



Rizzetta & Company

River Glen Community Development District

**Board of Supervisors' Meeting
August 17, 2023**

**District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084**

www.riverglencdd.org

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

River Glen Amenity Center, 65084 River Glen Parkway, Yulee, Florida 32097

www.riverglencdd.org

Board of Supervisors	Charles Moore Steven Bryant Steve Nix Kimberly Gershowitz Debra Jones	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lesley Gallagher	Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock, LLP
District Engineer	Dan McCranie	McCranie & Associates

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.riverglencdd.org

**Board of Supervisors
River Glen Community
Development District**

August 10, 2023

AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the River Glen Community Development District will be held on **August 17, 2023 at 2:00 p.m.** at the River Glen Amenity Center, located at 65084 River Glen Parkway, Yulee, Florida 32097. Following is the agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors’ Regular Meeting held May 18, 2023 Tab 1
 - B. Ratification of Operation and Maintenance Expenditures for May 2023 Tab 2
 - C. Consideration of Resolution 2023-11; Redesignating Secretary..... Tab 3
 - D. Ratification of Requisitions Tab 4
 1. Account Series 2021; CR 15 AA1
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape Inspection Report..... Tab 5
 - D. Landscape and Irrigation Report
 1. Brightview Landscape Report..... Tab 6
 - E. Amenity Manager Report Tab 7
 - F. District Manager Tab 8
 1. Discussion Regarding Request for Mini Library
 2. Solitude Report
- 5. BUSINESS ITEMS**
 - A. Consideration of BrightView Landscape Renewal Agreement (under separate cover)
 - B. Ratification of Proposal for Outdoor Furniture Tab 9
 - C. Ratification of Proposal for Repairs to Bollards Tab 10
 - D. Consideration of Resolution 2023-12; Setting Date, Time and Location of FY 2023-2024 Meetings Tab 11
 - E. Public Hearing on Fiscal Year 2023-2024 Budget
 1. Consideration of Resolution 2023-13; Adopting Fiscal Year 2023-2024 Budget Tab 12

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- F. Public Hearing on Special Assessments
 - 1. Consideration of Resolution 2023-14; Imposing Special Assessments Tab 13
 - G. Consideration of SJRWMD Permit Transfer Requests..... Tab 14
 - 1. Phase 3
 - 2. Phase 5B
 - H. Consideration of Conveyances to CDD – Phases 3, 4B, 5A & 5B Tab 15
- 6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Very truly yours,
Lesley Gallagher
Lesley Gallagher

Tab 1

MINUTES OF MEETING

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

**RIVER GLEN
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of River Glen Community Development District was held on **Thursday, May 18, 2023 at 6:00 p.m.** at the River Glen Amenity Center, located at 65084 River Glen Parkway, Yulee, Florida 32097. The following is the agenda for the meeting.

Present and constituting a quorum:

Charles Moore	Board Supervisor, Chairman
Steven Bryant	Board Supervisor, Vice Chairman
Kimberly Gershowitz	Board Supervisor, Assistant Secretary
Debra Jones	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Kutak Rock, LLP
Bryan Schaub	Landscape Specialist, Rizzetta & Company, Inc.
Tony Shiver	President, First Coast CMS
Richard Craig	BrightView Landscape
Jason Marjenhoff	BrightView Landscape

Audience members present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Gallagher called the meeting to order at 6:01 p.m. and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No comments.

46 *The Board moved to agenda item 4C.*

47

48 **THIRD ORDER OF BUSINESS**

Landscape Inspection Report

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50 Mr. Schaub reviewed his report and was available to answer questions. He also noted that he
51 recommended any turf be replaced with St. Augustine rather than Bermuda.

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53 *The Board moved back to agenda item 3C.*

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55 **FOURTH ORDER OF BUSINESS**

**Consideration of the Board of
Supervisors' Meeting Minutes held on
April 20, 2023**

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On a motion by Mr. Moore, seconded by Mr. Bryant, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting April 20, 2023, for River Glen Community Development District.

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60 **FIFTH ORDER OF BUSINESS**

**Ratification of Operation and Maintenance
Expenditures for April 2023**

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On a motion by Mr. Moore, seconded by Mr. Bryant, with all in favor, the Board ratified the Operation and Maintenance Expenditures for April 2023 in the amount of \$12,554.41, for River Glen Community Development District.

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64 **SIXTH ORDER OF BUSINESS**

Staff Reports

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66 A. District Counsel

67 Ms. Buchanan did not have a report but she was available to answer questions.

68

69 B. District Engineer

70 Was not in attendance.

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72 C. Landscape Inspection Report

73 Discussed previously.

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75 D. Landscape and Irrigation Report

76 1. Brightview Landscape Report

77 Mr. Marjenhoff reviewed his report (exhibit A).

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79 2. Consideration of Enhancement Proposals

80 The Board reviewed 10 proposals from BrightView for different landscape
81 Replacement options.

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Discussion ensued regarding turf being replaced with St. Augustine rather than Bermuda at the amenity center.

The Board approved the following proposals: To fill in the plants at the second entry with 3 gallon replacements in the amount of \$2693.79 and to remove and install sod at River Glen Parkway across from the islands in the amount of \$2035.80 and a not to exceed about of \$7700.00 to resod the roundabout t and the right area of the clubhouse with St. Augustine sod.

On a motion by Mr. Moore, seconded by Mr. Bryant, with all in favor, the Board approved the BrightView enhancement proposals to fill in the plants at the second entry with 3 gallon replacements in the amount of \$2693.79 and to remove and install sod at River Glen Parkway across from the islands in the amount of \$2035.80 and a not to exceed amount of \$7,700.00 to resod the roundabout and the right area of the clubhouse with St. Augustine sod, for River Glen Community Development District.

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E. Amenity Manager Report
Mr. Shiver updated the Board that the pool leak was discovered and that it was due to a plug under the main drain not closing properly and has been resolved.

F. District Manager
Ms. Gallagher updated the Board that she had received a request from DR Horton to transfer an irrigation meter to the CDD for a location at 65980 Edgewater in Tract H. The Board approved this contingent on a satisfactory inspection by BrightView.

She also noted that the license for Intacct has been issued and the Board will see check registers in their agendas going forward as previously discussed.

1. Presentation on Register Voter Count
Ms. Gallagher updated the Board that per correspondence from the Nassau County Supervisor of Elections there are 820 registered voters within the District as of April 15, 2023.

SEVENTH ORDER OF BUSINESS

Consideration of WebWatchdogs Extended Warranty Renewal

On a motion by Mr. Moore, seconded by Mr. Bryant, with all in favor, the Board approved the WebWatchdogs Extended Warranty Renewal I the amount of \$375.00, for River Glen Community Development District.

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EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-10; Approving FY 2023-2024 Proposed Budget and Setting the Public Hearing

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Ms. Gallagher reviewed the proposed budget noting the proposed increase of \$215.56 per assessment. She reviewed the areas that were seeing the most significant increase as Property Appraiser Fees, Street Lighting, Water Utility Services, Insurance, Landscape Maintenance, and the reserve budget. She also noted that as projected the District will likely come in approximately \$40,500.00, over budget for the current fiscal year largely in part to the storm pipe repairs that were not anticipated.

On a motion by Ms. Gershowitz, seconded by Mr. Bryant, with Ms. Jones abstaining, the Board approved the proposed budget as presented and set the public hearing for August 17, 2023 for 2pm at the Amenity Center, for River Glen Community Development District.

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NINTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

No supervisor requests.

Audience member had comments regarding the path from Timber Creek.

Audience member had comments regarding an easement on Winding River.

TENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Bryant, seconded by Ms. Gershowitz, with all in favor, the Board adjourned the meeting at 3:11 p.m. for River Glen Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman



Quality Site Assessment

Prepared for: **River Glen CDD**

General Information

DATE: Wednesday, May 17, 2023
NEXT QSA DATE: Monday, Aug 14, 2023
CLIENT ATTENDEES:
BRIGHTVIEW ATTENDEES: Jesse Knaust

Customer Focus Areas

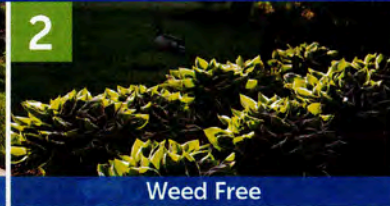
Entrance, Amenity Center and Ball Field

Quality you can count on.

7
Seven Standards of Excellence



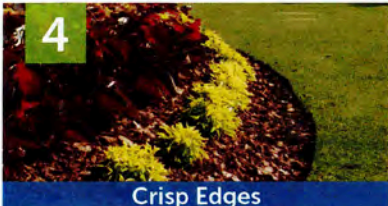
1 Site Cleanliness



2 Weed Free



3 Green Turf



4 Crisp Edges



5 Spectacular Flowers



6 Uniformly Mulched Beds



7 Neatly Pruned Trees & Shrubs

Carryover Items



1 There are still a lot of ant mounds on site. Keep treating them on a weekly basis

2 Make sure baseball diamond is edged on a weekly basis and spray the clay area for weeds



QUALITY SITE ASSESSMENT

River Glen CDD

Maintenance Items



1 Remove the tall weeds from ornamental grasses on the backside of pond behind the amenity center. Access pond from Fern Creek Dr

2 Bed weeds are popping up daily. Treat beds on a weekly basis to keep the weeds at a minimum

3 Make sure to soft edge the baseball diamond and keep the weeds on the clay sprayed.

4 Spray crack weeds throughout the property.

QUALITY SITE ASSESSMENT

River Glen CDD

Maintenance Items



- 5** Remove pups from the base of sago palms in the pool area

QUALITY SITE ASSESSMENT

River Glen CDD

Notes to Owner / Client



1 All palmettos along RGP have been limbed up and thinned out

2 Pine straw has been applied to all bed areas that had existing pine straw

3 All suckers have been removed from oak trees along Edwards Rd

4 New annuals have been installed

QUALITY SITE ASSESSMENT

River Glen CDD

Notes to Owner / Client



5 At plant material at the entrance to property has been pruned and a granular fertilizer has been added to the shrubs to add nutrients and promote new growth

6 Irrigation at the entrance has been repaired and is now operational. We will address the declining sod at the entrance and replace where needed.

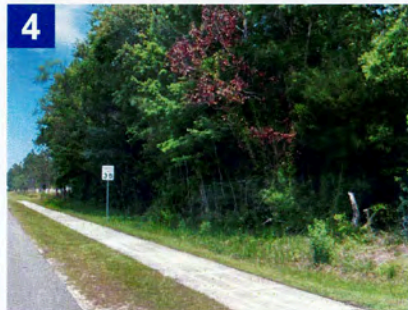
7 All magnolia trees have been treated for fungus. We will monitor and retreat if necessary

8 Weeds and brown plant material has been removed from all juniper beds

QUALITY SITE ASSESSMENT

River Glen CDD

Completed Items



1 Ant mounds are continuing to pop up. Make sure we have insecticide on the crew truck and treat the mounds weekly

2 Go through all juniper beds on site and remove and dead plant material

3 Remove the dead juniper to the right of the main entrance

4 Along the main road before the second entrance there is an area of ditch that hasn't been weeded. Keep this area maintained on a regular basis.

QUALITY SITE ASSESSMENT

River Glen CDD

Completed Items



5 Clean up pine cones in the beds along the main road

6 Limb up low hanging oaks along front sidewalk

7 Clean out fan palms next service. Remove any brown and thin them out for a cleaner look

8 There are vines popping up in the ornamental grasses at the front of the property. Go through and hand pull vines.

Tab 2

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FL 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.RIVERGLEN.CDD.ORG

Operation and Maintenance Expenditures

May 2023

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2023 through May 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$62,150.84**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

River Glen Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Always Improving, LLC	100107	29788	Fitness Equipment Maintenance 05/23	\$ 215.00
BrightView Landscape Services, Inc.	100108	8333585	Replace Sod 03/23	\$ 2,352.76
BrightView Landscape Services, Inc.	100096	8343086	Landscape Maintenance 04/23	\$ 11,643.00
BrightView Landscape Services, Inc.	100108	8356635	Replace Sod 03/23	\$ 6,541.67
BrightView Landscape Services, Inc.	100096	8356636	Install Plants 03/23	\$ 1,295.97
Charles G. Moore	100097	CM042023	Board of Supervisors Meeting 04/20/23	\$ 200.00
COMCAST	EFT	0038261 04/23 Autopay 765	Clubhouse/TV/Phone/Internet 04/23	\$ 286.00
Court Surfaces of Florida, LLC	100109	1625	Resurface Basketball & Tennis Courts 04/23	\$ 3,500.00
Debra A Jones	100098	DJ031623	Board of Supervisors Meeting 03/16/23	\$ 200.00
Debra A Jones	100098	DJ042023	Board of Supervisors Meeting 04/20/23	\$ 200.00
First Coast Contract Maintenance Service, LLC	100099	7534	Management Services 04/23	\$ 4,744.92
First Coast Contract Maintenance Service, LLC	100099	7578	Reimbursable Expenses 03/23- 04/23	\$ 4,385.60

River Glen Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
First Coast Contract Maintenance Service, LLC	100110	7609	Management Services 06/23	\$ 4,744.92
First Place Fitness Equipment, Inc	100111	36377	New Fitness Equipment 04/23	\$ 2,285.00
Florida Department of Health in Nassau County	100100	Permit # 45-60-00149	Permit #45-60-00149 Pool Permit 04/23	\$ 125.00
Florida Department of Health in Nassau County	100100	Permit #45-60-00148	Permit #45-60-00148 Pool Permit 04/23	\$ 265.00
Florida Power & Light Company	EFT	Monthly Summary 04/23 Autopay 765	Electric Services 04/23	\$ 4,188.76
Innersync Studio, Ltd	100101	21169	Website & Compliance Services 04/23	\$ 384.38
JEA	EFT	05/23 Autopay 765	Water-Irrigation Services 05/23	\$ 1,782.70
Kutak Rock, LLP	100112	3156126	Legal Services 11/22	\$ 1,465.37
Kutak Rock, LLP	100102	3197341	Legal Services 02/23	\$ 465.50
Kutak Rock, LLP	100112	3210639	Legal Services 03/23	\$ 2,822.27
McCranie & Associates, Inc.	100103	3832	Engineering Services 12/22-03/23	\$ 1,350.00
News-Leader	100104	Ad #754381 03/23	Account #30282 Legal Advertising 03/23	\$ 272.77

River Glen Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100095	INV0000079715	District Management Fees 05/23	\$ 6,034.25
Steven Brian Nix	100105	SN042023	Board of Supervisors Meeting 04/20/23	\$ 200.00
Steven Lee Bryant, Jr.	100106	SB042023	Board of Supervisors Meeting 04/20/23	\$ 200.00
Report Total				<u>\$ 62,150.84</u>

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FL 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.RIVERGLEN.CDD.ORG

Operation and Maintenance Expenditures

June 2023

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$77,418.46**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Company name: River Glen Community Development District
Report name: Check register
Created on: 7/7/2023
Location: 765--River Glen

Bank	Date	Vendor	Document no.	Amount	Cleared
765TRUISTOP - Truist Bank	Account no: 1000043924652				
	6/24/2023	V02854--Atlantic Security	100127	1,132.50	In Transit
	6/8/2023	V0369--BrightView Landscape Services, Inc.	100124	11,643.00	In Transit
	6/1/2023	V0369--BrightView Landscape Services, Inc.	100114	18,081.32	In Transit
	6/1/2023	V0450--Charles G. Moore	100115	200.00	In Transit
	6/27/2023	V0550--COMCAST	EFT	286.00	In Transit
	6/1/2023	V03065--Court Surfaces of Florida, LLC	100116	6,360.00	In Transit
	6/1/2023	V03678--Debra A Jones	100117	200.00	In Transit
	6/21/2023	V0876--First Coast Contract Maintenance Service, LLC	100128	4,305.72	In Transit
	6/8/2023	V0876--First Coast Contract Maintenance Service, LLC	100125	4,744.92	In Transit
	6/1/2023	V0876--First Coast Contract Maintenance Service, LLC	100118	11,751.65	In Transit
	6/21/2023	V02863--Florida Power & Light Company	EFT	4,313.45	In Transit
	6/16/2023	V0893--Florida Department of Revenue	EFT	3.32	In Transit
	6/23/2023	V1242--JEA	EFT	1,079.58	In Transit
	6/1/2023	V03432--Kimberly B Gershowitz	100119	200.00	In Transit
	6/30/2023	V1428--Kutak Rock, LLP	100130	1,913.58	In Transit
	6/1/2023	V1428--Kutak Rock, LLP	100120	1,549.50	In Transit
	6/1/2023	V1526--LLS Tax Solutions, Inc.	100121	500.00	In Transit
	6/30/2023	V1626--McCranie & Associates, Inc.	100131	1,650.00	In Transit
	6/8/2023	V1626--McCranie & Associates, Inc.	100126	750.00	In Transit
	6/1/2023	V1996--Republic Services	100122	144.67	In Transit
	6/1/2023	V1954--Rizzetta & Company, Inc.	100113	6,034.25	In Transit
	6/1/2023	V02905--Steven Lee Bryant, Jr.	100123	200.00	In Transit
	6/21/2023	V2605--Web Watchdogs	100129	375.00	In Transit
Total for 765TRUISTOP				77,418.46	

Tab 3

RESOLUTION 2023- 11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the River Glen Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Nassau County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution 2020-05; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Scott Brizendine is appointed Secretary

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY OF AUGUST 2023.

**RIVER GLEN COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 4

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.riverglencdd.org

May 30, 2023

US Bank National Association
River Glen CDD Series 2021
Corporate Trust Services
Attention: Barrett Knack
EX-FL-UORT
225 E. ROBINSON ST., SUITE 250
ORLANDO, FL 32801

RE: **Series 2021 Construction Account**
Requisition for Payment

Dear Trustee:

Below please find a table detailing the enclosed requisition(s) ready for payment from the District Acquisition/Construction Trust Accounts.

PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) AS FOLLOWS VIA UPS

REQ. NO.	PAYEE	AMOUNT	ACCOUNT
CR15 AA1	Court Surfaces	\$6,690.00	S2021 AA1 Construction

If you have any questions regarding this request, please do not hesitate to call me at (904) 436-6720. Thank you for your prompt attention to this matter.

Sincerely,
RIVER GLEN COMMUNITY
DEVELOPMENT DISTRICT

Lesley Gallagher
District Manager

REQUISITION

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021
(FORM OF REQUISITION FOR ASSESSMENT AREA ONE PROJECT)

The undersigned, a Responsible Officer of River Glen Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2006, (the "Master Indenture"), as amended and supplemented by the Second Supplemental Trust Indenture from the District to the Trustee, dated as of April 1, 2021 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

Date: **May 17, 2023**

- (a) Requisition Number: **CR15 AA1**
- (b) Name of Payee: **Court Surfaces
1528 Virgils Way #6
Green Cove Springs, FL 32043**
- (c) Amount Payable: **\$6,690.00**
- (d) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable): **Invoice(s) #1623 for Basketball and Tennis Courts' Resurfacing**
- (e) Fund or Account from which disbursement to be made: **Series 2021 AA1 Construction Account**

The undersigned hereby certifies:

___ Obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2021 Area One Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Assessment Area One Project and each represents a Cost of the Assessment Area One Project, and has not previously been paid out of such Account;

OR

___ This requisition is for costs of Area One Costs of Issuance Account that has not previously been paid out of such account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.


Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

RIVER GLEN COMMUNITY
DEVELOPMENT DISTRICT

By: 
Authorized Officer

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Series 2021 Area One Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Assessment Area One Project and is consistent with (i) the applicable acquisition or construction contract, (ii) the plans and specifications for the portion of the Assessment Area One Project with respect to which such disbursement is being made, and (iii) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.



Consulting Engineer



INVOICE

BILL TO
River Glen CDD
c/o Tony Shriver- First Coast
3434 Colwell Ave., Ste 200
Tampa, FL 33614

INVOICE 1623
DATE 04/27/2023
TERMS Due on receipt

DESCRIPTION	AMOUNT
<p>River Glen CDD Basketball and Tennis Courts' Resurfacing</p> <p>As per Purchase Order dated Oct. 5, 2022/ based on Exhibit A, Proposal dated Aug. 12, 2022: For Total of \$48,145. To resurface one basketball and two tennis courts:</p> <p>Basketball Court Resurfaced For Total Of: \$13,380.</p> <p>.</p> <p>Basketball Court Resurface Complete (Less \$6,690. payment recvd 10-27-22-ck# 110065941)</p>	<p>6,690.00</p>
<p>Melissa@courtsurfacesfla.com</p>	<p>BALANCE DUE \$6,690.00</p>

Tab 5

RIVER GLEN

LANDSCAPE INSPECTION REPORT



August 4, 2023
Rizzetta & Company
Bryan Schaub – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Main Entrance & RGP

General Updates, Recent & Upcoming Maintenance Events

- Upcoming micronutrients and iron applications.
- Weed all beds, property-wide.

The following are action items for Brightview Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation, **Orange** is for Staff issues, **bold, black, underlined** indicates questions or updates for the BOS.

1. At the newest lift station, **the drip irrigation has been installed**. Plants are dead and/or dying. It appears to be too much water. Check & correct. (Pic 1)



6. Along Edwards, treat the stressed Privet hedge & **weed beds**.

7. **In the entrance area, remove all Vetch & weeds from the bed plants.**

8. Along RGP near the main entrance, remove the dead Ornamental Grasses, continue treating for Mites & weed beds. (Pic 8)



2. At the main entrance island on the north side, diagnose & treat the stressed Loropetalum.
3. At the main entrance, diagnose & treat the Magnolia. I did not see signs of Tulip Scale, but there is leaf necrosis and leaf drop, still occurring.
4. **In the same area, improve the condition of the newly installed turf & remove all weeds. This turf needs to be replaced.**
5. Property-wide, treat all ant mounds.

9. **At the main entrance, diagnose & treat the stressed Juniper.**

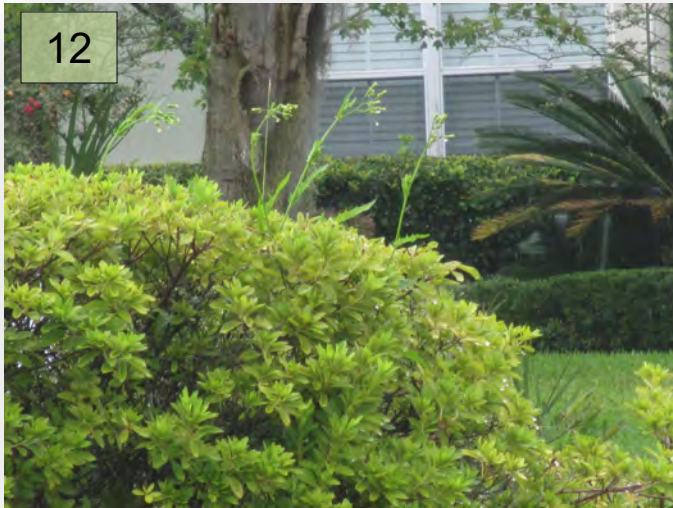
10. **In the south ROWs of RGP near the corner of RGP & Fern Creek, there is a possible irrigation break & a hole from a tree removal that needs to be filled.**

11. **In the same beds, remove all weeds, hand pulling the larger weeds.**



RGP & Amenities Center

12. In the median island on RGP near the main entrance & in the north ROW, remove all vines & weeds from the hedges. (Pic 12)



13. Along RGP, detail all tree rings including weeding & setting strong bed lines. (Pic 13)



14. Property-wide, schedule a maintenance rotation to lift all trees up to the proscribed height. This will meet FDOT requirements.

15. Property-wide, treat all joint expansion crack weeds.

16. Along RGP at the ball field, treat the Schilling's Holly and prune out dead material. Also, remove vines. (Pic 16 >)

17. Part of the hedges were pruned at the lift station. Remove the volunteer Wax Myrtles. (Pic 17)



18. Across the street from the lift station, prune out dead material from the plants, remove the vines & weeds.

19. In the bed adjacent to the courts and in between the parking lot and the court fencing, there is a dead Loropetalum. Determine cause of death and report. This should be removed.

20. In the same area, remove all weeds and volunteer Wax Myrtle. Some of the Wax Myrtle are over growing existing shrubs and beds.



Amenities Center & RGP

21. Diagnose & treat the Magnolias at the Amenities Center. They are declining & should be removed, in my opinion.

22. At the Amenities Center, prune back all overgrowing natural area plant material.

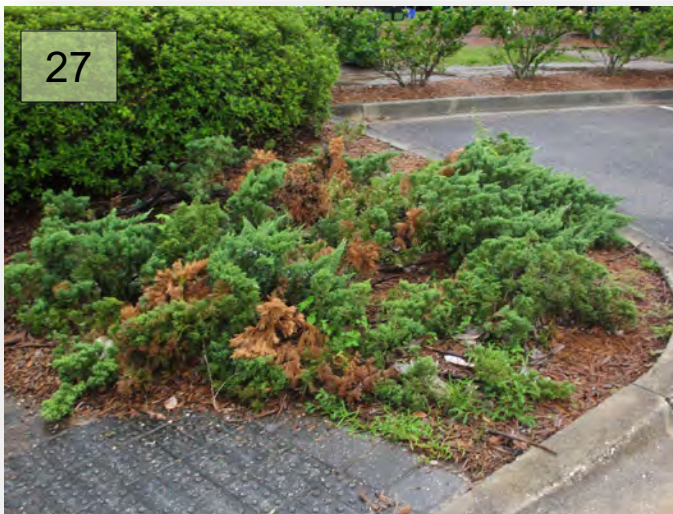
23. The newly installed turf at the Amenities Center is showing signs of stress in smaller areas. Diagnose & take any corrective actions possible to correct.

24. In the area adjacent to the splash pad & pool vac area, diagnose & treat the Feijoa as they are stressed again. Prune out dead material.

25. In the pool vac area & pool deck, prune the shrubs, prune dead material out of the hedges & treat stressed Privet.

26. In the Round About at the Amenities Center, treat the Nile Lily for Tip Fungus.

27. Near the playground, diagnose & treat the Juniper for Mites. There should be 3 consecutive monthly treatments if using a broad-spectrum insecticide or one treatment with a miticide. Remove dead material from bed. It is my opinion that the Juniper at the Amenities Center are aging out & should be removed and replaced. Either with turf or low-profile plants. (Pic 27)



28. Weed the beds at the Playground equipment area.

29. Diagnose & treat the Privet hedges near the courts. They appear to have Cylindrocladium Leaf Spot.

30. Around the court and ball field, the plant material contacting the fences on the court & field needs to be pruned.

31. The maintenance strips were installed around the fencing for the ball fields & courts. The strips weren't beveled. The mulch is under an inch in depth. Correct & Weed. (Pic 31)



32. At the Amenities Center & ball field area, there are several irrigation spray heads to repair.

33. Treat the ball field infield for weeds as they are starting to take over.

34. On the east side of the parking area at the Amenities Center, treat the Muhly Grasses for Cottony Scale. (Pic 34 >)

35. In the south ROW of RGP to the west of the lift station near the tennis courts, mow & detail this area. It appears to have been missed on several maintenance rotations. Include, mowing, edging & line trimming.



Edgewater, Lagoon Forest & Edwards

36. There were several ponds that look to have been missed on multiple mowing rotations. Please, correct this week. (Pic 36)



37. The turf in the new phase has not been replaced. Not acceptable for turnover.

38. The lift station on Lagoon Forest, needs to have the hedge pruned, beds weeded, and strong bed lines established. (Pic 38 >)

39. **At the Lagoon Forest entrance, improve the color, coverage & vigor of the turf.**

40. At the Lagoon Forest entrance median island, treat the turf for Sedge & weeds. (Pic 40 >)

41. At the Lagoon Forest entrance, weed the beds in the median island.



42. At the Lagoon Forest entrance, replace dead Annual Flower units & treat the remaining units. **Possible over watering.** There are units that need to be replanted as they have been pulled out.

43. At the Lagoon Forest entrance & along Edwards up to the large pond, weed the beds in the west ROW.

44. Property-wide, trim & edge all utility boxes, grates and structures.



Proposals

1. Brightview to generate a proposal to remove/flush cut the volunteer Wax Myrtles in the beds around the lift station to the east of the Amenities Center. Flush cut to 2 inches under grade. Include prep, demolition, clean up, disposal, soil, mulch and any irrigation repairs or adjustments. (Pic 1 >)
2. Brightview to generate a proposal to remove the existing mixed turf in two locations at the front of the Amenities Center and install new low profile plant material that is space, local climate & theme appropriate. Develop more than one plant pallet & a diagram for both areas. Include prep, demolition, clean up, disposal, soil, mulch and any irrigation repairs or adjustments. (Pic 2 >)



















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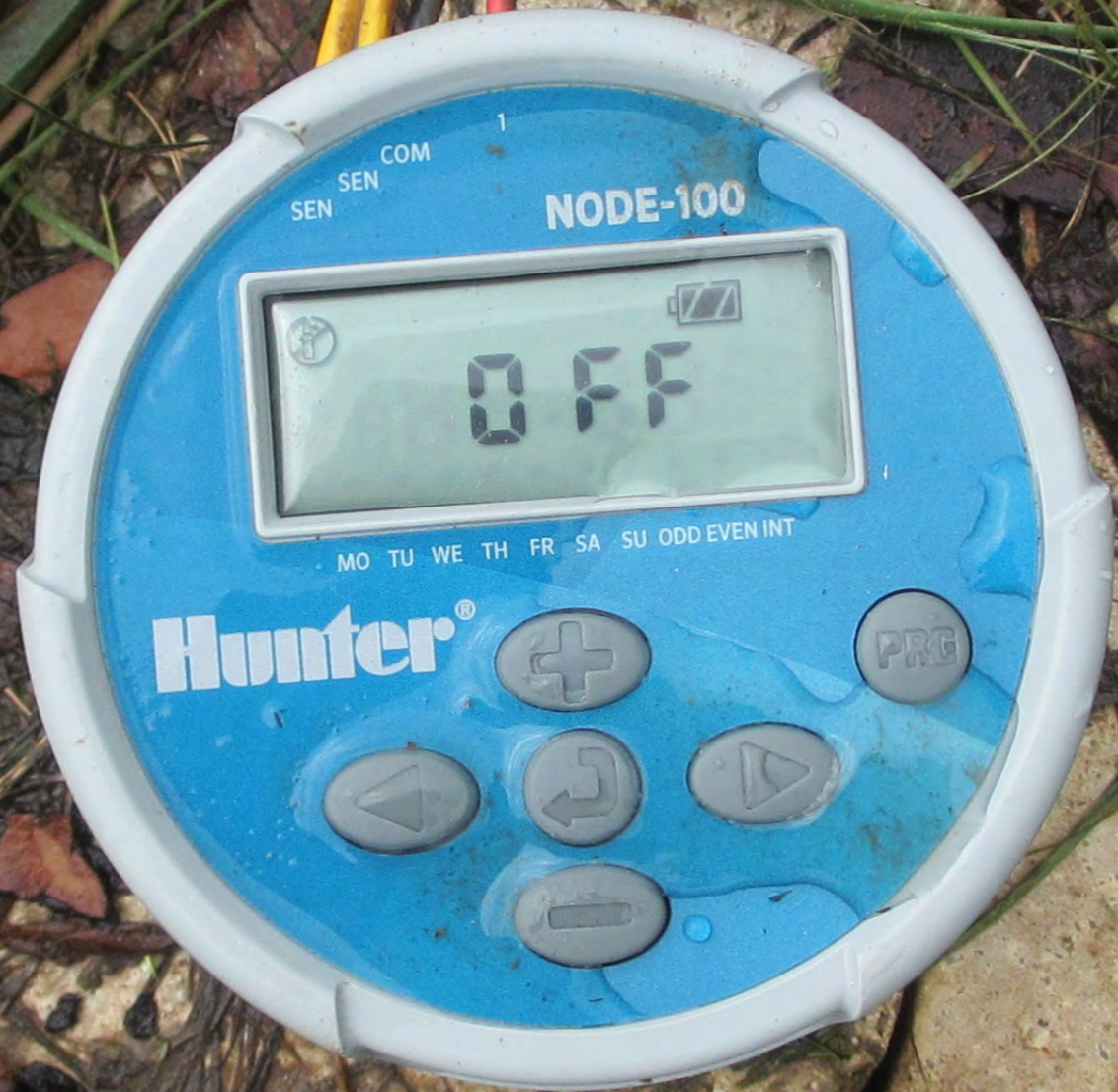
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Tab 6



Quality Site Assessment

Prepared for: River Glen CDD

General Information

DATE: Thursday, Aug 10, 2023
NEXT QSA DATE: Monday, Nov 06, 2023
CLIENT ATTENDEES:
BRIGHTVIEW ATTENDEES: Richard Craig

Customer Focus Areas

Entrance, Amenity Center and Ball Field

Quality you can count on.

<h1>7</h1> <p>Seven Standards of Excellence</p>	 <p>1 Site Cleanliness</p>	 <p>2 Weed Free</p>	 <p>3 Green Turf</p>
	 <p>4 Crisp Edges</p>	 <p>5 Spectacular Flowers</p>	 <p>6 Uniformly Mulched Beds</p>

Maintenance Items



1 Remove Crape Myrtle suckers on entry island

2 Spray and edge fence lines at amenities

3 Remove volunteer growth from grasses

4 Weeds along sidewalk have been treated, but need to be removed.

QUALITY SITE ASSESSMENT

River Glen CDD

Maintenance Items



5 Prune Ligustrums along entryway

6 Treat Juniper for grassy weeds

7 Make sure grasses are clear of curb lines and sidewalks

8 Remove volunteer trees growing up and through native grass beds

Maintenance Items



9 Prune dead out of Juniper bed near playground

10 Basketball court should be edged weekly

11 Prune shrubs at clubhouse

12 Prune shrubs at tennis courts

Maintenance Items



13 Keep rocks at kayak launch free of weeds and debris

14 Remove dead shrub behind entry sign



Recommendations for Property Enhancements



1 Annuals need to be rotated out

2 Recommend drainage be installed in low area of playground



Tab 7



First Coast
CMS

River Glen Community Development District

Field Report
Aug 2023

First Coast CMS LLC
08/08/2023

Swimming Pools

At this time, there are no mechanical issues to report.

We did have an issue with the filter to the Activity Pool. Parts had to be shipped from California, which led to an extended time for the splash pad being closed. The parts were replaced under warranty.

We received a random health inspection on July 11th and received no violations

Facility Maintenance

All post lights in parking lot have been wired to accept new LED light bulbs

Electrical short was discovered in tennis court lighting. It was diagnosed and repaired by electrician

An order for 25 additional lounge chairs was made in June and there was a 9 week lead time. We anticipate them arriving any time now.

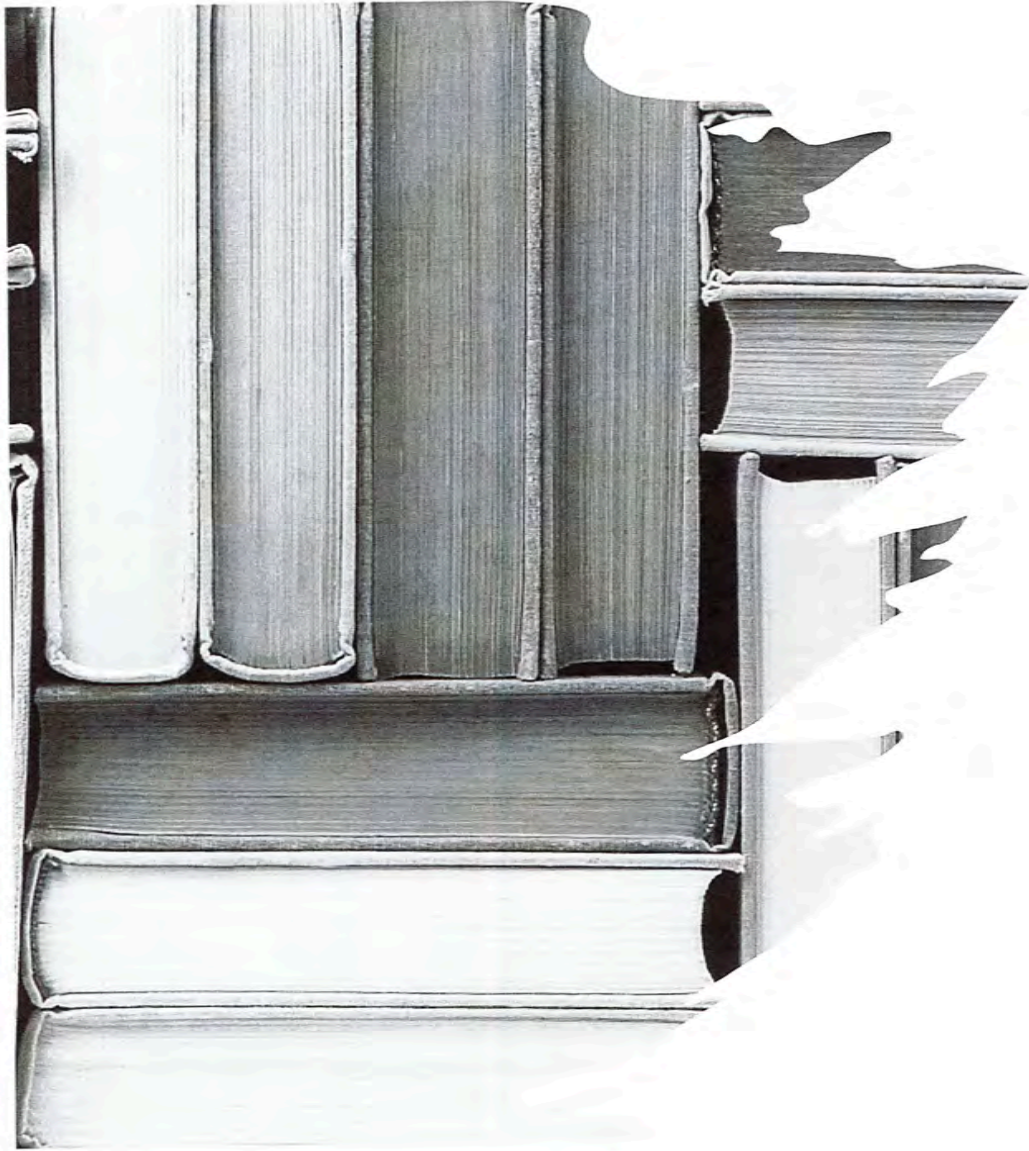
Street sign at entrance was reset in concrete after damaged by vehicle

Tab 8

River Glen Mini Library Proposal

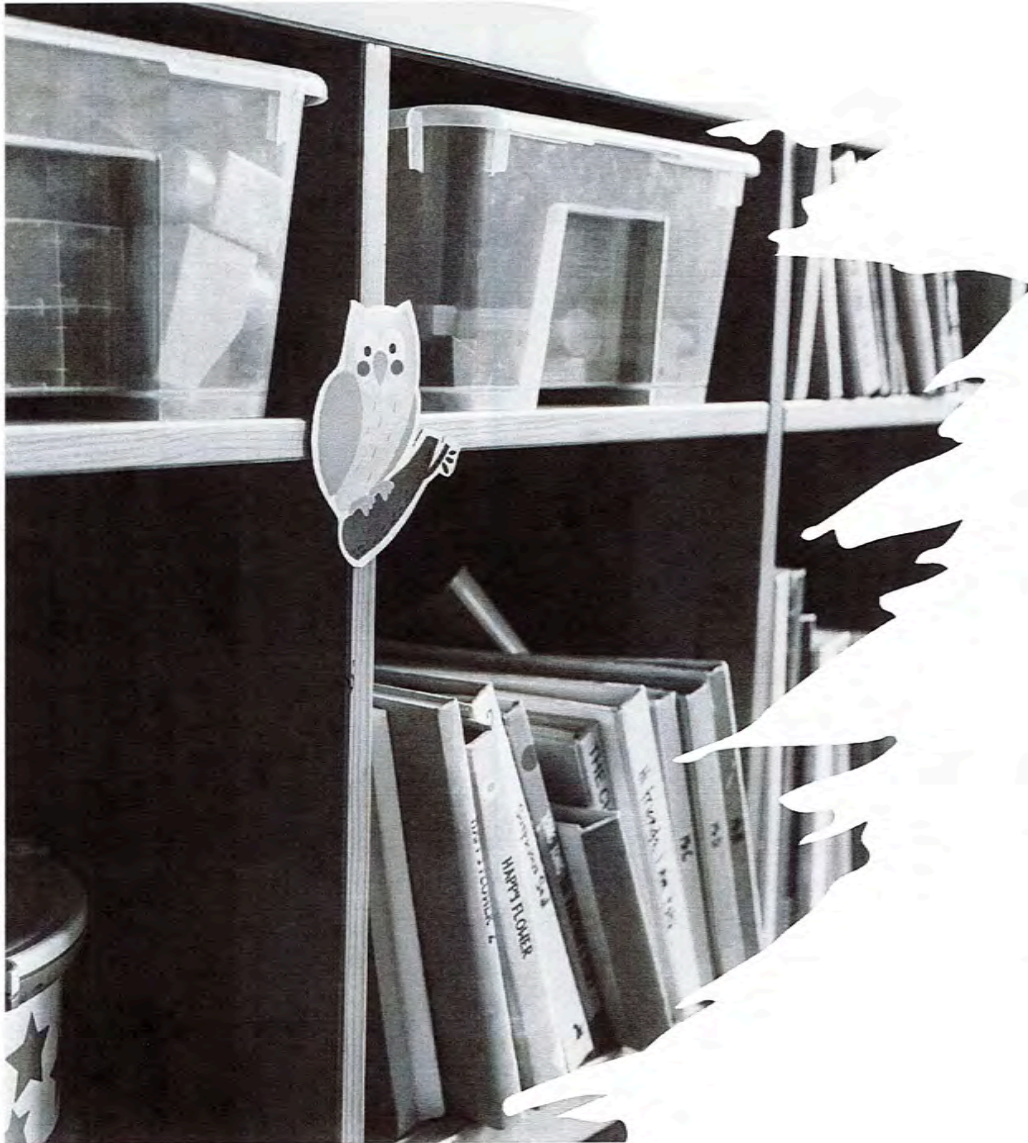
Sydney Yeung





How Would a Mini Library Benefit River Glen?

- Promote literacy and neighborliness
- Expand literary horizons
- Cultivate spirit of generosity
- Inspire discussions establishing new relationships
- Free access to books families may not otherwise have means to
- Spark creativity
- Expose local authors
- Recycle books giving them new life
- Yulee library is limited, mini libraries expand access and variety



Interest

- River Glen Resident Facebook Group and River Glen Book Club group show massive amount of support
- Residents volunteered to help manage, donate money/books, and build the mini library
- I volunteer to donate books, manage the library, and store overstock book donations at my home
- Resident Michael Chambers volunteered his woodworking skills to build
- Propose to place near the marquee near the amenities center for sidewalk access
- Affordable addition to upgrade our neighborhood

Cost

Resident Michael Chambers volunteered his woodworking skills to build a mini library (estimated \$150 to build depending on design)

<https://littlefreelibrary.myshopify.com/> offers easy assemble kits to buy ranging from \$179 to \$419

<https://littlefreelibrary.org/start/build-a-little-free-library/> offers free blueprints to build offering a lower cost alternative

Both blueprints and purchased units require mount posts purchased or built separately \$80-\$120

Once installed there is little to no maintenance required beyond initial install

Repurposing existing shelf is another cost-effective option

Designs



Repurposed locker shelf



Two Story library

Adult books on top, kids on bottom



Single story library

Contact

- Any follow up questions can be directed to Sydney Yeung at
 - (847) 220-0642
 - smiller847@yahoo.com

Thank you for considering this idea!





Work Order

Work Order Number 00303638

Created Date 7/26/2023

Account

River Glen CDD

Contact

Lesley Gallagher

Address

River Glen Parkway And Edwards Road
Yulee, FL 32097

Work Details

Specialist Comments to Customer Please allow 14 days for treatment results.
Overall ponds are in good condition at this time

Prepared By Jeremy Johnston

Work Order Assets

Asset	Status	Product Work Type
Pond 2 - River Glen CDD	Inspected	
Pond 14 - River Glen CDD	Inspected	
Pond 11 - River Glen CDD	Treated	
Pond 8 - River Glen CDD	Treated	
Pond 10 - River Glen CDD	Treated	
Pond 9 - River Glen CDD	Treated	
Pond 1 - River Glen CDD	Inspected	
Pond 5 - River Glen CDD	Inspected	
Pond 3 - River Glen CDD	Inspected	
Pond 7 - River Glen CDD	Inspected	
Pond 6 - River Glen CDD	Inspected	
Pond 4 - River Glen CDD	Inspected	
Pond 12 - River Glen CDD	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Pond 14 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 14 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 14 - River Glen CDD	LAKE WEED CONTROL	
Pond 14 - River Glen CDD	ALGAE CONTROL	
Pond 11 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 11 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 11 - River Glen CDD	LAKE WEED CONTROL	
Pond 11 - River Glen CDD	ALGAE CONTROL	
Pond 12 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 12 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 12 - River Glen CDD	LAKE WEED CONTROL	



Work Order
 Work Order Number 00303638
 Created Date 7/26/2023

Account River Glen CDD
 Contact Lesley Gallagher
 Address River Glen Parkway And Edwards Road
 Yulee, FL 32097

Pond 12 - River Glen CDD	ALGAE CONTROL	
Pond 7 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 7 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 7 - River Glen CDD	LAKE WEED CONTROL	
Pond 7 - River Glen CDD	ALGAE CONTROL	
Pond 6 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 6 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 6 - River Glen CDD	LAKE WEED CONTROL	
Pond 6 - River Glen CDD	ALGAE CONTROL	
Pond 4 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 4 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 4 - River Glen CDD	LAKE WEED CONTROL	
Pond 4 - River Glen CDD	ALGAE CONTROL	
Pond 8 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 8 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 8 - River Glen CDD	LAKE WEED CONTROL	
Pond 8 - River Glen CDD	ALGAE CONTROL	
Pond 3 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 3 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 3 - River Glen CDD	LAKE WEED CONTROL	
Pond 3 - River Glen CDD	ALGAE CONTROL	
Pond 2 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 2 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 2 - River Glen CDD	LAKE WEED CONTROL	
Pond 2 - River Glen CDD	ALGAE CONTROL	
Pond 10 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 10 - River Glen CDD	LAKE WEED CONTROL	
Pond 10 - River Glen CDD	ALGAE CONTROL	
Pond 10 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 9 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 9 - River Glen CDD	LAKE WEED CONTROL	
Pond 9 - River Glen CDD	ALGAE CONTROL	
Pond 9 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 5 - River Glen CDD	SHORELINE WEED CONTROL	



Work Order
 Work Order Number 00303638
 Created Date 7/26/2023

Account River Glen CDD
 Contact Lesley Gallagher
 Address River Glen Parkway And Edwards Road
 Yulee, FL 32097

Pond 5 - River Glen CDD	LAKE WEED CONTROL	
Pond 5 - River Glen CDD	ALGAE CONTROL	
Pond 5 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 1 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 1 - River Glen CDD	LAKE WEED CONTROL	
Pond 1 - River Glen CDD	ALGAE CONTROL	
Pond 1 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 12 - River Glen CDD		Treated for shoreline grasses and removed trash
Pond 4 - River Glen CDD		
Pond 6 - River Glen CDD		
Pond 7 - River Glen CDD		
Pond 3 - River Glen CDD		
Pond 5 - River Glen CDD		
Pond 1 - River Glen CDD		
Pond 9 - River Glen CDD		Treated for shoreline grasses and removed trash
Pond 10 - River Glen CDD		Treated for shoreline grasses and removed trash
Pond 8 - River Glen CDD		Treated for shoreline grasses and removed trash
Pond 11 - River Glen CDD		Treated for shoreline grasses and removed trash
Pond 14 - River Glen CDD		
Pond 2 - River Glen CDD		

Tab 9

Horizon Casual, Inc
P.O Box 1000
Ocala, FL 34478
(352) 622-6852
www.horizoncasual.com



Estimate

ADDRESS

River Glen CDD
First Coast CMS
Edwards RD
Yulee, FL 32097
(904)537-9034 Tony

SHIP TO

River Glen CDD
3821 Miruelo Circle N
Jacksonville, FL 32217
(904)537-9034 Tony

ESTIMATE # 5327

DATE 06/06/2023

SALES REP

Krysta

QTY	ITEM	DESCRIPTION	RATE	AMOUNT
25	1202SL	Biscayne Sling Chaise Lounge- 16" Seat Height with 1 1/4" Round Tubing	215.00	5,375.00T
1	Colors	Frame Color - Bronze Sling Fabric-HC-001 Desert	0.00	0.00
1	ETA	Current Estimated Lead Time 8-10 Weeks	0.00	0.00T

To Process your order, Please, sign and date the bottom of the estimate and return via email. Thank you for your business!

All claims must be made within five days after receipt of goods, and claims for loss or damage in transit must be filed at once with carrier. We hold a shipping receipt in good order and accept no liability. If merchandise is damaged in transit and so received, you are responsible for securing proper notation of such damage from your local freight agent in order to secure settlement. Title of shipment passes to you upon delivery to, properly receipted by, transportation carrier. We are not responsible for delays in transit and our terms are not to be affected by such delays. Merchandise returned without written authorization will be refused. Goods listed herein remain property of Horizon Casual Inc. until invoice is paid.

SUBTOTAL	5,375.00
DISCOUNT 2%	-107.50
TAX	0.00
SHIPPING	250.00
TOTAL	\$5,517.50

Accepted By

Accepted Date

Tab 10



1702 Lindsey Road, Jacksonville, FL – P (904) 781-7060 / F (904) 619-5011

Date: 6 28 23

Customer:

River Glen CDD
70401 Winding River Drive 32097

Project Location:

On property separating sub divisions

Project Contact:

Leslie Gallagher Rizzetta mgmt

Project Description:

Bollard repairs

All Weather Contractors (**AWC**) is pleased to submit the following proposal:

❖ **SCOPE OF WORK - Description**

AWC scope of work includes labor and materials, unless otherwise noted:

Remove the existing 10 loose pvc pipe bollards -supply and install 12 new 4'' pvc pipe bollards (2ft in ground and 4ft above the ground) they will be set 3ft apart in locations per mgmt -new concrete poured around base/fill pipe with concrete -includes new pvc cap on bollards and painted yellow-includes removing and haul away old aluminum fence

VALIDITY

- 1. This proposal is valid for 30 days from the date of the proposal

❖ **PRICE**

- 1. Total price for the work above is: \$2,280.00
- 2. Terms of Payment: 100% Upon completion of work

❖ **EXCLUSIONS**

- 1. N/A

❖ **ALTERNATES & UNIT PRICES (if applicable)**

- 1. N/A

❖ **QUALIFICATIONS & CLARIFICATIONS**

- 1. Payment and performance bond not required; permitting is the responsibility of owner/manager, unless otherwise noted. Work outside scope will require a written change order. Debris & haul-away included.

❖ **WORK HOURS & SCHEDULE**

- 1. Workdays are Monday – Friday 8:00am to 5:00pm, unless otherwise specified.
- 2. Weather-related issues may delay completion.

❖ **CERTIFICATIONS & INSURANCE MAINTAINED BY ALL WEATHER CONTRACTORS**

- 1. **GC**-CGC1523954 — **HVAC**-CMC1250093 — **Plumbing**-CFC1428601 — **Roofing**-CCC1329086 licenses.
- 2. Commercial General Liability Insurance \$1,000,000
- 3. Commercial General Liability Aggregate \$2,000,000
- 4. Workers Compensation Insurance \$1,000,000
- 5. Automotive Liability Insurance \$1,000,000
- 6. Umbrella General Liability Insurance \$5,000,000

❖ **WARRANTY**

- 1. Material warranty by manufacturer. AWC will provide a 1-year warranty for workmanship.

❖ **INSPECTION**

- 1. Work shall be inspected by the customer representative at the completion of the work.

All Weather Contractors is uniquely qualified to perform the work detailed above. We are RealPage approved supplier of construction services, and our teams of highly experienced tradespeople are ready to begin your project. Accept this proposal by placing an initial on each page of this proposal and signing the acceptance below. Return to our offices as soon as possible to get your project underway.

PROPOSAL MUST BE SIGNED-DATED AND RETURNED TO SENDER

❖ **PROPOSAL SUBMITTED BY:**

Scott Haines
shaines@allweathercontractors.com
(904) 402-6561

PROPOSAL ACCEPTED BY:

Name & Title

Date

WO/PO#, if applicable

General Statement: This proposal is based exclusively on the direct cost elements described above, such as labor, material, specified equipment, and normal mark-ups. It does not include any amount for changes in the sequence and scope of work, delays, disruptions, re-scheduling, extended overhead, overtime, acceleration, and/or impact costs not specifically noted and/or mutually agreed. If needed All Weather Contractors reserves the right to submit a claim for all impacts, limitations, and related items of cost.

Tab 11

RESOLUTION 2023-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2023/2024, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, River Glen Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the Nassau County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT:

1. The Fiscal Year 2023/2024 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY OF AUGUST, 2023.

**RIVER GLEN COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES
RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024**

November 16, 2023

February 15, 2024

April 18, 2024

May 16, 2024

July 18, 2024

August 15, 2024

All meetings will convene at 2:00 p.m.
and will be held at the River Glen Amenity Center,
65084 River Glen Parkway, Yulee Florida 32097.

Tab 12

RESOLUTION 2023-13

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the River Glen Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A”**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the River Glen Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND – SERIES 2021 AA1	\$_____
DEBT SERVICE FUND – SERIES 2021 AA2	\$_____
RESERVE FUND	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 17th DAY OF AUGUST, 2023.

ATTEST:

**RIVER GLEN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

Exhibit A: FY 2023/2024 Budget

Exhibit A

The Fiscal Year 2023/2024 Budget



Rizzetta & Company

River Glen Community Development District

www.riverglencdd.org

Approved Proposed Budget for Fiscal Year 2023/2024

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Rizzetta & Company

Proposed Budget
River Glen Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3	Special Assessments							
4	Tax Roll*	\$ 515,652	\$ 515,652	\$ 513,507	\$ 2,145	\$ 756,302	\$ 242,795	To Be Updated Prior To Public Hearing
5	Off Roll*	\$ 139,516	\$ 139,516	\$ 139,516	\$ -	\$ -	\$ (139,516)	To Be Updated Prior To Public Hearing
6								
7	TOTAL REVENUES	\$ 655,168	\$ 655,168	\$ 653,023	\$ 2,145	\$ 756,302	\$ 103,279	
8								
9	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
10								
11	TOTAL REVENUES AND BALANCE FORWARD	\$ 655,168	\$ 655,168	\$ 653,023	\$ 2,145	\$ 756,302	\$ 103,279	
12								
15	EXPENDITURES - ADMINISTRATIVE							
16								
17	Legislative							
18	Supervisor Fees	\$ 4,600	\$ 6,600	\$ 6,000	\$ (600)	\$ 6,000	\$ -	FY 23/24 Based on Six Meetings
19	Financial & Administrative							
20	Administrative Services	\$ 4,017	\$ 5,356	\$ 5,356	\$ -	\$ 5,624	\$ 268	
21	District Management	\$ 23,962	\$ 31,949	\$ 31,949	\$ -	\$ 33,546	\$ 1,597	
22	District Engineer	\$ 3,300	\$ 12,000	\$ 12,000	\$ -	\$ 12,000	\$ -	
23	Disclosure Report	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	Per Current Agreement
24	Trustees Fees	\$ 7,004	\$ 7,004	\$ 3,500	\$ (3,504)	\$ 7,500	\$ 4,000	
25	Assessment Roll	\$ 5,624	\$ 5,624	\$ 5,624	\$ -	\$ 5,906	\$ 282	
26	Financial & Revenue Collections	\$ 4,218	\$ 5,624	\$ 5,624	\$ -	\$ 5,906	\$ 282	
27	Accounting Services	\$ 14,462	\$ 19,283	\$ 19,282	\$ (1)	\$ 20,246	\$ 964	
28	Auditing Services	\$ -	\$ 4,385	\$ 4,385	\$ -	\$ 4,385	\$ -	Based on Current Engagement
29	Arbitrage Rebate Calculation	\$ 500	\$ 500	\$ 500	\$ -	\$ 500	\$ -	Based on Current Agreement
30	Public Officials Liability Insurance	\$ 2,743	\$ 2,743	\$ 3,062	\$ 319	\$ 3,017	\$ (45)	Based on Estimate Provided
31	Miscellaneous Fees	\$ 50	\$ 735	\$ 1,000	\$ 265	\$ 1,000	\$ -	Mailed Notice
32	Legal Advertising	\$ 2,052	\$ 6,000	\$ 5,000	\$ (1,000)	\$ 7,500	\$ 2,500	
33	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
34	Property Appraiser Fees	\$ 6,502	\$ 6,502	\$ 5,996	\$ (506)	\$ 12,689	\$ 6,693	
35	ADA Website Hosting, Maintenance, Remediation & Compliance	\$ 2,053	\$ 2,739	\$ 2,800	\$ 61	\$ 2,800	\$ -	
36	Legal Counsel							
37	District Counsel	\$ 10,724	\$ 18,000	\$ 25,000	\$ 7,000	\$ 25,000	\$ -	
38								
39	Administrative Subtotal	\$ 97,986	\$ 141,219	\$ 143,253	\$ 2,034	\$ 159,794	\$ 16,541	
40								
41	EXPENDITURES - FIELD OPERATIONS							
42								
43	Electric Utility Services							
44	Utility Services	\$ 17,185	\$ 22,913	\$ 36,684	\$ 13,771	\$ 37,000	\$ 316	Kayak Area Anticipated to Come Online End of 22/23, Based on Estimated Amount
45	Street Lights	\$ 19,770	\$ 26,360	\$ 25,000	\$ (1,360)	\$ 32,500	\$ 7,500	Proposed to Include Estimated Amounts for Additional Areas In New Phase
46	Gas Utility Services							
47	Utility - Recreation Facilities	\$ -	\$ 876	\$ 1,500	\$ 624	\$ 1,000	\$ (500)	

**Proposed Budget
River Glen Community Development District
General Fund
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
48	Garbage/Solid Waste Control Services							
49	Garbage - Recreation Facility	\$ 942	\$ 1,256	\$ 2,385	\$ 1,129	\$ 2,385	\$ -	To Also Include Kayak Launch Area
50	Water-Sewer Combination Services							
51	Utility Services	\$ 12,491	\$ 16,655	\$ 16,500	\$ (155)	\$ 25,000	\$ 8,500	Proposed to Include Estimated Amounts for Restrooms at Kayak Launch.
52	Stormwater Control							
53	Aquatic Maintenance	\$ 5,822	\$ 11,964	\$ 20,484	\$ 8,520	\$ 20,484	\$ -	Proposed To Include All Ponds
54	Fountain Maintenance and Repairs	\$ -	\$ 600	\$ 1,000	\$ 400	\$ 1,000	\$ -	To Include PM Agreement
55	Other Physical Environment							
56	General Liability/Property Insurance	\$ 21,847	\$ 21,847	\$ 27,472	\$ 5,625	\$ 39,472	\$ 12,000	Based on Estimate Provided for Existing Property. Includes Estimated Amounts Only to Add Property at Kayak Launch. Golf Cart? .
57	Entry & Walls Maintenance	\$ 825	\$ 7,935	\$ 10,000	\$ 2,065	\$ 12,000	\$ 2,000	Proposed to Include Pressure Washing
58	Landscape & Irrigation Maintenance	\$ 124,207	\$ 165,609	\$ 170,195	\$ 4,586	\$ 191,369	\$ 21,174	Proposed to Include Both Phases. Only 1 Application of Mulch/Pinestraw Per Year.
59	Irrigation Repairs	\$ 2,763	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
60	Landscape Replacement Plants, Shrubs, Trees	\$ 15,769	\$ 20,769	\$ 10,000	\$ (10,769)	\$ 15,000	\$ 5,000	
61	Landscape Inspection Services	\$ 6,750	\$ 9,000	\$ 8,400	\$ (600)	\$ 10,800	\$ 2,400	
62	Miscellaneous Expense	\$ 10,905	\$ 12,000	\$ 2,700	\$ (9,300)	\$ 2,700	\$ -	FY 22/23 Projected Includes Two Areas of Turf Replacement, Tree Removal & Top Choice
63	Road & Street Facilities							
64	Parking Lot/Roadway Repair & Maintenance	\$ -	\$ 1,500	\$ 3,000	\$ 1,500	\$ 3,000	\$ -	
65	Parks & Recreation							
66	Amenity Management Staffing Contract	\$ 25,192	\$ 42,038	\$ 37,400	\$ (4,638)	\$ 48,794	\$ 11,394	FY 22/23 Includes Additional Staffing Spring Break and Additional Staff May and September. Proposed to Include Additional Staffing in FY 23/24 Again. .

Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2021 AA1	Series 2021 AA2	Budget for 2023/2024
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾⁽²⁾	\$202,999.93	\$694,797.47	\$897,797.39
TOTAL REVENUES	\$202,999.93	\$694,797.47	\$897,797.39
EXPENDITURES			
Administrative			
Debt Service Obligation	\$202,999.93	\$694,797.47	\$897,797.39
Administrative Subtotal	\$202,999.93	\$694,797.47	\$897,797.39
TOTAL EXPENDITURES	\$202,999.93	\$694,797.47	\$897,797.39
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Nassau County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

Gross assessments

\$955,103.61

Notes:

Tax Roll Collection Costs for Nassau County are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

⁽²⁾ Some lots have had the Series 2021AA1 (previously Series 2006A) debt partially prepaid.

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$838,757.00
Nassau County Collection Cost @	2%	\$17,845.89
Early Payment Discount @	4%	\$35,691.79
2023/2024 Total		<u>\$892,294.68</u>

2022/2023 O&M Budget	\$703,023.00
2023/2024 O&M Budget	\$838,757.00

Total Difference	<u>\$135,734.00</u>
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PER UNIT ANNUAL ASSESSMENT

Proposed Increase / Decrease

2022/2023

2023/2024

\$

%

PLATTED UNITS

AA1 Debt Service - Single Family 50	\$985.77	\$985.77	\$0.00	0.00%
Operations/Maintenance	\$1,087.06	\$1,302.62	\$215.56	19.83%
Total	\$2,072.83	\$2,288.39	\$215.56	10.40%
AA1 Debt Service - Single Family 50(P)	\$497.59	\$497.59	\$0.00	0.00%
Operations/Maintenance	\$1,087.06	\$1,302.62	\$215.56	19.83%
Total	\$1,584.65	\$1,800.21	\$215.56	13.60%
AA1 Debt Service - Single Family 55	\$1,084.33	\$1,084.33	\$0.00	0.00%
Operations/Maintenance	\$1,087.06	\$1,302.62	\$215.56	19.83%
Total	\$2,171.39	\$2,386.95	\$215.56	9.93%
* AA1 Debt Service - Single Family 55(P)	\$547.36	\$547.36	\$0.00	0.00%
Operations/Maintenance	\$1,087.06	\$1,302.62	\$215.56	19.83%
Total	\$1,634.42	\$1,849.98	\$215.56	13.19%
AA1 Debt Service - Single Family 60	\$1,182.92	\$1,182.92	\$0.00	0.00%
Operations/Maintenance	\$1,087.06	\$1,302.62	\$215.56	19.83%
Total	\$2,269.98	\$2,485.54	\$215.56	9.50%
* AA1 Debt Service - Single Family 60(P)	\$597.14	\$597.14	\$0.00	0.00%
Operations/Maintenance	\$1,087.06	\$1,302.62	\$215.56	19.83%
Total	\$1,684.20	\$1,899.76	\$215.56	12.80%
AA1 Debt Service - Single Family 70	\$1,380.06	\$1,380.06	\$0.00	0.00%
Operations/Maintenance	\$1,087.06	\$1,302.62	\$215.56	19.83%
Total	\$2,467.12	\$2,682.68	\$215.56	8.74%
* AA1 Debt Service - Single Family 70(P)	\$696.61	\$696.61	\$0.00	0.00%

Operations/Maintenance	\$1,087.06	\$1,302.62	\$215.56	19.83%
Total	\$1,783.67	\$1,999.23	\$215.56	12.09%
AA2 Debt Service - Single Family 50/55	\$1,649.88	\$1,649.88	\$0.00	0.00%
Operations/Maintenance	\$1,087.06	\$1,302.62	\$215.56	19.83%
Total	\$2,736.94	\$2,952.50	\$215.56	7.88%

* Note: Some lots have had the Series 2021 (refunding of Series 2006A) debt partially prepaid.

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$838,757.00
COLLECTION COSTS @	2.0%	\$17,845.89
EARLY PAYMENT DISCOUNTS @	4.0%	\$35,691.79
TOTAL O&M ASSESSMENT		<u>\$892,294.68</u>

LOT SIZE	O&M	UNITS ASSESSED		EAU FACTOR ⁽⁸⁾	ALLOCATION OF O&M ASSESSMENT			PER LOT ANNUAL ASSESSMENT			
		SERIES 2021 AA1	SERIES 2021 AA2		TOTAL	% TOTAL	TOTAL	O&M ⁽⁸⁾	2021 AA1 DEBT	2021 AA2 DEBT	TOTAL ⁽⁷⁾
		DEBT SERVICE ^{(1) (2)}	DEBT SERVICE ^{(3) (4)}		EAU's	EAU's	O&M BUDGET		SERVICE ⁽⁵⁾	SERVICE ^{(6) (9)}	
Platted Parcels											
Assessment Area 1											
SINGLE FAMILY 50	20	19		1.00	20.00	2.92%	\$26,052.40	\$1,302.62	\$985.77	\$0.00	\$2,288.39
SINGLE FAMILY 50(P)	15	15		1.00	15.00	2.19%	\$19,539.30	\$1,302.62	\$497.59	\$0.00	\$1,800.21
SINGLE FAMILY 55	74	70		1.00	74.00	10.80%	\$96,393.88	\$1,302.62	\$1,084.33	\$0.00	\$2,386.95
SINGLE FAMILY 55(P)	26	26		1.00	26.00	3.80%	\$33,868.12	\$1,302.62	\$547.36	\$0.00	\$1,849.98
SINGLE FAMILY 60	68	66		1.00	68.00	9.93%	\$88,578.16	\$1,302.62	\$1,182.92	\$0.00	\$2,485.54
SINGLE FAMILY 60(P)	29	28		1.00	29.00	4.23%	\$37,775.98	\$1,302.62	\$597.14	\$0.00	\$1,899.76
SINGLE FAMILY 70	3	3		1.00	3.00	0.44%	\$3,907.86	\$1,302.62	\$1,380.06	\$0.00	\$2,682.68
SINGLE FAMILY 70(P)	1	1		1.00	1.00	0.15%	\$1,302.62	\$1,302.62	\$696.61	\$0.00	\$1,999.23
Assessment Area 2											
SINGLE FAMILY 50/55	449		448	1.00	449.00	65.55%	\$584,876.37	\$1,302.62	\$0.00	\$1,649.88	\$2,952.50
Total Platted	685	228	448		685.00	100.00%	\$892,294.68				

LESS: Nassau County Collection Costs (2%) and Early Payment Discounts (4%):

(\$53,537.68)

Net Revenue to be Collected

\$838,757.00

⁽¹⁾ Reflects the number of total lots with Series 2021 AA1 debt outstanding.

⁽²⁾ Some lots have had the Series 2021 AA1 (previously Series 2006A) debt partially prepaid.

⁽³⁾ Reflects the number of total lots with Series 2021 AA2 debt outstanding.

⁽⁵⁾ Annual debt service assessment per lot adopted in connection with the Series 2021 AA1 bond issue. Annual assessment includes principal, interest, Nassau County collection costs and early payment discounts.

⁽⁶⁾ Annual debt service assessment per lot adopted in connection with the Series 2021 AA2 bond issue. Annual assessment includes principal, interest, Nassau County collection costs and early payment discounts.

⁽⁷⁾ Annual assessment that will appear on November 2023 Nassau County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

⁽⁸⁾ Note this assessment table reflects an equal per unit O&M assessment approved by the Board of Supervisors.

⁽⁹⁾ A development plan change has resulted in the loss of 3 single family lots within Assessment Area 2. The Developer will make a true-up payment to cure the Series 2021 (Assessment Area 2) principal shortfall resulting from this change.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.



EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.



Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.



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Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.



Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.



Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Tab 13

RESOLUTION 2023-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the River Glen Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Nassau County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A;"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 17th day of August, 2023.

ATTEST:

**RIVER GLEN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A

The Fiscal Year 2023/2024 Adopted Budget will be
attached as Exhibit A

Exhibit B

Assessment Roll

The Assessment Roll is maintained in the District's official records and is available upon request. Certain Exempt information may be redacted prior to release in compliance with Chapter 119, FL Statutes.

Tab 14

Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer ~~to~~ the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**


Permit No.: 96509

Application No(s): 7

Project Name: River Glen Phase 2

Phase or Independent Portion (if applicable): Unit 3 only, note SWMF 3 was transferred with unit 4B.

A. **Request to Transfer:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M):

By: <u></u> Signature of Permittee <u>D.R. Horton, Inc. - Jacksonville</u> Company Name <u>(904) 421-4612 / aksharp@drhorton.com</u> Phone/email address	<u>Philip A. Fremento - Vice President</u> Name and Title <u>4220 Race Track Road</u> Company Address <u>St. Johns, FL 32259</u> City, State, Zip
--	--

B. **Agreement for System Operation and Maintenance Responsibility:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: _____ Signature of Representative of O&M Entity <u>Charles Moore, Chairman for River Glen CDD</u> Name and Title <u>lgallagher@rizzetta.com</u> Email Address <u>(904) 436-6270</u> Phone	<u>River Glen Community Development District</u> Name of Entity for O&M <u>3434 Colwell Avenue, Suite 200</u> Address <u>Tampa, FL 33614</u> City, State, Zip _____ Date
--	---

Enclosed are the following documents, as applicable:

- Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- Copy of all recorded plats
- Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- Copy of filed articles of incorporation (if filed before 1995)
- A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)



Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

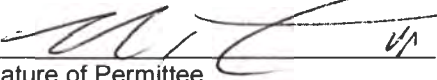
Permit No.: 96509

Application No(s): 7

Project Name: River Glen Phase 2

Phase or Independent Portion (if applicable): Unit 5B only, including SWMF 5A

A. **Request to Transfer:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance ~~(O&M)~~.

By: <u></u> Signature of Permittee D.R. Horton, Inc. - Jacksonville Company Name (904) 421-4612 / aksharp@drhorton.com Phone/email address	Philip A. Fremento - Vice President Name and Title 4220 Race Track Road Company Address St. Johns, FL 32259 City, State, Zip
--	---

B. **Agreement for System Operation and Maintenance Responsibility:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: _____ Signature of Representative of O&M Entity Charles Moore, Chairman for River Glen CDD Name and Title lgallagher@rizzetta.com Email Address (904) 436-6270 Phone	River Glen Community Development District Name of Entity for O&M 3434 Colwell Avenue, Suite 200 Address Tampa, FL 33614 City, State, Zip _____ Date
---	--

Enclosed are the following documents, as applicable:

- Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- Copy of all recorded plats
- Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- Copy of filed articles of incorporation (if filed before 1995)
- A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)



Tab 15

THIS INSTRUMENT PREPARED BY
AND RECORD AND RETURN TO:
Mark C. Dearing, Esq.
4220 Race Track Road
St. Johns, FL 32259

WARRANTY DEED

THIS WARRANTY DEED made and executed as of the ____ day of _____, 2023, by **D.R. HORTON, INC. – JACKSONVILLE**, a Delaware corporation, whose address is 4220 Race Track Road, St. Johns, FL 32259 (“*Grantor*”), to **RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established and existing under Chapter 190, Florida Statutes with offices located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 (“*Grantee*”).

WITNESSETH:

That Grantor, subject to the easement rights reserved by Grantor herein, for and in consideration of the sum of TEN & No/100 Dollars and other valuable considerations, receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situate in Nassau County, Florida and more particularly described in Exhibit “A” attached hereto and made a part hereof (the “*Property*”).

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Property in fee simple forever.

And Grantor hereby covenants with and warrants to Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, provided however that the Property is conveyed subject to existing easements, covenants, restrictions and other matters of record. Grantee hereby covenants and agrees that it shall assume and perform the obligations set forth in all such recorded instruments insofar as they relate to the Property.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

D.R. HORTON, INC. – JACKSONVILLE, a
Delaware corporation

Print Name: _____

By: _____

Print Name: John E. Zakoske

Its: Vice President

Print Name: _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence this ____ day of _____, 2023 by John E. Zakoske, the Vice President of D.R. Horton, Inc. – Jacksonville, a Delaware corporation, on behalf of the corporation, who is personally known to me.

Notary Public, State and County Aforesaid

Print Name: Deborah E. McClure

Commission No.: GG 967814

My Commission Expires: 7/10/24

Exhibit "A"

Title to all easements, rights-of-way (Bridgewater Drive, Forest Glen Lane, Egret Landing Court, Wildflower Court), and public areas, Tracts, A, B, C, E, F, G, H and I as contained within the plat of River Glen Phase 3 in Official Records Book 2573 Pages 1965 through 1968 of the current public records of Nassau County, Florida

Together and Including

Title to all easements, rights-of-way (River Glen Parkway, Roseapple Court, Misty Lake Court), and public areas, Tracts, A, B, C, D, E, and F as contained within the plat of River Glen Phase 4B in Official Records Book 2504 Pages 1857 through 1860 of the current public records of Nassau County, Florida

Together and Including

Title to all easements, rights-of-way (Edgewater Drive, Winding River Drive, Bowfin Spring Court), and public areas, Tracts, D, E, F, G, H, I, J, K, M, and N as contained within the plat of River Glen Phase 5A in Official Records Book 2510 Pages 1956 through 1959 of the current public records of Nassau County, Florida

Together and Including

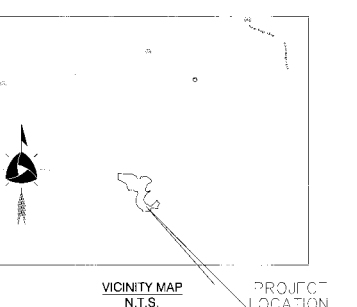
Title to all easements, rights-of-way (Edgewater Drive and Turtle Creek Court), and public areas, Tracts, A, B, C, D, E, F and G as contained within the plat of River Glen Phase 5B in Official Records Book 2574 Pages 93 through 96 of the current public records of Nassau County, Florida

Being a portion of Section 13, Township 2 North, Range 26 East, Nassau County, Florida.

RIVER GLEN PHASE 5A

BEING A PORTION OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA

Plan of POINT OF BEGINNING... BEING A PORTION OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA. BEING A PORTION OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA. BEING A PORTION OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA.



ADOPTION AND DEDICATION

This is to certify that R.J. Horton, Jr. and Jacksonville ("Owner") is the fee simple owner of the lands depicted in this adoption paper known as River Glen Phase 5A, has caused the same to be surveyed and subdivided, and that this plat, made in accordance with state survey is hereby accepted as the official record of the same.

All easements, rights-of-way (Edgemoor Drive, Windy River Drive, Basin Spring Court) and a part of the area shown in this plat are dedicated to the public for the uses and purposes hereinafter stated and remain the irrevocable obligation of the owner or responsible property owner, except said. Nothing herein shall be construed to create an adoption under Nassau County to perform any act of construction or maintenance whatsoever at said dedicated areas.

Tracts A, B, C, D, and (Reservation / Open Space), Tracts 2, 3, F, and G (Conservation), "Tract M (Preservation & Utility); Tract (Buffer) as shown on this plat shall remain privately owned and shall not be conveyed to the public. The successors and assigns of the Owner hereby reserve the several, including but not limited to, express, implied, drainage and other purposes not inconsistent with this project. The Owner is the perpetual, irrevocable obligation of the owner, its successors and assigns, providing power. The undersigned Owner reserves the right to assign the obligation for maintenance of said easements to any person, firm, partnership or person as will assume all obligation of maintenance and easement thereof under this plat.

Tract L (Light Station), is hereby irrevocably and without reservation dedicated to UFA, its successors and assigns, in fee simple.

Those easements designated as "FF" Easements are hereby irrevocably dedicated to FF, its successors and assigns, for its non-exclusive use in conjunction with its underground electric system. Additional utility easements may be granted to it, its over additional portions of the plat as necessary, the rights reserved hereby for the construction, installation, maintenance, and operation of electric system.

Owner hereby dedicates to UFA, its successors and assigns, a non-exclusive easement on, upon, over, and under the landscape buffer, for electric, water, sewer, gas, and other public utilities and ingress and egress in connection with UFA's use thereof. (Light Station) shown herein.

All utility easements shown on this plat shall also be easements for the construction, installation, and maintenance, upon operation of cable television services in the manner and subject to the provisions of Chapter 177, Part 1, section 177.09 (25) of the Florida Statutes. However, any cable television service providers specifically contracted by the Owner, shall have access to the same. The provisions of the laws shown on this plat, shall have the benefit of said cable television service easements.

In witness whereof, the undersigned Owner has executed this plat on the 15th day of October, 2021.

20 feet Witness Robert S. Proctor, Michael J. Proctor, Anthony Sharr, Priche Lee

Owner : PHILIP A. FREMOTO

By: Philip A. Fremoto, R.J. Horton, Jr. Jacksonville

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

Approved for the City of Jacksonville, this is to certify that this plat has been examined and approved by the Nassau County, Florida, City Attorney on the 15th day of October, 2021.

CLERKS CERTIFICATE

I hereby certify that the foregoing plat has been examined and is complete in form with the statutory requirements for the filing of Chapter 177 of the Florida Statutes and is filed in the public records and approved for recording in the Official Records of Nassau County, Florida, this 15th day of October, 2021.

ZONING CERTIFICATE

I hereby certify that this plat has been examined by me and is in accordance with the zoning laws and regulations of Nassau County, Florida, this 15th day of October, 2021.

TITLE CERTIFICATION

I, the undersigned title examiner, as Assistant Vice President of Allstate National Title Insurance Company, a title insurance company in the State of Florida, certify that the above described and shown on the plat are in the name of, and represent records in the Public Records, and are unencumbered and that all taxes have been paid. Page Number of: 1954/1955, Florida Statutes, as amended and the Official Record Book and Page Number of: 2510/2511, Nassau County, Florida.

CHIEF OF FIRE-RESISTANCE CERTIFICATE

This is to certify that this plat does not have been approved by the Chief of Fire-Resistance of Nassau County, Florida, this 15th day of October, 2021.

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/ CONTRACTED SURVEYOR AND MAPPER

I hereby certify that: none received this plat for conformity in Chapter 177, F.S., and that it was enclosed by or under contract to the appropriate local governing body and acting thereon as agent thereof. This limited certification is to certify compliance with the requirements of chapter 177, F.S., it is not intended to be and would not be construed as a certification of the accuracy or quality of the surveying / mapping reflected on this plat.

COUNTY HEALTH CERTIFICATE

This is to certify that: none received the above plat this 15th day of October, 2021, and three of them are approved to be placed on approved public water and approved public sewage systems.

COMMISSION APPROVAL CERTIFICATE

This is to certify that on the 15th day of October, 2021, the foregoing plat was approved by the Board of County Commissioners of Nassau County, Florida and is hereby approved.

COUNTY TAX COLLECTOR CERTIFICATE

This is to certify that: none received this plat, to the best of my knowledge and belief, that there are no unpaid real property taxes due on the subject to this plat.

COUNTY ENGINEER CERTIFICATE

This is to certify that: none received this plat, to the best of my knowledge and belief, that there are no unpaid real property taxes due on the subject to this plat.

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/ CONTRACTED SURVEYOR AND MAPPER

I hereby certify that: none received this plat for conformity in Chapter 177, F.S., and that it was enclosed by or under contract to the appropriate local governing body and acting thereon as agent thereof. This limited certification is to certify compliance with the requirements of chapter 177, F.S., it is not intended to be and would not be construed as a certification of the accuracy or quality of the surveying / mapping reflected on this plat.

Official Records Book 2510 Page 1954. SEE SHEET 2 OF 4. ADOPTION AND DEDICATION. THIS IS TO CERTIFY THAT R.J. HORTON, JR. AND JACKSONVILLE ("OWNER") IS THE FEE SIMPLE OWNER OF THE LANDS DEPICTED IN THIS ADOPTION PAPER KNOWN AS RIVER GLEN PHASE 5A, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH STATE SURVEY IS HEREBY ACCEPTED AS THE OFFICIAL RECORD OF THE SAME.

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