

Rivers Edge III
Community Development District

August 18, 2021

Rivers Edge III

Community Development District

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

Phone: 904-940-5850 - Fax: 904-940-5899

August 11, 2021

Board of Supervisors
Rivers Edge III
Community Development District

Dear Board Members:

The Rivers Edge III Community Development District Board of Supervisors Meeting is scheduled for **Wednesday, August 18, 2021 at 4:30 p.m.** at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida. Following is the advance agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of the Minutes of the July 21, 2021 Board of Supervisors and Joint Continued Meetings
- IV. Public Hearing for the Purpose of Adopting the Fiscal Year 2022 Budget
 - A. Consideration of Resolution 2021-09, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2022
- V. Public Hearing regarding Fiscal Year 2022 Operations and Maintenance Assessments
 - A. Consideration of Resolution 2021-10, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022
- VI. Consideration of Budget Funding Agreement with Mattamy Jacksonville for Fiscal Year 2022
- VII. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2022
- VIII. Consideration of Resolution 2021-11, Designating Registered Agent and Registered Office
- IX. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- X. Financial Reports
 - A. Balance Sheet and Statement of Revenues and Expenditures
 - B. Approval of Check Register
 - C. Consideration of Funding Request No. 14
- XI. Supervisors' Requests and Audience Comments
- XII. Next Scheduled Meeting – September 15, 2021 at 9:30 a.m. at the RiverTown Amenity Center
- XIII. Adjournment

Enclosed under the third order of business for your review and approval are copies of the minutes of the July 21, 2021 Board of Supervisors and joint continued meetings for your review and approval.

The fourth order of business is the public hearing for the purpose of adopting the Fiscal year 2022 budget. A copy of the budget will be provided under separate cover. A copy of the resolution is enclosed for your review and approval.

The fifth order of business is the public hearing regarding the Fiscal Year 2022 operations and maintenance assessments. A copy of resolution 2021-10 is enclosed for your review and approval.

The sixth order of business is consideration of budget funding agreement with Mattamy Jacksonville for Fiscal Year 2022. A copy of the agreement is enclosed for your review and approval.

The seventh order of business is consideration of designating a regular meeting schedule for Fiscal Year 2022. A copy of the proposed meeting schedule is enclosed for your review and approval.

The eighth order of business is consideration of Resolution 2021-11, designating registered agent and registered office. A copy of the resolution is enclosed for your review and approval.

A copy of funding request 14 is enclosed for your review and approval. Copies of the financial statements and check register will be provided under separate cover.

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (904) 940-5850 or email etorres@gmsnf.com.

Sincerely,

Ernesto Torres

Ernesto Torres

District Manager
Rivers Edge III Community
Development District

AGENDA

Rivers Edge III

Community Development District

Agenda

Wednesday
August 18, 2021
4:30 p.m.

RiverTown Amenity Center
156 Landing Street
St. Johns, Florida 32259
Call-in #: 1-866-705-2554
Passcode: 464498

Website: www.RiversEdge3CDD.com

- I. Call to Order
- II. Public Comment
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 - B. District Engineer
 - C. District Manager
- X. Financial Reports

A. Balance Sheet and Statement of Revenues and Expenditures

B. Approval of Check Register

C. Consideration of Funding Request No. 14

XI. Supervisors' Requests and Audience Comments

XII. Next Scheduled Meeting – September 15, 2021 at 9:30 a.m. at the RiverTown Amenity Center

XIII. Adjournment

MINUTES

MINUTES OF MEETING
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rivers Edge III Community Development District was held on Wednesday, July 21, 2021 at 9:30 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Jacob O’Keefe	Chairman
DJ Smith	Vice Chairman
Chris Henderson	Supervisor

Also present were:

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel
Ryan Stilwell	District Engineer by telephone
Johnathan Perry	Vesta
Jason Davidson	Vesta
Jim Perry	GMS, LLC
Marilee Giles	GMS, LLC
Shane Blair	VerdeGo

The following is a summary of the discussions and actions taken at the July 21, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Torres called the meeting to order at 9:31 a.m.

SECOND ORDER OF BUSINESS **Public Comment**

There being none, the next item followed.

THIRD ORDER OF BUSINESS **Ratification of Transfer of Client Matters to KE Law**

Mr. Torres noted the agenda was revised to include this item, which was signed by the Chair, and requested a motion to ratify.

On MOTION by Mr. O’Keefe seconded by Mr. Smith with all in favor the transfer of client matters to KE Law Group was ratified, and the proposed fees were approved.
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FOURTH ORDER OF BUSINESS

Approval of the Minutes of the June 9, 2021 Meeting

There were no comments on the minutes.

On MOTION by Mr. O’Keefe seconded by Mr. Henderson with all in favor the minutes of the June 9, 2021 meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Construction Services Related to SR13 Roadway Improvement Project; Resolution 2021-08

Mr. Stilwell informed the Board only one bid was received in response to the RFP for construction services for the State Road 13 roadway improvement project and the bid came in much higher than anticipated. He recommended the bid be rejected.

Ms. Kilinski informed the Board the rules of procedure provide that if there is less than one responsive bid, then there is the ability to directly contract. The bid is considered non-responsive as it exceeds the budget for the project.

On MOTION by Mr. O’Keefe seconded by Mr. Henderson with all in favor rejecting the bid was approved. Option B for Resolution 2021-08 was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2020 Audit Report

Mr. Torres informed the Board the audit report is what as referred to as a clean audit. The last page of the audit report notes there were no matters of concern found by the auditor.

On MOTION by Mr. O’Keefe seconded by Mr. Henderson with all in favor the audit report for Fiscal Year 2020 was accepted.

SEVENTH ORDER OF BUSINESS

Discussion on the Fiscal Year 2022 Budget

Mr. Torres noted there are no substantial changes anticipated to the budget since the Board approved the budget in June.

EIGHTH ORDER OF BUSINESS

Consideration of Combined Meeting with Rivers Edge I and II Boards to Consider

Proposals for Amenity Management Services

A continued meeting will be held at 1:30 p.m. to discuss the proposals received for amenity management services.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Kilinski presented a fee agreement for KE Law Group to continue to serve the District as its Counsel and noted rates will remain the same.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

There being nothing to report, the next item followed.

Mr. Davidson presented a proposal from Charles Aquatics for pond maintenance.

On MOTION by Mr. Smith seconded by Mr. O’Keefe with all in favor the proposal for pond maintenance was approved.
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TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues and Expenditures

B. Approval of Check Register

C. Consideration of Funding Request No. 13

Copies of funding request 13 totaling \$19,061.71 and the check register totaling \$12,820.11 were included in the agenda package.

On MOTION by Mr. O’Keefe seconded by Mr. Henderson with all in favor the check register and funding request number 13 were approved.
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ELEVENTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – August 18, 2021
at 4:30 p.m. at the RiverTown Amenity
Center**

THIRTEENTH ORDER OF BUSINESS

**Continuation to 1:30 p.m. for Joint Meeting
of Rivers Edge, Rivers Edge II and Rivers
Edge III Related to Consideration of
Proposals for Amenity Management
Services**

The meeting was continued.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Minutes of Continued Meeting
Rivers Edge, Rivers Edge II, Rivers Edge III
Community Development Districts

A joint continued meeting of the Boards of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Wednesday, July 21, 2021 at 1:30 p.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Rivers Edge

Erick Saks	Vice Chairman
Frederick Baron	Supervisor
Robert Cameron	Supervisor

Rivers Edge II

Jacob O'Keefe	Chairman
D. J. Smith	Vice Chairman
Chris Henderson	Supervisor

Rivers Edge III

Jacob O'Keefe	Chairman
D. J. Smith	Vice Chairman
Chris Henderson	Supervisor

Also present were:

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel
Jim Perry	GMS
Marilee Giles	GMS
Jonathan Perry	Vesta
Roy Deary	Vesta
Steve Howell	Vesta
Eric Holton	Vesta
Clint Waugh	Vesta

The following is a summary of the discussions and actions taken at the July 21, 2021 joint continued meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the joint continued meetings of the Rivers Edge CDD, Rivers Edge II CDD, and Rivers Edge III CDD Boards of Supervisors to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident spoke in support of retaining Vesta.

THIRD ORDER OF BUSINESS

Consideration of Proposals for Amenity Management Services

Mr. Torres stated we solicited proposals for amenity management services as a result of discussion of the fiscal year 2022 budget presentation. The request was sent to several companies, several companies also visited the site, and a few dropped out and the only ones who bid were First Services and Vesta. I did a cost comparison for the first three years between the two bidders.

Representatives of Vesta and First Services gave presentations on their companies and their proposals after which the board members asked questions then discussed each proposal and scheduled a special meeting for August 18, 2021, at 3:30 p.m. to discuss the proposals further.

On MOTION by Mr. Smith seconded by Mr. O'Keefe with all in favor the joint meeting adjourned at 3:56 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

***Rivers Edge III
Community Development District***

Approved Budget Fiscal Year 2022



Rivers Edge III

Community Development District

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Rivers Edge III
Community Development District
General Fund
Operating Budget

Description	Adopted Budget FY2021	Actuals as of 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Approved Budget FY2022
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Revenues

Assessments	\$ -	\$ -	\$ -	\$ -	\$ 138,244
Developer Contributions	\$ 436,013	\$ 505,827	\$ 35,976	\$ 541,803	\$ 512,928

Total Revenues	\$ 436,013	\$ 505,827	\$ 35,976	\$ 541,803	\$ 651,172
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Expenditures

Administrative

Engineering	\$ 1,875	\$ 3,332	\$ 1,000	\$ 4,332	\$ 1,875
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 600
Dissemination Agent	\$ -	\$ 583	\$ 875	\$ 1,458	\$ 3,500
Attorney	\$ 15,000	\$ 33,588	\$ 10,000	\$ 43,588	\$ 25,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Management Fees	\$ 15,000	\$ 11,250	\$ 6,250	\$ 17,500	\$ 22,500
Annual Audit	\$ -	\$ 1,500	\$ -	\$ 1,500	\$ 4,500
Assessment Administration	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Information Technology	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Website Administration	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Telephone	\$ 50	\$ 63	\$ 25	\$ 88	\$ 150
Postage	\$ 175	\$ 29	\$ 30	\$ 59	\$ 175
Printing & Binding	\$ 250	\$ 543	\$ 250	\$ 793	\$ 1,000
Insurance	\$ 2,877	\$ 5,000	\$ -	\$ 5,000	\$ 5,500
Legal Advertising	\$ 1,500	\$ 1,182	\$ 600	\$ 1,782	\$ 1,500
Other Current Charges	\$ 250	\$ 313	\$ 200	\$ 513	\$ 500
Office Supplies	\$ 125	\$ 88	\$ 70	\$ 158	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Website Administration/Compliance	\$ 1,250	\$ 2,138	\$ 313	\$ 2,450	\$ 1,963

Total Administrative	\$ 41,027	\$ 59,785	\$ 22,113	\$ 81,897	\$ 81,088
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Grounds Maintenance

Landscape Maintenance	\$ -	\$ 36,563	\$ 23,466	\$ 60,028	\$ 76,905
Lake Maintenance	\$ -	\$ 300	\$ 450	\$ 750	\$ 2,200
Electric	\$ -	\$ 62	\$ 93	\$ 155	\$ 4,590
Sewer/Water/Irrigation	\$ -	\$ 1,487	\$ 2,500	\$ 3,987	\$ 12,500
Cost Share Landscaping- Rivers Edge	\$ 137,373	\$ 137,373	\$ -	\$ 137,373	\$ 129,731

Total Grounds Maintenance	\$ 137,373	\$ 175,785	\$ 26,509	\$ 202,293	\$ 225,926
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Amenity Center

Cost Share Amenity- Rivers Edge	\$ 257,613	\$ 257,613	\$ -	\$ 257,613	\$ 261,848
Cost Share Amenity- Rivers Edge II	\$ -	\$ -	\$ -	\$ -	\$ 82,310

Total Amenity Center	\$ 257,613	\$ 257,613	\$ -	\$ 257,613	\$ 344,158
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Total Expenditures	\$ 436,013	\$ 493,182	\$ 48,621	\$ 541,803	\$ 651,172
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Excess Revenues (Expenditures)	\$ -	\$ 12,645	\$ (12,645)	\$ -	\$ -
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Lot Size	Units	Per Unit	Gross Assessments
40'-49' Lot	63	\$ 1,162.47	\$ 73,236
60'-69' Lot	47	\$ 1,570.90	\$ 73,832
Total Gross Assessments			\$ 147,068
Less: Discounts 6%			\$ 8,824
Total Net Assessments			<u>\$ 138,244</u>

Rivers Edge III
Community Development District
General Fund

REVENUES:

Assessments

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

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

EXPENDITURES:

Administrative:

Engineering Fees

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

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Attorney

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

Trustee Fees

The Trustee at U.S. BANK administers the District's Series 2021 Capital Improvement Revenue Bonds. The amount represents the annual fee for the administration of the District's bond issue.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Assessment Administration

Annual fee to Governmental Management Services, LLC for preparation of Assessment Roll.

Rivers Edge III
Community Development District
General Fund

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

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

Printing & Binding

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

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). The amount is based upon prior year's premiums.

Legal Advertising

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

Other Current Charges

This includes bank charges and any other miscellaneous expenses that are incurred during the year by the District.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Grounds Maintenance:

Landscape Maintenance

The District contracted with Verdego to maintain common areas around the District.

Vendor	Description	Monthly	Annual
Verdego	Parcel 26	\$ 2,216	\$ 26,586
Verdego	Parcel 29	\$ 2,000	\$ 24,000
Verdego	Parcel 35	\$ 1,343	\$ 16,118
Verdego	Main Street Extension	\$ 850	\$ 10,201
Total			\$ 76,905

Rivers Edge III
Community Development District
General Fund

Lake Maintenance

The District is in contract with Charles Aquatics, Inc for future ponds coming live in FY22.

Electric

Estimated costs for electric billed to the District by FPL.

Sewer/Water/Irrigation

Estimated costs for water, sewer, and irrigation billed to the District by FPL.

Cost Share- Landscaping Rivers Edge

Shared costs with Rivers Edge CDD for landscaping. Cost share is based on future development and estimated costs.

Amenity Center:

Cost Share- Amenity Rivers Edge

Shared costs with Rivers Edge CDD for amenities. Cost share is based on future development and estimated costs.

Cost Share- Amenity Rivers Edge II

Shared costs with Rivers Edge II CDD for amenities. Cost share is based on future developmentand estimated costs.

Rivers Edge III
Community Development District
Series 2021
Debt Service Budget

Description	Proposed Budget FY2021	Actuals as of 6/30/21	Total Projected 9/30/21	Approved Budget FY2022
<u>Revenues</u>				
Special Assessments	\$ -	\$ -	\$ -	\$ 550,800
Interest Income	\$ 500	\$ 12	\$ 50	\$ 1,000
Bond Proceeds	\$ 458,622	\$ 458,622	\$ 458,622	\$ -
Carryforward Surplus	\$ -	\$ -	\$ -	\$ 183,222
Total Revenues	\$ 459,122	\$ 458,634	\$ 458,672	\$ 735,022
<u>Expenditures</u>				
Interest Expense 11/1	\$ -	\$ -	\$ -	\$ 183,222
Principal Expense 5/1	\$ -	\$ -	\$ -	\$ 200,000
Interest Expense 5/1	\$ -	\$ -	\$ -	\$ 175,425
Total Expenditures	\$ -	\$ -	\$ -	\$ 558,647
Excess Revenues/(Expenditures)	\$ 459,122	\$ 458,634	\$ 458,672	\$ 176,375

Interest Payment 11/1/22 \$ 173,025.00

Development	Units	Gross Per Unit	Gross Assessments
40'-49' Lot	288	\$900	\$259,200
50'-59' Lot	57	\$1,104	\$62,928
60'-69' Lot	115	\$1,200	\$138,000
70'-79' Lot	43	\$1,500	\$64,500
80'+ Lot	36	\$1,705	\$61,380
Gross Total			\$586,008
Less Disc. + Collections 6%			(\$35,208)
Net Annual Assessment			\$550,800

Rivers Edge III
Community Development District
Series 2021 Capital Improvement Revenue Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/21			\$183,222	\$ 183,222
05/01/22	\$9,880,000	\$200,000	\$175,425	
11/01/22			\$173,025	\$ 548,450
05/01/23	\$9,680,000	\$205,000	\$173,025	
11/01/23			\$170,565	\$ 548,590
05/01/24	\$9,475,000	\$210,000	\$170,565	
11/01/24			\$168,045	\$ 548,610
05/01/25	\$9,265,000	\$215,000	\$168,045	
11/01/25			\$165,465	\$ 548,510
05/01/26	\$9,050,000	\$220,000	\$165,465	
11/01/26			\$162,825	\$ 548,290
05/01/27	\$8,830,000	\$225,000	\$162,825	
11/01/27			\$159,450	\$ 547,275
05/01/28	\$8,605,000	\$235,000	\$159,450	
11/01/28			\$155,925	\$ 550,375
05/01/29	\$8,370,000	\$240,000	\$155,925	
11/01/29			\$152,325	\$ 548,250
05/01/30	\$8,130,000	\$245,000	\$152,325	
11/01/30			\$148,650	\$ 545,975
05/01/31	\$7,885,000	\$255,000	\$148,650	
11/01/31			\$144,825	\$ 548,475
05/01/32	\$7,630,000	\$265,000	\$144,825	
11/01/32			\$140,188	\$ 550,013
05/01/33	\$7,365,000	\$275,000	\$140,188	
11/01/33			\$135,375	\$ 550,563
05/01/34	\$7,090,000	\$285,000	\$135,375	
11/01/34			\$130,388	\$ 550,763
05/01/35	\$6,805,000	\$295,000	\$130,388	
11/01/35			\$125,225	\$ 550,613
05/01/36	\$6,510,000	\$305,000	\$125,225	
11/01/36			\$119,888	\$ 550,113
05/01/37	\$6,205,000	\$315,000	\$119,888	
11/01/37			\$114,375	\$ 549,263
05/01/38	\$5,890,000	\$325,000	\$114,375	
11/01/38			\$108,688	\$ 548,063
05/01/39	\$5,565,000	\$335,000	\$108,688	
11/01/39			\$102,825	\$ 546,513
05/01/40	\$5,230,000	\$350,000	\$102,825	
11/01/40			\$96,700	\$ 549,525

Rivers Edge III
Community Development District
Series 2021 Capital Improvement Revenue Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/41	\$4,880,000	\$360,000	\$96,700	
11/01/41			\$90,400	\$ 547,100
05/01/42	\$4,520,000	\$375,000	\$90,400	
11/01/42			\$82,900	\$ 548,300
05/01/43	\$4,145,000	\$390,000	\$82,900	
11/01/43			\$75,100	\$ 548,000
05/01/44	\$3,755,000	\$405,000	\$75,100	
11/01/44			\$67,000	\$ 547,100
05/01/45	\$3,350,000	\$425,000	\$67,000	
11/01/45			\$58,500	\$ 550,500
05/01/46	\$2,925,000	\$440,000	\$58,500	
11/01/46			\$49,700	\$ 548,200
05/01/47	\$2,485,000	\$460,000	\$49,700	
11/01/47			\$40,500	\$ 550,200
05/01/48	\$2,025,000	\$475,000	\$40,500	
11/01/48			\$31,000	\$ 546,500
05/01/49	\$1,550,000	\$495,000	\$31,000	
11/01/49			\$21,100	\$ 547,100
05/01/50	\$1,055,000	\$515,000	\$21,100	
11/01/50			\$10,800	\$ 546,900
05/01/51	\$540,000	\$540,000	\$10,800	
11/01/51				\$ 550,800
\$9,880,000 \$6,762,147 \$ 16,642,147				

Rivers Edge III Community Development District

FY 2022 Operations and Maintenance Methodology

Equivalent Residential Unit Allocation

Assessments per Unit - Net and Gross

<u>Land Use / Product Type</u>	<u>ERU per Unit</u>	<u>Current Platted Units</u>	<u>Future Planned Units</u>	<u>Total Units</u>	<u>Total ERU's</u>	<u>%</u>	<u>FY 2022 Net Assessments</u>	<u>FY 2022 Per Unit Net Assessment</u>	<u>FY 2022 Per Unit Gross Assessment</u>
Townhomes	0.62	0	104	104	64.48	4.20%	\$0	\$0.00	\$0.00
Single Family - 40'-49' Lot	0.75	63	823	886	664.5	43.31%	\$68,841	\$1,092.72	\$1,162.47
Single Family - 50'-59' Lot	0.92	0	135	135	124.2	8.09%	\$0	\$0.00	\$0.00
Single Family - 60'-69' Lot	1	47	365	412	412	26.85%	\$69,403	\$1,476.65	\$1,570.90
Single Family - 70'-79' Lot	1.25	0	121	121	151.25	9.86%	\$0	\$0.00	\$0.00
Single Family - 80'+ Lot	1.42	0	83	83	117.86	7.68%	\$0	\$0.00	\$0.00
Total		110	1631	1,741	1,534.29	100.00%	\$138,244		

FY 2022 Budget:

Administrative	\$81,088
Field and Grounds	\$225,926
Amenity Center	\$344,158
Less: Dev contr	<u>-\$512,928</u>
	<u>\$138,244</u>

A.

RESOLUTION 2021-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2021, submitted to the Board of Supervisors (“**Board**”) of the Rivers Edge III Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) 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 District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

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

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

Section 1. Budget

- a. That 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 Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That 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. That the Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Rivers Edge III Community Development District for the Fiscal Year Ending September 30, 2022.”
- d. The final Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least two years.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the Fiscal Year 2021/2022, 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	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Budget Amendments

Pursuant to Section 189.016, *Florida Statutes*, the District may, at any time within Fiscal Year 2021/2022 or within 60 days following the end of Fiscal Year 2021/2022 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 establish that any amendments to the budget under paragraph c. above are posed to the District's website within 5 days after adoption and remain on the website for at least two years.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18TH DAY OF AUGUST 2021.

ATTEST:

**RIVERS EDGE III COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Chairperson / Vice Chairperson

Exhibit A: Budget Fiscal Year 2021/2022

Exhibit A

Budget Fiscal Year 2021/2022

FIFTH ORDER OF BUSINESS

A.

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in St. Johns County, Florida (“**County**”); and

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”), 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 certify for collection for Fiscal Year 2021/2022; 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 debt assessments for the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B”**; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE III 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 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 the 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, 2021; 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:

- i. Operations and maintenance assessments: 50% due no later than October 31, 2021; 25% due no later than November 30, 2021; and 25% due no later than December 31, 2021;

And

- ii. Debt Service Assessments: 50% due no later than December 1, 2021, 25% due no later than February 1, 2022, and 25% due no later than May 1, 2022.

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 2021/2022, 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 18th day of August, 2021.

ATTEST:

**RIVERS EDGE III COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

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

EXHIBIT A

EXHIBIT B

SIXTH ORDER OF BUSINESS

RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022 FUNDING AGREEMENT

THIS FY 2022 DEFICIT FUNDING AGREEMENT (“**Agreement**”) is made and entered into to be effective the 1st day of October, 2021, by and between:

Rivers Edge III Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, ("**District**") and located in St. Johns County, Florida with a mailing address of c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092, and

Mattamy Jacksonville LLC, a Delaware limited liability company and a landowner in the District ("**Developer**") with an address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811.

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has adopted the District's operations and maintenance budget ("**O&M Budget**") for the fiscal year beginning October 1, 2021, and ending September 30, 2022 ("**FY 2022**"), attached hereto as **Exhibit A**, which includes expenditures for the District's share of costs under the *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for Use of Amenity Facilities*, dated November 1, 2019 ("**Interlocal Agreement**"), attached hereto as **Exhibit B**; and

WHEREAS, the District has levied special assessments ("**O&M Assessments**") to fund a portion of the O&M Budget; and

WHEREAS, in connection with the adoption of the O&M Budget and the levy of the O&M Assessments, and in consideration for the District not levying additional O&M Assessments, the Developer has agreed to pay any O&M Assessments levied on its properties, and additionally to fund any portion of the O&M Budget needed by the District above and beyond the amount of the O&M Assessments actually levied, including expenditures for the District's share of costs under the Interlocal Agreement (together, "**O&M Deficit**").

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **FUNDING OBLIGATION.** The Developer agrees to make available to the District any monies necessary to fund any O&M Deficit for FY 2022, within twenty (20) days of written request by the District. The funds shall be placed in the District's general checking account and used to fund the actual

administrative and operations expenses of the District's O&M Budget. The Developer agrees to fund any O&M Deficit for actual expenses of the District, including the District's share of costs under the Interlocal Agreement; provided, however, that the Developer shall not be responsible for any O&M Deficit resulting from amendments to the O&M Budget, unless the Developer approves of such amendments, which may be evidenced in writing or by payment of such O&M Deficit request. The Developer's payment of funds pursuant to this Agreement in no way affects Developer's obligation to pay O&M Assessments levied on lands it owns within the District.

3. **AMENDMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. **AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

6. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

7. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

8. **BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. **APPLICABLE LAW; VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action under this Agreement shall be in a state circuit court of competent jurisdiction in and for St. Johns County, Florida.

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

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties execute this Deficit Funding Agreement the day and year first written above.

**RIVERS EDGE III COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: _____

MATTAMY JACKSONVILLE, LLC

By: _____
Name: _____
Title: _____

EXHIBIT A: O&M Budget with Assessment Schedule
EXHIBIT B: Interlocal Agreement

SEVENTH ORDER OF BUSINESS

**BOARD OF SUPERVISORS MEETING DATES
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2021-2022**

The Board of Supervisors of the Rivers Edge III Community Development District will hold their regular meetings for Fiscal Year 2021-2022 at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259 at 9:30 a.m. unless otherwise indicated as follows:

**October 20, 2021
November 17, 2021
December 15, 2021
January 19, 2022
February 16, 2022
March 16, 2022
April 20, 2022
May 18, 2022
June 15, 2022
July 20, 2022
August 17, 2022 at 4:30 p.m.
September 21, 2022**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

James Perry
District Manager

EIGHTH ORDER OF BUSINESS

RESOLUTION 2021-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING CHANGE OF DESIGNATED REGISTERED AGENT AND REGISTERED OFFICE.

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of records keeping and accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

Section 1. Ernesto Torres is hereby designated as Registered Agent for the Rivers Edge III Community Development District.

Section 2. The District's Registered Office shall be located at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Section 3. In accordance with Section 189.014(1), *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this resolution with St. Johns County and the Florida Department of Economic Opportunity.

Section 4. This Resolution shall become effective on upon its adoption.

PASSED AND ADOPTED THIS 18TH DAY OF AUGUST 2021.

ATTEST:

**RIVERS EDGE III COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

TENTH ORDER OF BUSINESS

A.

Rivers Edge III

Community Development District

Unaudited Financial Reporting
July 31, 2021



Rivers Edge III
Community Development District
Combined Balance Sheet
July 31, 2021

	<u>Governmental Fund Types</u>			Totals
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>(Memorandum Only)</u>
<u>Assets:</u>				
Cash	\$8,602	---	---	\$8,602
Due From Developer	\$306,217	---	---	\$306,217
Due from Rivers Edge II	\$14,896			\$14,896
Due From Other	\$8,937	---	---	\$8,937
<u>Series 2021</u>				
Reserve	---	\$275,400	---	\$275,400
Capital Interest	---	\$183,234	---	\$183,234
Acquisition & Construction	---	---	\$18,041	\$18,041
Cost of Issuance	---	---	\$3,250	\$3,250
Total Assets	\$338,652	\$458,634	\$21,291	\$818,577
<u>Liabilities:</u>				
Accounts Payable	\$46,046	---	---	\$46,046
Due to Rivers Edge CDD- Utilities	\$3,359	---	---	\$3,359
Due to Rivers Edge CDD- Cost Share	\$263,324			\$263,324
Due to Other	\$515	---	---	\$515
<u>Fund Balances:</u>				
Restricted for Debt Service	---	\$458,634	---	\$458,634
Restricted for Capital Projects	---	---	\$21,291	\$21,291
Unassigned	\$25,408	---	---	\$25,408
Total Liabilities and Fund Equity	\$338,652	\$458,634	\$21,291	\$818,577

Rivers Edge III
Community Development District
Statement of Revenues & Expenditures
For The Period Ending July 31, 2021

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
Revenues:				
Developer Contrubutions	\$436,013	\$436,013	\$529,658	\$93,645
Miscellaneous Income	\$0	\$0	\$0	\$0
Total Revenues	\$436,013	\$436,013	\$529,658	\$93,645
Expenditures				
<i>Administrative</i>				
Engineering	\$1,875	\$1,563	\$3,332	(\$1,770)
Attorney	\$15,000	\$12,500	\$39,734	(\$27,234)
Management Fees	\$15,000	\$12,500	\$12,500	\$0
Dissemination Agent	\$0	\$0	\$875	(\$875)
Assessment Administration	\$2,500	\$2,083	\$0	\$2,083
Annual Audit	\$0	\$0	\$2,800	(\$2,800)
Telephone	\$50	\$42	\$63	(\$22)
Postage	\$175	\$146	\$31	\$115
Printing & Binding	\$250	\$208	\$565	(\$357)
Insurance	\$2,877	\$2,877	\$5,000	(\$2,123)
Legal Advertising	\$1,500	\$1,250	\$5,813	(\$4,563)
Other Current Charges	\$250	\$208	\$370	(\$162)
Office Supplies	\$125	\$104	\$90	\$14
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website design/compliance	\$1,250	\$1,042	\$2,242	(\$1,200)
Total Administrative	\$41,027	\$34,698	\$73,590	(\$38,892)
<i>Grounds Maintenance</i>				
Landscape Maintenance	\$0	\$0	\$44,385	(\$44,385)
Lake Maintenance	\$0	\$0	\$450	(\$450)
Electric	\$0	\$0	\$62	(\$62)
Sewer/Water/Irrigation	\$0	\$0	\$3,297	(\$3,297)
Cost Share Landscaping- Rivers Edge	\$137,373	\$137,373	\$137,373	\$0
Total Field Operations	\$137,373	\$137,373	\$185,566	(\$48,193)
<i>Amenity Center</i>				
Cost Share Amenity- Rivers Edge	\$257,613	\$257,613	\$257,613	\$0
Total Field Operations	\$257,613	\$257,613	\$257,613	\$0
Total Expenditures	\$436,013	\$429,684	\$516,770	(\$87,086)
Excess Revenues/Expenses	\$0		\$12,889	
Fund Balance - Beginning	\$0		\$12,520	
Fund Balance - Ending	\$0		\$25,408	

Rivers Edge III
Community Development District
Debt Service Fund - Series 2021
Statement of Revenues & Expenditures
For The Period Ending July 31, 2021

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
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Revenues:

Assessments- Roll	\$0	\$0	\$0	\$0
Bond Proceeds	\$0	\$0	\$458,622	\$458,622
Interest Income	\$0	\$0	\$12	\$12

Total Revenues	\$0	\$0	\$458,634	\$458,634
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Expenditures

Series 2021

Interest 11/1	\$0	\$0	\$0	\$0
Interest 5/1	\$0	\$0	\$0	\$0
Principal 5/1	\$0	\$0	\$0	\$0

Total Expenditures	\$0	\$0	\$0	\$0
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Excess Revenues (Expenditures)	\$0	\$0	\$458,634	\$458,634
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Net Change in Fund Balance	\$0	\$0	\$458,634	\$458,634
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Fund Balance - Beginning	\$0		\$0	
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Fund Balance - Ending	\$0		\$458,634	
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Reserve	\$275,400
Revenue	---
Capitalized Interest	\$183,234
	<u>\$458,634</u>

Rivers Edge III
Community Development District
Capital Projects Funds
Statement of Revenues & Expenditures
For The Period Ending July 31, 2021

Description	SERIES 2021
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Revenues:

Interest Income	\$41
Bond Proceeds	\$9,512,924

Total Revenues	\$9,512,965
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Expenditures:

Capital Outlay	\$9,108,599
Cost of Issuance	\$185,475
Underwriters Discount	\$197,600

Total Expenditures	\$9,491,674
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Excess Revenues (Expenditures)	\$21,291
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Other Sources & Uses:

Transfer In/ (Out)	\$0
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Total Other Sources & Uses	\$0
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Net Change in Fund Balance	\$21,291
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Fund Balance - Beginning	\$0
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Fund Balance - Ending	\$21,291
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Rivers Edge III
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2021

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Developer Contributions	\$3,143	\$4,565	\$4,069	\$146,558	\$20,320	\$13,128	\$15,302	\$16,356	\$282,386	\$23,831	\$0	\$0	\$529,658
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$3,143	\$4,565	\$4,069	\$146,558	\$20,320	\$13,128	\$15,302	\$16,356	\$282,386	\$23,831	\$0	\$0	\$529,658
Expenditures:													
Administrative													
Engineering	\$848	\$220	\$218	\$594	\$310	\$555	\$587	\$0	\$0	\$0	\$0	\$0	\$3,332
Attorney	\$2,218	\$1,892	\$3,134	\$4,016	\$5,879	\$5,028	\$5,004	\$6,417	\$4,053	\$2,094	\$0	\$0	\$39,734
Management Fees	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$12,500
Dissemination Agent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$292	\$292	\$292	\$0	\$0	\$875
Assessment Administration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,300	\$0	\$0	\$2,800
Telephone	\$0	\$0	\$12	\$7	\$0	\$8	\$7	\$7	\$23	\$0	\$0	\$0	\$63
Postage	\$17	\$2	\$3	\$1	\$1	\$6	\$0	\$0	\$0	\$2	\$0	\$0	\$31
Printing & Binding	\$70	\$21	\$28	\$44	\$74	\$80	\$82	\$86	\$59	\$22	\$0	\$0	\$565
Insurance	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Legal Advertising	\$143	\$278	\$91	\$121	\$0	\$145	\$103	\$301	\$0	\$4,631	\$0	\$0	\$5,813
Other Current Charges	\$31	\$34	\$33	\$32	\$48	\$50	\$15	\$33	\$36	\$56	\$0	\$0	\$370
Office Supplies	\$8	\$13	\$13	\$13	\$13	\$13	\$0	\$8	\$8	\$3	\$0	\$0	\$90
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Website design/compliance	\$104	\$104	\$504	\$104	\$104	\$504	\$104	\$104	\$504	\$104	\$0	\$0	\$2,242
Total Administrative	\$9,863	\$3,813	\$5,284	\$6,182	\$7,679	\$7,639	\$7,154	\$8,497	\$7,725	\$9,753	\$0	\$0	\$73,590
Grounds Maintenance													
Landscape Maintenance	\$0	\$0	\$3,370	\$3,370	\$3,370	\$5,405	\$5,405	\$7,822	\$7,822	\$7,822	\$0	\$0	\$44,385
Lake Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$150	\$150	\$0	\$0	\$450
Electric	\$0	\$0	\$0	\$0	\$0	\$0	\$31	\$31	\$0	\$0	\$0	\$0	\$62
Sewer/Water/Irrigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$242	\$1,246	\$1,810	\$0	\$0	\$3,297
Cost Share Landscaping- Rivers Edge	\$0	\$0	\$0	\$45,791	\$0	\$0	\$0	\$0	\$91,582	\$0	\$0	\$0	\$137,373
Total Grounds Maintenance	\$0	\$0	\$3,370	\$49,161	\$3,370	\$5,405	\$5,436	\$8,244	\$100,799	\$9,782	\$0	\$0	\$185,566
Amenity Center													
Cost Share Amenity- Rivers Edge	\$0	\$0	\$0	\$85,871	\$0	\$0	\$0	\$0	\$171,742	\$0	\$0	\$0	\$257,613
Total Amenity Center	\$0	\$0	\$0	\$85,871	\$0	\$0	\$0	\$0	\$171,742	\$0	\$0	\$0	\$257,613
Total Expenditures	\$9,863	\$3,813	\$8,654	\$141,214	\$11,049	\$13,044	\$12,589	\$16,742	\$280,266	\$19,535	\$0	\$0	\$516,770
Excess Revenues (Expenditures)	(\$6,721)	\$752	(\$4,585)	\$5,345	\$9,271	\$84	\$2,713	(\$385)	\$2,119	\$4,296	\$0	\$0	\$12,889

**Rivers Edge III Community Development District
Developer Funding**

Funding Request #	Date of Request	Date Received Developer	Total Funding Request FY 20	Total Funding Request FY 21	Balance (Due From Developer)/ Due To
4	10/12/20	2/5/21	\$10,705.35	\$1,578.25	\$0.00
5	11/10/20	1/5/21	\$2,368.97	\$1,564.26	\$0.00
6	12/8/20	1/28/21		\$4,565.06	\$0.00
7	1/12/21	2/5/21		\$4,069.09	\$0.00
8	2/9/21			\$14,895.43	\$0.00
CS 2021-01	2/1/21	2/26/21		\$131,662.00	\$0.00
9	3/9/21	4/19/21		\$20,320.05	\$0.00
10	4/12/21	5/25/21		\$13,127.94	\$0.00
11	5/14/21	6/4/21		\$15,301.96	\$0.00
12	6/12/21	6/23/21		\$16,356.44	\$0.00
13	7/13/21			\$19,061.71	\$19,061.71
CS 2021-02	7/14/21			\$263,324.00	\$263,324.00
14	8/11/21			\$23,831.05	\$23,831.05
Due from Developer			\$13,074.32	\$529,657.24	\$306,216.76

Rivers Edge III
Community Development District
Long Term Debt Report

Series 2021 Capital Improvement Revenue Bonds	
Interest Rate:	2.47% - 3.75%
Maturity Date:	5/1/2051
Reserve Fund Definition:	50% of Maximum Annual Debt at Issuance
Reserve Fund Requirement:	\$275,000
Reserve Fund Balance:	\$275,400
Bonds outstanding - 4/23/2021	\$9,880,000
Current Bonds Outstanding	\$9,880,000

B.

Rivers Edge III

Community Development District

Check Run Summary

July 31, 2021

Fund	Date	Check No.	Amount
General Fund	7/19/21	69-78	\$ 28,579.90
Total			\$ 28,579.90

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	8/12/21	PAGE	1
*** CHECK DATES 07/01/2021 - 07/31/2021 ***														
GENERAL FUND														
BANK A RIVERS EDGE III CDD														

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/19/21	00010	5/01/21 41561	202105 320-57200-46800	MAY LAKE MAINTENANCE	*	150.00	
							CHARLES AQUATICS INC
							150.00 000069

7/19/21	00010	6/01/21 41790	202106 320-57200-46800	JUN LAKE MAINTENANCE	*	150.00	
							CHARLES AQUATICS INC
							150.00 000070

7/19/21	00003	4/01/21 9	202104 310-51300-34000	APR MANAGEMENT FEES	*	1,250.00	
		4/01/21 9	202104 310-51300-35100	APR WEBSITE ADMIN	*	104.17	
		4/01/21 9	202104 310-51300-51000	OFFICE SUPPLIES	*	.03	
		4/01/21 9	202104 310-51300-42000	POSTAGE	*	.39	
		4/01/21 9	202104 310-51300-42500	COPIES	*	82.05	
		4/01/21 9	202104 310-51300-41000	TELEPHONE	*	7.02	
							GOVERNMENTAL MANAGEMENT SERVICES
							1,443.66 000071

7/19/21	00003	5/01/21 10	202105 310-51300-34000	MAY MANAGEMENT FEES	*	1,250.00	
		5/01/21 10	202105 310-51300-35100	MAY WEBSITE ADMIN	*	104.17	
		5/01/21 10	202105 310-51300-32400	MAY DISSEMINATION SERVICE	*	291.67	
		5/01/21 10	202105 310-51300-51000	OFFICE SUPPLIES	*	8.48	
		5/01/21 10	202105 310-51300-42500	COPIES	*	85.50	
		5/01/21 10	202105 310-51300-41000	TELEPHONE	*	7.03	
							GOVERNMENTAL MANAGEMENT SERVICES
							1,746.85 000072

7/19/21	00004	3/19/21 120921	202102 310-51300-31500	FEB GENERAL COUNSEL	*	5,879.32	
							HOPPING GREEN & SAMS
							5,879.32 000073

7/19/21	00004	4/19/21 121648	202103 310-51300-31500	MAR GENERAL COUNSEL	*	5,027.92	
							HOPPING GREEN & SAMS
							5,027.92 000074

7/19/21	00005	4/21/21 45762	202103 310-51300-31100	MAR PROFESSIONAL SERVICES	*	555.29	
							PROSSER
							555.29 000075

RE3C RV ED III	HSMITH
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/19/21	00008	4/01/21 5136C	202104 320-57200-46100	APR LANDSCAPE MAINTENANCE	*	5,404.96	
			VERDEGO				5,404.96 000076
7/19/21	00008	5/01/21 0520C	202105 320-57200-46100	MAY LANDSCAPE MAINTENANCE	*	7,821.90	
			VERDEGO				7,821.90 000077
7/19/21	00006	3/31/21 2555	202103 310-51300-35200	ADA WEBSITE MAINTENANCE	*	400.00	
			VGLOBALTECH				400.00 000078
TOTAL FOR BANK A						28,579.90	
TOTAL FOR REGISTER						28,579.90	

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South
Jacksonville, FL 32256

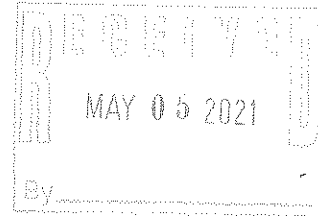
904-997-0044

Invoice


Date	Invoice #
5/1/2021	41561

Bill To
Rivers Edge CDD 3 475 West Town Place, Suite 114 St Augustine, FL 32092

Due Date
5/31/2021



1.32.572.468
10

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 1 pond at Main Street Phase 2 (RE CDD 3) 	150.00	150.00
Thank you so much for your business!		Balance Due	\$150.00

Charles Aquatics, Inc.

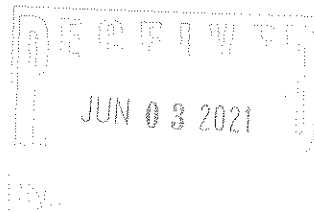
6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044

Invoice


Date	Invoice #
6/1/2021	41790

Bill To
Rivers Edge CDD 3 475 West Town Place, Suite 114 St Augustine, FL 32092

Due Date
7/1/2021



1-32-572-468
10

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 1 pond at Main Street Phase 2 (RECORD 3) 	150.00	150.00
Thank you so much for your business!		Balance Due	\$150.00

Governmental Management Services, LLC

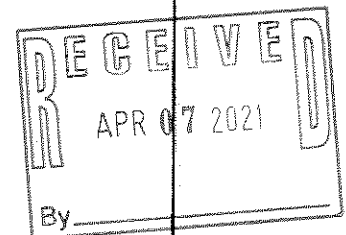
1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 9**Invoice Date:** 4/1/21**Due Date:** 4/1/21**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - April 2021 1-31-513-34		1,250.00	1,250.00
Website Administration - April 2021 1-31-513-351		104.17	104.17
Office Supplies 1-31-513-51		0.03	0.03
Postage 1-31-513-42		0.39	0.39
Copies 1-31-513-425		82.05	82.05
Telephone 1-31-513-41		7.02	7.02

3

**Total** \$1,443.66**Payments/Credits** \$0.00**Balance Due** \$1,443.66

1001 Bradford Way
Kingston, TN 37763

Invoice #: 10
Invoice Date: 5/1/21
Due Date: 5/1/21
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2021 1-31-513- 348 .34		1,250.00	1,250.00
Website Administration - May 2021 1-31-513-351		104.17	104.17
Dissemination Agent Services - May 2021 1-31-513-324		291.667	291.67
Office Supplies 1-31-513-51		8.48	8.48
Copies 1-31-513-425		85.50	85.50
Telephone 1-31-513-41		7.03	7.03
3			
<p>FBI MEMPHIS MAY 06 2021</p>			
Total			\$1,746.85
Payments/Credits			\$0.00
Balance Due			\$1,746.85

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

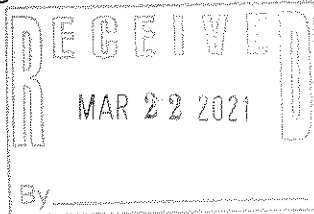
===== STATEMENT =====

March 19, 2021

Rivers Edge III CDD
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 120921
Billed through 02/28/2021

General Counsel
RE3CDD 00001 JLK



1-31-513-315
4

FOR PROFESSIONAL SERVICES RENDERED

02/03/21	JLK	Conference call with tax counsel regarding financing options; follow up with chair/engineer on same.	0.80 hrs
02/04/21	JLK	Confer with engineer and landowner regarding improvement categories and options related to same; provide comments to same; conference call with District staff regarding interlocal invoicing and funding mechanisms and informal auditing of same; confer regarding trails and improvement categories and on-boarding system of same; confer with engineer regarding same; confer regarding Verdego work authorizations and landscape contract.	1.10 hrs
02/05/21	JLK	Confer with team regarding RT Ballfields and continue researching options for same.	0.80 hrs
02/08/21	JLK	Continue researching recorded documents, tax options, land development code, state law options and related matters for reimbursement for RT Ballfields; confer with landowners counsel; call with tax counsel; confer with engineer on other improvements and timeline for same; confer with Chair on same.	2.20 hrs
02/09/21	JLK	Multiple calls regarding RT Ballfields and options related to same; review documentation on same.	1.20 hrs
02/10/21	JLK	Conference call with District manager and District engineer regarding interlocal agreement, billing cycles, pre-approval process with District 1, bidding requirements, landscaping estimates and RFP process for same; review estimates from Verdego for various onboarding areas; review work order/authorization forms and systems for same; confer regarding trails and future projects; confer regarding state law options on ballfields and begin devising plan for same.	1.70 hrs
02/15/21	JLK	Conference call with team regarding reimbursement of categories of improvements; confer with Stilwell on same; confer regarding interlocal processes; review agenda package and prepare for meeting.	1.40 hrs
02/16/21	JLK	Confer regarding improvement transfer questions and options for same; review agenda package and confer with staff on landscape billing options/interlocal agreement.	0.80 hrs
02/16/21	LMG	Advise staff on cost-share procedures; confer with Perry regarding Longleaf	0.40 hrs

Pine landscaping enhancements.

02/17/21	JLK	Multiple calls regarding options for capital improvement plan; review correspondence on land options; confer with engineer, district manager and landowner on same; confer with MBS and transmit information on same; confer regarding engineers report.	2.30 hrs
02/17/21	LMG	Prepare for, travel to and attend board meeting; return travel; follow up from same.	2.40 hrs
02/18/21	JLK	Confer with staff regarding appraisal proposals; transmit samples of same; confer with surveyor regarding survey data and review same; confer with District manager regarding options related to same.	1.00 hrs
02/19/21	JLK	Confer with staff regarding appraisal reports, surveys and timing on same; confer regarding amenity management questions.	0.80 hrs
02/22/21	JLK	Confer with staff regarding status of appraisal; confer regarding engineers report updates; confer with tax counsel regarding appraisal and options related to same; confer with MBS on same.	0.80 hrs
02/23/21	JLK	Review appraisal proposal and draft addendum for same; confer with appraiser on timeline; confer with financing team regarding updates to timeline, documents and financing schedule and transmit information on same.	0.70 hrs
02/24/21	JLK	Review correspondence regarding appraisal status; transmit documents for execution on same; confer with appraiser on requirements; review ancillary proposal documents; confer regarding updates to engineers reports.	0.90 hrs

Total fees for this matter	\$5,871.00
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DISBURSEMENTS

Conference Calls	8.32
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Total disbursements for this matter	\$8.32
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MATTER SUMMARY

Kilinski, Jennifer L.	16.50 hrs	310 /hr	\$5,115.00
Gentry, Lauren M.	2.80 hrs	270 /hr	\$756.00

TOTAL FEES	\$5,871.00
TOTAL DISBURSEMENTS	\$8.32

TOTAL CHARGES FOR THIS MATTER	\$5,879.32
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BILLING SUMMARY

Kilinski, Jennifer L.	16.50 hrs	310 /hr	\$5,115.00
Gentry, Lauren M.	2.80 hrs	270 /hr	\$756.00

TOTAL FEES	\$5,871.00
TOTAL DISBURSEMENTS	\$8.32

=====

TOTAL CHARGES FOR THIS BILL	\$5,879.32
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Please include the bill number with your payment.

Hopping Green & Sams

Attorneys and Counselors

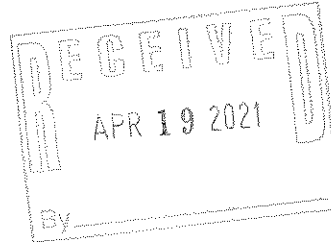
119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

April 19, 2021

Rivers Edge III CDD
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 121648
Billed through 03/31/2021



1-31-513-315
4

General Counsel
RE3CDD 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

03/01/21	JLK	Review appraisal and transmit documentation to staff on same; confer regarding Board acceptance of same; confer with engineer regarding status of bidding roundabout and optional packages on same.	0.80 hrs
03/02/21	EGRE	Review acquisition documents.	0.70 hrs
03/03/21	JLK	Review easement resolution, cover letter and policy provisions and edit same; confer with MBS regarding documents/timeline and appraisals.	0.60 hrs
03/04/21	JLK	Revise/transmit Lot 12 deed; confer with Perry regarding bank issues.	0.30 hrs
03/05/21	LMG	Review February meeting minutes.	0.10 hrs
03/08/21	JLK	Draft RFP shell for SR13 construction; draft resolution for RFP for same; review joint use/maintenance agreement and confer regarding strategy on same.	1.30 hrs
03/09/21	JLK	Review Verdego communication and confer with District manager on same; confer with onsite staff regarding easement responses from residents and options for same; update joint use and maintenance agreement and draft resolution on same; provide edits to agenda and confer with staff on same; Draft RFP package updates for roundabout and construction documents; draft appraisal property deed and report related to same; review exhibits for same.	1.80 hrs
03/12/21	LMG	Analyze funding agreements on file; prepare construction funding agreement with Mattamy Jacksonville, LLC.	0.60 hrs
03/14/21	JLK	Review/edit and finalize construction funding agreement.	0.20 hrs
03/15/21	JLK	Review agendas and begin preparing for Board meeting; agenda call related to same.	0.40 hrs
03/15/21	LMG	Review revised agenda; analyze landscape cost-share proposals, financial statements, FDOT maintenance agreement resolution, resolution authorizing SR 13 roundabout RFP, property appraisal report, and form of deed.	0.80 hrs
03/16/21	JLK	Confer regarding roundabout options and joint use and maintenance agreement; draft resolution; confer regarding encroachment policy; review plats for ownership and maintenance responsibility.	1.00 hrs

03/17/21	JLK	Prepare for and attend Board meeting; confer regarding status of construction.	0.70 hrs
03/17/21	LMG	Attend Board meeting; travel to and from same.	2.20 hrs
03/22/21	JLK	Conference call with Smith regarding pay applications, back up documentation, process options and related information; begin updating acquisition packages related to same.	0.40 hrs
03/23/21	JLK	Confer regarding contract assignment and acquisition documents related to same.	0.40 hrs
03/24/21	JLK	Continue work on acquisition documents, financing support documents and related information; confer regarding Vesta proposal.	0.50 hrs
03/25/21	JLK	Review/confer regarding updated acquisition package and back up materials; confer with District manager regarding amenity management options and operations and confer on same; review contract on same.	0.40 hrs
03/26/21	JLK	Confer regarding landscape scope and meter status; confer regarding encroachment options from onsite staff and amenity inquiries on same; confer with SJC sheriff regarding options for trespass; confer with staff regarding acquisition options and transfer of completed improvements.	0.80 hrs
03/29/21	JLK	Review correspondence regarding acquisition documents and options for same; review form of letter regarding encroachment issues and confer with staff on same; confer regarding hog issues/letters and confer on options for same; review amenity proposal and confer with District manager on same.	1.10 hrs
03/30/21	JLK	Review updated acquisition package; prepare tracking spreadsheet with various improvement requirements, costs, etc.; confer with staff and landowner counsel regarding appraisal and O&E; disseminate documents related to same.	0.90 hrs
03/31/21	JLK	Confer regarding acquisition documents and title commitment; transmit information on same.	0.30 hrs

Total fees for this matter

\$4,866.50

DISBURSEMENTS

Travel

161.42

Total disbursements for this matter

\$161.42

MATTER SUMMARY

Gregory, Emma C.	0.70 hrs	255 /hr	\$178.50
Kilinski, Jennifer L.	11.90 hrs	310 /hr	\$3,689.00
Gentry, Lauren M.	3.70 hrs	270 /hr	\$999.00

TOTAL FEES
TOTAL DISBURSEMENTS

\$4,866.50
\$161.42

TOTAL CHARGES FOR THIS MATTER**\$5,027.92**

BILLING SUMMARY

Gregory, Emma C.	0.70 hrs	255 /hr	\$178.50
Kilinski, Jennifer L.	11.90 hrs	310 /hr	\$3,689.00
Gentry, Lauren M.	3.70 hrs	270 /hr	\$999.00

TOTAL FEES	\$4,866.50
TOTAL DISBURSEMENTS	\$161.42

TOTAL CHARGES FOR THIS BILL	\$5,027.92
------------------------------------	-------------------

Please include the bill number with your payment.

PROSSER

April 21, 2021

Project No:

113094.80

Invoice No:

45762

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

1-31-513-311
5

Project 113094.80 Rivers Edge III CDD

Professional Services from March 1, 2021 to March 31, 2021

Expense Billing

Reimbursable Expenses

Blueprints/Reproduction

.25

Total Reimbursables

1.15 times

.25

.29

Total this Task

\$.29

Fee Billing

For services including attend March meeting and coordination with staff on meeting preparation.

Professional Personnel

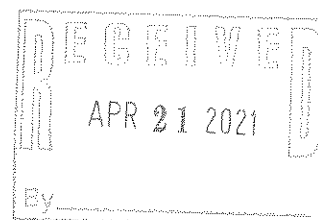
	Hours	Rate	Amount
Principal	3.00	185.00	555.00
Totals	3.00		555.00
Total Labor			555.00
Total this Task			\$555.00
Total this Invoice			\$555.29

Outstanding Invoices

Number	Date	Balance
44521	9/10/2020	370.00
45198	1/18/2021	218.06
45370	2/17/2021	593.81
45524	3/16/2021	309.99
Total		1,491.86

Billings to Date

	Current	Prior	Total
Labor	555.00	12,115.00	12,670.00
Expense	.29	220.80	221.09
Totals	555.29	12,335.80	12,891.09





Invoice

Invoice #: 5136C

Date: 04/01/2021

Customer PO:

DUE DATE: 05/01/2021

BILL TO

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

FROM

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

DESCRIPTION

#57 - Standard Maintenance Contract April 2021

AMOUNT

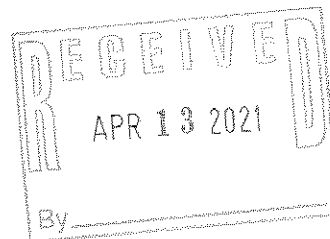
\$5,404.96

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$5,404.96



1-32-572-461
8



Invoice

Invoice #: 0520C

Date: 05/01/2021

Customer PO:

DUE DATE: 05/31/2021

BILL TO

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

FROM

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

DESCRIPTION

#57 - Standard Maintenance Contract May 2021

AMOUNT

\$7,821.90

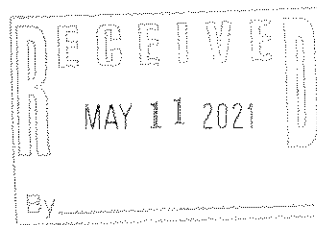
Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$7,821.90

1.32.572.461
8



VGlobalTech

636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Rivers Edge III CDD
219 E. Livingston Street
Orlando, FL 32801
United States

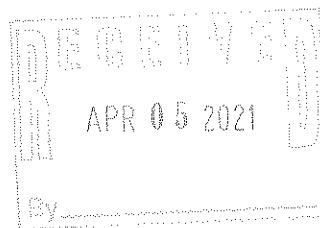
INVOICE # 2555**DATE 03/31/2021****DUE DATE 03/31/2021****TERMS Due on receipt**

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance	1	400.00	400.00
	Ongoing website maintenance for ADA and WCAG Compliance			

Invoice for Quarter 1 ADA Audit.

BALANCE DUE**\$400.00**

Please make check payable to VGlobalTech.



1-31-513-352
6

C.

Rivers Edge III Community Development District

FY2021 Funding Request #14
6-Aug-21

Vendor				Amount
1 Charles Aquatics				
August Lake Maintenance	Inv #42277	8/1/21	\$	150.00
2 Governmental Management Services				
August Invoice	Inv #14	8/1/21	\$	1,723.05
4 Hopping Green & Sams				
June General Counsel	Inv #124324	7/31/21	\$	4,052.79
5 KE Law Group				
July General Counsel	Inv #58	8/2/21	\$	2,093.59
6 Rivers Edge CDD				
JEA Reimbursement May-July		8/11/21	\$	3,296.98
FPL Reimbursement April-July		8/11/21	\$	61.64
7 The St. Augustine Record				
Notice of Meeting/Public Hearing	Inv #I03367547	7/22/21	\$	4,631.10
8 Verdego				
August Landscape Maintenance		8/1/21	\$	7,821.90
Total Amount Due				\$ 23,831.05

Signature: _____

Chairman/Vice Chairman

Signature: _____

Secretary/Asst. Secretary

Wiring Instructions:

RBK: Wells Fargo, N.A.

ABA: 121000248

ACCT: 4633849393

ACCT NAME: Rivers Edge III Community Development District

Charles Aquatics, Inc.

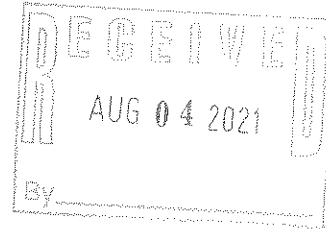
6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044

Invoice

Date	Invoice #
8/1/2021	42277

Due Date
8/31/2021

Bill To
Rivers Edge CDD 3 475 West Town Place, Suite 114 St Augustine, FL 32092



1-32-572-968
16

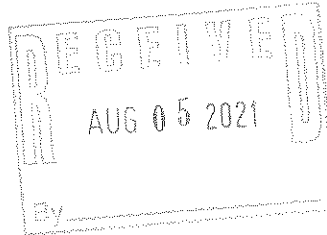
Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 1 pond at Main Street Phase 2	150.00	150.00
Thank you so much for your business!		Balance Due	\$150.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 14**Invoice Date:** 8/1/21**Due Date:** 8/1/21**Case:****P.O. Number:****Bill To:**

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



Description	Hours/Qty	Rate	Amount
Management Fees - August 2021 1-31-513-34		1,250.00	1,250.00
Website Administration - August 2021 1-31-513-351		104.17	104.17
Dissemination Agent Services - August 2021 1-31-513-124		291.67	291.67
Office Supplies 1-31-513-51		2.50	2.50
Copies 1-31-513-42		67.50	67.50
Telephone 1-31-513-425		7.21	7.21
3			
Total			\$1,723.05
Payments/Credits			\$0.00
Balance Due			\$1,723.05

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

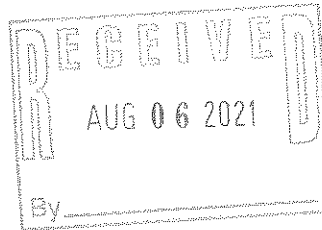
===== STATEMENT =====

July 31, 2021

Rivers Edge III CDD
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 124324
Billed through 06/30/2021

General Counsel
RE3CDD 00001 JLK



1-31-513-315
4

FOR PROFESSIONAL SERVICES RENDERED

06/01/21	LMG	Review and revise supplementary conditions, general conditions, and form of agreement.	1.90 hrs
06/02/21	LMG	Review comments to general conditions and supplementary conditions; finalize forms of contract; prepare form of addendum #1 to Project Manual.	0.80 hrs
06/02/21	JLG	Draft FY 2022 budget appropriation resolution.	0.20 hrs
06/07/21	LMG	Review June agenda; analyze pond dye proposal and Grau arbitrage proposal.	0.30 hrs
06/09/21	LMG	Prepare for and attend Board meeting; travel to and from same; follow up from same.	2.50 hrs
06/10/21	BEL	Draft disclosure of public financing.	2.60 hrs
06/10/21	LMG	Send update on status of outstanding items; review and revise mailed and published budget/assessment notices; send to district manager for comments.	0.40 hrs
06/11/21	JLK	Review correspondence on various RFP and related documents.	0.30 hrs
06/11/21	LMG	Follow up on status of addendum to SR13 roundabout RFP.	0.10 hrs
06/16/21	LMG	Respond to engineer inquiry regarding first addendum to SR13 RFP.	0.20 hrs
06/18/21	LMG	Review and revise disclosure of public financing; review June draft minutes.	1.70 hrs
06/24/21	LMG	Review and revise disclosure of public financing.	0.40 hrs
06/25/21	LMG	Follow up on status of SR13 RFP process.	0.20 hrs
06/28/21	JLK	Review correspondence regarding roundabout RFP bid opening and confer with team on same.	0.30 hrs
06/28/21	LMG	Send script for SR13 bid opening to Prosser; prepare bid score sheet.	0.80 hrs
06/29/21	LMG	Locate Word version of Amenity RFP; review access information for SR 13 bid opening.	0.20 hrs

=====

06/30/21	JLK	Confer with Gentry regarding SR13 bid opening and options related to same; research ROP on same; confer with staff regarding amenity RFP documents, schedule and required bid information.	0.80 hrs
06/30/21	LMG	Analyze status of stormwater tract conveyances on estates at Rivertown plat.	0.40 hrs
Total fees for this matter			\$3,880.00

DISBURSEMENTS

Travel	106.76
Travel - Meals	7.24
Total disbursements for this matter	\$114.00

MATTER SUMMARY

Lewis, Brooke E.	2.60 hrs	285 /hr	\$741.00
Gillis, Jennifer L. - Paralegal	0.20 hrs	160 /hr	\$32.00
Kilinski, Jennifer L.	1.40 hrs	310 /hr	\$434.00
Gentry, Lauren M.	9.90 hrs	270 /hr	\$2,673.00

TOTAL FEES	\$3,880.00
TOTAL DISBURSEMENTS	\$114.00
INTEREST CHARGE ON PAST DUE BALANCE	\$58.79

TOTAL CHARGES FOR THIS MATTER	\$4,052.79
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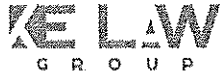
BILLING SUMMARY

Lewis, Brooke E.	2.60 hrs	285 /hr	\$741.00
Gillis, Jennifer L. - Paralegal	0.20 hrs	160 /hr	\$32.00
Kilinski, Jennifer L.	1.40 hrs	310 /hr	\$434.00
Gentry, Lauren M.	9.90 hrs	270 /hr	\$2,673.00

TOTAL FEES	\$3,880.00
TOTAL DISBURSEMENTS	\$114.00
INTEREST CHARGE ON PAST DUE BALANCE	\$58.79

TOTAL CHARGES FOR THIS BILL	\$4,052.79
------------------------------------	-------------------

Please include the bill number with your payment.



P.O. Box 6386
Tallahassee, Florida 32314

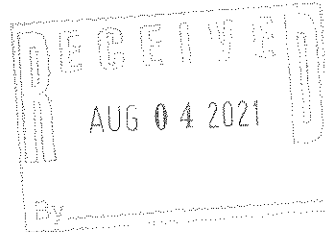
Rivers Edge III CDD
475 West Town Place Suite 114
St. Augustine, Florida 32092

RE3CDD-01

General Counsel

INVOICE

Invoice # 58
Date: 08/02/2021
Due On: 09/01/2021



1-31-513-315
13

Type	Date	Notes	Quantity	Rate	Total
Service	07/20/2021	Prepare for Board meeting	0.70	\$310.00	\$217.00
Expense	07/21/2021	Hotel: Hotel for meeting attendance	1.00	\$45.12	\$45.12
Expense	07/21/2021	Meals: Meals -meeting attendance	1.00	\$3.17	\$3.17
Service	07/21/2021	Prepare for Board meeting; travel to/from and attend Board meeting and joint meeting	4.00	\$310.00	\$1,240.00
Service	07/27/2021	Review notice to Vallencourt and confer with Gentry on same; confer re: informal bid processes	0.20	\$310.00	\$62.00
Service	07/27/2021	Review notes from July meeting and evaluate status of follow-up items; prepare letter to Vallencourt regarding rejection of SR13 bid; prepare letter regarding notice under contracts.	1.10	\$270.00	\$297.00
Service	07/28/2021	Review draft minutes and provide comments.	0.30	\$270.00	\$81.00
Service	07/31/2021	Confer with developers counsel re: assessment impacts with commercial property and review information on same	0.30	\$310.00	\$93.00
Expense	08/01/2021	Mileage: Travel to/from Board meeting - mileage	98.75	\$0.56	\$55.30

Total \$2,093.59

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
58	09/01/2021	\$2,093.59	\$0.00	\$2,093.59
Outstanding Balance				\$2,093.59
Total Amount Outstanding				\$2,093.59

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

Please pay within 30 days.

Rivers Edge III
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
August 11, 2021	\$3,358.62	Hannah Smith

Payable to:

Rivers Edge CDD

Date Check Needed:

Budget Category:

ASAP	001-300-20700-10000
------	---------------------

Intended Use of Funds Requested:

JEA Reimbursement May-July
FPL Reimbursement April-July
(Attach supporting documentation for request.)

Rivers Edge III FY2021 Utilities

		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	August	September	Total	
FPL- Electric															
438 Meadow Creek Dr	4865838371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.71	\$ 30.93	\$ -	\$ -	\$ -	\$ -	\$ 61.64	
Subtotal FPL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.71	\$ 30.93	\$ -	\$ -	\$ -	\$ -	\$ 61.64	
JEA- Water															
300 Dahlia Falls dr	89882808	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35.60	\$ 398.29	\$ 1,589.04	\$ -	\$ -	\$ 2,022.93	\$ -
438 Meadowcreek Dr	89241610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 176.63	\$ 774.98	\$ 220.74	\$ -	\$ -	\$ 1,172.35	\$ -
439 Meadowcreek Dr LS01	89213963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29.40	\$ 72.30	\$ -	\$ -	\$ -	\$ 101.70	
Subtotal JEA		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241.63	\$ 1,245.57	\$ 1,809.78	\$ -	\$ -	\$ 3,296.98	
Total Utility		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.71	\$ 272.56	\$ 1,245.57	\$ 1,809.78	\$ -	\$ -	\$ 3,358.62	

***FINAL BILL***

For: Apr 7, 2021 to May 5, 2021 (28 days)

Statement Date: May 10, 2021

Account Number: 48658-38371

Service Address:

438 MEADOW CREEK DR #LS
SAINT JOHNS, FL 32095

THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL**\$30.93**

TOTAL AMOUNT YOU OWE

Jun 1, 2021

NEW CHARGES DUE BY

KEEP IN MIND

- Payment received after July 30, 2021 is considered LATE; a late payment charge of 1% will apply.
- This billing period is less than a month; bill factors are available upon request.

BILL SUMMARY

Amount of your last bill	30.71
Payments received	-30.71
Balance before new charges	0.00
Total new charges	30.93
Total amount you owe	\$30.93

FINAL BILL

(See page 2 for bill details.)

FPL filed a request with the Public Service Commission for a new four-year rate plan, beginning in 2022, to support continued investments in clean energy, the grid and technology. Visit: FPL.com/Answers

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

1305486583837143903000000

The amount enclosed includes
the following donation:

FPL Care To Share: _____

Make check payable to FPL
In U.S. funds and mail along with
this coupon to:

THE RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT
C/O ATTN GMS
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill
for ways to pay.

48658-38371

ACCOUNT NUMBER

\$30.93

TOTAL AMOUNT YOU OWE

Jun 1, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
THE RIVERS EDGE
COMMUNITY
DEVELOPMENT DISTRICT

Account Number:
48658-38371

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	30.71
Payment received - Thank you	-30.71
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Electric service amount	30.16
Gross receipts tax	0.77
Taxes and charges	0.77
Total new charges	\$30.93

Total amount you owe \$30.93

FINAL BILL

METER SUMMARY

Meter reading - Meter KJ66863.

Usage Type	Current	-	Previous	=	Usage
kWh used	00223		00007		216

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	May 5, 2021	Apr 7, 2021
kWh Used	216	7
Service days	28	15
kWh/day	7	0
Amount	\$30.93	\$5.71

Reminder - Bill Comparison

If you notice a significant difference this month in your bill comparison to last year, it is likely due to the one-time fuel savings credit FPL distributed to customers early in the COVID-19 crisis, which reduced customer bills during May of 2020. Learn more: newsroom.fpl.com/news-releases?item=126126

We're here to help

If you're experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[FPL.com/Help](https://www.fpl.com/help)

Florida's Energy Future

We've proposed a 2022-2025 rate plan, supporting investments in clean energy, the grid and technology.

[FPL.com/EnergyNotes](https://www.fpl.com/energynotes)

Help your neighbors

Contribute to FPL Care to Share and help a neighbor in need during this challenging time.

[FPL.com/Care](https://www.fpl.com/care)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
277 FOOTBRIDGE RD APT IR01	W	24.90	Reclaim Commercial	03/05/21 - 04/06/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	87647651	97	0 GAL 32 Regular
29 MISTFLOWER DR	W	33.36	Commercial - Water	03/05/21 - 04/05/21	Commercial Water Service
Detail Basic Monthly Charge		31.50	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Water Consumption Charge		1.49	83742269	53	1000 GAL 31 Regular
Environmental Charge		0.37			
29 RIVERTOWN BV	W	865.93	Reclaim Commercial	03/05/21 - 04/05/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		100.80	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	68090742	47603	177000 GAL 31 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17			
Tier 2 Consumption (> 14 kgal @ \$3.96)		645.47			
Environmental Charge		65.49			
298 RIVERGLADE RUN	W	264.06	Reclaim Commercial	03/05/21 - 04/05/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		100.80	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	83547180	7905	38000 GAL 31 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17			
Tier 2 Consumption (> 14 kgal @ \$3.96)		95.03			
Environmental Charge		14.06			
300 DAHLIA FALLS DR	W	35.60	Reclaim Commercial	03/26/21 - 04/05/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		33.60	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		2.00	89682808	0	0 GAL 10 Regular
308 OAK SHADOW PL	W	24.90	Reclaim Commercial	03/05/21 - 04/05/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	88310615	324	0 GAL 31 Regular
316 RAMBLING WATER RUN	W	298.68	Reclaim Commercial	03/05/21 - 04/06/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		31.50	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	83459834	550	62000 GAL 32 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17			
Tier 2 Consumption (> 14 kgal @ \$3.96)		190.07			
Environmental Charge		22.94			
32 FAWNWOOD ST	W	51.57	Reclaim Commercial	03/05/21 - 04/05/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	88310637	390	7000 GAL 31 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		24.08			
Environmental Charge		2.59			
324 SILKGRASS PL	W	37.50	Reclaim Commercial	03/06/21 - 04/06/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		31.50	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	87614708	603	0 GAL 31 Regular
33 CALLUMET DR APT IR01	W	69.00	Reclaim Commercial	03/06/21 - 04/05/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		63.00	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	80575469	2932	0 GAL 30 Regular

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
41 KEYSTONE CORNERS BV APT IR01	W	961.19	Reclaim Commercial	03/06/21 - 04/05/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		100.80	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	86131615	12163	199000 GAL 30 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17			
Tier 2 Consumption (> 14 kgal @ \$3.96)		732.59			
Environmental Charge		73.63			
41 OAK SHADOW PL	W	90.84	Reclaim Commercial	03/05/21 - 04/06/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		31.50	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	87614709	634	14000 GAL 32 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.16			
Environmental Charge		5.18			
438 MEADOW CREEK DR	W	176.63	Reclaim Commercial	03/24/21 - 04/05/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		12.60	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		2.40	89241610	38	38000 GAL 12 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		19.27			
Tier 2 Consumption (> 14 kgal @ \$3.96)		128.30			
Environmental Charge		14.06			
438 MEADOW CREEK DR APT LS01	W	29.40	Commercial - Water	03/22/21 - 04/05/21	Commercial Water Service
Detail Basic Monthly Charge		29.40	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:			89213963	0	0 GAL 14 Regular
481 INDIAN GRASS DR APT IR01	W	458.91	Reclaim Commercial	03/06/21 - 04/05/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		100.80	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	85083641	4276	83000 GAL 30 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17			
Tier 2 Consumption (> 14 kgal @ \$3.96)		273.23			
Environmental Charge		30.71			
49 FIDDLEWOOD DR APT IR01	W	63.00	Reclaim Commercial	03/05/21 - 04/06/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	89393736	14	10000 GAL 32 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		34.40			
Environmental Charge		3.70			
498 NARROWLEAF DR APT IR01	W	324.68	Reclaim Commercial	03/05/21 - 04/05/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		100.80	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	84966365	8206	52000 GAL 31 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17			
Tier 2 Consumption (> 14 kgal @ \$3.96)		150.47			
Environmental Charge		19.24			
547 RIVERTOWN MAIN ST	W	22.62	Commercial - Water	03/06/21 - 04/05/21	Commercial Water Service
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Water Consumption Charge		2.98	82400253	3	2000 GAL 30 Regular
Environmental Charge		0.74			



21 West Church Street, Jacksonville, FL 32202-3139
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Page 1 of 11

Customer Name: RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

Account #: 8885666288

Cycle: 10

Bill Date: 05/13/21

TOTAL SUMMARY OF CHARGES

Irrigation \$ 145.85
Sewer 1,614.78
Water 34,629.90

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: \$ 36,390.53



Please pay immediately to restore service or avoid service interruptions. Please disregard if your payment or other arrangements have been made.



JEA's Annual Water Quality report for 2020 will soon be available at jea.com/WQR2020. For a paper copy, email your address to waterquality@jea.com or call 665-6000 to request one.

A late payment fee will be assessed for unpaid balance.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$54,657.53	\$0.00	\$54,657.53	\$36,390.53	\$91,048.06

**WE APPRECIATE
YOUR BUSINESS**

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. →



☐ Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

☐ Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 8885666288		Bill Date: 05/13/21		Please pay the full account balance immediately.	
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$54,657.53	\$0.00	\$54,657.53	\$36,390.53	\$91,048.06	

0008512

I=00000000



RIVERS EDGE CDD
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649



** JEA **
PO BOX 45047
JACKSONVILLE FL 32232-5047

52608885666288000000000004009104806010100000001000013

1/1 317912/3844787 0008512 1 I=000000000000

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
277 FOOTBRIDGE RD APT IR01	W	24.90	Reclaim Commercial	04/06/21 - 05/05/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	87647651	97	0 GAL 29 Regular
29 MISTFLOWER DR	W	31.50	Commercial - Water	04/05/21 - 05/05/21	Commercial Water Service
Detail Basic Monthly Charge		31.50	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:			83742269	53	0 GAL 30 Regular
29 RIVERTOWN BV	W	106.80	Reclaim Commercial	04/05/21 - 05/05/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		100.80	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	68090742	47603	0 GAL 30 Regular
298 RIVERGLADE RUN	W	766.34	Reclaim Commercial	04/05/21 - 05/05/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		100.80	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	83547180	8059	154000 GAL 30 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17			
Tier 2 Consumption (> 14 kgal @ \$3.96)		554.39			
Environmental Charge		56.98			
300 DAHLIA FALLS DR	W	398.29	Reclaim Commercial	04/05/21 - 05/05/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		100.80	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	89882808	69	69000 GAL 30 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17			
Tier 2 Consumption (> 14 kgal @ \$3.96)		217.79			
Environmental Charge		25.53			
308 OAK SHADOW PL	W	24.90	Reclaim Commercial	04/05/21 - 05/06/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	88310615	324	0 GAL 31 Regular
316 RAMBLING WATER RUN	W	523.84	Reclaim Commercial	04/06/21 - 05/05/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		31.50	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	83459834	664	114000 GAL 29 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17			
Tier 2 Consumption (> 14 kgal @ \$3.96)		395.99			
Environmental Charge		42.18			
32 FAWNWOOD ST	W	112.88	Reclaim Commercial	04/05/21 - 05/05/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	88310637	412	22000 GAL 30 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17			
Tier 2 Consumption (> 14 kgal @ \$3.96)		31.67			
Environmental Charge		8.14			
324 SILKGRASS PL	W	37.50	Reclaim Commercial	04/06/21 - 05/06/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		31.50	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	87614708	603	0 GAL 30 Regular

Service Address:		Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:		
407 YEARLING BV		W	87.03	Reclaim Commercial	04/05/21 - 05/05/21	Commercial Redaimed Irrigation Service		
Detail	Basic Monthly Charge		31.50	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Inspection Fee		6.00	78727795	1975	13000 GAL	30	Regular
	Tier 1 Consumption (1-14 kgal @ \$3.44)		44.72					
	Environmental Charge		4.81					
41 INDIAN GRASS DR		W	187.29	Reclaim Commercial	04/05/21 - 05/05/21	Commercial Redaimed Irrigation Service		
Detail	Basic Monthly Charge		63.00	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Inspection Fee		6.00	89040870	62	29000 GAL	30	Regular
	Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17					
	Tier 2 Consumption (> 14 kgal @ \$3.96)		59.39					
	Environmental Charge		10.73					
41 KEYSTONE CORNERS BV APT IR01		W	118.23	Reclaim Commercial	04/05/21 - 05/05/21	Commercial Redaimed Irrigation Service		
Detail	Basic Monthly Charge		100.80	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Inspection Fee		6.00	86131615	12166	3000 GAL	30	Regular
	Tier 1 Consumption (1-14 kgal @ \$3.44)		10.32					
	Environmental Charge		1.11					
41 OAK SHADOW PL		W	116.82	Reclaim Commercial	04/06/21 - 05/05/21	Commercial Redaimed Irrigation Service		
Detail	Basic Monthly Charge		31.50	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Inspection Fee		6.00	87614709	654	20000 GAL	29	Regular
	Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17					
	Tier 2 Consumption (> 14 kgal @ \$3.96)		23.75					
	Environmental Charge		7.40					
438 MEADOW CREEK DR		W	774.98	Reclaim Commercial	04/05/21 - 05/05/21	Commercial Redaimed Irrigation Service		
Detail	Basic Monthly Charge		31.50	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Inspection Fee		6.00	89241610	210	172000 GAL	30	Regular
	Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17					
	Tier 2 Consumption (> 14 kgal @ \$3.96)		625.67					
	Environmental Charge		63.64					
438 MEADOW CREEK DR APT LS01		W	72.30	Commercial - Water	04/05/21 - 05/05/21	Commercial Water Service		
Detail	Basic Monthly Charge		63.00	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Water Consumption Charge		7.45	89213963	5	5000 GAL	31	Final
	Environmental Charge		1.85					
481 INDIAN GRASS DR APT IR01		W	926.55	Reclaim Commercial	04/05/21 - 05/05/21	Commercial Redaimed Irrigation Service		
Detail	Basic Monthly Charge		100.80	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Inspection Fee		6.00	85083641	4467	191000 GAL	30	Regular
	Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17					
	Tier 2 Consumption (> 14 kgal @ \$3.96)		700.91					
	Environmental Charge		70.67					
49 HIDDLEWOOD DR APT IR01		W	59.19	Reclaim Commercial	04/06/21 - 05/06/21	Commercial Redaimed Irrigation Service		
Detail	Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Inspection Fee		6.00	89393736	23	9000 GAL	30	Regular
	Tier 1 Consumption (1-14 kgal @ \$3.44)		30.96					
	Environmental Charge		3.33					

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
262 CHANDLER DR APT IR01	W	28.71	Reclaim Commercial	05/05/21 - 06/03/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	86823624	409	1000 GAL 29 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		3.44			
Environmental Charge		0.37			
277 FOOTBRIDGE RD APT IR01	W	24.90	Reclaim Commercial	05/05/21 - 06/03/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	87647651	97	0 GAL 29 Regular
29 MISTFLOWER DR	W	167.28	Commercial - Water	05/05/21 - 06/03/21	Commercial Water Service
Detail Basic Monthly Charge		31.50	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Water Consumption Charge		108.77	83742269	126	73000 GAL 29 Regular
Environmental Charge		27.01			
29 RIVERTOWN BV	W	2,455.04	Reclaim Commercial	05/05/21 - 06/03/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		100.80	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	68090742	48147	544000 GAL 29 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17			
Tier 2 Consumption (> 14 kgal @ \$3.96)		2,098.79			
Environmental Charge		201.28			
298 RIVERGLADE RUN	W	1,428.83	Reclaim Commercial	05/05/21 - 06/03/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		100.80	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	83547180	8366	307000 GAL 29 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17			
Tier 2 Consumption (> 14 kgal @ \$3.96)		1,160.27			
Environmental Charge		113.59			
300 DAHLIA FALLS DR	W	1,589.04	Reclaim Commercial	05/05/21 - 06/04/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		100.80	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	89882808	413	344000 GAL 30 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17			
Tier 2 Consumption (> 14 kgal @ \$3.96)		1,306.79			
Environmental Charge		127.28			
308 OAK SHADOW PL	W	173.50	Reclaim Commercial	05/06/21 - 06/03/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	88310615	360	36000 GAL 28 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17			
Tier 2 Consumption (> 14 kgal @ \$3.96)		87.11			
Environmental Charge		13.32			
316 RAMBLING WATER RUN	W	649.41	Reclaim Commercial	05/05/21 - 06/03/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		31.50	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	83459834	807	143000 GAL 29 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17			
Tier 2 Consumption (> 14 kgal @ \$3.96)		510.83			
Environmental Charge		52.91			

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
386 PERDIDO ST APT LS01	W	63.00	Commercial - Water	05/05/21 - 06/03/21	Commercial Water Service
Detail Basic Monthly Charge		63.00	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:			74759223	7250	0 GAL 29 Regular
405 OAK SHADOW PL	W	190.43	Reclaim Commercial	05/05/21 - 06/03/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		31.50	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	87386163	593	37000 GAL 29 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17			
Tier 2 Consumption (> 14 kgal @ \$3.96)		91.07			
Environmental Charge		13.69			
407 YEARLING BV	W	83.22	Reclaim Commercial	05/05/21 - 06/03/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		31.50	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	78727795	1987	12000 GAL 29 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		41.28			
Environmental Charge		4.44			
41 INDIAN GRASS DR	W	165.64	Reclaim Commercial	05/05/21 - 06/03/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		63.00	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	89040870	86	24000 GAL 29 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17			
Tier 2 Consumption (> 14 kgal @ \$3.96)		39.59			
Environmental Charge		8.88			
41 KEYSTONE CORNERS BV APT IR01	W	168.80	Reclaim Commercial	05/05/21 - 06/10/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		100.80	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	86131615	12182	16000 GAL 36 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17			
Tier 2 Consumption (> 14 kgal @ \$3.96)		7.91			
Environmental Charge		5.92			
41 OAK SHADOW PL	W	160.12	Reclaim Commercial	05/05/21 - 06/03/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		31.50	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	87614709	684	30000 GAL 29 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17			
Tier 2 Consumption (> 14 kgal @ \$3.96)		63.35			
Environmental Charge		11.10			
438 MEADOW CREEK DR	W	220.74	Reclaim Commercial	05/05/21 - 06/03/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		31.50	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	89241610	254	44000 GAL 29 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17			
Tier 2 Consumption (> 14 kgal @ \$3.96)		118.79			
Environmental Charge		16.28			
481 INDIAN GRASS DR APT IR01	W	757.68	Reclaim Commercial	05/05/21 - 06/03/21	Commercial Redaimed Irrigation Service
Detail Basic Monthly Charge		100.80	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Inspection Fee		6.00	85083641	4619	152000 GAL 29 Regular
Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17			
Tier 2 Consumption (> 14 kgal @ \$3.96)		546.47			
Environmental Charge		56.24			

Thu, Jul 29, 2021
8:15:58AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Acct: 48211
Phone: 9049405850
E-Mail: jperry@gmsnfl.com
Client: RIVERS EDGE III CDD

Name: RIVERS EDGE III CDD
Address: 475 WEST TOWN PLACE, SUITE 114

City: SAINT AUGUSTINE **State:** FL **Zip:** 32092

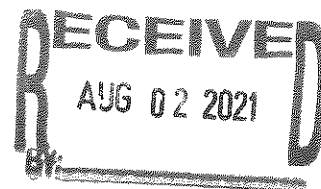
Ad Number: 0003367547-01
Start: 07/22/2021
Placement: SA Legal Displays
Copy Line:

Caller: ?Diane Ange
Issues: 2
Rep: Dylan ISC-Abeyta

Paytype: BILL
Stop: 07/29/2021

Lines	1
Depth	21.50
Columns	6
Price	\$4,631.10

1-31-513-48
2



THE ST. AUGUSTINE RECORD
Affidavit of Publication

RIVERS EDGE III CDD
475 WEST TOWN PLACE, SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 48211
AD# 0003367547-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

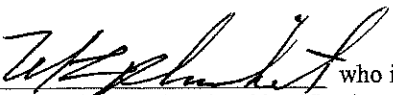
Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **SA Legal Classified** in the matter of **PUBLIC HEARING FY 2021/2022 BUDGET** was published in said newspaper on **07/22/2021, 07/29/2021**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

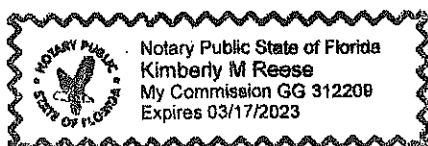
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of **JUL 29 2021**

by  who is personally known to
me or who has produced as identification


(Signature of Notary Public)



RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Rivers Edge III Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 18, 2021
 TIME: 4:30 p.m.
 LOCATION: RiverTown Amenity Center
 156 Landing Street
 St. Johns, Florida 32259

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Townhomes	104	.85	\$1,335.27
30-39' Lot	0	.62	\$973.96
40-49' Lot	886	.74	\$1,162.47
50-59' Lot	135	.87	\$1,366.68
60-69' Lot	412	1	\$1,570.90
70-79' Lot	121	1.2	\$1,885.08
80'+ Lot	83	1.33	\$2,089.30

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2021. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

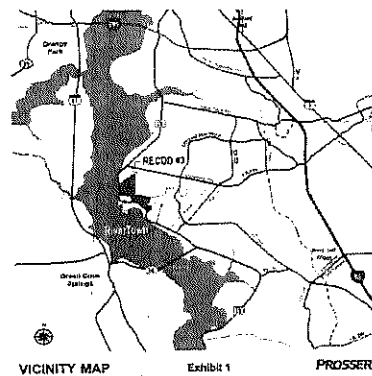
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 475 West Town Place, Suite 114, St. Augustine, FL 32092, Ph: (904) 940-5850 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Perry
 District Manager



RESOLUTION 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Rivers Edge III Community Development District ("District") prior to June 15, 2021, proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "Services") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "District's Office," Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The Assessments shall be levied within the District on all benefited lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2021, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. **SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour, and location:

DATE: August 18, 2021
 HOUR: 4:30 p.m.
 LOCATION: RiverTown Amenity Center
 156 Landing Street
 St. Johns, Florida 32259

4. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least sixty (60) days prior to the hearing set above.

5. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. **PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in St. Johns County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF MAY 2021.

ATTEST:

/s/ Ernesto Torres
 Secretary/Assistant Secretary

**RIVERS EDGE III COMMUNITY
 DEVELOPMENT DISTRICT**

/s/ Jacob O'Keefe
 Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2021/2022 Budget