

Rivers Edge III
Community Development District

February 16, 2022

AGENDA

**Rivers Edge III
Community Development District**
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.RiversEdge3CDD.com

February 9, 2022

Board of Supervisors
Rivers Edge III Community Development District
Call-in #: 1-866-705-2554 Code: 464498

Dear Board Members:

The Rivers Edge III Community Development District Board of Supervisors Meeting is scheduled to be held on **Wednesday, February 16, 2022 at 9:30 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the revised agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Organizational Matters
 - A. Acceptance of Resignation of Jacob O’Keefe
 - B. Consideration of Appointing a New Supervisor to Fill the Vacancy
 - C. Oath of Office for Newly Appointed Supervisor
 - D. Consideration of Resolution 2022-05, Designating Officers
- IV. Approval of the Minutes of the January 19, 2022 Meeting
- V. Consideration of Paint Proposals
- VI. Consideration of Playground Mulch
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer – Consideration of Proposal for Preparation of a Stormwater Needs Analysis Report
 - C. District Manager

- D. Operations & Maintenance
 - 1. Update on Weekly VerdeGo Performance Report
 - 2. Landscape Report
 - 3. Pond Report

VIII. Financial Reports

- A. Balance Sheet and Statement of Revenues and Expenditures
- B. Approval of Check Register
- C. Consideration of Funding Request No. 20

IX. Supervisor Requests and Audience Comments

- X. Next Scheduled Meeting – March 16, 2022 at 9:30 a.m. at the RiverTown Amenity Center

XI. Adjournment

THIRD ORDER OF BUSINESS

D.

RESOLUTION 2022-05

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

WHEREAS, 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 the County of St. Johns, Florida; and

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

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

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS 16TH DAY OF FEBRUARY, 2022.

ATTEST

RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman/Vice Chairman

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, January 19, 2022 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
Jason Thomas	Supervisor

Also present were:

Ernesto Torres	District Manager
Lauren Gentry	District Counsel
Ryan Stilwell	District Engineer
Jason Davidson	Vesta
Johnathan Perry	Vesta
Clint Waugh	Vesta
Dan Fagen	Vesta
Shane Blair	VerdeGo
Jake Whealdon	KE Law Group

The following is a summary of the discussions and actions taken at the January 19, 2022 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 9:30 a.m.

SECOND ORDER OF BUSINESS **Public Comment**

Mr. Fred Baron, 44 Cherry Laurel Place, asked when the power will turn on in the area between the Arbors and Haven on the main roadway.

Mr. Smith responded that FPL has not given them a date, but he estimated in the next 30 to 45 days.

Mr. Baron also asked if there is a clear distinction between CDD1, Phase 3 and beyond in terms of the utility meters. Mr. Smith responded that there was.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 15, 2021 Regular Board 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 December 15, 2021 Board of Supervisors meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Adopting Amended Prompt Payment Policies

Ms. Gentry informed the Board the purpose of this resolution is to update the prompt payment policies to reflect statutory changes enacted in the last legislative session.

On MOTION by Mr. O’Keefe seconded by Mr. Smith with all in favor resolution 2022-04, adopting amended prompt payment policies was approved.

FIFTH ORDER OF BUSINESS

Consideration of Revised Landscape RFP Documents

Mr. Torres stated that staff has been working to capture all comments and recommendations provided by board members and other staff members on the RFP documents. He gave a brief overview of the revisions made such as adding trimming of the buffer area along Riverfront Park, clearing of the trails to 12-foot wide in the preserve, updating the irrigation zones and controllers, adding shared costs of the sprinkler heads and repairs between the contractor and CDD, as well as overruns and irrigation costs. He stated that he would like to move toward publication of a notice.

Ms. Gentry added that she asks that the documents be approved in substantial form as staff still has a few items to update, and included in that approval would be the form of published notice and evaluation criteria.

On MOTION by Mr. Smith seconded by Mr. O’Keefe with all in favor the revised landscape RFP documents were approved in substantial form and staff was authorized to finalize and publish the RFP advertisement.

SIXTH ORDER OF BUSINESS

Consideration of Acceptance of Haven Entrance Pond

Mr. Davidson presented a proposal from Charles Aquatics for maintenance of the Haven entrance pond for a total of \$36 a month and noted the cost is already included in the FY22 budget.

On MOTION by Mr. Smith seconded by Mr. O’Keefe with all in favor accepting maintenance responsibility for the Haven entrance pond was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Waterfall at Longleaf Pine Entrance

Mr. Davidson presented a proposal for repairs of the Longleaf Pine waterfall. Mr. O’Keefe felt staff needed to inquire about relocating the electrical cabinet, which Mr. Davidson estimated would cost around \$10,000. The Board discussed cost sharing, and which budget the cost would be pulled from.

On MOTION by Mr. O’Keefe seconded by Mr. Smith with all in favor Capital T Enterprises proposal for waterfall repairs was approved along with an additional not to exceed amount of \$10,000 for relocation of the electrical cabinet.

EIGHTH 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

Mr. Torres informed the Board that Supervisor Baron of the Rivers Edge CDD Board and staff for all three CDDs have been reviewing the utility accounts to ensure each district is being appropriately billed. As accounts are found to have any misbilled items, staff will bring it to the board’s attention and request reimbursement to the appropriate district. He also noted

that during the years of 2016-2019 Mattamy was funding the district via a deficit funding agreement so any findings during those years do not need to be reimbursed.

Mr. O’Keefe asked if there is a process in place to prevent similar issues in the future. Mr. Torres responded that there is.

D. Operations & Maintenance

1. Update on Weekly VerdeGo Performance Report

A copy of the notes provided by staff on VerdeGo’s performance over the last month was included in the agenda package for the Board’s review. Mr. Perry stated that VerdeGo is accepting any recommendations and doing their due diligence to make sure the property is running well. He had no issues to report.

Mr. Thomas asked if an acceptable baseline percentage has been determined.

Ms. Gentry responded that in the draft landscape RFP package 75% was suggested.

Mr. Smith stated that he felt it should be at least be 80%.

2. Landscape Report

A copy of VerdeGo’s monthly landscape maintenance report was included in the agenda package for the Board’s review. Mr. Blair informed the Board that in the last several weeks VerdeGo has been working on getting grasses trimmed back to prepare for mulch installations in February. It will take 30-45 days to complete the process.

3. Pond Report

A copy of Charles Aquatics’ monthly pond service report was included in the agenda package.

NINTH 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. 19

Copies of funding request 19 totaling \$28,295.99 and the check register totaling \$34,109.89 were included in the agenda package.

On MOTION by Mr. O’Keefe seconded by Mr. Smith with all in favor the check register and funding request number 19 were approved.

TENTH ORDER OF BUSINESS Supervisor Requests and Audience Comments

There being no audience comments related to the CDD, the next item followed.

Supervisor Requests

Mr. Smith asked to add an alternate in the landscape RFP bid to see if there is an opportunity for the District to receive a credit if a storage area is provided for the landscape company’s equipment.

Mr. O’Keefe asked if the increase in the tax discount from 4 to 6% currently being considered in legislation will have implications on the CDD budget. Ms. Gentry responded that it potentially would as it’s always budgeted as if every property to receive the discount.

ELEVENTH ORDER OF BUSINESS Next Scheduled Meeting – February 16, 2022 at 9:30 a.m. at the RiverTown Amenity Center

TWELFTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH 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: Gym, Family Pool Pergola and Conspan Bridge Towers

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]

COST SHARE REQUEST

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Party: Rivers Edge CDD

- Request: Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)
- Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:
Paint projects specific to the gym ceiling, family pool pergola, and conspan bridge towers

Total Proposed Compensation: \$ _____

Cost Share Calculation: _____ Rivers Edge
 _____ Rivers Edge II
 _____ Rivers Edge III

Methodology Consultant Approval: _____
(Signature)

(Date)

If requesting addition of new improvements:

Engineer Approval: _____
(Signature)

(Date)

[Please attach this page for supplemental maintenance services for existing Improvements]

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned supplemental maintenance services shall be subject to and governed by the Interlocal Agreement.

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

RIVERTOWN

Request for Funds

Date of request: 02/16/22

Submitted by: Johnathan Perry

Maintenance:

The gym ceiling is in need of painting. The area around the AC vents has built up mildew and some of the paint has begun to show signs of distress.

Vendor	Warranty	Job Scope	Cost
IBIS	5 year labor	Repaint Gym Ceiling and spray AC Vents White	\$4,420.00
Investment Painting	3 year labor	Apply chemical to treat mildew on ceiling of gym, paint ceiling of gym blue part with sherwin Williams Duration Paint which is dirt and mildew resistant. We will also put additional mildecide into the paint.	\$1,600.00

Should you have any comments or questions feel free to contact me directly.



Ibis Painting
822 N. A1A Highway Suite #310
Ponte Vedra, FL 32082
Ibispainting.com
(904)-424-3387
Lic. # BL - 5959



Ibis Painting Proposal

Attn: Vesta Property Services – Johnathan Perry

Date: 12/1/21

Address: RiverTown - 140 Landing Street – Saint Johns, FL - 32259

Phone: 904-307-8313

Email: jperry@vestapropertyservices.com

Interior Scope of Work: Repaint Gym Ceiling and spray AC Vents White

Excluded Areas: Trims, walls, doors, and baseboards.

Preparation and Maintenance: Make sure all surfaces are clean prior to painting. Protect all equipment and flooring with plastic and paper.

Paint Application: 1 coat same color – of Flat Emerald or Duration Paint. This paint is meant for bathrooms and should help with condensation.

All Paint and Materials are Included. Cost of lift is also included.

This contract and conditions shall become part of the paint manufactures specifications and shall be binding in every respect. Please note, this proposal and the quoted price(s) outlined will expire after (3) months from the date of this proposal. Any alteration involving extra costs will be executed only upon written order and will become an additional charge over and above estimate.

The work to be done by the painting contractor shall include the furnishing of all materials and labor to complete the preparation and painting project tasks outlined.

Upon request, Ibis Painting will provide proof of the valid contractor license, Certificate of General Liability Insurance, as well as obtain necessary project permits when required.

All projects will commence after Ibis Painting has received a 50% deposit of the total job price. All agreements are contingent upon possible delays beyond our control (i.e. weather setbacks). Ibis Painting reserves the right to terminate the contract at any time, but only reimbursing the Owner/Representative in full for any funds received. The 50% deposit for a proposed project is non-refundable once preparation and work has begun.

As a family-owned company, we at Ibis Painting strive to achieve 100% customer satisfaction. If for some reason we fall short of this, upon entering into this contract, the customer agrees that rather than writing a negative remark online, they will immediately notify the owner of Ibis Painting and provide a chance for the issue to be resolved.

If multiple projects are being handled at this job site, other than the items in the scope of work to be handled by Ibis Painting, then the following condition would apply; The quoted amount(s) on this proposal is contingent upon Ibis Painting working consecutively from start to finish. If tradesmen not affiliated with Ibis Painting interrupt the painting schedule or cause damages to any of the finished areas, the project may be subject to reassessment. If Ibis Painting work is halted due to other tradesmen, the owner/representative agrees at that time to pay no less than 90% of the balance with no more than 10% of the balance held as a retainer, which will be paid upon completion of the remaining items.

No credits or adjustments to the agreement sum shall be made unless mutually agreed by the contractor or owner.

A. Workmanship

All work will be accomplished by the contractors experienced personnel who are trained and qualified for safe use of the specified products, equipment and rigging needed to accomplish this job.

B. Warranty

Unless otherwise agreed by both parties in writing, the sole warranty of the work shall be as follows: the contractor is not responsible for any corrections after final payment is submitted to the contractor. Ibis Painting offers a 5-year exterior labor warranty, in which the contractor will correct defective portions of application due to improper workmanship.

C. Materials and Equipment

All materials will be Sherwin Williams or the paint product(s) agreed upon and approved in the proposed contract.

Colors shall be as specified by the owner/representative. If additional colors, accent walls or any changes to these standards are requested, the Owner/Project Representative will need to bring this to the attention of Ibis Painting for possible reassessment, prior to commencing the project. Additional costs will be charged for work order changes, including color changes, after commencing the project, for labor and materials used.

All materials used in the painting contract will be applied according to the paint manufacturer's label directions and in accordance with the Product Data Specification sheets. All paint colors will be delivered to the job site in their original containers.

All equipment required for the project will be provided by Ibis Painting to complete the project tasks outlined. Equipment utilized will be in sound working condition.

D. Access

The owner shall furnish, at no cost to the contractor an appropriate space on the premises in which to store materials and equipment and to supply all necessary utilities and elevators.

E. Protection of Property and Safety and Standards/Hazardous

The contractor shall comply with all fire, safety, E.P.A., D.E.R. and O.S.H.A regulations.

All trash shall be removed on a frequent basis throughout the duration of the job.

In the event the contractor encounters on the job site lead-based paint or any hazardous material such as, but not limited to asbestos or polychlorinated biphenyl (PCB) about which the contractor has not been notified in writing prior to entering in agreement with the owner, the contractor shall immediately stop work and shall not be responsible for testing, removal, disposal, or rendering harmless of such materials. The owner agrees to hold the contractor harmless as to any liability resulting from such material in the event the contractor has not been notified as previously mentioned. Any additional costs including overhead and profit incurred by these conditions shall be reimbursed to the contractor.

Interior Surface Preparation

1. Any permanent flooring will be covered with interior drop cloths or contractor grade track paper and 3M Blue Tape
2. In areas applicable, switch & electrical outlet plates will be removed.
3. Valances & Curtains etc. against walls to be painted will be removed prior to painting.
4. As a standard preparation task, we will patch, sand, and retexture parts of drywall to blend over unsightly areas. The owner/representative agrees that in this standard preparation process, Ibis Painting will handle this preparation to the extent of their professional discretion. (If the owner/representative desires to eliminate imperfections in the drywall over and/or above our standard preparation, is recommended to hire a Drywall Contractor to skim coat/sand the walls to a "Level 5" finish prior to painting."
5. Flaking paint on surfaces to be painted will be scraped away and sanded prior to painting.
6. Any surrounding substrates not to receive paint coatings will be covered by drop cloths or plastic, fully protected, and will remain free from any paint residue.
7. Window and door glass will be covered and protected.
8. As a standard preparation task for wood work, nail holes will be puttied to fill, open seams will be caulked along to seal (using a Siliconized Acrylic Caulking/Elastomeric Sealant), and basic sanding (using fine grit sand paper) will be performed to eliminate any protruding material on the surfaces to be painted. If additional custom wood refinishing work is to be performed (such as repairing previously existing damage and imperfections in the wood work), this will require assessment and written notice for this additional custom work over and above the standard preparation tasks, for approval. Ibis Painting will not caulk any open gaps between baseboards and floors as this is not standard preparation, unless added into the agreement. If the homeowner wishes for this task to be performed, it will be added into the agreement prior to commencement of the projected job.
9. Any remaining dust will be removed by vacuuming from areas to be painted and surrounding areas.
10. Stains deterrent to a new finish will be coated with a Zinsser Oil Based Primer.
11. All newly patched areas will be primed with Sherwin Williams or agreed paint wall primer prior to top coating.

Interior Finishing System

1. Colors will be as specified by the owner/representative. Walls will be painted a flat/matte or low sheen finish. If a higher sheen is requested it will need to be reassessed and agreed upon in writing, prior to commencement of the work outlined. The standard interior project consists up to 3 different wall colors, semi-gloss white for all wood work specified, and flat white on ceilings specified. If additional colors, accent walls or any changes to these standards are requested, the owner/representative will need to bring this to the attention of Ibis Painting for possible reassessment, prior to commencing the project.
2. Sherwin Williams or agreed paint, will be applied to all walls to be painted. The number of coats to be applied to adequately cover the surfaces, will be assessed and agreed upon in writing.
3. Wood work specified will be painted using Sherwin Williams or agreed paint enamel.
4. Ceilings will be painted with Sherwin Williams or agreed ceiling paint.
5. All areas to be painted will be rolled, brushed, and/or sprayed.
6. All walls will be rolled in a uniform and consistent manner.
7. All areas to be brushed are to be applied properly, tipped out and will flow out evenly.
8. All cut lines to ceilings, baseboards, door frames, etc. will be completed in the most meticulous, straight, and even fashion.
9. Areas requiring a fine finish will be sprayed using a spray gun with a fine finishing tip to achieve a smooth surface.
10. All paint will be applied in accordance with the correct amount and procedure for coverage recommended in the paint manufactures label directions.
11. Surrounding areas not to be painted will be free of paint residue.
12. Any hardware, electrical outlet plates, valances, etc will be put back in original order.
13. All trash will be removed, and work areas will be left clean.
14. Touch up paint will be left on the job for the owner after job is completed.
15. Before completion of a job, a final walk through and punch out list will be performed to owner/representative satisfaction.

Ibis Painting
822 N. A1A Highway Suite #310
Ponte Vedra, FL 32082
ibispainting.com
(904)-424-3387
Lic. # BL - 5959

X _____

Ibis Representative Signature

Date

X _____

Customer Signature

Date

Total Cost Including Labor and Materials - \$4,420



ESTIMATE	#12491-4
SCHEDULED DATE	Wed Dec 1, 2021 8:30am
TOTAL	\$7,758.00

Investment Painting Of North Florida

RiverTown
Vesta Properly services RiverTown

(904) 307-8313
jperry@vestapropertyservices.com

CONTACT US
229 S Torwood Drive
Saint Johns, FL 32259

(904) 307-6649
Investmentpaintingfl@yahoo.com

ESTIMATE

Services	qty	unit price	amount
Quote - Interior painting quote Gym Ceiling Blue Part Apply chemical to treat mildew on ceiling of gym, paint ceiling of gym blue part with sherwin Williams Duration Paint which is dirt and mildew resistant. We will also put additional mildecide into the paint. Price includes labor, materials and taxes.	1.0	\$1,600.00	\$1,600.00
Commercial Painting (8) Small Monuments Pressure Wash 8 monuments, prep and paint same colors with sherwin Williams resilience paint which is top of the line acrylic paint and is dirt and mildew resistant. Price includes labor, materials and taxes. Commercial Painting (8) Small Monuments Competitor Price Match while matching competitors price to provided an estimate. Competitor quoted customer with resilience Paint versus while IPNF quoted customer with Emerald paint. We will match competitors price with using resilience paint and provide a 10% discount for all three job estimates to be completed. Discount only applies if Customer uses IPNF for all three jobs.	1.0	\$2,820.00	\$2,820.00
Commercial Pressure Wash And Painting 3 Pergolas On Pool Deck Pressure wash soft wash pergolas to clean prior to painting. Paint aluminum pergola with sherwin Williams industrial direct to metal paint same color, paint other 2 pergolas ends not the pavilion with sherwin Williams Resilience Paint which is dirt and mildew resistant. Price includes labor, materials and taxes. Competitor Price Match while matching competitors price to provided an estimate. Competitor quoted customer with resilience Paint versus while IPNF quoted customer with Emerald paint. We will match competitors price with using resilience paint and provide a 10% discount for all three job estimates to be completed. Discount only applies if Customer uses IPNF for all three jobs.	1.0	\$4,200.00	\$4,200.00
Quote - Payment terms Commercial Payment Terms are 50% due up front and remaining 50% due upon completion. Late fees will be applied for all unpaid invoices within 5 Days of completed work. Any and all Net 30 payment forms must be pre-arranged before the job proceeds			

Subtotal	\$8,620.00
Trio Job Discount	- \$862.00
Total	\$7,758.00

We will match or beat a written formal estimate from a reputable company with proof of estimate!

To accept our estimate and schedule a start date please simply press the accept button on the email you received!

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more.

Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!

Thank you for your Business!

RIVERTOWN

Request for Funds

Date of request: 02/16/22

Submitted by: Johnathan Perry

Maintenance:

The pergolas around at the grill area and above the family pool are in need of a painting. They are beginning to show signs of distress and chipped paint.

Vendor	Warranty	Job Scope	Cost
IBIS	5 year labor	Repaint Metal Pool Pergola, and 2 Grill area pergolas. Columns will be touched up as needed – same color scheme	\$4,200.00
Investment Painting	3 year labor	Pressure wash soft wash pergolas to clean prior to painting. Paint aluminum pergola with sherwin Williams industrial direct to metal paint same color, paint other 2 pergolas ends not the pavilion with sherwin Williams Resilience Paint which is dirt and mildew resistant.	\$4,200.00

Should you have any comments or questions feel free to contact me directly.



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Lic. #BL-5959



Ibis Painting Proposal

Attn: Vesta Property Services - Johnathan Perry

Date: 12/1/21

Address: RiverTown - 140 Landing Street - Saint Johns, FL - 32259

Phone: 904-307-8313

Email: jperry@vestapropertyservices.com

Exterior Scope of Work: Repaint Metal Pool Pergola, and 2 Grill area pergolas. Columns will be touched up as needed - same color scheme

Excluded Areas: All areas not listed above

Preparation and Maintenance: Areas will be hand cleaned prior to painting. Inspect all areas of wood. Any areas where wood has separated will be re-caulked as needed to prevent future water intrusion. Areas where bare metal is showing will be spot primed prior to painting.

Paint Application: Repaint same color - 1 Coat of Sherwin-Williams Exterior Resilience Paint. Satin Finish is recommended. Metal Pergola Structure will be coated with Sherwin-Williams Industrial Metal Paint. All Paint and Materials are Included. 5 Year Labor Warranty.

General Conditions

This contract and conditions shall become part of the paint manufactures specifications and shall be binding in every respect. Please note, this proposal and the quoted price(s) outlined will expire after (3) months from the date of this proposal. Any alteration involving extra costs will be executed only upon written order and will become an additional charge over and above estimate.

The work to be done by the painting contractor shall include the furnishing of all materials and labor to complete the preparation and painting project tasks outlined.

Upon request, Ibis Painting will provide proof of the valid contractor license, Certificate of General Liability Insurance, as well as obtain necessary project permits when required.

All projects will commence after Ibis Painting has received a 50% deposit of the total job price. All agreements are contingent upon possible delays beyond our control (i.e. weather setbacks). Ibis Painting reserves the right to terminate the contract at any time, but only reimbursing the Owner/Representative in full for any funds received. The 50% deposit for a proposed project is non-refundable once preparation and work has begun.

As a family owned company, we at Ibis Painting strive to achieve 100% customer satisfaction. If for some reason we fall short of this, upon entering into this contract, the customer agrees that rather than writing a negative remark online, they will immediately notify the owner of Ibis Painting and provide a chance for the issue to be resolved.

If multiple projects are being handled at this job site, other than the items in the scope of work to be handled by Ibis Painting, then the following condition would apply; The quoted amount(s) on this proposal is contingent upon Ibis Painting working consecutively from start to finish. If tradesmen not affiliated with Ibis Painting interrupt the painting schedule or cause damages to any of the finished areas, the project may be subject to reassessment. If Ibis Painting work is halted due to other tradesmen, the owner/representative agrees at that time to pay no less than 90% of the balance with no more than 10% of the balance held as a retainer, which will be paid upon completion of the remaining items.

No credits or adjustments to the agreement sum shall be made unless mutually agreed by the contractor or owner.

A. Workmanship

All work will be accomplished by the contractors experienced personnel who are trained and qualified for safe use of the specified products, equipment and rigging needed to accomplish this job.

B. Warranty

Unless otherwise agreed by both parties in writing, the sole warranty of the work shall be as follows: the contractor is not responsible for any corrections after final payment is submitted to the contractor. Ibis Painting offers a 5-year exterior labor warranty, in which the contractor will correct defective portions of application due to improper workmanship.

C. Materials and Equipment

All materials will be Sherwin Williams or the paint product(s) agreed upon and approved in the proposed contract.

Colors shall be as specified by the owner/representative. If additional colors, accent walls or any changes to these standards are requested, the Owner/Project Representative will need to bring this to the attention of Ibis Painting for possible reassessment, prior to commencing the project. Additional costs will be charged for work order changes, including color changes, after commencing the project, for labor and materials used.

All materials used in the painting contract will be applied according to the paint manufacturer's label directions and in accordance with the Product Data Specification sheets. All paint colors will be delivered to the job site in their original containers.

All equipment required for the project will be provided by Ibis Painting to complete the project tasks outlined. Equipment utilized will be in sound working condition.

D. Access

The owner shall furnish, at no cost to the contractor an appropriate space on the premises in which to store materials and equipment and to supply all necessary utilities and elevators.

E. Protection of Property and Safety and Standards/Hazardous

The contractor shall comply with all fire, safety, E.P.A., D.E.R. and O.S.H.A regulations.

All trash shall be removed on a frequent basis throughout the duration of the job.

In the event the contractor encounters on the job site lead-based paint or any hazardous material such as, but not limited to asbestos or polychlorinated biphenyl (PCB) about which the contractor has not been notified in writing prior to entering in agreement with the owner, the contractor shall immediately stop work and shall not be responsible for testing, removal, disposal, or rendering harmless of such materials. The owner agrees to hold the contractor harmless as to any liability resulting from such material in the event the contractor has not been notified as previously mentioned. Any additional costs including overhead and profit incurred by these conditions shall be reimbursed to the contractor.

Exterior Surface Preparation

1. House will be inspected for water damage areas.
2. Surfaces to be painted will be chlorinated with a bleach and water mixture to remove and kill mildew, mildew spores, and any other surface contaminants.
3. Surfaces to be painted will be rinsed thoroughly, then water blasted to remove dirt, mildew, chalked paint, and any foreign materials detrimental to the new finish.
4. Windows and doors, not specified to be painted, will be covered with contractor grade film & 3 M blue tape.
5. All permanent flooring will be covered and protected with exterior drop cloths before painting any area and will remain free of painting residue.
6. It is recommended to have all shrubbery to be trimmed back and away from any surfaces to be painted. The contractor is not responsible for any overspray onto shrubbery.
7. All sprinkler systems shall be covered and/or protected against damage during each stage of painting project.
8. Cracks in stucco will be patched using an Elastomeric Waterproofing Compound.
9. In areas applicable, caulking will be applied where needed along seams, cracks, etc.
10. Damaged stucco will be patched with a stucco patch, retextured to match the adjacent surfaces, and primed with a Hot Stucco Primer.
11. All exterior substrates designated not to receive paint coatings shall be covered and/or protected and will remain free of painting residue.
12. Minimal remaining flaking, bubbling, loose paint, or caulking will be scraped away or sanded. Flaking paint is caused by previous painter not prepping/priming properly. Extensive flaking paint voids paint manufacturer's warranty. Excessive flaking that becomes apparent after pressure cleaning will be brought to the homeowners/representative's attention and may need to be reassessed.
13. Remaining dirt or debris will be wiped away from all surfaces prior to painting.
14. Areas of rotted wood to be painted will be repaired first with Bondo, as needed. (Please note that Ibis Painting is not a licensed carpentry contractor. Therefore, only areas of damaged wood that are visible on surfaces can be determined as needing repair. Should greater damage be underneath the surface of the wood to be repaired or replaced, a separate licensed carpentry contractor will have to be acquired by the homeowner to handle this carpentry work, prior to Ibis Painting returning to handle the painting work.)

Exterior Finishing System

1. The Owner/Representative will specify colors.
2. Areas of bare/exposed wood will be primed with Oil Based Primer, prior to top coating.
3. All chalky surfaces to be painted will receive first a coat of Sherwin Williams Water Proofing Sealer/Primer. (Sealer will lock down chalky surfaces).
4. Sherwin Williams or agreed upon paint, will be applied to all surfaces to be painted. (The number of coats to be applied will be assessed by contractor and written in proposed contract. Any additional coats will be agreed upon in writing).
5. Surfaces to be painted will be rolled, brushed, sprayed, or back rolled.
6. All cut lines will be completed in the most meticulous, straight, and even fashion.
7. All areas to be rolled will be rolled in a uniform and consistent manner.
8. If any spraying is done, it will be used as an applicator only with low pressure, followed by immediate back rolling. No overspray will contaminate any other areas not to be painted.
9. All paint will be applied in accordance with the correct millage thickness and procedure for coverage recommended in the paint manufacturers label directions.
10. Surrounding areas not to be painted will be free of paint residue.
11. Touch up paint in each color will be left on the job for owner or representative after job is completed.
12. Before completion of job a final walk through and punch out list will be performed to owner and/representative satisfaction.

X _____
Ibis Representative Signature Date

X _____
Customer Signature Date

Total Cost - \$4,200

RIVERTOWN

Request for Funds

Date of request: 02/16/22

Submitted by: Johnathan Perry

Maintenance:

The towers throughout the community (on RiverTown Main St. and Kendall Crossing) are in need of painting. They are beginning to show signs of distress.

Vendor	Warranty	Job Scope	Cost
IBIS	5 year labor	Repaint 8 Towers in community – same color scheme	\$2,820.00
Investment Painting	3 year labor	Pressure Wash 8 monuments, prep and paint same colors with sherwin Williams resilience paint which is top of the line acrylic paint	\$2,820.00

Should you have any comments or questions feel free to contact me directly.



Ibis Painting
822 N. A1A Highway Suite #310
Ponte Vedra, FL 32082
Ibispainting.com
(904)-424-3387
Lic. #BL-5959



Ibis Painting Proposal

Attn: Vesta Property Services - Johnathan Perry

Date: 12/1/21

Address: RiverTown - 140 Landing Street - Saint Johns, FL - 32259

Phone: 904-307-8313

Email: jperry@vestapropertyservices.com

Exterior Scope of Work: Repaint 8 Towers in community - same color scheme

Excluded Areas: All areas not listed above

Preparation and Maintenance: Towers will be hand cleaned prior to painting. Inspect all areas of wood. Any areas where wood has separated will be re-caulked as needed to prevent future water intrusion.

Paint Application: Repaint same color - 1 Coat of Sherwin-Williams Exterior Resilience Paint. Satin Finish is recommended.

All Paint and Materials are Included. 5 Year Labor Warranty

General Conditions

This contract and conditions shall become part of the paint manufactures specifications and shall be binding in every respect. Please note, this proposal and the quoted price(s) outlined will expire after (3) months from the date of this proposal. Any alteration involving extra costs will be executed only upon written order and will become an additional charge over and above estimate.

The work to be done by the painting contractor shall include the furnishing of all materials and labor to complete the preparation and painting project tasks outlined.

Upon request, Ibis Painting will provide proof of the valid contractor license, Certificate of General Liability Insurance, as well as obtain necessary project permits when required.

All projects will commence after Ibis Painting has received a 50% deposit of the total job price. All agreements are contingent upon possible delays beyond our control (i.e. weather setbacks). Ibis Painting reserves the right to terminate the contract at any time, but only reimbursing the Owner/Representative in full for any funds received. The 50% deposit for a proposed project is non-refundable once preparation and work has begun.

As a family owned company, we at Ibis Painting strive to achieve 100% customer satisfaction. If for some reason we fall short of this, upon entering into this contract, the customer agrees that rather than writing a negative remark online, they will immediately notify the owner of Ibis Painting and provide a chance for the issue to be resolved.

If multiple projects are being handled at this job site, other than the items in the scope of work to be handled by Ibis Painting, then the following condition would apply; The quoted amount(s) on this proposal is contingent upon Ibis Painting working consecutively from start to finish. If tradesmen not affiliated with Ibis Painting interrupt the painting schedule or cause damages to any of the finished areas, the project may be subject to reassessment. If Ibis Painting work is halted due to other tradesmen, the owner/representative agrees at that time to pay no less than 90% of the balance with no more than 10% of the balance held as a retainer, which will be paid upon completion of the remaining items.

No credits or adjustments to the agreement sum shall be made unless mutually agreed by the contractor or owner.

A. Workmanship

All work will be accomplished by the contractors experienced personnel who are trained and qualified for safe use of the specified products, equipment and rigging needed to accomplish this job.

B. Warranty

Unless otherwise agreed by both parties in writing, the sole warranty of the work shall be as follows: the contractor is not responsible for any corrections after final payment is submitted to the contractor. Ibis Painting offers a 5-year exterior labor warranty, in which the contractor will correct defective portions of application due to improper workmanship.

C. Materials and Equipment

All materials will be Sherwin Williams or the paint product(s) agreed upon and approved in the proposed contract.

Colors shall be as specified by the owner/representative. If additional colors, accent walls or any changes to these standards are requested, the Owner/Project Representative will need to bring this to the attention of Ibis Painting for possible reassessment, prior to commencing the project. Additional costs will be charged for work order changes, including color changes, after commencing the project, for labor and materials used.

All materials used in the painting contract will be applied according to the paint manufacturer's label directions and in accordance with the Product Data Specification sheets. All paint colors will be delivered to the job site in their original containers.

All equipment required for the project will be provided by Ibis Painting to complete the project tasks outlined. Equipment utilized will be in sound working condition.

D. Access

The owner shall furnish, at no cost to the contractor an appropriate space on the premises in which to store materials and equipment and to supply all necessary utilities and elevators.

E. Protection of Property and Safety and Standards/Hazardous

The contractor shall comply with all fire, safety, E.P.A., D.E.R. and O.S.H.A regulations.

All trash shall be removed on a frequent basis throughout the duration of the job.

In the event the contractor encounters on the job site lead-based paint or any hazardous material such as, but not limited to asbestos or polychlorinated biphenyl (PCB) about which the contractor has not been notified in writing prior to entering in agreement with the owner, the contractor shall immediately stop work and shall not be responsible for testing, removal, disposal, or rendering harmless of such materials. The owner agrees to hold the contractor harmless as to any liability resulting from such material in the event the contractor has not been notified as previously mentioned. Any additional costs including overhead and profit incurred by these conditions shall be reimbursed to the contractor.

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4. Windows and doors, not specified to be painted, will be covered with contractor grade film & 3 M blue tape.
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5. Surfaces to be painted will be rolled, brushed, sprayed, or back rolled.
6. All cut lines will be completed in the most meticulous, straight, and even fashion.
7. All areas to be rolled will be rolled in a uniform and consistent manner.
8. If any spraying is done, it will be used as an applicator only with low pressure, followed by immediate back rolling. No overspray will contaminate any other areas not to be painted.
9. All paint will be applied in accordance with the correct millage thickness and procedure for coverage recommended in the paint manufacturers label directions.
10. Surrounding areas not to be painted will be free of paint residue.
11. Touch up paint in each color will be left on the job for owner or representative after job is completed.
12. Before completion of job a final walk through and punch out list will be performed to owner and/representative satisfaction.

X _____
Ibis Representative Signature Date

X _____
Customer Signature Date

Total Cost - \$2,820

SIXTH 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: Playground Mulching

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]

COST SHARE REQUEST

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Party: Rivers Edge CDD

- Request: Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)
- Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:

Total Proposed Compensation: \$ _____

Cost Share Calculation: _____ Rivers Edge
 _____ Rivers Edge II
 _____ Rivers Edge III

Methodology Consultant Approval: _____
(Signature)

(Date)

If requesting addition of new improvements:

Engineer Approval: _____
(Signature)

(Date)

[Please attach this page for supplemental maintenance services for existing Improvements]

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned supplemental maintenance services shall be subject to and governed by the Interlocal Agreement.

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

RIVERTOWN

Request for Funds

Date of request: 02/16/22

Submitted by: Johnathan Perry

Maintenance:

During our inspections of areas that are going to be mulched throughout the community's common areas and beds, we also inspected the play features to ensure the mulch height was adequate. We found that nearly all parks need mulch installed to meet our safety requirements. Below are the vendors who have bid the project. We have the option to split the installation into installments over the next couple of years if necessary.

Vendor	Warranty	Job Scope	Cost
US Mulching		Mulch Installation in all 8 playgrounds	\$21,479.00
First Coast Mulch		Installation of IPEMA Certified chips in all 8 playgrounds	\$20,108.00

Should you have any comments or questions feel free to contact me directly.





First Coast Mulch
 4672 Race Track Rd
 St Johns, FL 32259
 (904)254-5366
 bobbyk@firstcoastmulch.com

Estimate

ADDRESS
Vesta Property management Riverside Ave Jacksonville, Fl 32298

SHIP TO
RiverTown C.D.D./H.O.A. 8 Playgrounds St Augustine Fl

ESTIMATE #	DATE
2974	02/07/2022

ACTIVITY	QTY	RATE	AMOUNT
Mulch Installation:Playground Chips Installation of IPEMA Certified chips https://www.cpsc.gov/safety-education/safety-guides/playgrounds Play Ground #1 as per attached Photo measured by Johnathan and Bob Measured to return to original inspected Depth,	68	44.00	2,992.00
Mulch Installation:Playground Chips Installation of IPEMA Certified chips https://www.cpsc.gov/safety-education/safety-guides/playgrounds Play Ground #2 as measured by Johnathan and Bob No Photo not visable with tree's Measured to return to original inspected Depth,	35	44.00	1,540.00
Mulch Installation:Playground Chips Installation of IPEMA Certified chips https://www.cpsc.gov/safety-education/safety-guides/playgrounds Play Ground #3 as per attached Photo measured by Johnathan and Bob Measured to return to original inspected Depth,	56	44.00	2,464.00
Mulch Installation:Playground Chips Installation of IPEMA Certified chips https://www.cpsc.gov/safety-education/safety-guides/playgrounds Play Ground #4 as per attached Photo measured by Johnathan and Bob Measured to return to original inspected Depth,	63	44.00	2,772.00
Mulch Installation:Playground Chips Installation of IPEMA Certified chips https://www.cpsc.gov/safety-education/safety-guides/playgrounds Play Ground #5 as per attached Photo measured by Johnathan and Bob Measured to return to original inspected Depth,	85	44.00	3,740.00
Mulch Installation:Playground Chips	65	44.00	2,860.00

ACTIVITY	QTY	RATE	AMOUNT
Installation of IPEMA Certified chips https://www.cpsc.gov/safety-education/safety-guides/playgrounds Play Ground #6 as per attached Photo measured by Johnathan and Bob Measured to return to original inspected Depth, Mulch Installation:Playground Chips	52	44.00	2,288.00
Installation of IPEMA Certified chips https://www.cpsc.gov/safety-education/safety-guides/playgrounds Play Ground #7 as per attached Photo measured by Johnathan and Bob Measured to return to original inspected Depth, Mulch Installation:Playground Chips	33	44.00	1,452.00
Installation of IPEMA Certified chips https://www.cpsc.gov/safety-education/safety-guides/playgrounds Play Ground #8 as per attached Photo measured by Johnathan and Bob Measured to return to original inspected Depth,			

Thank you for the opportunity to bid your project. We look forward to working with you soon! Please note that there is 3% surcharge for all credit card payments.

TOTAL

\$20,108.00

Accepted By

Accepted Date

U.S. MULCHING - JACKSONVILLE

409 Queen Anne Court
St. Augustine, FL 32092



ESTIMATE

DATE February 8, 2022
PO number

Johnathan Perry
Field Operations Manager
Rivertown
Vesta

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	Install Certified playground at: RiverTown		
56	Homestead	\$47.00	\$2,632.00
68	Riverclub Pirate ship	\$47.00	\$3,196.00
35	Riverhouse Play House	\$47.00	\$1,645.00
63	Northlake	\$47.00	\$2,961.00
52	Enclaves	\$47.00	\$2,444.00
85	Groves	\$47.00	\$3,995.00
65	Adventure Park	\$47.00	\$3,055.00
33	Highpoint	\$47.00	\$1,551.00
		SUBTOTAL	\$21,479.00
		TAX	0.00
			\$21,479.00
			PAY THIS AMOUNT

DIRECT ALL INQUIRIES TO:
Javi Sowers
(904) 422-5927
email: usmulchingjax@bellsouth.net
www.usmulchingjax.com

THANK YOU FOR YOUR BUSINESS!

SEVENTH ORDER OF BUSINESS

B.

February 8, 2022

Rivers Edge Community Development District
c/o GMS, Ernesto Torres
475 West Town Place, Suite 114
St. Augustine, FL 32092

**RE: Rivers Edge, RE II, and RE III Community Development District
Proposal for Engineering Services
Stormwater Management Needs Analysis Report**

Dear Ernesto:

Thank you very much for this opportunity to submit a proposal for professional services for the preparation of a “Stormwater Management Needs Analysis Report” (NAR) for the District. Due to the RiverTown stormwater system being interconnected throughout multiple CDD’s, we are proposing to perform one (1) needs analysis below to serve all 3 Districts within RiverTown (RECDD, REIICDD and REIIICDD). This proposal covers the fees necessary for all 3 Districts Report. The necessary scope and fee are described below:

Task 1 – Coordination, Meetings and Exhibits

Prosser will meet with District Staff and consultants, as necessary, for the completion of the District’s NAR. Prosser will utilize GIS information and available District data to develop the necessary exhibits to support the NAR. These exhibits will be provided to District Staff and consultant team for comments. Prosser will modify as necessary to finalize.

Because of the uncertain nature of this task, we propose it be on a time & materials (T&M) basis utilizing Prosser’s current hourly rates.

Task 2 – Complete Stormwater “Needs Analysis” Documentation

Prosser, with the assistance of the CDD Manager, will complete Stormwater Management NAR spreadsheet in accordance with Section 403.9302 of the Florida Statutes which as a minimum will include the following:

- a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- b) The number of current and projected residents served, calculated in 5-year increments.
- c) The current and projected service area for the stormwater management program or system.
- d) The current and projected cost of providing services, calculated in 5-year increments.
- e) The estimated remaining useful life of each facility and/or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues, in addition to

expenditures with an evaluation of how the local government expects to close any projected funding gap.

This draft will be provided to District staff and the consultant team for review and comments.

Task 3 Final Stormwater Needs Analysis

Prosser will evaluate the comments generated from Task 2, incorporate any additional information, and finalize the Stormwater Management NAR.

FEES

TASK	DESCRIPTION	FEE
Task 1	Coordination, Meetings and Exhibits (T&M)	\$4,500.00
Task 2	Draft Stormwater Needs Analysis (Lump Sum)	\$7,500.00
Task 3	Final Stormwater Needs Analysis (Lump Sum)	\$3,000.00

ADDITIONAL SERVICES

Any services requested outside of the scope of work above will be charged hourly according to the rate schedule attached. Prosser, Inc. will obtain proposals for other subconsultant services including surveying, geotechnical investigation, etc., as necessary to complete the proposed work as necessary. We will assist with coordinating the work of all subconsultants by providing them with site information and data, as and when requested. These subconsultants will contract directly with you for their services.

Our scope of work for this project does not include the following:

- CLOMR/LOMR Application Process
- Regulatory Planning Work
- Traffic Study/Signal Warrant Analysis
- Design and Permitting
- Wetland/Wildlife Identification, Studies, Flagging or Permitting
- Land or Easement Acquisition Elements
- Surveys
- Geotechnical Engineering/Investigations
- Environmental studies/analysis
- NPDES Stormwater permitting
- Engineers Estimate of Probable Costs
- Bid Administration
- Coordination of any dry utilities
- Permit Fees
- Three-dimensional graphics
- Structural, electrical and mechanical design
- PUD Modification

OUT-OF-POCKET EXPENSES

All job-related travel, reprographic, printing and plotting costs and supplies, telefax and long-distance telephone charges, mail and courier delivery services will be billed at cost plus 15%.

It is our pleasure to provide this professional services proposal to you. If you wish to authorize us to proceed, we ask that you sign and return one copy of the signed proposal to our office. If you have any questions regarding our proposal, we remain available to discuss it with you at your convenience. Our Standard General Conditions and Rate Schedule are attached to this proposal for your information.

Sincerely,

PROSSER[™]



Ryan P. Stilwell, PE
Principal

Accepted By:

Signature

Typed Name and Title

Date

PROSSER, INC.

GENERAL CONDITIONS

1. Invoicing for services will be on a monthly basis and in proportion to the amount of work performed. Payment for work completed is not contingent upon receipt of governmental or other approvals. Payment is required within 30 days from date of invoice. Past due invoice amounts will be subject to interest charges at a rate of one percent (1%) per month. Should any invoice be 15 or more days past due, Prosser, Inc. shall have the right to suspend work on the project 10 days after written notice to our Client. Prosser, Inc. reserves the right to withhold sealing of drawings until all invoices due and payable have been paid in full.
2. Default: If the said Client fails to perform the covenants herein contained or fails to make payment as herein specified, Prosser, Inc. shall have the right to bring suit against Client for the sums due hereunder. In connection with any litigation arising herein, the prevailing party shall be entitled to recover all costs incurred, including reasonable attorney's fees.
3. Lien Provisions: The Client acknowledges that it has secured legal rights to the property upon which the contemplated project will be built. Client further agrees that Prosser, Inc. may file its "Notice to Owner" to secure its right to payment.
4. Regulatory Changes: The lump sum fees and corresponding scope of work has been formulated based upon existing regulatory codes, ordinances and procedures known to Prosser, Inc. on the date of proposal preparation. In the event subsequent regulatory changes require revisions to work completed or an increased level of effort, compensation for this additional work shall be in accordance with Paragraph 5 herein.
5. Additional Work: If the scope of our Agreement is modified, additional work may be undertaken at Prosser, Inc.'s discretion, under a lump sum fee or a time and material basis in accordance with our hourly rate schedule attached hereto.
6. Excluded Items from Lump Sum Fees: The lump sum fees do not include the cost of surveying, preparation of easements, soil tests or hydrogeologic work. Prosser, Inc.'s scope of work includes coordination with subconsultants; however, we request that their invoicing be made directly to you.
7. Reimbursable Expenses: Client requested expedited data delivery such as courier, fax, Federal Express, etc., shall be invoiced as a reimbursable expense in accordance with the attached hourly rate schedule. Costs of reproduction for transmittals & submittals beyond those specifically referenced in the proposal shall also be invoiced as a reimbursable expense in accordance with the attached hourly rate schedule.
8. Indemnification: Prosser, Inc. agrees, to the fullest extent permitted by law, to indemnify and hold the Client harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the extent caused by Prosser, Inc.'s negligent acts, errors or omissions in the performance of professional services under this Agreement and those of our subconsultants or anyone for whom Prosser, Inc. is legally liable.

The Client agrees, to the fullest extent permitted by law, to indemnify and hold Prosser, Inc. harmless from any damage, liability or cost, including reasonable attorney's fees and costs, caused by the negligent acts, errors or omissions by the Client and those of its contractors, subcontractors or consultants or anyone who acts on behalf of Client, and arising from the project that is the subject of this Agreement.

9. Limitations of Liability: In performing its professional services hereunder, Prosser, Inc. will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession practicing in the same or similar locality. **NO OTHER WARRANTY, EXPRESS OR IMPLIED, IS MADE OR INTENDED BY PROSSER, INC.'S UNDERTAKING HEREIN OR ITS PERFORMANCE OF SERVICES HEREUNDER. IT IS AGREED THAT BY EXECUTION OF THE ATTACHED PROPOSAL, THE CLIENT ACKNOWLEDGES THAT PROSSER, INC.'S LIABILITY FOR ANY DAMAGE, LIABILITY OR COST ON ACCOUNT OF ANY ERROR, OMISSION, OR OTHER PROFESSIONAL NEGLIGENCE WILL BE LIMITED TO A SUM NOT TO EXCEED \$15,000 OR PROSSER, INC.'S FEE, WHICHEVER IS GREATER.**
10. Preliminary and detailed estimates of Construction Cost, if any, prepared by Prosser, Inc., represent our judgment as a design professional familiar with the construction industry. It is recognized, however, that neither Prosser, Inc. nor the Owner has control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, Prosser, Inc. cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's Project budget or from any estimate of Construction Cost or evaluation prepared or agreed to by Prosser, Inc.
11. Regulatory Permitting: This Agreement does not include application fees required by any regulatory agency. We ask that the Client furnish the appropriate fee at the time applications are submitted. Permits may contain a requirement for public noticing. Any publishing and associated fees shall be the responsibility of the permittee (Client). Permits may be conditioned upon Engineer of Record inspection and certification of construction. In the event such a condition is imposed, progress and final inspections must be provided by Prosser, Inc. Compensation for this additional work shall be in accordance with Paragraph 5 herein.
12. Term of Agreement: This Agreement shall commence on the effective date of the attached proposal and upon execution by the Client. If the Client does not execute this Agreement within thirty days of the date noted on the Proposal, it is no longer valid unless otherwise mutually agreed upon by Client and Prosser.

9/15/2015

PROSSER



Creative Visionaries. Engineering Minds™

Hourly Rate Schedule

Effective May 17, 2021

Planning & Engineering

Principal	\$235
Project Director	\$200
Project Manager	\$175
Senior Engineer	\$170
Engineer	\$140
Senior Planner & Senior Landscape Architect	\$165
Planner & Landscape Architect	\$140
Senior Graphic Arts Director	\$165
Graphic Art Designer	\$120
Senior Designer	\$140
Designer	\$110
CADD Technician	\$ 95
Clerical	\$ 85
Administrative Support	\$ 85

Project & Business Services

Project Administrator	\$145
Sr. Project Researcher	\$140
Project Researcher	\$135
Sr. Public Relations Liaison	\$150
Technical Writer	\$105

Information Services

Programmer	\$140
Information Systems	\$140
GIS Programmer	\$150
GIS Analyst	\$130
GIS Technician	\$115

CEI/Construction Management Services

Resident Engineer	\$160
Construction Project Manager	\$150
Sr. Construction Inspector	\$105
Construction Inspector	\$ 95

ALL REIMBURSABLE EXPENSES SHALL BE COST TIMES A FACTOR OF 1.15

D.

1.

RECDD I, II and III Landscape Deficiency Report

Contracted Item Description		September					October				November				December				January				
		8/30-9/5	9/6-9/12	9/13-9/19	9/20-9/26	9/27-10/3	10/4-10/10	10/11-10/17	10/18-10/24	10/25-10/31	11/1-11/7	11/8-11/14	11/15-11/21	11/22-11/28	11/29-12/5	12/6-12/12	12/13-12/19	12/20-12/26	12/27-1/2	1/3-1/9	1/10-1/16	1/17-1/23	1/24-1/30
Reporting & Communication	Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month. (Friday each week) (pg3)	5	5	5	5	5	5	5	5	5	5	4	5	5	5	5	5	5	5	5	5	5	5
	Contractor shall then within the time period specified by the District Representative, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. (Tuesday each week) (pg3)	2	4	4	3	4	5	5	5	5	0	0	0	0	3	3	4	4	4	4	4	4	4
	A representative of the grounds maintenance service crew will report to the on-site management office immediately upon arrival to the site. A representative shall report to the on-site management upon departure from site. (pg 19)	2	3	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
	Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. (pg 19)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Mowing, Edging & Trimming	This schedule shall state how many mowings per week during the growing season and dormant season. Notwithstanding the above, at no time will the turf grasses be allowed to grow beyond the following: Bermuda grass beyond a maximum height of two (2) inches; St. Augustine grasses beyond four and one half (4 1/2) inches; and Zoysia grasses beyond four (4) inches (pg 14)																						
	Mow Bermuda Turf- March 1- November 1 - Once a week and November 1- March 1 - Once a month. (pg 14)	4	4	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
	Mow St. Augustine Turf - March 1- November 1 - Once a week and November 1- March 1 - Once every two weeks. (pg 14)	4	4	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
	Mow Zoysia Turf - March 1- November 1 - Once a week and November 1- March 1 - Once every two weeks. (pg 14)	4	4	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
	Mow Bahia Turf - March 1- November 1 - Once every two week and November 1- March 1 - Once a month (pg 14)	4	4	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
Turf Management	Contractor is to include with its bid a detailed annual maintenance program to ensure optimum quality and performance of Bermuda St. Augustine, Zoysia and Bahia grasses. In addition to a detailed mowing schedule, program is to include detailed timed events such as fertilization, aeration and thatch removal. (pg 14)	3	3	3	3	2	4	4	5	3	4	5	3	3	3	3	3	4	3	3	4	4	
Pond Areas	Pond areas will be maintained within three (3) feet of the water's edge unless otherwise directed by the District. Vegetation within three feet of the water's edge will be controlled with use of a string/line trimmer or other mechanical means. Vegetation within these limits should be maintained in a clean condition with the rise and fall of the water line. (pg 15)	3	3	3	3	4	3	3	4	4	4	5	5	5	5	5	5	5	5	5	5	5	4
	Any trash debris in the water within arm's reach of Contractor shall be removed and disposed of offsite. (pg 15)	1	2	3	4	4	4	4	4	4	5	5	5	5	5	5	5	5	5	5	5	4	3
Tree & Shrub Care	Trees, hedges, plants, vines, and shrubs shall be pruned by Contractor on an ongoing basis removing broken or dead limbs at least once (1x) a month or more, as necessary, to provide a neat and clean appearance. All the plant beds around the pond perimeters are to be maintained in the same manner as all other plant beds within the community. (pg 16)	2	3	3	3	3	3	3	4	3	3	4	4	4	3	3	2	2	3	3	3	4	4
	Ornamental grasses will be cut back once a year in late winter. (pg 16)																					5	5
	All deciduous trees shall be pruned when dormant to ensure proper uniform growth. (pg 16)																					5	5
	All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. (pg 16)											0	0										
	Sucker growth at the base of all trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. (pg 16)	2	2	2	3	3	3	3	3	3	4	4	4	4	4	4	4	4	4	4	4	4	4
	Branches and limbs shall be kept off buildings, including roofs, sign wall structures, and pruned over sidewalks and parking lots so as not to interfere with pedestrians or cars. (This is to include maintaining a minimum of six to eight (6-8) feet of clearance under all limbs over sidewalks and ten to twelve (10-12) feet clearance above all driveways and ROW's depending on location and species of tree.) Hedges, shrubs and ground covers are to be maintained twelve to eighteen (12-18) inches away from buildings, fences and other structures. (pg 17)	3	3	3	3	4	4	4	3	3	3	4	4	4	3	3	2	2	3	3	3	3	3

2.



Landscape Maintenance Report February

Irrigation:

Irrigation is currently running at 2x per week. Different areas run on different days of the week to accommodate the size of the zones

Two irrigation techs are on site daily to address any breaks that are found or reported

Many wiring issues have been found this month. Power surges and poor grounding of the system have led to these issues. A strategy to address this is being worked on.

Maintenance:

Bi-weekly mowing is happening throughout the property.

We are running 2 maintenance teams and a team for trimming and weed control, they will be alternating schedules.

Bed detailing is being focused on, and weed issues are at a minimum with trimming being complete.

Cut backs of the grasses continue throughout the property are complete and are ready for mulching starting the week of 2/7

The cart path along longleaf parkway has been edged and all adjacent woodlines cut back.

Frost damage is apparent throughout the community where we had two days with temps below freezing. This damage will be cut back in the upcoming weeks after the threat of more freezing temperature has dwindled. Notable areas are the welcome center entry and the Main st roundabout.

We have removed moss from trees within the community and have limbed up almost all trees. The moss removal is not in scope and was done to improve the appearance of the community with no additional expense to the CDD.

While removing the moss we found many of the drake elms to be infected with Mistletoe. Mistletoe is a plant parasite that eventually will kill these trees. The optimal solution is to remove the affected branches. This in several instances is not an option. There is no chemical or maintenance treatment option for a remedy. A proposal will be generated for trimming and removal.

Turf and Chemical applications:

Turf color is as expected for this time of year and has taken a good bit of frost damage. The Bermuda turf height will be lowered in the coming weeks. The mowing will not look good but is necessary for the vigor of the turf.

Agrowpro treated the turf in February and will start the most aggressive fertilization plan to date in March. Given what we have learned over the years about the soil and nature of the site we have developed a plan to better suit the needs of the turf and increase the overall appearance. While environmental issues are still a factor such as fungus and abundant rainfall, this custom approach we feel is best for the property and residents.

Annuals:

Winter annuals are holding up well and weathered the freeze exceptionally. The timing of installation helped make sure they were established prior to the freeze event. The type of plant was also selected to give the community the best chance of winter long color.

3.



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date : Jan 25, 2022

Field Techs: Mike Liddell /
Justin Powers

Client: RiverTown

Pond A: Applied algae treatment.



Pond B: Treated algae.



Pond C: Perimeter grass is decaying.



Pond D: Perimeter vegetation is decaying from previous treatment, sprayed floating water shield.



Pond E: Applied algaecide around edge of pond.



Pond G: Applied algaecide.

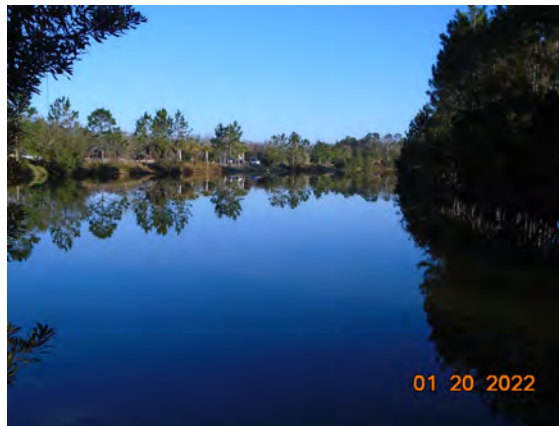
Pond H: Treated perimeter vegetation, no algae noticed on entire pond.



Pond I: Treated perimeter vegetation and algae.



Pond J: Perimeter vegetation is decaying. Algae is forming around decay.



Pond K: Treated algae and perimeter vegetation.



Pond L: previous treatment effective.



Pond M: Treated perimeter vegetation.



Pond Q: Applied algaecide.



Pond R: Previous treatment effective, pond looks good.



Pond S: Applied pond dye.



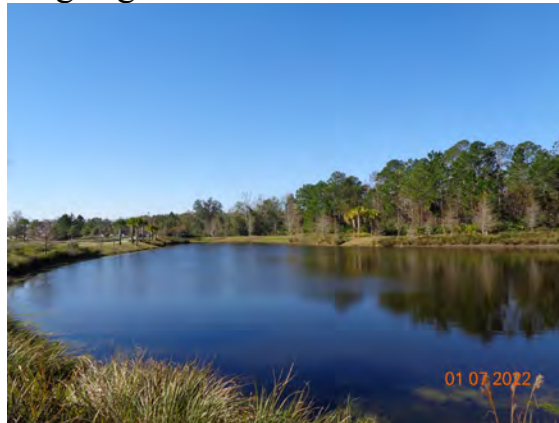
Pond T: Previous treatment was effective, water levels and clarity were normal.



Pond U: Previous treatment was effective.



Pond V: Treated for algae growth.



Pond W: Applied algaecide.



Pond X: (Homestead) Coontail treatments have been effective, just applied final treatment.



Pond Y: (behind model homes) pond looks good, previous treatment effective.



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



Pond AA: (Homestead) Applied algae treatment.



Pond BB: (Homestead) Treated perimeter veg.



Pond CC: Treated algae around pond.



Pond DD: Removed trash.



Pond EE: Treated for algae



Pond FF: Treated algae around pond.



Pond GG: water level and clarity were normal.



Pond HH: Pond looks good, picked up trash.



Pond II: Previous treatment was effective, water level and clarity were normal.



Pond JJ: Treated perimeter vegetation.



Pond KK: Applied pond dye.



Pond LL: previous treatment was effective, water level and clarity were normal.



Pond MM: Treated algae and removed a small amount of trash from area.



Pond NN: Perimeter grasses are decaying.



Pond 7 (front): pond looks great, previous treatments effective.



Pond River Club 1: Applied algaecide to pond.



Pond River Club 2: Treated algae.



Pond 1: (Water Song) Treated algae. Will try a new chemical to lower pH in Feb. This should help slow the growth of the algae.



Pond 2: Vegetation decaying around pond.



Pond 3: Applied algaecide.



Pond 4: Had complaint for grasses growing around pond. No vegetation noticed, only where sod was placed too low on new construction.



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 algae.



Pond 10: Spot treated cattails.



Pond 11: Spot treated cattails.



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



EIGHTH ORDER OF BUSINESS

A.

Rivers Edge III

Community Development District

Unaudited Financial Reporting
January 31, 2022



Rivers Edge III
Community Development District
Combined Balance Sheet
January 31, 2022

	<u>Governmental Fund Types</u>			<u>Totals (Memorandum Only)</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
Assets:				
Cash	\$10,237	---	---	\$10,237
Due From Developer	\$28,296	---	---	\$28,296
Due From Other	\$8,937	---	---	\$8,937
Custody	\$114,901	---	---	\$114,901
<u>Series 2021</u>				
Reserve	---	\$275,400	---	\$275,400
Revenue	---	\$421,730	---	\$421,730
Capital Interest	---	\$61	---	\$61
Acquisition & Construction	---	---	\$41	\$41
Cost of Issuance	---	---	\$3,251	\$3,251
Total Assets	<u>\$162,371</u>	<u>\$697,191</u>	<u>\$3,291</u>	<u>\$862,854</u>
Liabilities:				
Accounts Payable	\$28,296	---	---	\$28,296
Due to Rivers Edge CDD- Utilities	\$9,001	---	---	\$9,001
Due to Other	\$515	---	---	\$515
Fund Balances:				
Restricted for Debt Service	---	\$697,191	---	\$697,191
Restricted for Capital Projects	---	---	\$3,291	\$3,291
Unassigned	\$124,559	---	---	\$124,559
Total Liabilities and Fund Equity	<u>\$162,371</u>	<u>\$697,191</u>	<u>\$3,291</u>	<u>\$862,854</u>

Rivers Edge III
Community Development District
Statement of Revenues & Expenditures
For The Period Ending January 31, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
Revenues:				
Developer Contributions	\$512,928	\$91,856	\$91,856	\$0
Assessments-Tax Roll	\$138,244	\$114,901	\$114,901	\$0
Miscellaneous Income	\$0	\$0	\$3,550	\$3,550
Total Revenues	\$651,172	\$206,757	\$210,307	\$3,550
Expenditures				
<i>Administrative</i>				
Engineering	\$1,875	\$625	\$912	(\$287)
Arbitrage	\$600	\$200	\$0	\$200
Dissemination Agent	\$3,500	\$1,167	\$1,025	\$142
Attorney	\$25,000	\$8,333	\$7,364	\$969
Trustee Fees	\$4,000	\$1,333	\$0	\$1,333
Management Fees	\$22,500	\$7,500	\$7,500	\$0
Annual Audit	\$4,500	\$1,500	\$0	\$1,500
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Information Technology	\$1,800	\$600	\$400	\$200
Website Administration	\$1,200	\$400	\$450	(\$50)
Telephone	\$150	\$50	\$42	\$8
Postage	\$175	\$58	\$91	(\$33)
Printing & Binding	\$1,000	\$333	\$111	\$223
Insurance	\$5,500	\$5,500	\$5,175	\$325
Legal Advertising	\$1,500	\$500	\$117	\$383
Other Current Charges	\$500	\$167	\$187	(\$20)
Office Supplies	\$150	\$50	\$9	\$41
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Administration/Compliance	\$1,963	\$654	\$400	\$254
Total Administrative	\$81,088	\$34,146	\$28,957	\$5,189
<i>Grounds Maintenance</i>				
Landscape Maintenance	\$76,905	\$25,635	\$58,631	(\$32,996)
Lake Maintenance	\$2,200	\$2,200	\$2,735	(\$535)
Electric	\$4,590	\$1,530	\$29	\$1,501
Sewer/Water/Irrigation	\$12,500	\$4,167	\$5,594	(\$1,427)
Cost Share Landscaping- Rivers Edge	\$129,731	\$43,244	\$0	\$43,244
Repair & Replacements	\$0	\$0	\$895	(\$895)
Total Field Operations	\$225,926	\$76,775	\$67,884	\$8,892
<i>Amenity Center</i>				
Cost Share Amenity- Rivers Edge	\$261,848	\$0	\$0	\$0
Cost Share Amenity- Rivers Edge II	\$82,310	\$0	\$0	\$0
Total Field Operations	\$344,158	\$0	\$0	\$0
Total Expenditures	\$651,172	\$110,921	\$96,841	\$14,081
Excess Revenues/Expenses	\$0		\$113,467	
Net Change in Fund Balance	\$0		\$113,467	
Fund Balance - Beginning	\$0		\$11,092	
Fund Balance - Ending	\$0		\$124,559	

Rivers Edge III
Community Development District
Debt Service Fund - Series 2021
Statement of Revenues & Expenditures
For The Period Ending January 31, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
Revenues:				
Assessments - Tax Roll	\$106,308	\$88,358	\$88,358	\$0
Assessments - Direct	\$444,492	\$333,366	\$333,366	\$0
Interest Income	\$1,000	\$333	\$32	(\$302)
Carryforward Surplus	\$183,222	\$0	\$0	\$0
Total Revenues	\$735,022	\$422,058	\$421,756	(\$302)
Expenditures				
<i>Series 2021</i>				
Interest 11/1	\$183,222	\$183,222	\$183,222	\$0
Interest 5/1	\$200,000	\$0	\$0	\$0
Principal 5/1	\$175,425	\$0	\$0	\$0
Total Expenditures	\$558,647	\$183,222	\$183,222	\$0
Excess Revenues (Expenditures)	\$176,375	\$238,836	\$238,534	(\$302)
Net Change in Fund Balance	\$176,375	\$238,836	\$238,534	(\$302)
Fund Balance - Beginning	\$0		\$458,657	
Fund Balance - Ending	\$176,375		\$697,191	

Reserve	\$275,400
Revenue	\$421,730
Capitalized Interest	\$61
	\$697,191
	\$697,191

Rivers Edge III
Community Development District
Capital Projects Funds
Statement of Revenues & Expenditures
For The Period Ending January 31, 2022

Description	SERIES 2021
Revenues:	
Interest Income	\$0
Bond Proceeds	\$0
Total Revenues	\$0
Expenditures:	
Capital Outlay	\$0
Cost of Issuance	\$0
Underwriters Discount	\$0
Total Expenditures	\$0
Excess Revenues (Expenditures)	\$0
Other Sources & Uses:	
Transfer In/ (Out)	\$0
Total Other Sources & Uses	\$0
Net Change in Fund Balance	\$0
Fund Balance - Beginning	\$3,291
Fund Balance - Ending	\$3,291

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

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

Funding Request #	Date of Request	Date Received Developer	Total Amount Received	Total Funding Request FY 21	Total Funding Request FY 22	Balance (Due From Developer)/ Due To
16	10/12/21	11/5/21	\$45,538.40	\$29,591.36	\$15,947.04	\$0.00
17	11/9/21	12/7/21	\$26,887.99	\$0.00	\$26,887.99	\$0.00
18	12/6/21	1/14/22	\$20,724.98	\$0.00	\$20,724.98	\$0.00
19	1/10/22			\$0.00	\$28,295.99	(\$28,295.99)
Total Due from Developer				\$29,591.36	\$91,856.00	(\$28,295.99)

B.

Rivers Edge III

Community Development District

Check Run Summary

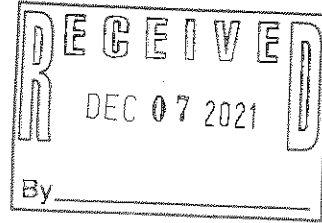
January 31, 2022

Fund	Date	Check No.	Amount
General Fund	1/24/22	139-145	\$ 20,724.98
Total			\$ 20,724.98

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/24/22	00016	12/07/21 30298	202111 320-57200-46800	NOV STORMWATER INSPECTION AEROSTAR SES	*	875.00	875.00 000139
1/24/22	00010	12/01/21 44058	202112 320-57200-46800	DEC LAKE MAINTENANCE CHARLES AQUATICS INC	*	465.00	465.00 000140
1/24/22	00003	12/01/21 18	202112 310-51300-34000	DEC MANAGEMENT FEES	*	1,875.00	
		12/01/21 18	202112 310-51300-35100	DEC WEBSITE ADMIN	*	100.00	
		12/01/21 18	202112 310-51300-35100	DEC INFORMATION TECH	*	150.00	
		12/01/21 18	202112 310-51300-32400	DEC DISSEMINATION SERVICE	*	291.67	
		12/01/21 18	202112 310-51300-51000	OFFICE SUPPLIES	*	.30	
		12/01/21 18	202112 310-51300-42000	POSTAGE	*	59.62	
		12/01/21 18	202112 310-51300-42500	COPIES	*	11.55	
		12/01/21 18	202112 310-51300-41000	TELEPHONE	*	26.64	
				GOVERNMENTAL MANAGEMENT SERVICES			2,514.78 000141
1/24/22	00013	12/05/21 868	202111 310-51300-31500	NOV GENERAL COUNSEL KE LAW GROUP	*	1,857.25	1,857.25 000142
1/24/22	00005	11/10/21 46974	202110 310-51300-31100	OCT PROFESSIONAL SERVICES PROSSER	*	224.68	224.68 000143
1/24/22	00008	12/01/21 6983C	202112 320-57200-46100	DEC LANDSCAPE MAINTENANCE VERDEGO	*	13,893.09	13,893.09 000144
1/24/22	00015	11/23/21 70531065	202111 320-57200-60000	TRASH RECEPTACLE W/ LID WEBSTAUANTSTORE	*	895.18	895.18 000145

TOTAL FOR BANK A 20,724.98

TOTAL FOR REGISTER 20,724.98



Invoice # 30298

December 7, 2021

Bill To:

Mr. David Provost
Rivers Edge CDD
NE Regional Office
4500 SR 13
St. Johns, Florida 32259

For:

Stormwater Inspection Services
November 2021
Rivertown
St. Johns County, FL

ASL Project No. M3001.0147.13

Item Description	Amount
Lump Sum Services - 5 Routine Inspections @ \$525.00/week	\$2,625.00

Subtotal	\$2,625.00
Previously Billed	
Total Cost	\$2,625.00 /3
	\$875.00

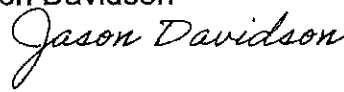
If you have any questions concerning this invoice, use the following contact information:

Jessica Rogers, 904-565-2820, jrogers@ses-grp.com

Thank you for your business!

Approved by Project Manager: 

Approved to be cost shared across all 3 CDD's
Submitted to AP on 12/7/21
by Jason Davidson

 1-32-512-468
16

Charles Aquatics, Inc.

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

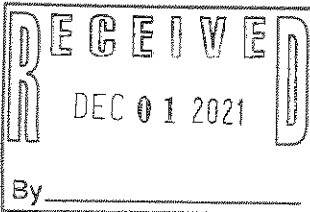
Invoice

Date	Invoice #
12/1/2021	44058

Due Date
12/31/2021

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

Vendor #

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 4 ponds - 1 pond at Main Street Phase 2 and 3 ponds at The Haven Approved RECDD III Pond Maintenance Submitted to AP on 12/1/21 by Jason Davidson <i>Jason Davidson</i> 1-32-572-468 10 	465.00	465.00

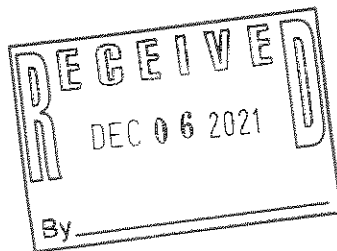
Thank you so much for your business!

Balance Due

\$465.00

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 18**Invoice Date:** 12/1/21**Due Date:** 12/1/21**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 - December 2021 <i>1-31-513-34</i>		1,875.00	1,875.00
Website Administration - December 2021 <i>1-31-513-351</i>		100.00	100.00
Information Technology - December 2021 <i>1-31-513-351</i>		150.00	150.00
Dissemination Agent Services - December 2021 <i>1-31-513-324</i>		291.67	291.67
Office Supplies <i>1-31-513-5)</i>		0.30	0.30
Postage <i>1-31-513-42</i>		59.62	59.62
Copies <i>1-31-513-425</i>		11.55	11.55
Telephone <i>1-31-513-41</i>		26.64	26.64
3			

**Total** \$2,514.78**Payments/Credits** \$0.00**Balance Due** \$2,514.78

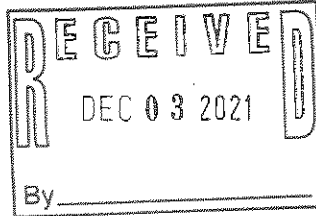


INVOICE

P.O. Box 6386
Tallahassee, Florida 32314

Invoice # 868
Date: 12/05/2021
Due On: 01/04/2022

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



RE3CDD-01

**1-31-513-315
13**

River's Edge III - General Counsel

Type	Date	Notes	Quantity	Rate	Total
Service	11/03/2021	Prepare form of landscaping RFP ad, project manual, and proposer forms.	1.10	\$270.00	\$297.00
Service	11/03/2021	Confer with Gentry and staff on RFP documents, scope and requirements	0.20	\$310.00	\$62.00
Service	11/04/2021	Confirm publication of master meeting notice.	0.10	\$270.00	\$27.00
Service	11/09/2021	Review draft agenda.	0.10	\$270.00	\$27.00
Service	11/10/2021	Attend staff conference call regarding landscape RFP.	0.20	\$270.00	\$54.00
Service	11/15/2021	Review officer resolution, landscaping chart, Watersong landscape proposals, Verdego performance report , side-by-side proposals, funding request.	0.70	\$270.00	\$189.00
Service	11/16/2021	Review draft landscape RFP maps and send questions/ comments to working group; confer with staff regarding meeting preparation; prepare landscaping amendment to add The Manor.	0.70	\$270.00	\$189.00
Expense	11/16/2021	Rental Car Expenses: JK - Travel monthly meeting	1.00	\$26.92	\$26.92
Service	11/17/2021	Travel to/from and attend Board meeting; post meeting wrap up and attend joint meeting of Board	2.30	\$310.00	\$713.00
Service	11/18/2021	Confer with Kilinski regarding follow-up from meeting, landscaping authorizations, and meeting decorum	0.20	\$270.00	\$54.00
Expense	11/18/2021	Hotel: JK - Lodging monthly meeting	1.00	\$60.06	\$60.06
Expense	11/18/2021	Gas: JK - Travel monthly meeting	1.00	\$10.48	\$10.48
Expense	11/18/2021	Meals: JK - Meals monthly meeting	1.00	\$7.76	\$7.76
Expense	11/18/2021	Tolls: JK - travel monthly meeting	1.00	\$1.03	\$1.03

Service	11/22/2021	Review joint meeting minutes and send comments.	0.10	\$270.00	\$27.00
Service	11/24/2021	Research workshop procedures.	0.10	\$270.00	\$27.00
Service	11/29/2021	Review changes to landscape RFP scope and provide feedback on same.	0.20	\$270.00	\$54.00
Service	11/29/2021	Confer with DM and Gentry re: golf cart enforcement and review resident correspondence and Board member feedback on same; review holiday lighting correspondence and confer with staff on options for same; update packages for same	0.10	\$310.00	\$31.00
				Total	\$1,857.25

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
543	12/04/2021	\$2,690.22	\$0.00	\$2,690.22

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
868	01/04/2022	\$1,857.25	\$0.00	\$1,857.25
Outstanding Balance				\$4,547.47
Total Amount Outstanding				\$4,547.47

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

Please pay within 30 days.

PROSSER

November 10, 2021
 Project No: 113094.80
 Invoice No: 46974

Rivers Edge III CDD
 c/o Government Management Services, LLC
 Attn: Hannah Smith
 4648 Eagle Falls PI
 Tampa, FL 33619

Project 113094.80 Rivers Edge III CDD
 For services including attend October meeting.
Professional Services from October 1, 2021 to October 31, 2021
Professional Personnel

1-31-513-311
 5

	Hours	Rate	Amount	
Principal	1.00	185.00	185.00	
Totals	1.00		185.00	
Total Labor				185.00
Reimbursable Expenses				
Mileage-DOT Allowable (.445)			26.70	
Mileage-Additional (.13/mile)			7.80	
Total Reimbursables	1.15 times		34.50	39.68
	Total this Invoice			\$224.68

Outstanding Invoices

Number	Date	Balance
46101	6/23/2021	385.34
46464	8/10/2021	498.84
46682	9/14/2021	185.00
46895	10/19/2021	224.68
Total		1,293.86





Approved RECDD 3 Landscape Maintenance
sent to AP on 12/08/21 by Johnathan Perry
Johnathan Perry

Invoice

Invoice #: 6983C

Date: 12/01/2021

Customer PO:

DUE DATE: 12/30/2021

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 December 2021

AMOUNT

\$13,893.09

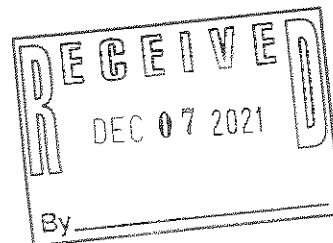
Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$13,893.09

1-32-572-461
8



WebstaurantStore

Sales Invoice

Order Number	User ID	Date Ordered
70531065	28704569	11/23/21 at 7:43 AM

Bill To	Ship To	Shipping Method
Johnathan Perry Rivers Edge CDD 3 475 West Town Place Suite 114 Saint Augustine, FL 32092	Johnathan Perry Rivers Edge CDD 3 140 Landing St Saint Johns, FL 32259-8763	Ground

Your Contact	Customer PO	Customer Phone
help@webstaurantstore.com		(904) 307-8313

Item Number	Description	Unit Price	QTY	Total
764SCD26BK	Ex-Cell Kaiser SCD-2633 BLK Streetscape Black Gloss 37 Gallon Round Classic Outdoor Trash Receptacle with Canopy	\$829.00	1	\$829.00
			SubTotal:	\$829.00
			Tax:	\$58.19
			Shipping:	\$66.18
			Total (USD):	\$953.37

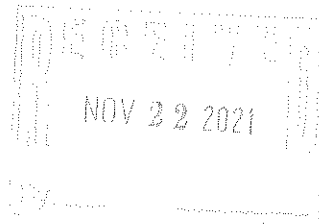
RECDD 3 Trash Can submitted to AP on 11/23/21 by Johnathan Perry
Johnathan Perry
1.32.572.42360
15

Payment Method: Alternate

Thank you for your business!

WebstaurantStore

40 Citation Lane
Lititz, PA 17543
717-392-7472



C.

Rivers Edge III Community Development District

FY2022 Funding Request #20
8-Feb-22

Vendor	Amount
1 Charles Aquatics	
February Lake Maintenance Inv #44514 2/1/22	\$ 501.00
2 Governmental Management Services	
February Invoice Inv #22 2/1/22	\$ 2,472.47
3 KE Law Group	
January General Counsel Inv #1220 2/5/22	\$ 2,546.67
4 Prosser	
December Professional Services Inv #47323 1/24/22	\$ 409.68
5 Rivers Edge CDD	
FPL Reimbursement Keystone Corners Inv #RE3 2-3-2022 2/3/22	\$ 531.14
FPL Reimbursement Mistflower Dr Inv #RE3 2-3-2022 2/3/22	\$ 6,027.04
FPL Reimbursement Shinnecock Dr Inv #RE3 2-3-2022 2/3/22	\$ 17.51
6 Verdego	
February Landscape Maintenance Inv #7204C 2/1/22	\$ 15,254.31
Total Amount Due	\$ 27,759.82

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

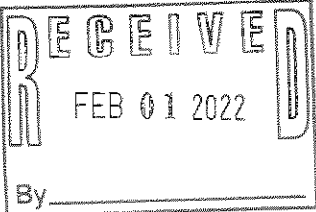
Invoice

Date	Invoice #
2/1/2022	44514

Due Date
3/3/2022

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

Vendor #

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 4 ponds - 1 pond at Main Street Phase 2 and 4 ponds at The Haven Approved RECDD III Submitted to AP on 2-1-22 by Jason Davidson <i>Jason Davidson</i> 1-32-572-468 10 	501.00	501.00

Thank you so much for your business!

Balance Due

\$501.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

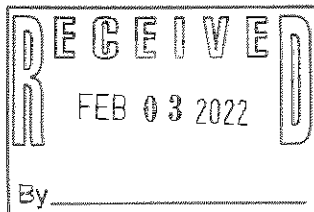
Invoice

Invoice #: 22
Invoice Date: 2/1/22
Due Date: 2/1/22
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 - February 2022 1-31-513-34		1,875.00	1,875.00
Website Administration - February 2022 1-31-513-351		100.00	100.00
Information Technology - February 2022 1-31-513-351		150.00	150.00
Dissemination Agent Services - February 2022 1-31-513-324		291.67	291.67
Office Supplies 1-31-513-51		6.22	6.22
Postage 1-31-513-42		4.44	4.44
Copies 1-31-513-425		37.50	37.50
Telephone 1-31-513-41		7.64	7.64
3			



Total	\$2,472.47
Payments/Credits	\$0.00
Balance Due	\$2,472.47

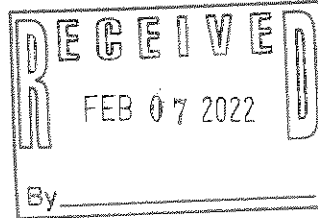


INVOICE

P.O. Box 6386
Tallahassee, Florida 32314

Invoice # 1220
Date: 02/05/2022
Due On: 03/07/2022

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



RE3CDD-01

1-31-513-315
13

River's Edge III - General Counsel

Type	Date	Notes	Quantity	Rate	Total
Service	01/03/2022	Revise landscape RFP forms to incorporate Board feedback.	0.30	\$270.00	\$81.00
Service	01/06/2022	Review draft agenda and send comments.	0.20	\$270.00	\$54.00
Service	01/11/2022	Confer with Kilinski regarding updates to landscape RFP; update RFP package; circulate to working group for comments.	0.20	\$270.00	\$54.00
Service	01/12/2022	Review updated RFP for landscape and edit/ disseminate for agenda package; review draft agenda and confer with staff on same; transmit information on same	0.20	\$310.00	\$62.00
Service	01/17/2022	Review agenda package; prepare for Board meeting; review outstanding items and begin preparation of same, including golf cart policies, public comment policies, status of proposals from Vesta, repairs, etc	0.40	\$310.00	\$124.00
Service	01/17/2022	Review and analyze Haven pond proposal documents and staff reports in preparation for meeting.	0.30	\$270.00	\$81.00
Service	01/18/2022	Conference call with staff regarding agenda items.	0.20	\$270.00	\$54.00
Service	01/18/2022	Begin travel to monthly meeting	0.80	\$270.00	\$216.00
Service	01/19/2022	Travel to and attend Board meeting; follow up from same.	2.80	\$270.00	\$756.00
Service	01/19/2022	Monitor legislation and prepare newsletter for same	0.30	\$310.00	\$93.00
Expense	01/19/2022	Meals: LG - Travel monthly meeting	0.20	\$17.57	\$3.51
Service	01/19/2022	Begin due diligence project; retrieve plats and deeds from St. Johns County clerk's office; download acquisition and agreement records from GMS' record	0.80	\$225.00	\$180.00

		server; review meeting notes and follow-up tasks.			
Expense	01/20/2022	Mileage: LG - Travel monthly meeting	126.02	\$0.56	\$70.57
Expense	01/21/2022	Hotel: LG - Lodging monthly meeting	0.20	\$270.45	\$54.09
Service	01/21/2022	Draft resolution instructing St. Johns County Supervisor of Elections to prepare for 2022 elections.	0.20	\$225.00	\$45.00
Service	01/24/2022	Confer with staff re: landscape and Havens pond agreement/property ownership transfer; confer with Stilwell and Gentry on same	0.20	\$310.00	\$62.00
Service	01/25/2022	Confer re: cost share and amenity improvements/repairs and replacements and options for same	0.10	\$310.00	\$31.00
Service	01/26/2022	Review Charles Aquatics addendum for Haven pond and send for signatures.	0.10	\$270.00	\$27.00
Service	01/28/2022	Review and provide comments to January minutes.	0.30	\$270.00	\$81.00
Service	01/28/2022	Continue due diligence project; compare plat with property appraiser's data; confirm parcel transfers.	0.70	\$225.00	\$157.50
Service	01/31/2022	Analyze 2021 audit requirements; update landscape RFP package and send to staff for input.	0.40	\$270.00	\$108.00
Service	01/31/2022	Review outstanding landscape RFP questions and confer with Gentry on same	0.20	\$310.00	\$62.00
Service	01/31/2022	Confirm District's website is listed on DEO's site; audit District website to ensure compliance with statutory requirements for content; search county records to confirm recording of Public Facilities Report.	0.40	\$225.00	\$90.00
				Total	\$2,546.67

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
928	02/02/2022	\$2,816.71	\$0.00	\$2,816.71

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1220	03/07/2022	\$2,546.67	\$0.00	\$2,546.67

Outstanding Balance	\$5,363.38
Total Amount Outstanding	\$5,363.38

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

Please pay within 30 days.

PROSSER

January 24, 2022
 Project No: 113094.80
 Invoice No: 47323

Rivers Edge III CDD
 c/o Government Management Services, LLC
 Attn: Hannah Smith
 4648 Eagle Falls Pl
 Tampa, FL 33619

Project 113094.80 Rivers Edge III CDD
 For services including attend CDD meeting and coordinate landscape RFP maps.
Professional Services from December 1, 2021 to December 31, 2021

1-31-513-511
 5

Professional Personnel

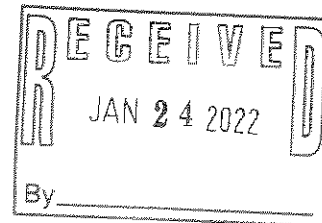
	Hours	Rate	Amount	
Principal	2.00	185.00	370.00	
Totals	2.00		370.00	
Total Labor				370.00

Reimbursable Expenses

Mileage-DOT Allowable (.445)			26.70	
Mileage-Additional (.13/mile)			7.80	
Total Reimbursables	1.15 times		34.50	39.68
			Total this Invoice	\$409.68

Outstanding Invoices

Number	Date	Balance
46974	11/10/2021	224.68
47185	12/14/2021	687.18
Total		911.86

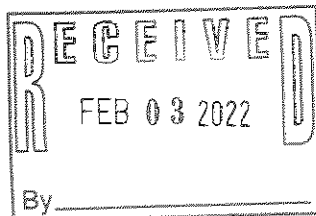


Rivers Edge CDD

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

DATE: February 3, 2022
INVOICE # RE3 2-3-2022

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



DESCRIPTION	AMOUNT
Reimbursement of costs related to FPL acc # 6702745339 at 106 Keystone Corners Blvd for FY20-22	\$ 531.14
Reimbursement of costs related to FPL acc # 7642409317 at 53 Mistflower Dr FY20-22	\$ 6,027.04
Reimbursement of costs related to FPL acc # 8969150120 at 233 Shinnecock Dr FY20-22	\$ 17.51
TOTAL	\$ 6,575.69

1-500-207-10
11

Make check payable to:
Rivers Edge CDD
c/o GMS LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

THANK YOU FOR YOUR BUSINESS!



Invoice

Invoice #: 7204C

Date: 02/01/2022

Customer PO:

DUE DATE: 03/03/2022

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 February 2022

AMOUNT

\$15,254.31

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$15,254.31

Approved RECDD III
Submitted to AP on 2-7-22
by Jason Davidson

Jason Davidson
1-52-572-461

