

Rivers Edge III
Community Development District

September 15, 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

September 9, 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, September 15, 2021 at 9:30 a.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 August 18, 2021 Regular Board Meeting and Joint Special Meeting
- IV. Consideration of Acceptance of Play Park in The Haven
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Pond Service Report
- VI. Financial Reports
 - A. Balance Sheet and Statement of Revenues and Expenditures
 - B. Approval of Check Register
 - C. Consideration of Funding Request No. 15
- VII. Supervisors' Requests and Audience Comments
- VIII. Next Scheduled Meeting – October 20, 2021 at 9:30 a.m. at the RiverTown Amenity Center
- IX. Adjournment

Enclosed under the third order of business for your review and approval are copies of the minutes of the August 18, 2021 Board of Supervisors and joint special meetings for your review and approval.

The fourth order of business is consideration of acceptance of play park in The Haven. A proposal for landscape maintenance of the area is enclosed for your review and approval.

Copies of the financial reports are enclosed under the sixth order of business for your review. We ask for approval of the check register and funding request number 15.

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
September 15, 2021
9:30 a.m.

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

Website: www.RiversEdge3CDD.com

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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, August 18, 2021 at 4:30 p.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
Jason Thomas	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the August 18, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Perry called the meeting to order at 5:30 p.m.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 21, 2021 Board of Supervisors and Joint Continued Meetings

There were no comments on the minutes.

On MOTION by Mr. O'Keefe seconded by Mr. Smith with all in favor the minutes of the July 21, 2021 Board of Supervisors and joint continued meetings were approved.
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FOURTH ORDER OF BUSINESS

**Public Hearing for the Purpose of Adopting
the Fiscal Year 2022 Budget**

On MOTION by Mr. O’Keefe seconded by Mr. Smith with all in favor the public hearings on the Fiscal Year 2022 budget and the Fiscal Year 2022 Operations and Maintenance Assessments were opened.

Mr. Perry gave an overview of the budget noting it reflects developer contributions and some assessments for platted lots that will be on the roll this year. Included in the budget are administrative expenses as well as grounds maintenance and amenity center expenses, which include a cost sharing component. Based on actions taken at the earlier joint meeting with Rivers Edge and Rivers Edge II CDDs, the numbers may need to be adjusted slightly.

There were no comments from the public.

A. Consideration of Resolution 2021-09, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2022

On MOTION by Mr. O’Keefe seconded by Mr. Smith with all in favor Resolution 2021-09, relating to annual appropriations and adopting the budget for Fiscal Year 2022 was approved.

FIFTH ORDER OF BUSINESS

**Public Hearing Regarding Fiscal Year 2022
Operations and Maintenance Assessments**

A. Consideration of Resolution 2021-10, Imposing Special Assessments and Certifying an Assessment Roll

Mr. Perry noted an assessment roll comprised of the platted lots and direct invoices to Mattamy will be attached as exhibit B once finalized.

There were no comments from the public.

On MOTION by Mr. O’Keefe seconded by Mr. Smith with all in favor Resolution 2021-10, imposing special assessments and certifying an assessment roll was approved.

On MOTION by Mr. O’Keefe seconded by Mr. Smith with all in favor the public hearings were closed.

SIXTH ORDER OF BUSINESS

Consideration of Budget Funding Agreement with Mattamy Jacksonville for Fiscal Year 2022

Mr. Perry noted the agreement is a standard form that has been in place for several years.

On MOTION by Mr. O’Keefe seconded by Mr. Smith with all in favor the budget funding agreement with Mattamy Jacksonville for Fiscal Year 2022 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2022

Mr. Perry noted the meeting schedule would be published in the newspaper as required by Florida Statutes.

On MOTION by Mr. Smith seconded by Mr. Henderson with all in favor the Fiscal Year 2022 meeting schedule was approved as presented.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2021-11, Designating a Registered Agent and Registered Office

Mr. Perry noted with the recent change in District Counsel, staff is proposing the District Manager be designated as registered agent with GMS’s office as the registered office.

On MOTION by Mr. O’Keefe seconded by Mr. Henderson with all in favor Resolution 2021-11, designating a registered agent and registered office was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

There being nothing to report, the next item followed.

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. 14**

Copies of funding request 14 totaling \$23,831.05 and the check register totaling \$28,579.90 were included in the agenda package.

On MOTION by Mr. O'Keefe seconded by Mr. Smith with all in favor the check register was approved.

On MOTION by Mr. O'Keefe seconded by Mr. Henderson with all in favor funding request #14 was approved.

ELEVENTH ORDER OF BUSINESS**Supervisors' Requests and Audience Comments**

Mr. O'Keefe stated that the Rivers Edge I, II and III boards have told Vesta there are remedies needed, but those things that need to be remedied were not elaborated upon. Mr. Perry suggested scheduling a workshop after the September meetings to take input from each board.

TWELFTH ORDER OF BUSINESS

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

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. O'Keefe seconded by Mr. Henderson with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Minutes of Meeting
Rivers Edge III
Community Development District

A joint meeting of the Boards of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Wednesday, August 18, 2021 at 3:30 p.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Rivers Edge

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

Rivers Edge II

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

Rivers Edge III

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

Also present were:

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel
Marilee Giles	GMS
James Perry	GMS
Dan Fagen	Vesta
Roy Deary	Vesta
Steve Howell	Vesta
Jay King	Vesta
Jason Davidson	Vesta
Anh Nguyen	FirstService Residential

John Caputo
Megan Maldonado
Cody Zastrocky
Belynda Tharpe
Several Residents

FirstService Residential
FirstService Residential
FirstService Residential
FirstService Residential

The following is a summary of the discussions and actions taken at the August 18, 2021 joint 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 meeting of the boards of supervisors to order and called the roll and stated you have a current agreement with your amenity service provider that provides for an increase throughout the years. Based on discussions with staff and Vesta there was a proposal by Vesta for an increase in staffing and rate beyond the 3% built into their budget. That discussion went on between district management and Vesta from March through May and brought to the board's attention the potential increase. An RFP went out and through additional discussion the boards agreed to a certain amount for staff and a certain amount for a contract amount. We are here to determine whether or not the board chooses to do the increase as presented or approve a proposal from another vendor. At the last joint meeting the vendors were given an opportunity to present and answer questions by the board. We had a few board members that were not present, and we have a new board member as well and based on that we scheduled an additional meeting for today additional Q&A.

SECOND ORDER OF BUSINESS

Audience Comments

Four residents spoke of personal experiences and in support of keeping Vesta as the amenity management service provider.

THIRD ORDER OF BUSINESS

Consideration of Proposals for Amenity Management Services

Mr. Torres stated you have representatives from both companies here and you can have a Q&A or discussion, however you want to conduct this portion of the meeting.

FirstService Residential

Board members asked questions of FirstService Residential on specifics of communication to the board and community, maintenance practices, method of oversight of contractors, interaction with residents, use of technology, staffing, training and their transition plan.

Ms. Kilinski stated we built into your amenity management services contracts a non-compete provision that non-competes were prohibited under the contract for this particular situation.

Vesta

Board members asked questions of Vesta regarding plan to remedy present deficiencies in communication with the board members, Mattamy, GMS, residents and vendors, oversight of contractors, accountability, management turnover, minimum wage impacts and lack of being proactive.

After further discussion, the boards took the following actions.

Rivers Edge

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor Vesta was given until December 31, 2021 to meet the performance requirements to be detailed at the next meeting.

Rivers Edge II

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Vesta was given until December 31, 2021 to meet the performance requirements to be detailed at the next meeting.
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Rivers Edge III

On MOTION by Mr. Thomas seconded by Mr. Henderson with all in favor Vesta was given until December 31, 2021 to meet the performance requirements to be detailed at the next meeting.
--

Ms. Kilinski stated on the terms and conditions of the current contract, I think there is 120 days.

Mr. Perry stated we are looking for clarification from Vesta on pricing.

Mr. Deary stated may I suggest that we take it on a 12-month basis and prorate it over however long we are here going forward. What is not clear to me is you are not satisfied with us, and we need another list.

Mr. Baron stated you will receive a clear list month by month whether you are going up or down.

Mr. Deary stated we wouldn't be in this situation if we had gone month to month under the existing contract, since I made the offer to you to provide you with more services without an increase, just take us up on that offer and we will submit a proposal to you and take it on a month-to-month basis.

Ms. Kilinski stated we will come up a little short.

Mr. Baron stated find us a way without a CDD quorum that allows us to discuss just this between the standard CDD so that we can hash out the details, make the scoring, rating so we are consistent with one message back to this contractor of how they are performing. That would be the best rather than trying to call individuals; we have to meet.

Mr. Perry stated we will do a workshop, that way we don't have to have quorum if there are conflicts.

Mr. Cameron asked if we decide they did not meet the requirements that we set forward, do we have to do another RFP?

Ms. Kilinski stated that is going to have to be part of the discussion. The question will be whether both bidders you have now, if you want to go about backup, it is well within your discretion to that, I'm not sure how many proposals you will get or if the contractors are willing to hold their pricing and commencing January 1, 2022.

Mr. Baron stated I recommend that Jim and Ernesto, since it is on a basis of a 3%, that you prorate the three months delay against the contract start.

Ms. Kilinski stated it is not based on 3% anymore. That was the old contract. We can bring that back to you next time and talk to the contractors offline to see if they will hold their pricing through January and if not, then we will back the fees for you to the extent we need to.

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor the Rivers Edge joint meeting adjourned at 4:50 p.m. Vesta was given until December 31, 2021 to meet the performance requirements to be detailed at the next meeting.

On MOTION by Mr. Smith seconded by Mr. O’Keefe with all in favor the joint meeting adjourned at 4:50 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

COST-SHARE STATUS COVER SHEET

Instructions to Staff: Please complete this form and attach as a cover sheet to each proposal presented for approval.

Proposal: Landscape and Maintenance Playpark in The Haven

1. Is the cost for this work intended to be shared?

☒ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by: [Choose One]
(Please leave remainder of form blank)

2. If yes, please check one of the following:

☒ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

☐ This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

[End of Cover Sheet]



Landscape Maintenance Proposal

Property Name: RiverTown

Section Name: Haven (New Playground Area)

Contact Name: Johnathon Perry

E-mail: jperry@vestapropertyservices.com

<u>Services</u>	<u>Frequency</u>	<u>Amount</u>
Full Service Maintenance: Mowing Services	38	\$4,083.60
Detail Services: Shrubs and Beds	12	\$3,050.52
Irrigation Management	12	\$1,079.88
Chemical/Fertilization Program - Zoysia	6	\$2,245.38
Shrub, Tree, and Palm Fertilization Program	2	\$314.88
Sabal Palm Pruning: Qty 16	1	\$405.32
Mulch Installation: Qty 10 cu yds	1	\$446.66
Pine Straw Installation: Qty 205 Bales	1	\$1,366.63
MONTHLY INVESTMENT		<u>\$1,082.73</u>
ANNUAL INVESTMENT		<u>\$12,992.87</u>

Contract Period September 1, 2021 to August 31, 2022

FIFTH ORDER OF BUSINESS

D.



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date : Sept 3, 2021 (August Service)

Field Tech: Mike Liddell

Client: RiverTown

Pond A: Treatment for baby's tears and naiad have made the submersed plants float to the top, most are decaying.



Pond B: Perimeter vegetation is decaying.



Pond C: Treated perimeter vegetation.



Pond D: Treated perimeter vegetation.



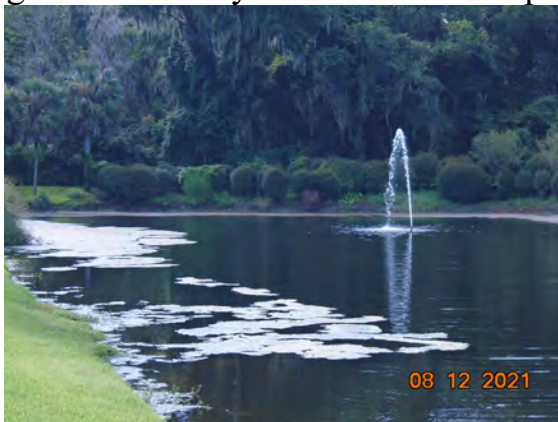
Pond E: Applied algaecide around edge of pond.



Pond G: No invasive vegetation noticed.



Pond H: Water test was normal for everything except hardness (very hard water). This explains why the algae treatments have not been effective, copper sulfate is not effective in very hard water. Used a herbicide on the algae to see if any results. Will rake pond on 9/12 if no results.



Pond I: Treated perimeter vegetation.



Pond J: Treated algae around perimeter.



Pond K: Algae treatments were effective this month, will do perimeter treatment next visit.



Pond L: Treated algae on surface of pond.

Pond M: Algae treatments were effective last month.



Pond Q: Applied pond dye.

Pond R: Treated algae and torpedo grass.



Pond S: Easement was to wet to drive thru.

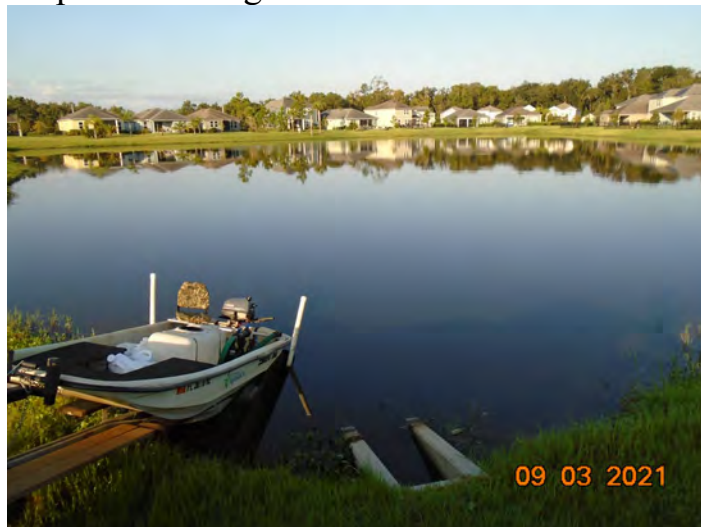
Pond T: Applied algaecide.

Pond U: Treated perimeter and algae.

Pond V: Treated perimeter veg.



Pond W: Treated perimeter vegetation.



Pond X: (Homestead) Applied algae treatment, grasses are decaying and floating.



Pond Y: (behind model homes) Naiad treatments have been effective.

Pond Z: (behind pond K) Treated minor algae around perimeter.



Pond AA: (Homestead) Treated planktonic algae and naiad. Added pond dye.



Pond BB: (Homestead) Treated perimeter veg.



Pond CC: Treated perimeter vegetation.



Pond DD: Applied algaecide and removed trash from water.



Pond EE: Treated perimeter vegetation.



Pond FF: Water is low.



Pond GG: Treated algae around entire pond, will require several treatments.



Pond HH: Treated algae. Noticed water being pumped in from construction area (this pond flows into pond GG next to it). This water is full of nutrients that will make the algae keep growing.



Pond II: Treated perimeter vegetation.



Pond JJ: Treated perimeter vegetation.



Pond KK: Could not access pond thru easement, to wet.



Pond LL: Treated perimeter vegetation.



Pond MM: Treated vegetation and removed a small amount of trash from area. Water level is low.



Pond River Club 1: Treated algae.



Pond River Club 2: Treated perimeter vegetation.



Pond 1: (Water Song) Needs algae treatment, to wet to drive equipment thru yard.



Pond 2: Treated cattails around pond and removed trash.



Pond 3: Perimeter vegetation is decaying from previous treatment. No invasive weeds noticed.



Pond 4: Applied pond dye.



Pond 5: Applied pond dye.



Pond 6: Treated cattails around perimeter.



Pond 7: Applied pond dye.



Pond 8: Treated algae earlier in the month, results were good.



Pond 9: Treated perimeter for cattails and torpedo grass.



Pond 10: Spot treated cattails.



Pond 11: Spot treated cattails.



Pond 12: Pond in good condition, water level low.



SIXTH ORDER OF BUSINESS

A.

Rivers Edge III

Community Development District

Unaudited Financial Reporting
August 31, 2021



Rivers Edge III
Community Development District
Combined Balance Sheet
August 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	\$289,646	---	---	\$289,646
Due From Developer	\$35,159	---	---	\$35,159
Due From Other	\$8,937	---	---	\$8,937
<u>Series 2021</u>				
Reserve	---	\$275,400	---	\$275,400
Capital Interest	---	\$183,249	---	\$183,249
Acquisition & Construction	---	---	\$18,041	\$18,041
Cost of Issuance	---	---	\$3,250	\$3,250
Total Assets	<u><u>\$333,742</u></u>	<u><u>\$458,649</u></u>	<u><u>\$21,291</u></u>	<u><u>\$813,682</u></u>
<u>Liabilities:</u>				
Accounts Payable	\$36,609	---	---	\$36,609
Due to Rivers Edge CDD- Utilities	\$1,814	---	---	\$1,814
Due to Rivers Edge CDD- Cost Share	\$263,324			\$263,324
Due to Other	\$515	---	---	\$515
<u>Fund Balances:</u>				
Restricted for Debt Service	---	\$458,649	---	\$458,649
Restricted for Capital Projects	---	---	\$21,291	\$21,291
Unassigned	\$31,480	---	---	\$31,480
Total Liabilities and Fund Equity	<u><u>\$333,742</u></u>	<u><u>\$458,649</u></u>	<u><u>\$21,291</u></u>	<u><u>\$813,682</u></u>

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
Revenues:				
Developer Contrubutions	\$436,013	\$436,013	\$540,986	\$104,973
Miscellaneous Income	\$0	\$0	\$0	\$0
Total Revenues	\$436,013	\$436,013	\$540,986	\$104,973
Expenditures				
<i>Administrative</i>				
Engineering	\$1,875	\$1,719	\$3,332	(\$1,614)
Attorney	\$15,000	\$13,750	\$41,240	(\$27,490)
Management Fees	\$15,000	\$13,750	\$13,750	\$0
Dissemination Agent	\$0	\$0	\$1,167	(\$1,167)
Assessment Administration	\$2,500	\$2,292	\$0	\$2,292
Annual Audit	\$0	\$0	\$2,800	(\$2,800)
Telephone	\$50	\$46	\$63	(\$17)
Postage	\$175	\$160	\$98	\$62
Printing & Binding	\$250	\$229	\$572	(\$343)
Insurance	\$2,877	\$2,877	\$5,000	(\$2,123)
Legal Advertising	\$1,500	\$1,375	\$5,845	(\$4,470)
Other Current Charges	\$250	\$229	\$402	(\$172)
Office Supplies	\$125	\$115	\$93	\$22
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website design/compliance	\$1,250	\$1,146	\$2,346	(\$1,200)
Total Administrative	\$41,027	\$37,862	\$76,883	(\$39,021)
<i>Grounds Maintenance</i>				
Landscape Maintenance	\$0	\$0	\$44,385	(\$44,385)
Lake Maintenance	\$0	\$0	\$600	(\$600)
Electric	\$0	\$0	\$62	(\$62)
Sewer/Water/Irrigation	\$0	\$0	\$5,111	(\$5,111)
Cost Share Landscaping- Rivers Edge	\$137,373	\$137,373	\$137,373	\$0
Total Field Operations	\$137,373	\$137,373	\$187,530	(\$50,157)
<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	\$432,848	\$522,026	(\$89,178)
Excess Revenues/Expenses	\$0		\$18,960	
Fund Balance - Beginning	\$0		\$12,520	
Fund Balance - Ending	\$0		\$31,480	

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
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Revenues:

Assessments- Roll	\$0	\$0	\$0	\$0
Bond Proceeds	\$0	\$0	\$458,622	\$458,622
Interest Income	\$0	\$0	\$28	\$28

Total Revenues	\$0	\$0	\$458,649	\$458,649
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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	\$458,649	\$458,649
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Net Change in Fund Balance	\$0	\$0	\$458,649	\$458,649
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Fund Balance - Beginning	\$0		\$0	
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Fund Balance - Ending	\$0		\$458,649	
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Reserve	\$275,400
Revenue	---
Capitalized Interest	\$183,249
	<u>\$458,649</u>

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

Description	SERIES 2021
<u>Revenues:</u>	
Interest Income	\$41
Bond Proceeds	\$9,512,924
Total Revenues	\$9,512,965
<u>Expenditures:</u>	
Capital Outlay	\$9,108,599
Cost of Issuance	\$185,475
Underwriters Discount	\$197,600
Total Expenditures	\$9,491,674
Excess Revenues (Expenditures)	\$21,291
<u>Other Sources & Uses:</u>	
Transfer In/ (Out)	\$0
Total Other Sources & Uses	\$0
Net Change in Fund Balance	\$21,291
Fund Balance - Beginning	\$0
Fund Balance - Ending	\$21,291

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	\$11,328	\$0	\$540,986
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	\$11,328	\$0	\$540,986
Expenditures:													
<u>Administrative</u>													
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	\$3,600	\$0	\$0	\$41,240
Management Fees	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$13,750
Dissemination Agent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$292	\$292	\$292	\$292	\$0	\$1,167
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	\$68	\$0	\$98
Printing & Binding	\$70	\$21	\$28	\$44	\$74	\$80	\$82	\$86	\$59	\$22	\$7	\$0	\$572
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	\$31	\$0	\$5,845
Other Current Charges	\$31	\$34	\$33	\$32	\$48	\$50	\$15	\$33	\$36	\$56	\$32	\$0	\$402
Office Supplies	\$8	\$13	\$13	\$13	\$13	\$13	\$0	\$8	\$8	\$3	\$3	\$0	\$93
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	\$104	\$0	\$2,346
Total Administrative	\$9,863	\$3,813	\$5,284	\$6,182	\$7,679	\$7,639	\$7,154	\$8,497	\$7,725	\$11,259	\$1,786	\$0	\$76,883
<u>Grounds Maintenance</u>													
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	\$150	\$0	\$600
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	\$1,814	\$0	\$5,111
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	\$1,964	\$0	\$187,530
<u>Amenity Center</u>													
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	\$21,041	\$3,750	\$0	\$522,026
Excess Revenues (Expenditures)	(\$6,721)	\$752	(\$4,585)	\$5,345	\$9,271	\$84	\$2,713	(\$385)	\$2,119	\$2,790	\$7,578	\$0	\$18,960

**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	\$0.00
CS 2021-02	7/14/21			\$263,324.00	\$0.00
14	8/11/21			\$23,831.05	\$23,831.05
15	9/8/21			\$11,327.96	\$11,327.96
Due from Developer			\$13,074.32	\$540,985.20	\$35,159.01

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

August 31, 2021

Fund	Date	Check No.	Amount
General Fund	8/4/21	79-83	\$ 16,206.44
Total			\$ 16,206.44

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/04/21	00003	6/01/21 12	202106 310-51300-34000	JUN MANAGEMENT FEES	*	1,250.00	
		6/01/21 12	202106 310-51300-35100	JUN WEBSITE ADMIN	*	104.17	
		6/01/21 12	202106 310-51300-32400	JUN DISSEMINATION SERVICE	*	291.67	
		6/01/21 12	202106 310-51300-51000	OFFICE SUPPLIES	*	8.48	
		6/01/21 12	202106 310-51300-42500	COPIES	*	59.10	
		6/01/21 12	202106 310-51300-41000	TELEPHONE	*	22.67	
GOVERNMENTAL MANAGEMENT SERVICES						1,736.09	000079
8/04/21	00012	6/01/21 21227	202106 310-51300-32200	AUDIT FYE 9/30/20	*	1,500.00	
GRAU AND ASSOCIATES						1,500.00	000080
8/04/21	00004	5/20/21 122378	202104 310-51300-31500	APR GENERAL COUNSEL	*	5,003.82	
HOPPING GREEN & SAMS						5,003.82	000081
8/04/21	00002	3/08/21 I0335574	202103 310-51300-48000	NOTICE OF MEETING	*	144.63	
THE ST.AUGUSTINE RECORD						144.63	000082
8/04/21	00008	6/01/21 5583C	202106 320-57200-46100	JUN LANDSCAPE MAINTENANCE	*	7,821.90	
VERDEGO						7,821.90	000083
TOTAL FOR BANK A						16,206.44	
TOTAL FOR REGISTER						16,206.44	

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 12

Invoice Date: 6/1/21

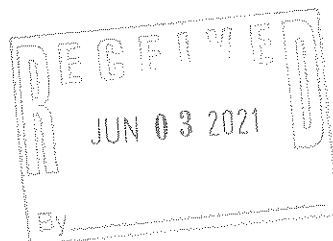
Due Date: 6/1/21

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 - June 2021 1-31-513-34		1,250.00	1,250.00
Website Administration - June 2021 1-31-513-351		104.17	104.17
Dissemination Agent Services - June 2021 1-31-513-324		291.67	291.67
Office Supplies 1-31-513-51		8.48	8.48
Copies 1-31-513-425		59.10	59.10
Telephone 1-31-513-41		22.67	22.67
3			

Total \$1,736.09

Payments/Credits \$0.00

Balance Due \$1,736.09

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 21227
Date 06/01/2021

SERVICE	AMOUNT
Audit FYE 09/30/2020	\$ <u>1,500.00</u>
Current Amount Due	\$ <u>1,500.00</u>

1-31-513-322

12

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.

Hopping Green & Sams

Attorneys and Counselors

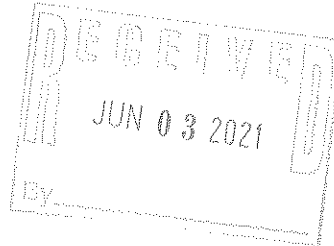
119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

May 20, 2021

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

Bill Number 122378
Billed through 04/30/2021



1-31-513-315
4

General Counsel
RE3CDD 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

04/01/21	JLK	Confer regarding acquisition status with staff; follow up on same.	0.20 hrs
04/02/21	LMG	Review March meeting minutes and provide feedback.	0.30 hrs
04/05/21	JLK	Review fencing encroachment and other easement obstruction processes and correspondence.	0.10 hrs
04/06/21	JLK	Confer regarding status of acquisition documentation; confer regarding appraisal report/title documentation.	0.50 hrs
04/07/21	JLK	Review updated acquisition package and submittals related to same; update and transmit CE documentation; confer regarding legal description and confer with staff regarding discrepancies on same; review budget documents.	0.70 hrs
04/08/21	JLK	Confer regarding legal description for bond issuance and transmit information on same; confer regarding real property acquisition closing documents.	0.80 hrs
04/12/21	JLK	Review Verdego contract considerations, enhancements, draft agenda, minutes, rainbird proposal, and confer with staff on same.	0.60 hrs
04/12/21	LMG	Review draft agenda and send revisions.	0.20 hrs
04/13/21	JLK	Confer regarding tentative agenda and options/edits to same; confer regarding budget documents; confer regarding COVID protocol options; confer with Merritt and review title documents on appraised property and transmit comments to same.	1.40 hrs
04/14/21	JLK	Review updated title/dedication information; transmit comments to same; review follow up documentation on same.	0.90 hrs
04/15/21	JLK	Review/correspond regarding acquisition of property information and documentation for same; confer regarding COVID protocols; review budget questions and transmit information on same.	1.00 hrs
04/19/21	JLK	Review and edit access easement; confer with team on same.	0.40 hrs
04/19/21	LMG	Analyze legal issues related to carp proposals, entry painting proposal, rain bird proposal, general manager's report, and landscaping report; confer with	1.80 hrs

=====			
General Manager regarding cost-share proposals; prepare presentation to Board regarding ancillary financing documents and acquisition of 2021 improvements.			
04/20/21	JLK	Review updated acquisition agreement and back up documents; confer with Prosser on same; confer with Gentry; continue updating tracking sheets; review agenda package and prepare for Board meeting; confer regarding back up documentation for cost share and confer with Gentry on same.	1.30 hrs
04/21/21	JLK	Travel to/from and attend Board meeting.	2.50 hrs
04/22/21	JLK	Review/edit deed for real property conveyance, FIRPTA, title and finalize easement documents; review updated acquisition packages and continue editing the same; confer with staff regarding Verdego, Charles Aquatics Agreements and cover letter processes on same; confer regarding contractor releases and transmit same.	1.60 hrs
04/24/21	JLK	Update requisition documents; update real property closing documents; update closing title items.	0.60 hrs
04/26/21	JLK	Update real property acquisition documentation; review updated back up documentation.	0.30 hrs
04/26/21	JLG	Draft VerdeGo amendment for additional landscape services at Haven at Rivertown.	0.60 hrs
04/27/21	JLG	Research Charles Aquatics agreements and amendments; confer with staff regarding same; draft addendum to Charles Aquatics agreement adding new ponds.	0.90 hrs
04/29/21	LMG	Prepare form of cost-share cover sheet for proposals.	0.10 hrs
Total fees for this matter			\$4,887.00

DISBURSEMENTS

Travel	85.83
Total disbursements for this matter	\$85.83

MATTER SUMMARY

Gillis, Jennifer L. - Paralegal	1.50 hrs	160 /hr	\$240.00
Kilinski, Jennifer L.	12.90 hrs	310 /hr	\$3,999.00
Gentry, Lauren M.	2.40 hrs	270 /hr	\$648.00
TOTAL FEES			\$4,887.00
TOTAL DISBURSEMENTS			\$85.83
INTEREST CHARGE ON PAST DUE BALANCE			\$30.99
TOTAL CHARGES FOR THIS MATTER			\$5,003.82

BILLING SUMMARY

Gillis, Jennifer L. - Paralegal	1.50 hrs	160 /hr	\$240.00
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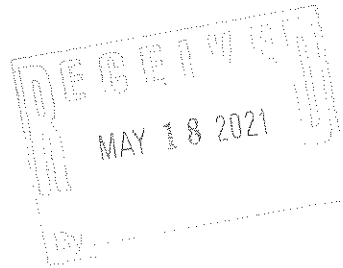
Kilinski, Jennifer L.	12.90 hrs	310 /hr	\$3,999.00
Gentry, Lauren M.	2.40 hrs	270 /hr	\$648.00

TOTAL FEES	\$4,887.00
TOTAL DISBURSEMENTS	\$85.83
INTEREST CHARGE ON PAST DUE BALANCE	\$30.99

TOTAL CHARGES FOR THIS BILL	\$5,003.82
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Please include the bill number with your payment.

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
03/08	I03355747-03082021	Affidavit						\$10.00	
03/08	I03355747-03082021	March 17, 2021	SA St. Augustine Record	1.00x7.5	7.5	1	\$8.98	\$67.35	
03/08	I03355747-03082021	March 17, 2021	SA St. Aug Record Online	1.00x7.5	7.5	1	\$8.97	\$67.28	
Total charges due \$144.63 Invoice revised 5/17 to reflect rebills entered 5/12									



131-513-48
2

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$0.00		\$0.00	\$72.93	\$0.00	\$90.88		\$144.63

25	ADVERTISER INFORMATION						
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
	03/01/2021 - 03/31/2021		48211		48211		RIVERS EDGE III CDD

MAKE CHECKS PAYABLE TO

The St. Augustine Record

The St. Augustine Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	03/01/2021 - 03/31/2021		RIVERS EDGE III CDD

COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	3	TERMS OF PAYMENT
SA 7		\$144.63	\$90.88		NET 15 DAYS

21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS
	\$0.00		\$0.00	\$72.93	\$0.00

4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
			03/31/2021		48211		48211		

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



7
8 - 2278

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



The St. Augustine Record
Dept 1261
PO Box 121261
Dallas, TX 75312-1261

Mon, Mar 8, 2021
8:28:40AM

Legal Ad Invoice

The St. Augustine Record

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

Acct: 34435
Phone: 8652382622
E-Mail: chogge@gmsnf.com
Client: RIVERS EDGE II CDD

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

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003341466-01

Start: 03/08/2021

Placement: SA Legals

Copy Line: RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC MEETINGS HELD DURING PUBLIC HE/

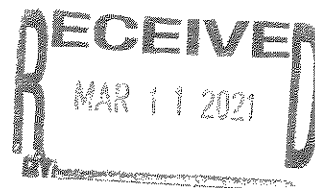
Caller: courtney hoggs

Issues: 1

Rep: Valerie ISC-Vanderleest

Paytype: BILL

Stop: 03/08/2021



Mon, Mar 8, 2021
8:28:40AM

Legal Ad Invoice

The St. Augustine Record

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

Lines	88
Depth	7.50
Columns	1
Price	\$134.63

RIVERS EDGE III COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC MEETINGS
HELD DURING PUBLIC
HEALTH EMERGENCY
DUE TO COVID-19

Notice is hereby given that the Board of Supervisors ("Board") of the Rivers Edge III Community Development District ("District") will hold a regular meeting on Wednesday, March 17, 2021 at 9:30 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services - North Florida LLC, at (904) 940-5850 or iperry@gmsnf.com ("District Manager's Office") and will also be available on the District's website, www.RiversEdge3CDD.com.

While it may be necessary to hold the above referenced Meeting during the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen to and/or participate in the Meeting and obtain information about how the meeting will occur should refer to the District's website or contact the District Manager's office, both identified above. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager at least 24 hours in advance of (904) 940-5850 or iperry@gmsnf.com to facilitate the Board's consideration of such questions and comments during the Meeting. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting.

Any person requiring special accommodations at the 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or iperry@gmsnf.com for further accommodations.

James Perry
District Manager
3341466 March 8, 2021

THE ST. AUGUSTINE RECORD
Affidavit of Publication

RIVERS EDGE II CDD
475 WEST TOWN PLACE SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 34435
AD# 0003341466-01
PO# March 17, 2021

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 **NOTICE OF MEETING** in the matter of **March 17, 2021** was published in said newspaper on **03/08/2021**.

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.

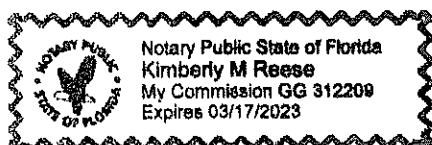
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of **MAR 08 2021**

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

Kimberly M Reese
(Signature of Notary Public)



RIVERS EDGE III COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC MEETINGS
HELD DURING PUBLIC
HEALTH EMERGENCY
DUE TO COVID-19

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Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

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James Perry
District Manager
3341466 March 8, 2021

THE ST. AUGUSTINE RECORD
Affidavit of Publication

RIVERS EDGE III CDD
475 WEST TOWN PLACE SUITE 114
SAINT AUGUSTINE, FL 32092

ACCT: 48211
AD# 0003341466-01
PO# March 17, 2021

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 **NOTICE OF MEETING** in the matter of March 17, 2021 was published in said newspaper on 03/08/2021.

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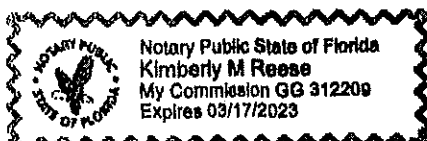
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of **MAR 08 2021**

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

Kimberly M Reese
(Signature of Notary Public)



RIVERS EDGE III COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC MEETINGS
HELD DURING PUBLIC
HEALTH EMERGENCY
DUE TO COVID-19

Notice is hereby given that the Board of Supervisors ("Board") of the Rivers Edge III Community Development District ("District") will hold a regular meeting on Wednesday, March 17, 2021 at 9:30 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services - North Florida LLC, at (904) 940-5850 or l.perry@amsnf.com ("District Manager's Office") and will also be available on the District's website, www.RiversEdge3CDD.com.

While it may be necessary to hold the above referenced Meeting during the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen to and/or participate in the Meeting and obtain information about how the meeting will occur should refer to the District's website or contact the District Manager's office, both identified above. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager at least 24 hours in advance at (904) 940-5850 or lperry@amsnf.com to facilitate the Board's consideration of such questions and comments during the Meeting. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record of such Meeting.

Any person requiring special accommodations at the 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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. If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or lperry@amsnf.com for further accommodations.

James Perry
District Manager
3341466 March 8, 2021



Invoice

Invoice #: 5583C

Date: 06/01/2021

Customer PO:

DUE DATE: 07/01/2021

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 June 2021

AMOUNT

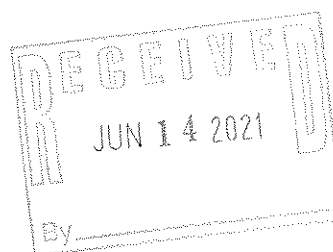
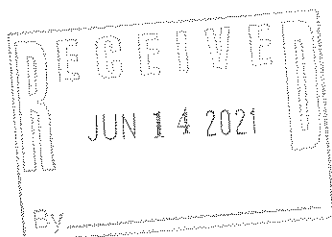
\$7,821.90

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$7,821.90



C.

Rivers Edge III Community Development District

FY2021 Funding Request #15
7-Sep-21

Vendor	Amount
1 Charles Aquatics	
September Lake Maintenance Inv #43358 9/1/21	\$ 150.00
2 Governmental Management Services	
September Invoice Inv #15 9/1/21	\$ 1,707.45
4 Hopping Green & Sams	
July General Counsel Inv #124857 8/27/21	\$ 1,506.50
7 The St. Augustine Record	
Notice of Joint Meeting 8/18/21 Inv #103369003 8/4/21	\$ 31.41
Notice of Joint Meeting 9/15/21 Inv #103374762 9/1/21	\$ 29.92
Notice of Meeting 9/15/21 Inv #103374748	\$ 80.78
8 Verdego	
September Landscape Maintenance 9/1/21	\$ 7,821.90
Total Amount Due	\$ 11,327.96

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.

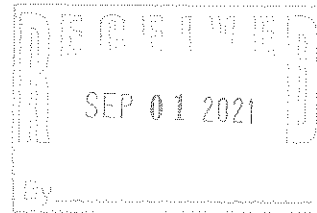
6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044

Invoice

Date	Invoice #
9/1/2021	43358

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

Due Date
10/1/2021



1.32.572.468
10

Vendor #

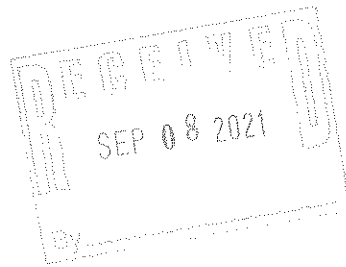
Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 1 pond at Main Street Phase 2	150.00	150.00
Thank you so much for your business!		Balance Due	\$150.00

Governmental Management Services, LLC

1001 Bradford Way
Klنگston, TN 37763

Invoice**Bill To:**

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

**Invoice #:** 15**Invoice Date:** 9/1/21**Due Date:** 9/1/21**Case:****P.O. Number:**

Description	Hours/Qty	Rate	Amount
Management Fees - September 2021 1-31-513-24		1,250.00	1,250.00
Website Administration - September 2021 1-31-513-351		104.17	104.17
Dissemination Agent Services - September 2021 1-31-513-324		291.67	291.67
Office Supplies 1-31-513-51		2.77	2.77
Postage 1-31-513-42		4.59	4.59
Copies 1-31-513-425		46.20	46.20
Telephone 1-31-513-41		8.05	8.05
3			

Total \$1,707.45**Payments/Credits** \$0.00**Balance Due** \$1,707.45

Hopping Green & Sams

Attorneys and Counselors

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

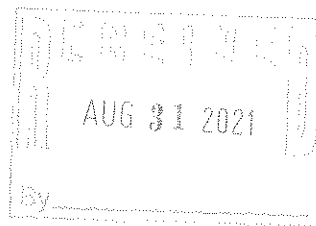
STATEMENT

August 27, 2021

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

Bill Number 124857
Billed through 07/31/2021

General Counsel
RE3CDD 00001 JLK



1-31-513-315
4

FOR PROFESSIONAL SERVICES RENDERED

07/01/21	LMG	Confer with Engineer regarding next steps on SR13 bid.	0.30 hrs
07/02/21	LMG	Confer with Kilinski regarding options for competitive procurement.	0.30 hrs
07/07/21	LMG	Review draft agenda and send edits; follow up on status of SR 13 bid evaluation.	0.30 hrs
07/08/21	LMG	Review and analyze amenity proposals.	0.70 hrs
07/09/21	LMG	Confer with Kilinski regarding amenity bids and special joint meeting.	0.10 hrs
07/13/21	JLK	Review TA and prepare documents for Board meeting; confer regarding RFP documents; confer with District manager on same.	0.30 hrs
07/13/21	LMG	Review draft agenda and follow up on open action items.	0.20 hrs
07/14/21	LMG	Prepare resolution options awarding contract and rejecting bids for SR 13 project; review bid for legal sufficiency.	1.10 hrs
07/16/21	LMG	Review and analyze new legislation related to community development districts; coordinate meeting attendance; review and provide comments to published assessment notice; confer with engineer regarding SR 13 roundabout project; confer with Kilinski regarding same.	1.20 hrs
07/19/21	LMG	Revise appropriation resolution; prepare annual assessment resolution.	0.30 hrs
07/20/21	LMG	Analyze 2020 audit report, SR 13 bid and resolution options, and funding request; prepare FY 22 budget funding agreement.	0.70 hrs
Total fees for this matter			\$1,497.00

DISBURSEMENTS

United Parcel Service	9.50
Total disbursements for this matter	\$9.50

MATTER SUMMARY

Kilinski, Jennifer L.	0.30 hrs	310 /hr	\$93.00
Gentry, Lauren M.	5.20 hrs	270 /hr	\$1,404.00

TOTAL FEES	\$1,497.00
TOTAL DISBURSEMENTS	\$9.50

TOTAL CHARGES FOR THIS MATTER	\$1,506.50
--------------------------------------	-------------------

BILLING SUMMARY

Kilinski, Jennifer L.	0.30 hrs	310 /hr	\$93.00
Gentry, Lauren M.	5.20 hrs	270 /hr	\$1,404.00

TOTAL FEES	\$1,497.00
TOTAL DISBURSEMENTS	\$9.50

TOTAL CHARGES FOR THIS BILL	\$1,506.50
------------------------------------	-------------------

Please include the bill number with your payment.

Wed, Aug 4, 2021
8:18:05AM

Legal Ad Invoice

The St. Augustine Record

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

Acct: 15655
Phone: 8652382622
E-Mail: chogge@gmsnf.com
Client: RIVERS EDGE CDD

Name: RIVERS EDGE CDD
Address: 475 W TOWN PLACE, STE 114

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003369003-01

Start: 08/04/2021

Placement: SA Legals

Copy Line: RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT AND

Caller: Courtney Hogge

Issues: 1

Rep: Derek ISC-Lindberg

Paytype: BILL

Stop: 08/04/2021

Lines 63
Depth 5.25
Columns 1

Price \$94.24/3

= \$31.41

RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT, RIVERS
EDGE II COMMUNITY
DEVELOPMENT DISTRICT AND
RIVERS EDGE III COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF JOINT SPECIAL
BOARD OF SUPERVISORS
MEETING

Notice is hereby given that the Board of Supervisors ("Boards") of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts ("Districts") will hold a joint special meeting ("Meeting") on Wednesday, August 18, 2021 at 3:30 p.m. at the RiverTown Amenity Center 156 Landing Street, St. Johns, Florida. This meeting is being held to review proposals received for amenity management services. An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services - North Florida LLC, at (904) 940-5850 or etorres@gmsnf.com ("District Manager's Office") and will also be available on the District's websites, www.RiversEdgeCDD.com, www.RiversEdge2CD.com, and RiversEdge3CDD.com.

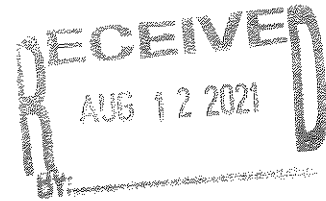
The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting.

Any person requiring special accommodations at the 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

Ernesto Torres
District Manager
0003369003 August 4, 2021

1.31.513.48
2



THE ST. AUGUSTINE RECORD
Affidavit of Publication

RIVERS EDGE CDD
475 W TOWN PLACE, STE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15655
AD# 0003369003-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

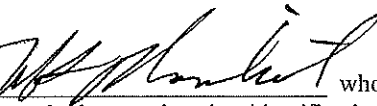
Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **BOS JOINT MTG REVIEW PROPOSALS** was published in said newspaper on **08/04/2021**.

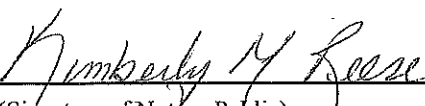
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office 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.

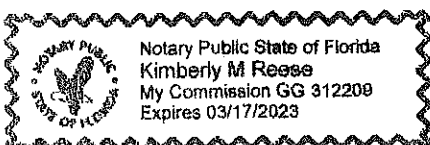
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of **AUG 04 2021**

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


(Signature of Notary Public)



RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT, RIVERS
EDGE II COMMUNITY
DEVELOPMENT DISTRICT AND
RIVERS EDGE III COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF JOINT SPECIAL
BOARD OF SUPERVISORS
MEETING

Notice is hereby given that the Board of Supervisors ("Boards") of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts ("Districts") will hold a joint special meeting ("Meeting") on Wednesday, August 18, 2021 at 3:30 p.m. at the RiverTown Amenity Center 156 Landing Street, St. Johns, Florida. This meeting is being held to review proposals received for amenity management services. An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services - North Florida LLC, at (904) 940-5850 or eltorres@gmsnf.com ("District Manager's Office") and will also be available on the District's websites, www.RiversEdgeCDD.com, www.RiversEdge2CDD.com, and RiversEdge3CDD.com.

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting.

Any person requiring special accommodations at the 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

Ernesto Torres
District Manager
0003369003 August 4, 2021

Wed, Sep 1, 2021
8:13:21AM

Legal Ad Invoice

The St. Augustine Record

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

Acct: 15655
Phone: 8652382622
E-Mail: chogge@gmsnf.com
Client: RIVERS EDGE CDD

Name: RIVERS EDGE CDD
Address: 475 W TOWN PLACE, STE 114

City: SAINT AUGUSTINE State: FL Zip: 32092

Ad Number: 0003374762-01
Start: 09/01/2021
Placement: SA Legals
Copy Line: RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT ANI

Caller: x
Issues: 1

Paytype: BILL
Stop: 09/01/2021

Rep: Melissa Rhinehart

Lines 60
Depth 5.00
Columns 1

Price \$89.75/3
\$29.92

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT AND RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF JOINT WORKSHOP

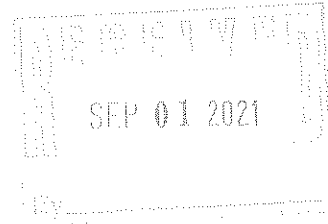
Notice is hereby given that a Workshop ("Workshop") of one or more members of the Board of Supervisors ("Boards") of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts ("Districts") will be held on Wednesday, September 15, 2021 at 1:00 p.m. at the RiverTown Amenity Center 156 Landing Street, St. Johns, Florida. This Workshop is being held to discuss the contract and performance of the amenity management services provider. An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-3850 or etorres@gmsnf.com ("District Manager's Office") and will also be available on the District's websites, www.RiversEdgeCDD.com, www.RiversEdge2CDD.com, and www.RiversEdge3CDD.com.

The Workshop is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Workshop may be continued to a date, time, and place to be specified on the record at each Workshop.

Any person requiring special accommodations at the Workshop because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Workshop. 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Workshop 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.

Ernesto Torres
District Manager
3374762, Sept 1, 2021



1-31-513-49
2

THE ST. AUGUSTINE RECORD
Affidavit of Publication

RIVERS EDGE CDD
475 W TOWN PLACE, STE 114
SAINT AUGUSTINE, FL 32092

ACCT: 15655
AD# 0003374762-01

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 Notice in the matter of BOS WRKSHP 9/15/21 was published in said newspaper on 09/01/2021.

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.

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT AND RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF JOINT WORKSHOP

Notice is hereby given that a Workshop ("Workshop") of one or more members of the Board of Supervisors ("Boards") of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts ("Districts") will be held on Wednesday, September 15, 2021 at 1:00 p.m. at the RiverTown Amenity Center 156 Landing Street, St. Johns, Florida. This Workshop is being held to discuss the contract and performance of the amenity management services provider. An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or etorres@gnmsllc.com ("District Manager's Office") and will also be available on the District's websites, www.RiversEdgeCDD.com, www.RiversEdge2CDD.com, and www.RiversEdge3CDD.com.

The Workshop is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Workshop may be continued to a date, time, and place to be specified on the record at such Workshop.

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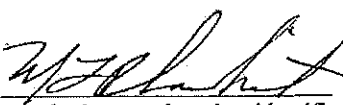
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Workshop is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony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

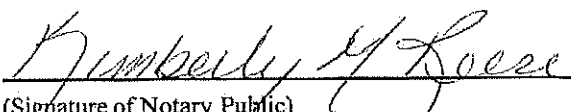
Ernesto Torres
District Manager
3374-762, Sept 1, 2021

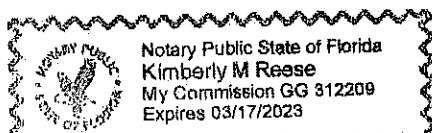
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of **SEP 01 2021**

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


(Signature of Notary Public)



Fri, Sep 3, 2021
8:21:38AM

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: 0003374748-01 **Caller:** Courtney Hogge **Paytype:** BILL
Start: 09/03/2021 **Issues:** 1 **Stop:** 09/03/2021
Placement: SA Legals **Rep:** Dylan ISC-Abeyta
Copy Line: RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING Notice is

Lines 54
Depth 4.50
Columns 1
Price \$80.78

RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

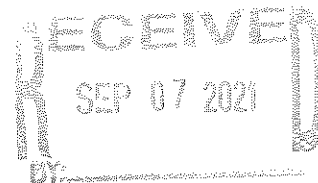
Notice is hereby given that the Board of Supervisors ("Board") of the Rivers Edge III Community Development District ("District") will hold a regular meeting on Wednesday, September 15, 2021 at 9:30 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or etorres@gmsnfl.com ("District Manager's Office") and will also be available on the District's website, www.RiversEdge3CDD.com.

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Ernesto Torres
District Manager



THE ST. AUGUSTINE RECORD
Affidavit of Publication

RIVERS EDGE III CDD
475 WEST TOWN PLACE, SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 48211
AD# 0003374748-01
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 **NOTICE OF MEETING** in the matter of **bos reg mtg 9/15/21** was published in said newspaper on **09/03/2021**.

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.

RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Rivers Edge III Community Development District ("District") will hold a regular meeting on Wednesday, September 15, 2021 at 9:30 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or etorres@gmsnf.com ("District Manager's Office") and will also be available on the District's website, www.RiversEdge3CDD.com.

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting.

Any person requiring special accommodations at the 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.

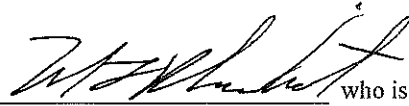
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony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

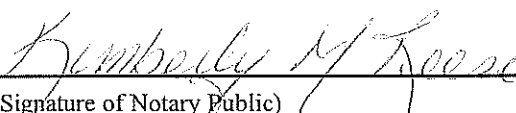
Ernesto Torres
District Manager

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

☒ physical presence or
☐ online notarization

this _____ day of **SEP 03 2021**

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


(Signature of Notary Public)

