	74759223	\$	75	\$	900
39 Riverwalk Blvd	71731588	\$	85	\$	1,020
405 Oak Shadow Pl	87386163	\$	185	\$	2,220
407 Yearling BV	78727795	\$	105	\$	1,260
41 Indian Grass Rd	83547108	\$	285	\$	3,420
41 Oak Shadow Pl	87614709	\$	250	\$	3,000
481 Indian Grass	85083641	\$	700	\$	8,400
49 Fiddlewood Dr	89393736	\$	70	\$	840
498 Narrowleaf Dr Apt IR01	84966365	\$	1,125	\$	13,505
547 Rivertown Main Street	82400253	\$	25	\$	300
598 Kendall Crossings Dr	83113752	\$	1,750	\$	21,000
674 Sternwheel Dr	72407045	\$	170	\$	2,040
6824 Longleaf Pine PY APT IR01	87614645	\$	210	\$	2,520
7306 Longleaf Pine PY APT IR01	81286590	\$	30	\$	360
7601 Longleaf Pine PY	70204198	\$	290	\$	3,480
7904 Longleaf Pine PY	71731573	\$	45	\$	540
8102 Longleaf Pine PY	70204176	\$	45	\$	540
847 Orange Branch TL APT IR01	80914007	\$	2,100	\$	25,200
87 Kendall Crossing Dr Apt IR01	68090740	\$	1,700	\$	20,400
88 Riverfront TL	71731611	\$	315	\$	3,780
39 Riverwalk Blvd- Sewer	70602127	\$	25	\$	300
Contingency for new accounts		\$	147	\$	1,764
Total		\$	30,583	\$	367,000

Rivers Edge
Community Development District
GENERAL FUND BUDGET

Electric (Street Lights and Pumps)

Estimated costs for electric billed to the district by FPL.

Location	Meter Number	Monthly	Annual
373 Waterfront Dr # Lights	0849527304	\$ 25	\$ 300
43 Secret River PL #Lights	0961173390	\$ 25	\$ 300
66 Foot Bridge Dr #Lights	1840736282	\$ 63	\$ 756
158 Chandler Dr #IRR	1948796477	\$ 25	\$ 300
20 Cloverbrook Rd #IRR	1983445246	\$ 25	\$ 300
153 Rawlings Dr #Lights	2027153390	\$ 75	\$ 900
53 LANIER ST # LIGHTS	2138829185	\$ 75	\$ 900
20 Twin Flower Pl #Entry	2306702586	\$ 25	\$ 300
380 Sternwheel Dr	2961434400	\$ 209	\$ 2,508
1758 Orange Branch Trl	3022429090	\$ 27	\$ 321
49 Indian Grass Dr #IRR	3719284246	\$ 25	\$ 300
47 Narrowleaf Dr # Mail Kiosk	3733493484	\$ 25	\$ 300
595 Rivertown Main St #Lights	4535462172	\$ 43	\$ 522
7306 Longleaf Pine Pkwy #Sign	5262085169	\$ 17	\$ 199
156 Landing St # Lights	5292756029	\$ 99	\$ 1,190
216 Perdido ST Kiosk	5465700168	\$ 27	\$ 327
808 KEYSTONE CORNERS BLVD #IRR	5822774047	\$ 73	\$ 879
459 Kendall Crossing Dr #LGTS	5923894249	\$ 19	\$ 224
385 RUSKIN DR #LTG	6130612309	\$ 81	\$ 969
783 Rivertown Main St. # Lights	6547572179	\$ 76	\$ 912
25 Rafter Tail Ln #Entr	6649873020	\$ 69	\$ 827
8 Mascotte Place	7123229028	\$ 36	\$ 432
131 Rivertown Main St #Lights	7248902178	\$ 111	\$ 1,327
251 Waterfront Dr #Lights	7663646300	\$ 20	\$ 236
427 Rivertown Main St. #Lights	7862742173	\$ 73	\$ 879
71 Landing St #Park	7975970117	\$ 20	\$ 240
147 Chipola Trce #Lights	8461452438	\$ 20	\$ 240
2198 Orange Branche Trl #ENTR	8521892243	\$ 80	\$ 960
686 NARROWLEAF DR # IRR	9067238536	\$ 20	\$ 240
484 INDIAN GRASS DR # IRR	9116255242	\$ 15	\$ 180
109 Rivertown Main St. #Fountains	9328401261	\$ 1,845	\$ 22,140
98 Perdido St #Lights	9390325356	\$ 25	\$ 300
111 Orange Branch Trail	9614703305	\$ 4,763	\$ 57,158
324 Silkgrass PL IRR	9116038283	\$ 20	\$ 240
13 Fawnwood St	1136848288	\$ 20	\$ 235
41 Oak Shadow Place	5656738282	\$ 15	\$ 180
405 Oak Shadow Place	4043348285	\$ 15	\$ 180
Contingency for new accounts		\$ 108	\$ 1,297
Total		\$ 8,333	\$ 100,000

Rivers Edge
Community Development District
 GENERAL FUND BUDGET

Street Lighting & Signage Repairs and Replacement

The estimated costs for street lighting and signage repairs and replacements.

Street and Drainage Maintenance

The estimated costs for street and drainage repairs.

Other Repairs and Maintenance

Estimated costs for other repairs and maintenance incurred by the district.

Amenity Center Expenses- River House

General Manager

The District has contracted with Vesta Property Services, Inc. to provide general amenity management, facility administration, and special event coordinator services.

Vendor	Discription	Monthly	Annual
Vesta	General & Lifestyle Manager	\$7,957	\$95,486
Total			\$95,486

Lifeguards/Pool Attendants

The District has contracted with Vesta Property Services, Inc. to provide pool lifeguards/or pool attendants during the operating season for the pool.

Vendor	Description	Monthly	Annual
Vesta	Lifeguards/Pool Attendants	\$ 3,834	\$ 46,009
Total			\$ 46,009

Hospitality Lead / Hourly

The District has contracted with Vesta Property Services, Inc. to provide hospitality staffing for the district amenities.

Vendor	Discription	Monthly	Annual
Vesta	Hospitality Staff	\$5,159	\$61,902
Total			\$61,902

Rivers Edge
Community Development District
GENERAL FUND BUDGET

Security Monitoring

Maintenance costs of the security alarms/cameras provided by Sonitrol and quarterly monitoring by.

Vendor	Description	Monthly	Annual
Sonitrol	Security Monitoring	\$ 184	\$ 2,208
Dynamic Securiry	Quarterly Monitoring	\$ 35	\$ 420
	Contingency		\$ 872
Total			\$ 3,500

Security Guards

The district is contracted with Giddens Security to provide security patrols and mileage reimbursement for District Property at \$15.34/hour and .56/mile and St. Johns Sherriff's office to provide off-duty patrol.

Vendor	Description	Monthly	Annual
Giddens Security	Security Patrols	\$ 3,750	\$ 45,000
SJCISO Off Duty	Security Patrols	\$ 2,500	\$ 30,000
Total			\$ 75,000

Telephone

The estimated cost for telephone services for the Amenity Center provided by AT&T.

Account	Description	Monthly	Annual
AT&T	Fire Pannel	\$ 97	\$ 1,164
AT&T	Internet	\$ 82	\$ 984
AT&T	TV Service/Phone/Internet	\$ 300	\$ 3,600
AT&T	TV Service/Phone/Internet	\$ 910	\$ 10,920
	Contingency		\$ 738
Total			\$ 17,406

Insurance

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity and other District facilities.

Rivers Edge
Community Development District
GENERAL FUND BUDGET

General Facility Maintenance/Common Ground Maintenance

The District is under contract with Vesta Property Services, Inc. to provide maintenance and repairs necessary for upkeep of the Amenity Center and common ground areas.

Vendor	Description	Monthly	Annual
Vesta	General Facility & Common Grounds Maintenance	\$6,378	\$76,541
Total			\$76,541

Pool Maintenance (Vesta)

The District is under contract with Vesta Property Services, Inc. for the maintenance of the Amenity Center Swimming Pools.

Vendor	Description	Monthly	Annual
Vesta	Pool Maintenance	\$ 843	\$ 10,112
Total			\$ 10,112

Pool Chemicals (Poolsure)

The District is under contract with Poolsure for the chemicals of the Amenity Center Swimming Pools.

Vendor	Description	Monthly	Annual
Poolsure	Pool Chemicals Oct-Mar	\$ 971	\$ 5,826
Poolsure	Pool Chemicals Apr-Sept	\$ 1,585	\$ 9,509
	Contingency		
Total			\$ 15,335

Rivers Edge
Community Development District
 GENERAL FUND BUDGET

Janitorial Services

The District is under contract with Vesta Property Services, Inc. to provide janitorial cleaning for the Amenity Center.

Vendor	Discription	Monthly	Annual
Vesta	Janitorial Services	\$2,584	\$31,003
Total			\$31,003

Window Cleaning

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

Vendor	Description	Monthly	Annual
Commercial Window Cleaning	Security Patrols	\$ 231	\$ 2,767
Total			\$ 2,767

Pressure Washing

Estimated costs to have the District Amenity Center pressure washed.

Propane Gas

The District is under contract with TECO Peoples Gas to provide gas for fire place and gas grills.

Location	Monthly	Annual
156 Landing St	\$ 33	\$ 392
Contingency		\$ 108
Total		\$ 500

Electric

Estimated costs for electric billed to the district by FPL.

Location	Meter Number	Monthly	Annual
156 Landing St Club House	0073172207	\$ 393	\$ 4,719
136 Landing St (Tennis)	8675434248	\$ 1,339	\$ 16,064
140 Landing St Fitness	2299084240	\$ 707	\$ 8,481
Contingency for new accounts		\$ 61	\$ 736
Total		\$ 2,500	\$ 30,000

Rivers Edge
Community Development District
 GENERAL FUND BUDGET

Sewer/Water/Irrigation

Estimated costs for sewer, water, and irrigation for the amenity center billed to the district by JEA.

Location	Meter Number	Monthly	Annual
156 Landing St -Sewer	84310710	\$580	\$6,960
156 Landing St-Fire Sprinkler		\$60	\$720
156 Landing St -Water	70924484	\$950	\$11,400
156 Landing St -Water	84310710	\$400	\$4,800
156 Landing St -Irrigation	68090752	\$2,000	\$24,000
39 Riverwalk Blvd- Sewer	70602127	\$80	\$960
88 Riverfront TL-Sewer	73060269	\$100	\$1,200
88 Riverfront TL-Water	73060269	\$50	\$600
Contingency for new accounts		\$113	\$1,360
Total		\$4,333	\$52,000

Repair and Replacements

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

Refuse Service

Garbage disposal services for the Amenity Centers provided Republic Services.

Vendor	Description	Monthly	Annual
Republic Services	Clubhouse	\$ 932	\$ 11,184
Republic Services	Park	\$ 805	\$ 9,660
	Contingency	\$ 66	\$ 788
Total			\$ 21,632

Pest Control

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

Vendor	Description	Monthly	Annual
Turners Pest Control	Pest Control	\$ 549	\$ 6,588
Total			\$ 6,588

Rivers Edge
Community Development District
GENERAL FUND BUDGET

Facility Preventative Maintenance

Cost of routine inspections of fire extinguishers, back flow preventers, sprinkler system, hydrant, and alarm system provided by Cintas and preventative maintenance on fitness equipment by Commercial Fitness.

Access Cards

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

License/Permits

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

Other Current

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

Special Events

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

Landscape Replacements

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

Office Supplies/Postage

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

Capital Expenditures

Represents new capital related purchases for the operation of the Amenity Center.

Community Garden

Represents costs associated with the operations of the community garden. These costs are estimated for electric, water and other miscellaneous costs.

Rivers Edge
Community Development District
 GENERAL FUND BUDGET

General Reserve

Establishment of general reserve to fund future replacements of Capital items.

Rivers Edge CDD General Fund FY23	
<u>General Fund Items</u>	<u>Cost</u>
Buffer Trimming Sternwheel	\$ 2,750
Buffer Trimming in the Landings along 13	\$ 7,000
Asphalt Trail R&R	\$ 10,000
Pressure Washing Sidewalks and Curbing	\$ 150,000
Total	\$ 169,750

Rivers Edge CDD Capital Plan FY23	
<u>Capital Items</u>	<u>Cost</u>
Pool Resurfacing - Family Pool	\$ 94,646
Pool Resurfacing - Comp Pool	\$ 72,317
Water Fountain (On pool deck)	\$ 4,300
Family Pool Filtration Repair	\$ 35,000
Audio/Video/Security/Access Control Update	\$ 40,000
Gym Equipment replacement and flooring	\$ 230,000
Removal of Mound at Riverhouse Playground	\$ 10,000
Total	\$ 486,263

SEVENTH ORDER OF BUSINESS

RESOLUTION 2023-02

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Rivers Edge Community Development District, hereinafter referred to as "District", adopted a Budget for fiscal year 2023, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The Capital Reserve Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 19th day of October 2022 and be reflected in the monthly and fiscal Year End 9/30/2023 Financial Statements and Audit Report of the District.

*Rivers Edge
Community Development District*

by: _____
Chairman

Attest:

by: _____
Secretary

Rivers Edge CDD
RESOLUTION 2022-17

EXHIBIT A

Rivers Edge
Community Development District

Capital Reserve Fund

Description	Proposed Budget FY 2022	Actual Thru 9/30/22	Proposed Budget FY 2023
REVENUES:			
Carryforward	\$ 421,525	\$ 421,525	\$ 541,658
Interest	\$ 229	\$ 229	\$ 3,405
General Reserve - Grounds Maintenance	\$ 75,000	\$ 75,000	\$ 75,000
General Reserve - Amenity Center	\$ 100,000	\$ 100,000	\$ 145,000
Additional Reserves	\$ -	\$ -	\$ 150,000
TOTAL REVENUES	\$ 596,754	\$ 596,754	\$ 915,063
EXPENDITURES:			
Other Current Charges	\$ 234	\$ 234	\$ 1,000
Capital Outlay*	\$ 54,862	\$ 54,862	\$ 166,963
TOTAL EXPENDITURES	\$ 55,097	\$ 55,097	\$ 167,963
EXCESS REVENUES (EXPENDITURES)	\$ 541,658	\$ 541,658	\$ 747,100

*For the details refer to Reserve Study

EIGHTH ORDER OF BUSINESS

RESOLUTION 2023-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE RIVERS EDGE COMMUNITY DEVELOPMENT
DISTRICT AUTHORIZING INVESTMENT OF FUNDS IN
THE LOCAL GOVERNMENT SURPLUS FUNDS TRUST
FUND**

WHEREAS, the Rivers Edge Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District from time to time has funds on hand in excess of current needs; and

WHEREAS, it is in the best interest of the District and its inhabitants that funds be invested to return the highest yield consistent with proper safeguards;

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

SECTION 1. That the District Manager or his/her designee, be, and he/she is hereby authorized to transmit such funds to the State Board of Administration to be invested according to applicable laws of the State of Florida consistent with the needs of Rivers Edge Community Development District. Such authorization includes authority to withdraw funds from the State Board of Administration by giving timely notice and appropriate confirmation.

SECTION 2. That this Authorization shall be continuing in nature until revoked by Rivers Edge Community Development District.

PASSED AND ADOPTED this ____ day of _____, 2022.

ATTEST:

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
District Manager

Chairperson

NINTH ORDER OF BUSINESS

RIVERTOWN

Consideration of 597 Kendall Crossing Easement Encroachment.

Mr. Jeremiah Curtis of 597 Kendall Crossing is requesting permission to build a fence that will encroach into a CDD easement. Details on Mr. Curtis's request are included below. Also included in his request for Home Improvement-ARB application. Mr. Curtis has been made aware that if this is considered an work is needed to be done to the underlying drain the CDD is not responsible for removal and or any damage potentially incurred.

Jason:

Please see the attached. The owner is wishing to fence 15' of the 30' drainage easement along the side of their dwelling.

1. Though this is labeled as an Access Easement – the last page of the attached may show two other points of access over Park Tracts.
2. That notwithstanding, is the 30' easement needed for lake maintenance access?
3. If so – would the owners be allowed to fence 7.5' of the easement – so that a 15' access easement would remain should the neighbor also fence.

Please advise accordingly.

Thanks-

Herbert Boyett

Architectural Review Director

414 Old Hard Road, Suite 502

Fleming Island, Florida 32003

Tel. (904) 592-4090 ext 103

Fax: (904) 269.2729

www.floridianpropertymanagement.com

hb@fpm.company



RIVERTOWN

mattamyHOMES

Request for Home Improvement – Architectural Review Application

To: Architectural Review Board

From: Property Owners: Jeremiah Curtis

Mailing Address: 597 Kendall Crossing Dr.
St. Johns, FL, 32259

Approval Requested for property address: 597 Kendall Crossing Dr. St. Johns, FL, 32259

Contact Phone Number 904-254-7693 Contact Email Address Jeremiah.Curtis84@gmail.com

pd
RECEIVED
AUG 24 2022
FLORIDIAN PROPERTY MANAGEMENT

Application Fee: \$50 payable to Floridian Property Management

Mail To: 414 Old Hard Road (Suite #502) Fleming Island, Florida 32003.

OR

When submitting application via email – Application and all supporting documentation should be scanned as one attachment to the email, which can be downloaded and printed as a single and complete PDF document. Email the receipt if applicable and completed application with the scanned documents to sherry@fpm.company

Online Payment: Go to floridianpropertymanagement.com. Go to “SERVICES” then “ARB REQUESTS.” Fill out the form found there and then “SUBMIT.” Applications will not be entered for processing until receipt of payment.

(ARC Meetings are the 2nd and 4th Wednesday of each month.)

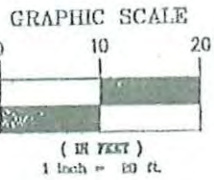
Applications must be received no later than the Wednesday prior to ARC Hearings

“THIRTY (30) DAYS IS ALLOWED FOR THE APPROVAL PROCESS FOLLOWING RECEIPT OF A COMPLETE APPLICATION”

<input type="checkbox"/> Satellite Dish Please include a copy of your survey and note where the dish will be installed; include a picture of the dish you plan to install	<input type="checkbox"/> Play Equipment Attach copy of survey with location of equipment marked and proposed landscape plan.
<input checked="" type="checkbox"/> Fence Plan and Detail Attach copy of survey with fence location noted (Denote type, Height & color, provide all information from contractor.)	<input type="checkbox"/> Exterior Color Selections Attach color chip samples, denote body, trim & roof colors.
<input type="checkbox"/> Pool Plan and Detail - Attach copy of survey with pool location noted. Provide all construction documents, electrical, plumbing & finish material, estimate from contractor and landscape plan Must be permanent. Show location of all requested items. *No above ground pools are allowed	<input type="checkbox"/> Basketball Goal Must have black pole, orange rim and a clear backboard. Provide survey with location.
<input type="checkbox"/> Screen Room or Addition Attach copy of survey showing footprint, color, material, elevation drawings & landscape plan. Provide all construction documents, electrical, plumbing and contractor information.	<input type="checkbox"/> Screen Enclosure on Existing Porch Attach copy of drawings, material, and construction documents.

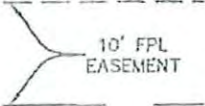
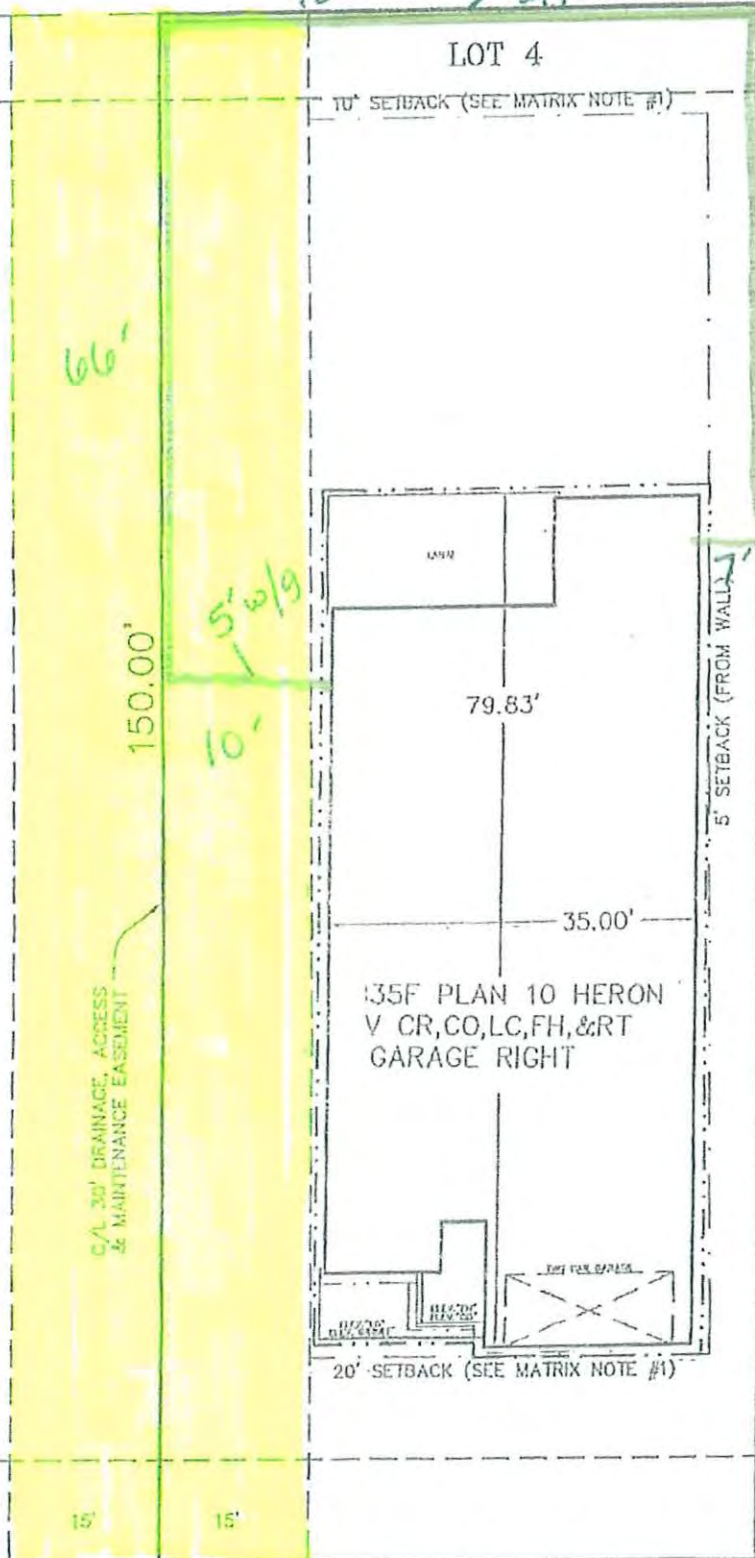
LOT 4
RIVERTOWN PHASE TWO-B
ST. JOHNS COUNTY, FL.

TRACT "P-1"
(STORM WATER
MANAGEMENT FACILITY
AND PARK)



LOT 3

LOT 5



NOTE:
SIDEWALKS AND CURB
INLETS (IF DEPICTED)
ARE BASED ON
ENGINEERING PLANS

NOTE:
THIS IS NOT A
BOUNDARY SURVEY

SIDEWALK

1 83 21.35 88 2155

19181364 RB 3/1/18

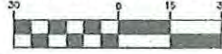
SITE PLAN

LOT 4 AS SHOWN ON MAP OF RIVERTOWN PHASE TWO-B

AS RECORDED IN MAP BOOK 87, PAGES 70-77 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.

ST. JOHNS COUNTY BUILDING DEPT
JOB COPY
REVIEWED SET OF PLANS
MUST BE ON JOB SITE ON DAY
OF REQUESTED INSPECTIONS

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

■ DENOTES PROPOSED CONCRETE

IMPERVIOUS COVERAGE	
IMPERVIOUS Sq. Ft.	LOT Sq. Ft.
2312 Sq. Ft.	2500 Sq. Ft.

BUILDING COVERAGE	
COVERED Sq. Ft.	LOT Sq. Ft.
2,378 Sq. Ft.	2,500 Sq. Ft.

THE LOTS SHOWN HEREIN ARE BASED ON THE
RECORDS OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.

ALL DIMENSIONS SHALL BE PROVIDED
EXCEPT FOR THE RECORDS.

STRUCTURE PLACEMENT
PER APPROVED SITE PLAN
IS NOT VERIFIED BY ANY
STANDARD COUNTY INSPECTION

NOTES:
1. ALL DIMENSIONS SHOWN HEREIN ARE BASED ON THE RECORDS OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.
2. THE LOTS SHOWN HEREIN ARE BASED ON THE RECORDS OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.
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25. THE LOTS SHOWN HEREIN ARE BASED ON THE RECORDS OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.

LINE	DIRECTION	LENGTH
L(1)	S63°27'27"E	18.35
L(2)	S63°27'27"E	83.03
L(3)	S63°27'27"E	83.03

SDD BREAKDOWN	
TOTAL LOT AREA	8,000 Sq. Ft.
75% TO OWNER	6,000 Sq. Ft.
25% TO CITY	2,000 Sq. Ft.
CONCRETE SLAB	2,781 Sq. Ft.
DRIVEWAY	835 Sq. Ft.
LEAD WALK	70 Sq. Ft.
SEWERAGE AREA	272 Sq. Ft.
PAV PAVEN & GARAGE	9 Sq. Ft.
SEWERAGE DOOR SLAB	9 Sq. Ft.
PAV CONSERVATION	2,622 Sq. Ft.
TOTAL IMPERVIOUS	2,622 Sq. Ft.
NET SDD AREA	6,378 Sq. Ft.

STREET SIDE	STREET SIDE
4' SIDEWALK	4' SIDEWALK
4' SIDEWALK	4' SIDEWALK

LOT SQ. FT. MINUS
EASEMENTS/WELLANDS
5,540 Sq. Ft.

6" Tree required
3" Maple
3" Oak

PREPARED FOR: MATTAMY HOMES

CERTIFIED TO: MATTAMY HOMES

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE NO. 105 (904) 284-2224
GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258
CERTIFICATE OF AUTHORIZATION LB 88901
COPYRIGHT © 2018



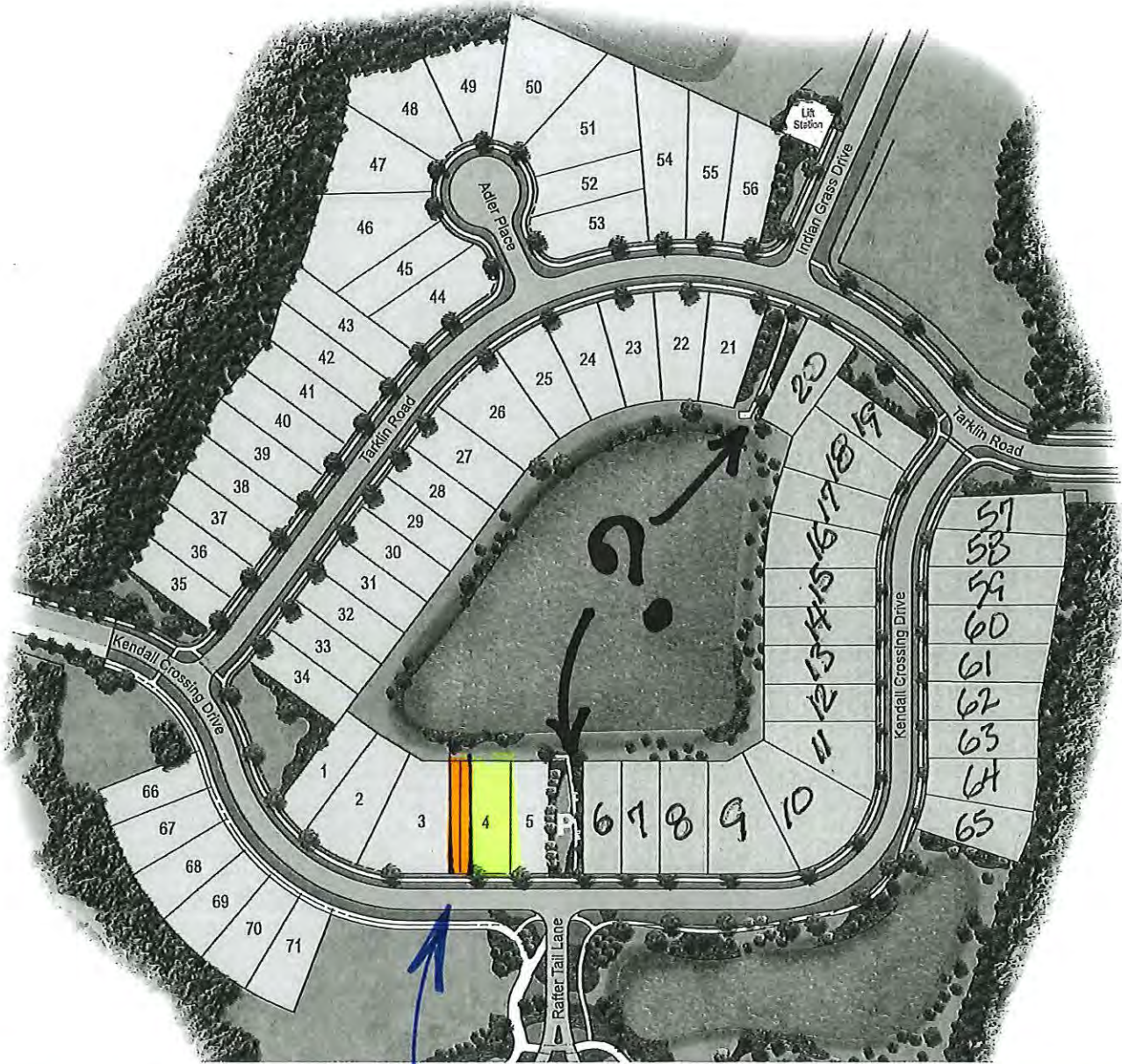
NOTES:
1. THE LOTS SHOWN HEREIN ARE BASED ON THE RECORDS OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.
2. THE LOTS SHOWN HEREIN ARE BASED ON THE RECORDS OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.

I HEREBY CERTIFY that this survey graphically represents the results of a field survey made under my responsible direction and complies with the latest Standards of Practice for Surveyors as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 29-17 F.A.C. Pursuant to section 472.027, Florida Statutes, subject to all notes and notations herein.

NOTATION:
The survey herein was made without benefit of abstract or chain of title, and therefore the undersigned and Bartram Trail Surveying make no Certifications regarding information shown or not shown herein pertaining to easements, rights of way, utility, etc. Boundary line disputes, encroachments, or other similar matters which may appear in the abstract, or search this survey is prepared and utilized for the exclusive use of the client named herein and the survey map and report of the copies thereof are not valid without the signature and the original record here of a Florida licensed surveyor and mapper.

FARM FLOOD ZONE	X (N/A)
PANEL NO.	125147 01443 2/18/11
DATE	2/18/18
PROJECT NO.	055-10-012
SHEET	1 OF 1

APPROVED WITH PLAN
AT FINAL INSPECTION
3/8/18



LEGEND

COMMUNITY MAP

- 45' LOTS
- FUTURE RESIDENTIAL PARK

EASEMENT

THE HOMESTEAD

RIVERTOWN

mattamyHOMES



TENTH ORDER OF BUSINESS

A.

RIVERTOWN

Request for Funds

Date of request: **10/19/22**

Submitted by: **Johnathan Perry**

Repair:

The slide at the RiverHouse had the check valve broke and lodge itself into the piping, causing the restriction of water flow out of the slide. This repair is to remove and replace the check valve, remove the “y-pipe” at the top of the slide, unclog the pipe and replace all piping. Three quotes have been acquired for your consideration.

Vendor	Warranty	Job Scope	Cost	schedule
Capital T Pools	1 year part, 90 days labor	Remove 6" tee to remove object in pipe, reinstall 6" tee and two 4"ninety elbows with flanges and stainless steel bolts	\$4,650.00	two weeks after approval
Big Z Pools	1 year part, 90 days labor	Service, to replumb the 8" to 4" plumbing at the top of the waterslide to remove the lodged check valve. We will also replace the 8" check valve at the bottom of the waterslide. We will need to rent a 30' lift to ensure that we can reach the plumbing at the top of the slide. We will also paint the pvc pipe black to color match what is already there. Cost includes materials, machine rental and labor.	\$4,587.00	two weeks after approval
Epic Pools	1 year parts and labor	Replace check valve to pool slide to also include the following, removing Y pipe to locate lodged check valve remove piece to insure proper flow. All necessary materials plumbing materials, labor and scissor lift included.	\$4,000.00	two weeks after approval

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



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: Waterslide 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: [Choose One]
(Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

[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: _____

Capital T Enterprises, Inc.

Expert Repairs for over 30 years
8505 Florence Cove Road
St. Augustine, FL. 32092
CPC # 1457199



**** Proposal for ** Rivertown Slide Repair**

Attn: Jason Davidson

July 21, 2022

Project Scope: Repair slide piping

1) Piping

- a) Remove 6" tee to remove object in pipe
- b) Reinstall 6" tee and two 4"ninety elbows with flanges and stainless steel bolts \$4,650

Total Price for above \$4,650

* This Proposal is good for 30 days from the above date.
 * Progress payments are expected within 10 days of payment request. Fifty % deposit required.
 * Equipment / material warranties furnished by manufacturers. One year labor on workmanship
 * Owner to provide construction electricity.

Accepted by:

(Authorized Signature)

Date: _____

(Printed Authorized Person's Name)

(Title)

Thank You

Scot Todor, President

904-591-7360
capitalpools@gmail.com



Big Z Pool Service, LLC
 172 Stokes Landing Rd
 Saint Augustine, FL 32095
 office@bigzpoolservice.com
 bigzpoolservice.com

Estimate 3216

ADDRESS Rivers Edge CDD Service address: 140 Landing Street Saint Johns FL, 32259 Billing: Rivers Edge CDD 475 West Town Place, Suite 114 Saint Augustine FL 32092	DATE 09/21/2022	TOTAL \$4,587.00	EXPIRATION DATE 10/21/2022

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Family Pool Riverhouse RE: Water slide plumbing Services Service, to replumb the 8" to 4" plumbing at the top of the waterslide to remove the lodged check valve. We will also replace the 8" check valve at the bottom of the waterslide. We will need to rent a 30' lift to ensure that we can reach the plumbing at the top of the slide. We will also paint the pvc pipe black to color match what is already there. Cost includes materials, machine rental and labor.	1	4,587.00	4,587.00

TOTAL	\$4,587.00
--------------	-------------------

THANK YOU.

Accepted By

Accepted Date

If you have any questions please give us a call at 904-868-4660!
 Zach Sullivan
 Big Z Pool Service, LLC
 Licensed & Insured CPC#1459355

BID-PROPOSAL



Epic Pools, Inc.
 1820 SR 13 N, Suite 3
 St Johns, FL 32259
 PHONE (904) 417-5100
CPC# 1457438

DATE: 10/7/22
PROPOSAL NO: 1

	NAME: RIVERTOWN CDD			
<i>and</i>	Slide repair			
BUYER/	PROJECT ADDRESS:	CITY JACKSONVILLE	STATE/ZIP FL	PHONE
OWNER				
	ALTERNATE ADDRESS (IF ANY)	CITY	STATE/ZIP	PHONE

We hereby propose to furnish the following work:

Replace check valve to pool slide to also include the following, removing Y pipe to locate lodged check valve remove piece to insure proper flow. All necessary materials plumbing materials, labor and scissor lift included.

Total \$4,000.00

With approval of swimming pool renovation proposals we will discount this quote \$1,000.00 making it a new total of \$3,000.00

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

X _____ Date _____
Customer

X _____ Date _____
Customer

X _____ Date _____
Contractor

B.

RIVERTOWN

Request for Funds

Date of request: 10/19/22

Submitted by: Johnathan Perry

Repair:

The control panel for the septic tank at the RiverFront Park consistently goes into a “fault mode” due to damaged equipment. While in this state, the sump pumps do not work, causing sewage to back up into the drains in the bathrooms. We have acquired three proposals to replace the starter motors, voltage monitors and all 4 floats within the tank.

Vendor	Warranty	Job Scope	Cost
Florida Pump Service Inc.	One-year parts and 90-day labor	Replace both starter motors, voltage monitor and all 4 floats	\$3,080
Barneys Pumps Inc.		Install new starters, new volt monitors, and new floats	\$2,363
Duck Duck Rooter			

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



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: Septic Pump Repair for RiverFront Park

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

Yes (Please proceed to question 2)

No, the entire cost will be paid by: [Choose One]
(Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

[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: _____

Florida Pump Service, Inc.

192 Industrial Loop
Orange Park, FL 32073

Tel: 904.269.0202

www.floridapumpservice.com

Fax: 904.269.5842

"SERVING NORTH FLORIDA & SOUTH GEORGIA SINCE 1948"

Quote Number: 16170

Sales Rep: Kim Easterling

Date: 10/11/2022

Subject: Repairs of sewage lift station controller

To: River Town Park
SR 13
St Johns, Fla 32259

Tel: 307-8313

Fax:

Email: jperry@vestapropertyservices.com

Cell:

Job Location: Same

Attn: Johnathon

Background and Scope of Work:

This quote is for repairs to your 2 hp 230 v 1ph sewage control panel, Repiars consist of replacing both motor starters, voltage monitor, all 4 floats, with installation materials and job labor to complete this work.

Continued on page 2

Contract Terms and Agreements:

1. Delivery: **10 to 14 day: Upon Receipt of Signed Quote or P.O. Number**

2. Warranties: One (1) year parts, ninety (90) days job labor

3. Prices subject to applicable state and local sales tax.

4. Additional undiscovered work performed will be billed at time and materials.

5. Terms: **Deposit:** None **Balance:** C.O.D.

6. Quote good for: **10 days**

6. This quote/contract is invalid without the following attachments:



None



Well Waiver



Shallow Well



Rock Well



Fountain Waiver



Artesian Well



Other _____

Attachments must be signed where applicable and returned with this signed contract.

Subtotal: \$3,080.00

Tax: \$0.00

Total: \$3,080.00

Submitted by: _____

Customer acceptance _____ Date _____

PO#: _____

"WE MAKE WATER HAPPEN"

SERVICE QUOTATION



Barney's Pumps Inc.
 PO Box 3529
 Lakeland, FL 33802
 (904) 260-0669
 Jacksonville

Service Order Number	1002699
Order Date	Page
6/2/2022	1 of 1

Quote Expires On: 10/19/2022

Bill To:

Cash Account - Jacksonville
 Jacksonville Location
 Jacksonville, FL

Ship To:

River Town Park
 SR 13
 St Johns, FL 32259

Requested By: Jonathan Perry

Customer ID: 11845

PO Number		Job Name	
River Town		River Town - Control Panel Upgrades	
Quantities			Item ID
To Service	Requested	Allocated	Item Description
		UOM	Unit Size
			Disp.

1	EA	SERVICECALL	2,363.00	2,363.00
	1.0	Service Call		

Serial Number: 11845-060222-1

Order Line Notes: Service call to install new starters, new volt monitors, and new floats.

SUB-TOTAL: 2,363.00
TAX:
AMOUNT DUE: 2,363.00
U.S. Dollars

Thank you for the opportunity to earn your business.

Prices quoted are firm for 30 days (unless otherwise noted), then subject to adjustment to agree with prices at time of shipment and subject to any tax required by law. Lead time and/or ship dates are estimates only and are based on the information available at the time of quotation. Please note that these times/dates are subject to change. If shop drawings are required for approval, please request them from our office.

Order processed per Barney's Pumps standard terms and conditions of sale, and all terms and conditions of Barney's Pumps Terms of Sale & Warranty are incorporated herein by this reference as if fully set herein. Please visit <https://www.barneypumps.com/legal.html>

All shipments are F.O.B origin.

SIGN BELOW AND RETURN TO AUTHORIZE ORDER.

PRINT NAME _____ SIGNATURE _____ DATE _____

C.

RIVERTOWN

Request for Funds

Date of request: 10/11/22

Submitted by: Johnathan Perry

Repair:

10 of the cushions at the RiverClub are in need of new upholstery. They have torn due to normal wear and tear. We have acquired two proposals for your consideration.

Vendor	Job Scope	Cost
Vincent & Sons	Replace upholstery on 10 cushions at RiverClub	\$1,715.82
Jax Furniture	Replace upholstery on 10 cushions at RiverClub	\$2,557.75

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



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: RiverClub Cushions 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: [Choose One]
(Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

[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: _____



ESTIMATE

Client # : **V-883782**
 Date : **9/21/2022**

5121 Bowden Road, Ste. 311
 Jacksonville, Florida 32216
 Phone: (904) 642-8332 / Mobile: (904) 710-5985
www.VSUJAX.com

JOB	BILL TO	SHIP TO (if different)
Outdoor cushion casings w/ zipper; Subrella fabrics and Marine thread	Vesta Property Services, Inc. RIVERTOWN P.O.C.: Johnathan Perry 245 Riverside Avenue, Suite 300 Jacksonville, Florida 32202 Phone: (877) 988-3782	Alt. (904) 307-8313

QTY	DESCRIPTION	TAXED	UNIT PRICE	LINE TOTAL
6	UPH SVCS STND DIM.: SEAT CUSHION CASING W/ ZIP > USE SUNBRELLA* *TEXTILE: SEATS ONLY: SUNBRELLA CAST CHARCOAL #40434-0001	x	168.55	1,011.30
4	UPH SVCS STND DIM.: SEAT CUSHION CASING W/ ZIP > USE SUNBRELLA* *TEXTILE: SEATS ONLY: SUNBRELLA PARADIGM STONE #40484-0001	x	176.13	704.52
				-
				-
				-
				-
				-
				-
				-

SUBTOTAL	\$ 1,715.82
TAXABLE	
TAX RATE	
TAX	\$
TRANSPORT DEPOSIT	\$ -
TOTAL	\$ 1,715.82

Other Comments or Special Instructions
TRANSPORT CHARGES HAVE BEEN WAIVED ON THIS ORDER.
 Discounts have been applied on this order. Estimate is good for 45 days. Thank you.
 * A 50% Deposit Required Prior To Start Date.

Make checks payable to
Vincent & Son Upholstery

Signature: _____ Date: **TBD**

We're Looking Forward To Working With You. Thank you.

JAX FURNITURE

REFINISHING & UPHOLSTERING

A First Coast Home Pros Family Company

904.416.1064

Monday-Friday 8:30A-5:00P
Call, Text or Email!

September 15, 2022
RiverTown
Johnathan Perry
39 Riverwalk Blvd
St Johns FL 32259

Mobile (904)591-7361
Email mike.knightly@gmail.com

We accept personal checks, money orders, or cash.
Once we receive payment in full, we will be able to put your project in our work queue.

OR **PAY ONLINE** Using a credit card or bank account.
A \$5.00 convenience fee applies to online payments.

Estimate

Account #: 11931
Estimate #: 82397

Custom Upholstering

Sofas & Loveseats
Chairs & Ottomans
Window Treatments
Custom Headboards
Upholstery, Leather, & Vinyl

Furniture Refinishing

Antiques & Heirlooms
Fine Table Tops
Dining Room Sets
Dressers & Desks
Custom Wood Repair

Item	Qty	Description	Amount
CU-2STD		Custom Upholstering - Reupholstering Labor - 6 Solid Colored Cushions 12 Yards Needed - Fabric Priced Separately	\$1,392.00
CU-2STD		Custom Upholstering - Reupholstering Labor - 4 Striped Cushions - Fabric Priced Separately 8 Yards Needed	\$928.00
CU-TRPCHG-95	2.0	Custom Upholstering - \$95 Per Trip	\$190.00
CU-FEE47		\$24.50 Shop Supplies plus \$23.25 Waste Disposal Recycling	\$47.75

Subtotal: \$2,557.75
Tax: \$000.00
Total: \$2,557.75

7.5% Sales Tax applies. Pickup & delivery service is available at a rate of \$95 per trip per man required. All jobs incur the following fees: 1) Shop Supplies - \$24.50. 2) Waste Disposal & Recycling - \$23.25. We can place your project in our work queue upon receipt of your payment in full. Thank you for considering Jax Furniture Refinishing & Upholstering. Our goal is to bring out the very best in your furniture. In keeping with that idea, each of our services is guaranteed for quality workmanship for a period of one year, which covers 100% of labor. Material costs are non-refundable. To accept this estimate and reserve your place in our work queue, please complete the following steps: 1) Sign below to accept the scope of our proposal, 2) Sign the separate Terms and Conditions outline to agree to our performance standards and customer responsibilities, and 3) Remit payment in full for the total estimated project amount. These three items can be mailed to 8775 Arlington Expy / Jacksonville FL 32211. Once they have been received by Jax Furniture, your project will be placed into our work queue. By signing here, you acknowledge that you accept the scope and terms of the above proposal.

Customer Signature: _____

Date: _____



JAX FURNITURE
REFINISHING & UPHOLSTERING



Terms of Service

Page One of One

The 100% Guarantee

- Jax Furniture Refinishing & Upholstering guarantees quality workmanship for a period of one (1) year from the date of completion. If a failure resulting from our workmanship appears, we will supply the labor to correct the condition without cost. All warranties regarding the performance of specific materials used, such as fabric, leather, vinyl, paint, stain, finishes, or other coatings, will be handled through the manufacturer of such materials. This guaranty is in lieu of all other warranties, expressed or implied. Our responsibility is limited to correcting the condition as indicated above.
- This guaranty excludes, and in no event will Jax Furniture Refinishing & Upholstering be responsible for consequential or incidental damages caused by accident or abuse, temperature or humidity changes, water intrusion or moisture.
- Our liability pertaining to this project is limited to the project amount as estimated or billed, whichever is greater.

Client Responsibilities

- The client is to specify the materials, such as fabrics, stain color(s) and finish sheen(s) to be used and the project cannot begin in advance of this decision. Changes made to your selection of these materials after such decision is submitted may result in additional charges which are the responsibility of the client. Jax Furniture Refinishing & Upholstering does not choose colors or sheen and cannot be held responsible for variations between samples of color and sheen and the finished coating on the surface to be painted.
- Please have all personal items moved off of, out of, and breakables moved away from your furniture prior to in home pickup, if applicable.

Change Orders & Scheduling

- This is only a proposal and your acceptance is subject to our approval in order to make this contract binding.
- If after you agree to this work, you desire any changes or additional work, please contact us as the cost of all revisions must be agreed upon in writing. Workers are instructed not to undertake additional work without authorization.
- Change orders may cause a delay in the start date and/or completion date of your project.
- All projects are performed on a "first-come, first-served" basis. The start date of your project may be tentatively estimated verbally but is in no way guaranteed as many factors outside of our control influence our schedule.
- The time required to complete your project can vary greatly based on factors outside of our control, such as availability and shipping times associated with special order products, preexisting conditions in your furniture that may influence proper finish adhesion and curing, and current temperatures and humidity levels, among other factors. As such, a completion date may be tentatively estimated verbally but is in no way guaranteed.
- All agreements are contingent upon delays beyond our control, including strikes, accidents, or inclement weather.

Cost

- We propose to provide our furniture refinishing, upholstery, restoration, and/or repair services and all associated labor costs to complete the services specified in your estimate.
- We propose to furnish the materials at the rate stated in your estimate, but this is only an estimate. The actual amount of material required for your project can vary based on a number of factors and this cost is passed on directly to you. If additional materials are required to complete your job, this will increase the materials cost you will be required to pay in accordance with the terms below.
- Additional individual tasks not specified in your estimate, if selected by you, may require additional pricing.
- Our price is valid for **90 days** unless otherwise noted and is subject to change after that time.

Payment Terms

- We require payment in full of all estimated charges in order to place your project in our work queue.
- Any additional charges amounting to more than 10% of the original job total are payable at the time of the change order.
- Any additional charges amounting to less than 10% of the original job total are payable upon completion of the job.
- We accept cash, checks, and money orders.
- You may also pay online using a credit card or bank account (a \$5.00 convenience fee applies to all online payments).

Acceptance of Proposal

We hope you choose Jax Furniture Refinishing & Upholstering for your furniture refinishing, upholstery, restoration, and/or repair project. To accept this estimate and reserve your place in our work queue, please complete the following steps: 1) Sign and date your estimate to accept the scope of our proposal, 2) Sign the separate Terms and Conditions below to agree to our performance standards and client responsibilities, and 3) Remit payment for 100% of the total estimated project amount. Once these three items have been received by Jax Furniture Refinishing & Upholstering at 8775 Arlington Expy / Jacksonville FL 32211, your project will be placed in our work queue. By signing here, you acknowledge that you accept the scope and terms of the above proposal.

Signature: _____

Date: ____/____/____

D.

RIVERTOWN

Consideration of Holiday Lighting and Décor.

Each year we have teamed up with Hulihan to do our Holiday Lighting and Décor for here at RiverTown. Not only are they a very responsive with any concerns that we have with the lighting and décor, but they are also very knowledgeable with the lay of the land and our expectations. That said we would like to continue our partnership with Hulihan this holiday season and are looking toward the board for consideration of their proposals for both RECDD I and RECDD II. Both are proposals are included in the packet and the total amount included below. Also included is the price for the installation of the Tree down at the RiverClub from, PRI production. Please let us know if you would like to see something added and or removed.

RECDD I - \$12,887.00

RECDD II - \$12,105.00 (Lighting and Décor) :: \$8,380 :: total cost incurred - \$20,485

Hulihan Territory, Inc.
 1177 Atlantic Boulevard
 Atlantic Beach, FL 32233 US
 (904) 285-8505

Estimate



ADDRESS
475 West Town Place Suite 114 St Johns, FL 32259

SHIP TO
Rivers Edge CDD 156 Landing Street St Johns, FL 32259

ESTIMATE #	DATE
9441	09/30/2022

QTY	ACTIVITY	DESCRIPTION	AMOUNT
1	Christmas Installation	Entrance to welcome center (16) lit garland on rails on bridge @ 90.00 = 1440.00 (9) Sylvester palms warm white mini lights @ 300.00 = 2700.00 (2) 72 inch wreaths on tower @ 325.00 = 650.00	4,790.00
1	Christmas Installation	River House MAIN BUILDING: (430ft) Warm white C-7 LED on roofline 2580.00 (200ft) Warm white C-7 LED in bedline 600.00 (1) 60 inch lit wreath 280.00 (4) 36 inch lit wreaths 600.00 (2) Patio Ligustrum 350.00 (2) Oak trees (Base only) 250.00 ENTRANCE SIDE: (4) Lit garland on wall 260.00 (2) 36 inch lit wreaths 300.00 EXIT SIDE (2) 36 inch lit wreaths 300.00 (4) Lit garland on wall 260.00 CENTER ISLAND (6) Lit garland on wall 390.00 (2) 36 inch lit wreaths 300.00	5,117.00
1	Christmas Installation	(2) monuments across from river club (24) lit garland on fence	2,980.00

****PAST DUE ACCOUNTS ARE SUBJECT TO A SERVICE CHARGE OF \$20.00 PER MONTH ****

******PAYMENT DUE ON RECEIPT******

If you wish to pay by credit card, please call our office at 285-8505. We accept MasterCard, Visa and Discover.

Thank you for your business!

Please review the attached estimate. Feel free to contact us with any questions. We look forward to working with you.

TOTAL

\$12,887.00

Sincerely,
Hulihan Territory, Inc.

Accepted By

Accepted Date

****PAST DUE ACCOUNTS ARE SUBJECT TO A SERVICE CHARGE OF \$20.00 PER MONTH ****

******PAYMENT DUE ON RECEIPT******

If you wish to pay by credit card, please call our office at 285-8505. We accept MasterCard, Visa and Discover.

Thank you for your business!

Hulihan Territory, Inc.
 1177 Atlantic Boulevard
 Atlantic Beach, FL 32233 US
 (904) 285-8505

Estimate



ADDRESS
160 Riverglade Run St Johns, FL 32259

SHIP TO
Rivers Edge CDD II 160 Riverglade Run St Johns, FL 32259

ESTIMATE #	DATE
9442	09/30/2022

QTY	ACTIVITY	DESCRIPTION	AMOUNT
1	Christmas Installation	Water Song: longleaf and keystone Corners (90') roofline LED C-7 @ 5.00 = 450.00 (200') LED C-7 top of wall @ 5.00 = 1000.00 (2) 48" wreath @175.00 = 350.00 (2) ligustrum @ 150.00 = 300.00	1,900.00
1	Christmas Installation	Water Song:Keystone Corners and Mistflower (100') LED C-7 on metal monument @ 6.00 = 600.00 (2) 48" LED lit wreath @ 175.00 = 350.00 (4) 36" LED lit wreath @ 125.00 = 500.00 (4) C-7 on top cap @ 125 = 500.00	1,750.00
1	Christmas Installation	Island outside gate: (6) arborvitae with warm white minis @ 90.00 = 540 (8) hollies with warm white minis @ 90.00 = 720.00	1,260.00
1	Christmas Installation	River Club Entrance (4) 36" wreath on columns @ 200.00 = \$800.00 (4) lit garland on fence and sign @ 95.00 = \$380.00 (10) Warm white minis on oaks to 5' trunk only @ 150.00 = \$1500.00 River Club: (360ft) Warm white C-7 led on roofline @ 6.00 =2160.00 (3) 48 inch wreaths on dormers @ 225.00 =675.00 (2) Sylvester palms @ 300.00 = 600.00 (270ft) Warm white C-7 in bedline at front of building = 1080.00 MB	7,195.00

****PAST DUE ACCOUNTS ARE SUBJECT TO A SERVICE CHARGE OF \$20.00 PER MONTH ****

******PAYMENT DUE ON RECEIPT******

If you wish to pay by credit card, please call our office at 285-8505. We accept MasterCard, Visa and Discover.

Thank you for your business!

Please review the attached estimate. Feel free to contact us with any questions. We look forward to working with you.

TOTAL

\$12,105.00

Sincerely,
Hulihan Territory, Inc.

Accepted By

Accepted Date

****PAST DUE ACCOUNTS ARE SUBJECT TO A SERVICE CHARGE OF \$20.00 PER MONTH ****

******PAYMENT DUE ON RECEIPT******

If you wish to pay by credit card, please call our office at 285-8505. We accept MasterCard, Visa and Discover.

Thank you for your business!



PRI Productions

1819 Kings Ave 1819 Kings Ave
Jacksonville, Florida 32207
Ph: (904) 398-8179
Fax: 904.398.1569
priproductions.com

Job# 44095

JOB ORDER

PRODUCTIONS

INVOICE TO:		DELIVERY ADDRESS:	
Rivers Edge CDD 2 475 West Town Place St Augustine, Florida 32092		Mattamy Homes Rivertown 160 Riverglade Run, St Johns, Florida 32259	
Contact: Jason Davidson Phone: (904) 679-5733 Email: jdavidson@vestapropertyservices.com		Room: Riverclub On-Site Contact: Phone:	
		Order Status: Tentative Sales Person: Niko Negron Email: Nnegron@priproductions.com	
		Customer #15714 Terms: 0	
Order Date 10/04/2022		All Prices are valid for 30 days from the order date	
Delivery Window 11/28/2022, 10:00 AM -		Event 11/30/2022, -	
		Strike 1/6/2023, 10:00 AM -	
JOB DESCRIPTION: Mattamy Homes Christmas Tree 2022			

Quantity	Description	Duration	Price	Subtotal
General				
1	Mattamy Christmas Tree & Decor	1 Days	\$0.00	\$0.00
1	Annual Storage / Maintenance Fee	1 Days	\$500.00	\$500.00
1	Lift for Setup	1 Days	\$1,200.00	\$1,200.00
1	Lift for Breakdown	1 Days	\$1,200.00	\$1,200.00
1	Plywood Package	1 Days	\$600.00	\$600.00

Total: \$3,500.00

Labor

Talent	Task	Subtotal
Nov 28 2022		
ES Labor Crew	Set	\$2,240.00
Jan 6 2023		
ES Labor Crew	Strike	\$2,240.00

Labor Total: \$4,480.00

Delivery/Misc

Quantity	Description	Price	Subtotal
1	Delivery - St Johns	\$400.00	\$400.00

Delivery/Misc Total: \$400.00

Rental Total:	\$3,500.00
Sales Total:	\$0.00
Labor:	\$4,480.00
Delivery/Misc:	\$400.00
Service Charge:	\$0.00
Damage Waiver:	\$0.00
Subtotal:	\$8,380.00
Tax:	\$0.00
<hr/>	
Job Total:	\$8,380.00

ELEVENTH ORDER OF BUSINESS

A.

RIVERTOWN

Consideration of Little Free Libraries

We have two requests for the installation of little free libraries here at RiverTown. I have included the details pertaining to each, below.

The first is from **Tracy Kriel** who resides at 209 Twin Flower Place. Please find her approach below.

1. A description of intent for the library?

Little Free Library is a free book-sharing opportunity hosted and supplied by communities around the world. The mission is to build communities, inspire readers, and expand book access for all. Little Free Library is a nonprofit organization with more than 100,000 registered Little Free Library book-sharing boxes worldwide. Reference <https://littlefreelibrary.org/>

A Little Free Library is a small structure that holds books. There are currently 2 Little Free Libraries in Rivertown: One in the Arbors, and one in North Lake.

2. What the library would look like?

Free plans are available on the LFL website here: <https://littlefreelibrary.org/build/>

We have not chosen a specific design at this time, as we did not know if permission would be granted.

3. Who would manage the library?

The library is managed by the community, who add and take books freely.

4. Any cost that the CDD would incur or if this is something the neighborhood would design and manage?

There will be no cost to the CDD. The neighborhood will design, manage, and maintain the library.

The second is from **Liliann Deramon** who resides at 58 Roycroft Pl. Please find her approach below.

I am a senior at Bartram Trail High School and a resident of Rivertown. I head a book club at school that is committed to encouraging reading in younger generations and bringing communities together through literature. For our service project this year we would like to install a "Little Free Library" in Rivertown, preferably at a park/somewhere there is heavy foot traffic. This library would be payed for and maintained by club members and could be designed to fit HOA standards. If possible, what are there any steps I would need to take to get this idea off the ground? I look forward to hearing back from you.

B.

RIVERTOWN

Consideration of Soccer Shots Winter Agreement

Soccer Shots has submitted their winter schedule for consideration. Sessions will run each Monday afternoon from 4:15pm to 6:45pm December 5th through February 6th. There are no other changes and that includes pricing.

- Day: Mondays
- Times: 4:15pm – 6:45pm
- Cost
 - \$15 a session for patrons- \$120 per term (Patron) \$130 per term (non-patron)+ a \$40 registration fee for a jersey and medals. 15% return to the District.

C.

RIVERTOWN

Consideration of UPS Temporary Use Agreement

For our past Holiday Seasons, we have granted UPS's requests to place a POD at the RiverHouse by the Dumpster. I have included their request below for considerations along with the temporary use agreement for your review.

Good morning Jason,

I am one of the managers for UPS that service the area you manage in the community River Town. As you know around the holidays our delivery volume increases drastically. In the past we were able to place a POD at the community center located on Landing Drive in the back out of the way. I am requesting permission to do the same this year if you would allow us to. Having a POD in place to store packages that are designated for the residents of River Town. This allows the driver to not run into capacity issues and have other delivery personnel assist with the deliveries within the River Town community. Any help would be greatly appreciated! The POD would be delivered On or after October 15, 2022 and removed prior to January 15, 2023. I would like to offer \$700.00 for the season as well if that's ok for you. Please let me know. I attached the HOA consent form above. If you could please sign and return to me. Please let me know if you have any questions or concerns. My cell number is 717-501-2069. Thank you!

Zack Addair

Baymeadows South Business Manager

zaddair@ups.com

717-501-2069



D.

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
Resident Clubs – Application

Resident Clubs are an enhancement to the residents of the Rivers Edge Community Development District (“District”). Clubs at the District are designed to help residents and paid users (together, “Resident(s)”, which shall have the same meaning as the term “Patron(s)” as defined in the District’s Policies Regarding District Amenity Facilities (the “District’s Policies”)) to pursue common interests in hobby, recreational, social, service and cultural endeavors, while building community spirit and expanding horizons. Clubs should encourage their members to fully participate and enjoy the diverse programs and facilities within the District that make life here so enjoyable and rewarding. All Clubs are required to complete the following form in order to receive the benefits offered.

Starting a Club is a three-step process:

- A. Complete the form below and return it to the General Manager’s Office, as noted below.
- B. The District will review the form for completeness and compliance and for availability of District facilities, if applicable.
- C. The District will communicate either approval or the reason for denial and next steps.

1. Proposed Club name (see rule #7): Rivertown Wine Tasters

2. Name of Club leader/main contact: Nancy Roeder

3. Address of Club leader/main contact: 32 Keeneland Rd

Phone Number (1): 752-289-1137 Phone Number (2): _____

Email address: nroeder2@gmail.com

4. Is this a Resident Club as described above? Yes No

5. Please tell us about your club. For example, what kind of activities/functions does your club plan to host? (Please attach additional pages as necessary.)

Monthly gatherings where attendees bring a favorite wine and snack/appetizer for all to sample. We may have votes on best wine.

6. When, including how often, will your Club meet? (Date/Time/Frequency) Monthly, Time - 7:00 PM

PRIVACY NOTICE: Under Florida’s Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

7. Where do you anticipate your Club will want to meet? RiverHouse

8. The targeted audience for the Club is: Adults over 21

9. Please mark which categories are applicable to the Club or Interest Group:

- Arts & Crafts Community Culture Education
 Social Recreation & Leisure Sports & Athletics Other

10. If a similar club already exists within the District, what distinguishes your Club? Rivertown Ladies - but Rivertown Wine Tasters is for men, women, couples.

11. How will you recruit members and encourage participation in Club activities? Through Rivertown Facebook site

12. Will you be collecting dues or managing any funds associated with Club activities?

- Yes No

13. Who will be responsible for the management and protection of the Club's financial funds?

14. Is any person compensated, in any form, for their involvement or leadership of the Club? This includes clubs for fitness-related or sports-related activities.

- Yes No

15. How will the Club and its activities be promoted? (Please list): Rivertown Residents posting, and a separate posting on Rivertown Wine Tasters site!

16. Do you currently have any proposed advertising and/or logo? (If yes, please attach sample.)

- Yes No

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17. Please list the contact information of at least one other District resident (Club member) who may be an alternate leader in your absence or departure.

Name: Debbie Mulach

Address: 220 Fawnwood St.

Phone Number: 772-215-9663

Email Address: shilopet@aol.com

Name: _____

Address: _____

Phone Number: _____

Email Address: _____

18. Do you plan to serve or allow consumption of alcohol at Club meetings and/or events? Note that the Club must notify the District before serving or allowing consumption of alcohol, and that the District may require special events insurance, other insurance, or other special conditions before allowing alcohol at Club functions. Please check all that apply:

Serving alcohol: No Yes (on a regular basis) Yes (at special events)

BYOB: only wine No Yes (on a regular basis) Yes (at special events)

19. Did you read and understand the rules applying to your Club, including the District's adopted Amenity Policies, and hereby certify on behalf of yourself and the members of the Club that the Club will follow and abide by such rules and Amenity Policies?

Yes No

For District Use Only:

Board Approval Granted: YES, date: _____ NO

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Authority and Disclaimer

The Rivers Edge Community Development District (“*District*”) reserves the right to grant or reasonably deny a request for a Club. The Club Leader, as well as Club events, activities, programs, etc., should reflect the spirit and values of the District at all times and adhere to adopted District policies and rules. The District reserves the right to cancel a Club at any time, for reasons including but not limited to: inactivity by the leader and/or lack of participation by members, Club Leader(s) lack of standing with the District, unreasonable actions of the club leader, violation of policies or rules, action arising from member(s) concerns, etc. The District reserves the right, but not the obligation, in its sole and absolute discretion, to grant incentives for volunteerism or to Clubs - including financial support, material support, facility use privileges, either with or without charge, priority for facility use and administrative and technical support and will do so on an equitable and fair basis. All Clubs and their respective members are solely responsible for the financial management of funds, maintenance, repair and safe operation of the Club, the members and the equipment provided or otherwise obtained by the Club, as well as for the safety of members and others participating in Club activities or using the facilities. The District reserves the right, without further approval or compensation, to include Club activities, photographs of activities and members, etc., for marketing, promotional and educational purposes.

The Club, its leader and its members hereby agree to defend, indemnify and hold harmless the District and its respective officers, agents, employees and contractors, Mattamy Jacksonville LLC, its manager, Mattamy Florida LLC, its manager, Calben (Florida) Corporations, Vesta Property Services, and all related and affiliated companies, and the officers, directors, supervisors, employees, agents, representatives, successors and assigns of each of the foregoing entities from any and all liability, claims, actions, suits or demands by any person, corporation, governmental body or other entity, including all principals, employees, agents and representatives of the club, for any claims, injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the Club’s use of the District’s facilities, services, funds or property whatsoever, including all of its members, guests and invitees, and including litigation or any appellate proceedings with respect thereto. The Club, its leader and its members, its guests and invitees agree that nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, *Florida Statutes*, or any other statute or law.

The undersigned hereby agrees to these policies and acknowledges the disclaimer set forth above:

Name: Nancy Raeder Address: 32 Keeneland Rd.

Print Name: Nancy Raeder Phone #: 752 289-1137

Please return application to:

Rivers Edge Community Development District
c/o James Perry, District Manager
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
(904) 940-5850

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FACILITY USE APPLICATION: AUTHORIZED CLUBS

Facility: Rivers Edge II CDD: River Club Café (Monday, Wednesday, Thursday ONLY) River Club Amphitheater
 Rivers Edge CDD: River House-Inside Only Palm Court Lawn Pool Cabana
Group Fitness Room Soccer Field

Name of Applicant: Nancy Roeder
 Name of Authorized Club: Rivertown Wine Tasters
 Resident's Street Address: 32 Kennelwood Rd.
 Phone: 757-289-1137 Email: nroeder2@gmail.com
 Intended Use: Wine Tasting Estimated Attendance: 30-40
 Is alcohol to be served/consumed? No Yes (Served/Sold) Yes (BYOB) (TBD)

Requested Days/Dates/Times (4-hour max, inclusive of set-up and clean-up times)

Facility	Date	Start Time	End Time	CDD Approval (GM initials)
Riverhouse	10/26/2022	6:00 PM	10:00 PM	
Riverhouse	11/30/2022	6:00 PM	10:00 PM	
Riverhouse	12/28/2022	6:00 PM	10:00 PM	
Riverhouse	1/25/2023	6:00 PM	10:00 PM	
Riverhouse	2/22/2023	6:00 PM	10:00 PM	
Riverhouse	3/29/2023	6:00 PM	10:00 PM	
Riverhouse	4/26/2023	6:00 PM	10:00 PM	
Riverhouse	5/31/2023	6:00 PM	10:00 PM	
Riverhouse	6/28/2023	6:00 PM	10:00 PM	
Riverhouse	7/26/2023	6:00 PM	10:00 PM	

I picked LAST WEDNESDAY for each month, but we're flexible!

I agree to indemnify and hold harmless the Rivers Edge Community Development District and the Rivers Edge II Community Development District (together, the "Districts") and each of their Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity, for liability, claims, actions, suits, or demands by any person, corporation, or other entity for injuries, death, property damage of any nature arising out of or in connection with the use of the Amenity Facilities or surrounding areas and, if alcohol is to be permitted, arising out of or in connection with the consumption or provision of alcohol. Nothing herein shall constitute or be construed as a waiver of the Districts' sovereign immunity granted pursuant to Section 768.28, Fla. Stat. or other law.

As stated in the Districts' policies governing the Amenity Facilities, **Disregard for any district rules or policies will result in expulsion from the facility and/or loss of amenity privileges in accordance with the applicable termination policy.**

I have read, understand, and agree to abide by all policies and rules of each District governing the Amenity Facilities. Failure to adhere to the applicable policies and rules may result in the suspension or termination of any privileges to use the Facilities. I also understand that I am financially responsible for any damages caused by me, my family members, and my guests. If requested, I will obtain an event insurance policy naming the Rivers Edge Community Development District or the Rivers Edge II Community Development District, as applicable, and its agents, supervisors, officers, directors, employees, and staff as additional insured. Only RiverTown Patrons (as that term is defined in the District's Policies) may reserve a rental area at RiverTown, and payment for the reserved rental area, if any, must be made by the Patron who is making the reservation. That Patron reserving the rental area shall be considered the Responsible Party for the event, and must be present for the duration of the event for which the rental is made.

Signature of Applicant Nancy Roeder Date 9/2/2022

(Please continue to pages 2 and 3)

TWELFTH ORDER OF BUSINESS

D.

1.

RIVERTOWN

RECDD I Operational Report

Date of report: **10/19/22**

Submitted by: **Jason Davidson**

RiverHouse update:

The team is currently working with vendors to secure proposals for the following to bring back to the November meeting.

- Slab repair and turning of sand in filtration system for the Family Pool.
- Turning of sand in filtration system for Lap pool
- Pool Resurfacing
- RiverFront Park trail surfacing repairs. *We have some sections where roots have pushed through and a few where the structure is beginning to fail.*

Participation:

	October	November	December	January'21	February	March	April	May	June	July	August	September	Total
Pool	0	0	175	0	0	1,345	1,540	2,100	3,992	2,157	1,978	1,019	14,306
Tennis	65	40	315	45	60	240	99	150	52	88	113	74	1,341
Gym	545	375	60	134	180	943	503	430	790	394	617	338	5,309
RiverHouse	1,345	832	372	175	240	2,500	1,077	1,150	724	651	1,236	793	11,095
Total Usage	1,955	1,247	922	354	480	5,028	3,219	3,830	5,558	3,290	3,944	2,224	32,051

Tasker

CDD I, II and III Post Meeting Action Items				
Item	District	Proprietor	Description	Progress
Light Pilot Program	RECDD I	Johnathan	order and install lights for pilot program/ BOS approved and additional \$1,000 toward the pilot program.	in progress
5K Reindeer Run	RECDD I	Jason	work with DC and GMS to draft agreement	acquired/in progress
Homeschool Enrichment Program Agreement	RECDD I	Jason/DC/DM	work with DC and GMS to draft agreement	completed
Longleaf Church Ruck St. Johns Walk Agreement	RECDD I	Jason/DC/DM	work with DC and GMS to draft agreement	in progress
Outdoor Club Application	RECDD I	Jason	sign agreement and get it over to Clint	completed
Warning System in Place for Waterfall	RECDD I	Jason/Johnathan	be sure there is an alarm system installed on the waterfall pit. Work with Supervisor Cameron during the project in its entirety	in progress
Pond Maintenance in the Enclaves	RECDD I	Jason/Johnathan	Work with VerdeGo to ensure these areas are brought up to standard	completed
Kayak Rental Fee's	RECDD II	Clint	Increase to \$10 per rental. Investigate revenue for FY'22 YTD. Investigate where fees are posted. If in policies, a public hearing will be required. Communicate with the District Manager	in progress
New Pond Agreement	ALL	Jason/DC/DM	Acceptance of new ponds	completed
Landscape Add Work Agreement	ALL	Jason/DC/DM	Acceptance of Landscape add Work	completed
Sub Division sign Decoration stipulations for the Holidays	ALL	Jason/DC/DM	Bring back a suggested approach for the potential handing of holiday decorations on subdivision signs (to be discussed at joint meeting)	completed
Weekly Sump Pump checklists to BOS to be included in weekly reports	ALL	Johnathan	weekly sump pump check log to be included in reporting to ensure it is being executed efficiently	on going
inventory system for assets	ALL	Johnathan	work on an inventory list of current asset	ongoing

Exercise Classes and Kids Programming

Zumba with a Twist

- Class takes place Thursday morning at 9:15 AM.
- The class takes place inside the RiverHouse Fitness Room.

Aqua and Land Aerobics

- Water aerobics for the rest of October is just Monday's, Tuesday's, and Thursday's due to water temperatures.
 - Monday at 10:30 AM, Tuesday and Thursday at 2:30 PM
- Land Aerobics is continuing Wednesday and Thursday
 - Wednesday at 10:30 AM and Thursday at 4:00 PM
- We are working on fall and winter schedule to start in November once we move away from the pool.

Tennis

- Junior Tennis Fall program begins on August 16th. This will take place on Tuesday and Thursdays from August 16th through October 20th. The schedule is as follows:
 - Middle School Training (Ages 11-14) – 3:30 PM to 4:30 PM
 - Pre-K Athletic Development (Ages 3-4) – 4:30 PM to 5:00 PM
 - Red/Orange Ball (Ages 5-8) – 5:00 PM to 6:00 PM
 - Orange/Green Ball (Ages 9-12) – 6:00 PM to 7:00 PM
- Adult tennis has moved to Saturday mornings, with the top Tennis pro from 904 tennis running the program.
- Beginner/Intermediate women's tennis is held from 8:30 AM to 10:00 AM.
- A Wednesday night Women's class has been added from 7:00 PM to 8:30 PM due to demand.

Soccer Shots

- Fall program starts on Monday, August 29th and runs through November 21st.
 - All children 2-9 years old from 4:15 PM to 6:00 PM
- Will update with spring and summer numbers when available.

Gentle Flow Yoga

- Gentle Yoga will remain every Monday Morning 9:00 AM – 9:50 AM at the RiverHouse Fitness Room. We have added a Gentle class on Friday morning at 9:00 AM.
- We have expanded the yoga program here at RiverTown. There will be multiple classes of different types of yoga. Have seen good participation in all classes since expanding.
 - Gentle Yoga will still be on Monday's and Friday's at 9:00 AM

- Flow and Go will be on Wednesday's at 12:00 PM
- Strong Flow will be Thursday's at 6:30 PM

Mary Time Music

- The fall program will begin at the end of August and run through October twice a week.
 - Tuesdays and Wednesdays from 11:00 AM to 11:45 AM
- We have added Friday classes to the fall program due to demand.
- The winter program will be three classes a week with a start time late October/first of November.

Ball Room Dancing

- We have paused Ball Room Dancing due to interest. We will look to start having classes again in the fall.

Children's Dance Classes

- The fall schedule runs from August 16th through December 6th.
 - Ballet for Ages 3-5 from 4:45 PM to 5:30 PM
 - Jazz for K-2nd from 5:45 PM to 6:30 PM

Art in Motion Classes

- During the school year we will continue and have a Wednesday afternoon classes:
 - 3:00 PM to 4:30 PM
 - 4:30 PM to 6:00 PM
- Working with vendor for potential additional classes for example: mommy and me class or an adult painting class

Champion Swim School Lessons

- Swim Lessons classes are being offered through Champion Swim School this summer and will continue into the fall. These classes ended at the end of September.

Food Trucks

- Every Monday evening, Sal's Cucina is at the RiverHouse – Sal's is doing very well with an average revenue of \$650.00 each Monday.
- Starting in September, we will do a rotation each month of a different type of Food truck. For September we are doing a Latin and Brazilian food truck night
- We host 2-3 food trucks in rotation at the RiverHouse from 5:00 PM – 8:00 PM. We began to collect money from the food trucks (\$25.00 per savory and \$15.00 per dessert) starting on September 3rd. Revenue going back to CDD.

September Events

- Italian Nights – Sal's (5th, 12th, 19th, 26th)
 - Every Monday at the RiverHouse from 5pm to 8pm
- Food Truck Friday's (2nd, 9th, 16th, 23rd, 30th)
 - Every Friday at the RiverHouse from 5pm to 8pm
- Food Truck Nights (15th and 29th)

- Going to start rotating food type each month (example bbq trucks one month) at the RiverHouse from 5pm to 8pm every 2nd and 4th Thursdays
 - Will be Taco trucks this month with Alma Food Truck (8th) and Viva Mi Familia (22nd).
- Labor Day Weekend Entertainment (3rd, 4th, and 5th)
 - 3rd – Live music on both pool decks from 12:00 PM to 3:00 PM
 - Dean Winter Duo at RiverHouse
 - Mark O’Quinn Duo at RiverClub
 - 4th – Live Music on both pool decks from 12:00 PM to 3:00 PM
 - Ian Kelly Duo at RiverHouse
 - Jay Peele Duo at RiverClub
 - 5th – DJ’s at RiverClub and RiverHouse pools from 12:00 PM to 3:00 PM. The Café will be open from 12:00 PM to 7:00 PM. The slide at the RiverHouse pool will also be open from 11:00 AM to 7:00 PM.
- NFL Kickoff Party at RiverClub (11th)
 - We will have local televised games on for both early time slots as well as the Redzone channel going all day. Café specials all day.
- RiverTown Community Blood Drive (11th)
 - LifeSouth will be on site Sunday, September 11th at the RiverHouse from 11:00 AM to 4:00 PM. Donate platelets, plasma, or double reds receive a \$20 eGift Card.
 - This was rescheduled from August due to staffing issue.
- Trivia (15th)
 - DJ Ross will be having Trivia from 6:30pm to 8:30pm. Category will be All Things Summer.
 - Will be a free event for all residents.
- St. John’s County Library Bookmobile at RiverTown (16th and 30th)
 - Will be onsite on Friday, September 16th and 30th from 10:00 AM to 11:30 AM.
 - They will be parked at the RiverHouse.
- Music Bingo (22nd)
 - DJ Ross will be having Music Bingo from 6:30pm to 8:30pm. Categories will be Disco Hits and Movie songs.
 - Will be a free event for all residents.
- Live Music at the RiverClub (29th)
 - Live music on the RiverClub pool deck/café from 5pm to 8pm.
- Flower Arranging Event with Southern Grace Floral (27th)
 - Will be held at RiverHouse from 6:30 PM to 8:00 PM.
 - Cost is \$55 dollars for residents.

October Events

- Italian Nights – Sal’s (3rd, 10th, 17th, 24th, 31st)
 - Every Monday at the RiverHouse from 5pm to 8pm
- Food Truck Friday’s (7th, 14th, 21st, 28th)
 - Every Friday at the RiverHouse from 5pm to 8pm
- Food Truck Nights (13th and 27th)
 - Going to start rotating food type each month (example bbq trucks one month) at the RiverHouse from 5pm to 8pm every 2nd and 4th Thursdays
- Trivia (13th)

- DJ Ross will be having Trivia from 6:30pm to 8:30pm. Category will be Halloween.
- Will be a free event for all residents.
- Adult's Only Halloween 90's Party (21st)
 - Adult's only party at the RiverClub on October 21st from 7:00 PM to 10:00 PM
 - Will be a ticketed event; tickets are \$5 a person.
 - The RiverClub will close at 7pm for the event to begin.
 - With the RiverClub being shut down for the event from 7:00 PM to 10:00 PM we will be providing live music and games for the families that choose to go to Food Truck Friday from 5:00 PM to 8:00 PM.
- St. John's County Library Bookmobile at RiverTown (14th and 28th)
 - Will be onsite on Friday, October 14th and 28th from 10:00 AM to 11:30 AM.
 - They will be parked at the RiverHouse.
- RiverTown Fall Festival (22nd)
 - Will be held at the RiverClub amphitheater from 11:00 AM to 2:00 PM.
 - We will have amusements and game, hayride, a DJ, costume contest, pumpkin patch, magicians, face painting and airbrush tattoos, stand up paddle board company with instructor giving demo's, a fitness vendor, and St Johns County sheriff's office (potentially).
- Live Music at the RiverClub (27th)
 - Live music on the RiverClub pool deck/café from 5pm to 8pm.
- Trick or Treat RiverTown (31st)
 - We will have an event from 5:00 PM to 8:00 PM at the RiverClub on Halloween, the 31st. We will have a regular food truck, a desert truck, the Café bar will be open and will be giving out candy to all kids. We will still have Sal's Italian food truck at the RiverHouse as well during that time.
- Jaguars Group Outing (23rd)
 - Jacksonville Jaguars vs. New York Giants at 1:00 PM
 - Roundtrip charter bus transportation from RiverTown to TIAA Bank Field and a pre-game tailgate inside of TIAA Bank Field with inclusive food, beer, wine, water, and soft drinks starting three hours prior to kickoff. There are also options to buy separate items and not full package.

November Events

- Italian Nights – Sal's (7th, 14th, 21st, 28th)
 - Every Monday at the RiverHouse from 5pm to 8pm
- Food Truck Friday's (4th, 11th, 18th, 25th)
 - Every Friday at the RiverHouse from 5pm to 8pm
- Food Truck Nights (10th)
 - Going to start rotating food type each month (example bbq trucks one month) at the RiverHouse from 5pm to 8pm every 2nd and 4th Thursdays
- Trivia (10th)
 - Trivia from 6:30pm to 8:30pm. Category will be TBD.
 - Will be a free event for all residents.
- RiverTown Vendor Fair (12th)
 - Up to 30 vendors for a gifts and craft fair at the RiverHouse from 11:00 AM to 2:00 PM.
 - Lots of resident participation as vendors

- Live Music at the RiverClub featuring resident Jeremy Weinglass (4th)
 - Live music on the RiverClub pool deck/café from 6pm to 9pm
- Live Music at the RiverClub (17th)
 - Live music on the RiverClub pool deck/café from 5pm to 8pm
- World Cup/Florida vs. FSU viewing party at Club (25th)
 - USA vs. England at 2:00 PM (will be partnering with RiverTown Football Club) and then Florida vs. FSU at 7:30 PM
 - Café will open at 1:00 PM that day.
- World Cup Viewing Party with RiverTown Football Club at Café (27th)
 - Spain vs. Germany at 2:00 PM
- Additional events added TBA

December Events

- Italian Nights – Sal’s (5th, 12th, 19th, 26th)
 - Every Monday at the RiverHouse from 5pm to 8pm
- Food Truck Friday’s (2nd, 9th, 16th, 23rd, 30th)
 - Every Friday at the RiverHouse from 5pm to 8pm
- Food Truck Nights (8th and 22nd)
 - Going to start rotating food type each month (example bbq trucks one month) at the RiverHouse from 5pm to 8pm every 2nd and 4th Thursdays
- Holiday Movie Night (3rd)
 - We will be showing a holiday movie at the RiverClub Amphitheater on December 3rd at 6:00 PM. The café will be open for residents to utilize and will have a beverage tent at the amphitheater that evening.
- Light the Night (24th)
 - Luminaries will be bought thru Pine Castle again this year for residents to light the night on December 24th at 7:00 PM.
- RiverTown Holiday Spectacular (10th)
 - This will be an all-day event filled with Holiday activities.
 - From 12:00 PM to 3:00 PM we will have Santa and amusements for all ages at the RiverClub.
 - We will have our annual holiday golf cart parade sponsored by Nascarts.
 - We will have the Christmas Tree Lighting at the RiverClub at dusk followed by live music at the Amphitheater that evening.
- Jaguars Group Outing (23rd)
 - Jacksonville Jaguars vs. Dallas Cowboys at 1:00 PM
 - Roundtrip charter bus transportation from RiverTown to TIAA Bank Field and a pre-game tailgate inside of TIAA Bank Field with inclusive food, beer, wine, water, and soft drinks starting three hours prior to kickoff. There are also options to buy separate items and not full package.
- Holiday Craft (16th or 17th)
 - Vendor and craft TBD
- Live Music at the RiverClub (TBD)
 - Live music on the RiverClub pool deck/café from 5pm to 8pm

RT Website and Mobile Website – Update

- Website and mobile website are live now.
- Since launch:

- Newsletter Sign ups – 554 (was 535 for the September report)
- Access Card forms – 328 (was 311 for the September report)
- Contact us/report a concern – 340 (was 313 for the September report)

Board Action

- No action at this time.

Field Services Update

Submitted by: Johnathan Perry & Kevin McKendree

RiverHouse

- Gym
 - We have been working diligently to acquire proposals for the gym equipment. While we've received 3 quotes to purchase all the new equipment, updates were needed to provide leasing options. We are working with 3 vendors to have this provided as well as options for replacing the flooring.
 - The box that hides the wires behind the treadmills continues to loosen over time. We are working to install them in a way that stays attached and keeps the wires hidden.
- Tennis courts
 - The team was able to reinstall all the windscreens following the storm. Due to the diligent efforts of the maintenance team, none of the screens were damaged.
- Rental Area
 - The team has been working to paint the trim throughout the facility. This project is ongoing due to daily occupancy of the area. We will continue to work this until completion.
- Doors
 - Some more of the door handles needed replacing. Namely the handle leading to the men's shower/handicap stall in the pool side restroom. We were able to source a handle and install it with no issues. We will continue to monitor for additional needs.
- ADA Chair
 - The ADA chair has been installed in the family pool. We recently had both hydrants repaired to allow for residents to utilize the ADA chair at either pool. Staff has been trained on its use and we will continue to monitor to ensure no other needs are identified.
- Cabana
 - The faucet in the cabana was missing some of its parts due to wear and tear. The team was able to source a replacement and install it with no issues.
 - The fans within the cabana are not working properly. We have acquired two new fans, installed them and will monitor for any additional needs.
- Playground
 - The playground has some speakers that have blown. We are investigating options to have these replaced with a more weather resistant option. Once we are certain these will work with the feature, we will install and monitor to ensure there are no other issues.

RiverClub

- Kayak Shed
 - Two additional slots have been added to the kayak storage shed. We were able to free up some space and provide additional residents with storage solutions for their kayaks.

- Pressure Wash
 - The team pressure washed the amphitheater. Due to its location, this area becomes dirty quickly. We are monitoring it's needs based off of usage and adjusting accordingly.
- Countertops
 - It has been discovered that all of the countertops are not secured properly. The team has inspected, repaired and reattached all of the countertops.
- Pool
 - We have received proposals to repair the coping around the pool. The coping has begun to separate from the edge of the pool and is at risk of falling in. We are scheduling the repair for as soon as possible.
- Café,
 - We are investigating options for the bar in the café. The foot rail and back wall are in need of renovation. The rail is attached via security screws that will require extensive time to remove, but once removed, we have a vendor that will take it to powder coating and turn it into a two-piece rail. This will aide in any future needs for removal or repair, in addition to the installation of normal bolts.
- Firepit
 - The pavers at the northern most firepit are beginning to sink. We have contacted vendors and received proposals for the project. We will be scheduling this for repair as soon as possible.
- Fencing
 - Some of the fencing around the facility has the wires that run through it. This tends to become loose and/or break over time. We currently have 4 cables that need to be repaired. We are scheduling this accordingly and will have them repaired as soon as possible.

Common Areas

- Welcome Center Waterfall
 - The vendor has installed the pump on the feature. They are currently searching for the proper gaskets for the pump. Once acquired, they will install and start up the pump. This should be accomplished very soon.
- Painting
 - Due to the weather and scheduling conflicts, the painting of the KeyStone Corners monument and the Pirate Ship playground have been pushed at least two weeks. We are working with the vendor to ensure these projects are completed as this has been an extended wait for these projects.
- RiverClub Roundabout
 - The fencing at the roundabout has been installed following the accident. We will be working with the landscaper to have the area brought back to its original state as soon as the schedule allows.
- Footbridge
 - The walking bridge between Northlake and The Gardens was damaged during the storm by a large tree that fell on it. We have found a vendor to come and repair the damaged sections and should be completed by months end.
- RiverHouse Roundabout
 - The missing walking path light pole is being replaced. We have contacted a vendor to replace the poles foundation and we will be installing the pole in house.

Landscape Update:

3.



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date : Sept 30, 2022

Field Techs: Mike Liddell /
Justin Powers

Client: RiverTown

Pond A: Treated alligator weed around end of pond.



Pond B: Treated algae around entire pond.



Pond C: Applied algaecide to pond.



Pond D: Cleared outflow structure, water flowing too fast to apply treatment for water shield. Will apply next visit.



Pond E: Applied algaecide around edge of pond.

Pond G: Applied algaecide.



Pond H: Will treat algae after storm.



Pond I: Treated perimeter vegetation and algae.



Pond J: Perimeter vegetation is decaying. Algae is forming around decay.



Pond K: Treated algae and perimeter vegetation.



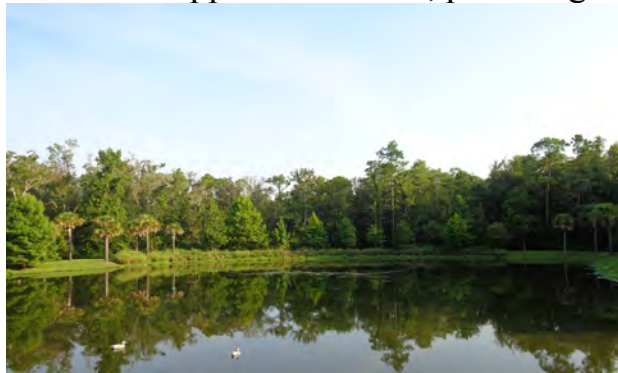
Pond L: Pond is in good condition, treated for algae and perimeter weeds.



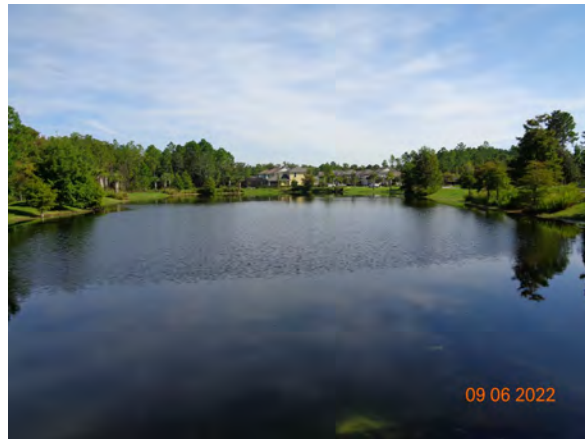
Pond M: Pond is in good condition, no algae noticed. Fountain was running at time of visit. Previous treatment was effective.



Pond Q: Previous treatment appears effective, pond in good condition.



Pond R: Picked up minor trash, pond looks good. Treated for algae and emergent weeds.



Pond S: Previous treatments were effective. Pond in good condition.



Pond T: Pond is in good condition. Treated for minor algae growth.



Pond U: Pond in good condition, previous treatment was effective, no algae noticed.



Pond V: Previous treatments appear effective.



Pond W: Applied algaecide. Grasses around pond are getting thick on easement.



Pond X: (Homestead) Treatment for coontail was effective, mostly dead stems floating.



Pond Y: (behind model homes) pond in good condition.



Pond Z: (behind pond K) Treated algae around pond.



Pond AA: (Homestead) Applied algaecide.



Pond BB: (Homestead) Treated algae.



Pond CC: Treated for algae.



Pond DD: Previous treatments appear to be working, removed trash and treated for algae.



Pond EE: Previous treatment was effective. Pond is in good condition.



Pond FF: Pond looks good, picked up minor trash. Previous treatment appears effective.



Pond GG: Pond in good condition, treated for algae and emergent weeds.



Pond HH: Treated for algae and emergent weeds, picked up trash.



Pond II: Pond in good condition, treated for algae.



Pond JJ: Applied algaecide treatment.

Pond KK: Applied pond dye.



Pond LL: Pond is in good condition, no algae noticed.



Pond MM: Picked up minor trash. Previous treatment was effective.



Pond NN: Treated algae around pond.

Pond OO: Pond looks good.



Pond PP: Pond looks good, previous treatment was effective.



Pond QQ: Previous treatment effective, pond looks good.



Pond RR: Pond in good condition no algae or trash noticed.



Pond SS: Applied algaecide.



Pond TT: Treated perimeter vegetation.



Pond UU: Treated cattails.



Pond VV: Treated algae and removed trash.



Pond WW: Pond in good condition, no trash or algae noticed.



Pond XX: Pond was low, no algae noticed.



Pond CR-7 (front): Pond looks great, previous treatment was effective.



Pond River Club 1: Treated vegetation.



Pond River Club 2: Treated vegetation.



Pond 1: (Water Song) Treated algae.



Pond 2: Treated perimeter vegetation.



Pond 3: No algae noticed.

Pond 4: Treated perimeter vegetation and algae.



Pond 5: Applied pond dye.



Pond 6: Treated algae.

Pond 7: Applied pond dye.



Pond 8: Treated algae.



Pond 9: Treated algae.



Pond 10: Spot treated cattails.



Pond 11: Removed some trash around pond. Lots of builder trash around entire area.

Pond 12: Pond in good condition, water level low.



Pond 13: Treated cattails.



Pond 14: Treated cattails.



Pond 15: Applied algaecide.

E.



Rivers Edge CDD – 1,2,3, and Sharded Offsite Improvements

Landscape Update for October 2022

- **General Maintenance**

- Our maintenance team has mowed all common grounds and are learning the feel for the community.
- We have started to detail the Riverhouse and Riverclub.
- Team is spraying for weeds throughout the community and trimming shrubs.
 - Tree-form ligustrum trees will have their bottom canopies raised and leveled throughout the property for their intended look.
 - Plant separation will occur for aesthetic purposes and plant health.
- Team has cleaned up debris from storm on first week of service.
- Enhancement crew has been standing trees that have fallen from the storm with tree braces and straps.
- Team will be hand pulling weeds each week that are overgrown in shrubs and roses
- Annual flowers will be pulled and a large amount of soil will be added to each bed to raise them before the next rotation is installed.
 - The low beds have caused the flowers in the past to decline prematurely and not show off as intended.
 - This is caused by the flowers staying too saturated which causes the roots to rot.
- Proper mowing heights for each type of turf will be achieved throughout the winter and early spring months.
 - Because of this you will see scalping occasionally until the proper height is achieved.
 - Ex. If you want to maintain a height of 4in you need to drop the level of the existing canopy of the turf to between 3.5-3.75 so that the new green growth is what is showing after each mowing occurrence moving forward.

- **Irrigation**

- Techs have been running through system and making repairs as we go.
- All clocks have been turned back on from being shut off from storm
- Lead tech is working with IQ system to help system run more efficiently

- Other options are being looked at to make the system more efficient and save on the annual water cost.
 - Items being looked at:
 - Eliminating bubblers on established trees that do not need them anymore
 - Making sure all rain sensors are operational
 - Adding rain sensors to battery operated valves
 - Each area will be different depending on layout and justification of cost.
 - Some will be looked at to be added to a clock with wiring.
 - Others will be looked at for rain sensor installation and hidden by plant material if required.
 - Full Irrigation inspection report will be sent over once we have run through entire system
- **Fert/Chem**
 - Our techs will be fertilizing the entire property this month with 0-0-62 with micros. No nitrogen will be applied until next spring when the turf is coming back out of dormancy.
 - Nitrogen encourages fungus growth during the cooler months when conditions are primed for it.
 - Micros in the winter chemical mixes, mainly iron, will help the turf keep color until each turf type fully goes dormant.
 - We will treat for turf weeds throughout community
 - Seasonal weeds such as chamber bitter is popping up in a lot of areas already.
 - The turf is starting to go dormant. You will see the turf color gradually start to fade.
 - Zoysia is the first to go dormant, Bermuda will be next, and St Augustine will be the last to show this.
 - With the temperatures last week in the 50s during the night time, the process has already begun.
- **Arbor**
 - Our Arbor Team has been out removing trees and debris for Hurricane Ian
 - They have lifted all trees on Rivertown boulevard and started on the Riverhouse
 - We will continue to lift low hanging trees throughout community each week for line of site issues, safety issues, aesthetics, and improved tree health with balanced weight distribution from the branches.