

*Rivers Edge III
Community Development District*

March 23, 2022

AGENDA

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

March 16, 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, March 23, 2022 at 9:30 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of the Minutes of the February 16, 2022 Meeting
- IV. Discussion on Date for Joint Private Meeting Regarding Security
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Operations & Maintenance
 1. Update on Weekly VerdeGo Performance Report
 2. Landscape Report
 3. Pond Report
- VI. Financial Reports
 - A. Balance Sheet and Statement of Revenues and Expenditures
 - B. Approval of Check Register

C. Consideration of Funding Request No. 21

VII. Supervisor Requests and Audience Comments

VIII. Next Scheduled Meeting – April 20, 2022 at 9:30 a.m. at the RiverTown Amenity Center

IX. Adjournment

MINUTES

MINUTES OF MEETING
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rivers Edge III Community Development District was held on Wednesday, February 16, 2022 at 9:30 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

DJ Smith	Chairman
Jason Thomas	Vice Chairman
Chris Henderson	Supervisor

Also present were:

Marilee Giles	District Manager
Lauren Gentry	District Counsel
Ryan Stilwell	District Engineer
Jason Davidson	Vesta
Johnathan Perry	Vesta
Clint Waugh	Vesta
Dan Fagen	Vesta
Erik Olsen	Vesta
Shane Blair	VerdeGo

The following is a summary of the discussions and actions taken at the February 16, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Giles called the meeting to order at 9:30 a.m.

SECOND ORDER OF BUSINESS **Public Comment**

A resident stated that some landscaped areas in North Lake, specifically the corners of Narrowleaf, Ruskin and Sanderson are not being maintained well. Mr. Smith informed the resident the areas mentioned are in CDD 1, however his comments were noted.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Acceptance of Resignation of Jacob O’Keefe

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Jacob O’Keefe’s resignation was accepted.

B. Consideration of Appointing a New Supervisor to Fill the Vacancy

Mr. Smith nominated Amber King to fill the vacancy left by Mr. O’Keefe and stated that Mr. Thomas will take over as Vice Chair and Mr. Smith will take over as Chairman.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor appointing Ms. Amber King to Seat 4 was approved.

C. Oath of Office for Newly Appointed Supervisor

This item was tabled.

D. Consideration of Resolution 2022-05, Designating Officers

Mr. Smith will serve as Chairman, Mr. Thomas as Vice Chairman, and Chris Henderson and Amber King will serve as Assistant Secretary. The GMS staff members listed as officers will remain the same.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2022-05, designating officers as listed above was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the January 19, 2022 Regular Board Meeting

There were no comments on the minutes.

On MOTION by Mr. Henderson seconded by Mr. Thomas with all in favor the minutes of the January 19, 2022 Board of Supervisors meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of Paint Proposals

Mr. Davidson informed the Board the Rivers Edge CDD 1 board approved Investment Painting to paint the gym ceilings, the pergolas and the Conspan bridge towers and noted Investment Painting agreed to a 10% discount bringing the total to \$7,758 for all three projects. The project has been included in the budget.

There were no objections from the Board.

FIFTH ORDER OF BUSINESS

Consideration of Playground Mulch

Mr. Davidson informed the Board the playground mulching levels are low and need to be replenished. Two quotes were included in the agenda package for the Board’s review. This item has not been included in the budget and the costs would be shared between all three districts.

On MOTION by Mr. Henderson seconded by Mr. Smith with all in favor the proposal from First Coast Mulching totaling \$20,108 was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Gentry informed the Board her team is monitoring the legislative session. There are a few bills that may impact the District, such as a bill that would allow boards to return to remote meetings during declared states of emergency, and a bill that would increase the tax discount percentages on property tax bills.

B. District Engineer – Consideration of Proposal for Preparation of a Stormwater Needs Analysis Report

Mr. Stilwell presented a proposal to perform a stormwater needs analysis, which is now required by the State. The proposal is to provide a combined report for all three districts so the cost would be shared.

On MOTION by Mr. Smith seconded by Mr. Henderson with all in favor the proposal for preparation of a stormwater needs analysis report was approved.

C. District Manager

Ms. Giles noted the next meeting is scheduled during Spring Break so there may be a need to cancel or reschedule the meetings.

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 noted that VerdeGo is trending in the right direction.

2. Landscape Report

A copy of VerdeGo’s monthly landscape maintenance report was included in the agenda package for the Board’s review.

3. Pond Report

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

EIGHTH 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. 20**

Copies of funding request 20 totaling \$27,759.82 and the check register totaling \$20,724.98 were included in the agenda package.

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

On MOTION by Mr. Smith seconded by Mr. Henderson with all in favor funding request 20 was approved.

NINTH ORDER OF BUSINESS Supervisor Requests and Audience Comments

Mr. Fred Baron, 44 Cherry Laurel Place, asked when the lighting between Haven and the Arbors will be turned on. Mr. Smith did not have an update. Mr. Baron asked that it be made a priority.

A resident stated that the pond in the back of Haven is full of trash and the pond bank is full of weeds. Mr. Henderson stated that the area is in progress given that there is still construction in the area. The resident also stated that she lost part of her lot to a retaining wall and asked if anything could be done. Mr. Stilwell stated that the wall is located in a CDD easement and there’s nothing that can be done as its purpose is to provide appropriate access to

the pond per the St. Johns Water Management District’s requirements. The resident also commented on issues on her property to the retaining wall installation. Mr. Henderson stated that Mattamy’s warranty department works on issues such as those and he will be on property with the contractors to investigate any issues. Lastly, the resident asked for children at play signs. Mr. Smith stated that people are welcome to put up temporary signs while they’re children are outside playing but adding additional permanent signage or lowering the speed limit is not an option as the speed limit is enforced by the county.

A resident asked who she could speak to about loud music coming from the construction sites starting early in the morning. Mr. Henderson responded that he would get the information to the resident.

There were no supervisor requests.

TENTH ORDER OF BUSINESS

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

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

D.

1.

RECDD I, II and III Landscape Deficiency Report

Contracted Item Description		September				October				November				December				January			February			March								
		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	1/31-2/6	2/7-2/13	2/14-2/20	2/21-2/27	2/28-3/6	3/7-3/13	3/14-3/20	3/21-3/27	3/28-4/3
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	4	5	5	5	5	5	5	5	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	4	4	3	4	4	5			
	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	5	5	5	5	4	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	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	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	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	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	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	4	4	5	4	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	5	4	4	4	4	4	4	3		
	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	5	4	3	4	4	3	3	3	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	4	3	3	4	4	4	4	3	3	2	2	3	3	3	4	4	4	4	4	4	4	4			
	Ornamental grasses will be cut back once a year in late winter. (pg 16)																					5	5	5	5	5						
	All deciduous trees shall be pruned when dormant to ensure proper uniform growth. (pg 16)																					5	5	5	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	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	3	4	4	3	4	4	4		
	Trim buffer area along the Riverfront Park - Trimming of buffer area to four (4) feet high from the south lookout north 3,200 feet to the extent of the cleared portion of park. This to include any saplings, Sabal Palmetto fronds above four (4) feet and tall weeds. (pg 17)																															
	Trim County Road 244 Woodline - Trim all overhanging vegetation on R/W line and walks to eight (8) feet high along the length of County Road 244 (pg 17)																															
Weeds & Grasses	All groundcover and turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. (pg 17) Ground covers may grow to approximately three to four (3-4) inches in height. Foliage free space is to be maintained between all ground covers and other plants, plant beds, trees, walls or other unintended areas. (pg 18)	1	3	3	4	4	4	4	3	3	3	3	3	3	2	2	2	2	3	4	4	4	4	4	4	4	3	3	3			
	All shrub and bed areas shall be maintained each mowing service by removing all trash and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a pre-emergent herbicide. (pg 17)	1	3	3	3	3	4	4	3	3	3	3	4	4	3	3	4	4	3	4	4	4	4	4	4	4	3	3	3			

2.



Landscape Maintenance Report March

Irrigation:

Irrigation is currently running at 2x per week. We are shutting down the system as needed for rainfall. Several battery timers have been replaced with solar powered clock for ease of use and functionality.

Maintenance:

Bi-weekly mowing continues through March, high visibility areas are priority and are being touched more frequently.

Bed detailing is being focused on, detail throughout the community is looking good.

Weed growth is popping with the warmer weather. We are spraying and hand pulling as needed.

We are finishing up our bed preemergent process.

Mulch is nearly finished with a small amount of locations that need to be touched up.

Leaf removal is an ongoing process, the oak leaf drop usually lasts until April.

We completed the tree lifting and were able to complete a lot of moss removal over the winter.

Roses throughout the community will be getting a fungicide and fertilization in April.

As April approaches we will start to ramp up in personnel and equipment. We are planning for four maintenance teams this year and a detail team.

Turf and Chemical applications:

Turf was fertilized in March and will happen on a monthly basis. We also have a tech onsite up to 3 days per week between applications to spot treat any areas as needed. This additional service is being provided at no cost to the CDD

Annuals:

Winter annuals are beginning to fizzle out and will be scheduled for replacement in April. When new annuals are installed we will be fertilizing.

3.



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

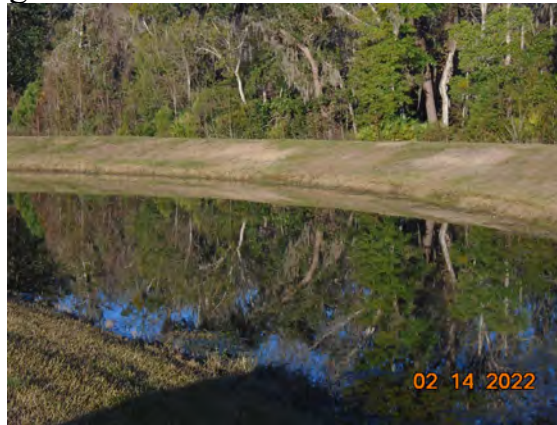
Service Report

Date : February 28, 2022

Field Techs: Mike Liddell /
Justin Powers

Client: RiverTown

Pond A: Applied algae treatment.



Pond B: Treated perimeter vegetation.

Pond C: Perimeter grass is decaying.



Pond D: Applied pond dye and cut dead grasses from water and removed from site.



Pond E: Applied algaecide around edge of pond.



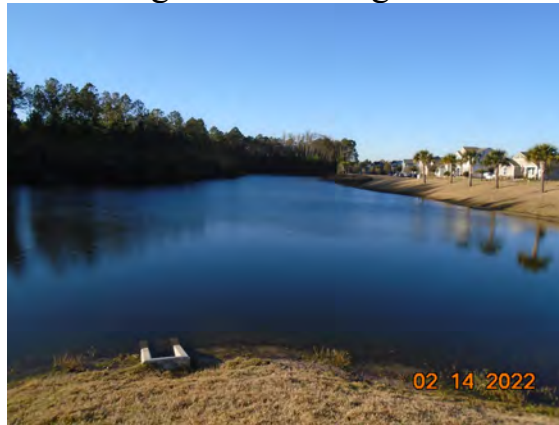
Pond G: Treated algae.



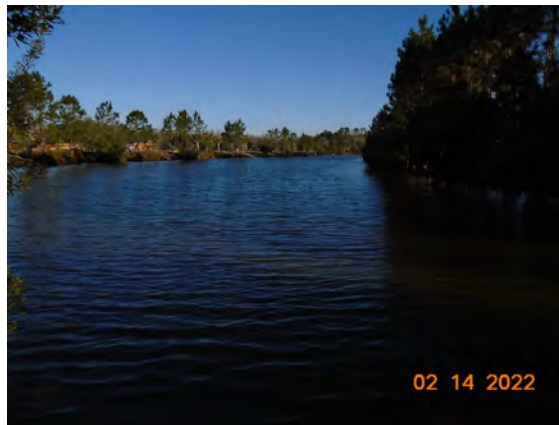
Pond H: Treated perimeter vegetation, no algae noticed on entire pond.



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: Pond is in good condition, no algae or trash noticed.



Pond Q: Previous treatment appears effective, pond in good condition.



Pond R: Previous treatment effective, pond looks good.



Pond S: Pond in good condition, no algae noticed.



Pond T: Previous treatment was effective, pond is in good condition.



Pond U: Pond in good condition, no algae noticed.



Pond V: Treated for algae growth.



Pond W: Applied algaecide and pond dye. Planktonic algae bloom developing.



Pond X: (Homestead) Coontail treatments have been effective.



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 pond for algae growth.



Pond DD: Removed trash, treated for algae growth.



Pond EE: Treated for algae growth.



Pond FF: Pond in good condition, picked up minor trash.



Pond GG: Pond in good condition, previous treatments effective.



Pond HH: Pond looks good, picked up trash.



Pond II: Treated for emergent grasses around pond.



Pond JJ: Treated perimeter vegetation.



Pond KK: Applied pond dye.



Pond LL: previous treatment was effective, water level low, no algae noticed.



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



Pond NN: Perimeter grasses are decaying.



Pond OO: Treated for perimeter weeds.



Pond PP: Picked up trash.



Pond QQ: Treated for perimeter weeds.



Pond RR: Pond in good condition no algae or trash noticed.



Pond SS: Applied algaecide.



Pond TT: Applied algaecide.



Pond UU: Applied algaecide.



Pond VV: Treated algae and removed trash.



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



Pond River Club 1: Treated algae.

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: Treated algae.



Pond 4: Removed trash from pond area, no invasive vegetation noticed.



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.



SIXTH ORDER OF BUSINESS

A.

Rivers Edge III

Community Development District

Unaudited Financial Reporting
February 28, 2022



Rivers Edge III
Community Development District
Combined Balance Sheet
February 28, 2022

	<u>Governmental Fund Types</u>			Totals (Memorandum Only)
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
Assets:				
Cash	\$38,449	---	---	\$38,449
Due From Developer	\$27,760	---	---	\$27,760
Due From Other	\$8,937	---	---	\$8,937
Custody	\$125,321	---	---	\$125,321
Series 2021				
Reserve	---	\$275,400	---	\$275,400
Revenue	---	\$429,748	---	\$429,748
Capital Interest	---	\$66	---	\$66
Acquisition & Construction	---	---	\$41	\$41
Cost of Issuance	---	---	\$3,251	\$3,251
Assessment Receivable	\$8,695	\$6,686	---	\$15,381
Total Assets	\$209,162	\$711,900	\$3,291	\$924,354
Liabilities:				
Accounts Payable	\$56,031	---	---	\$56,031
Due to Rivers Edge CDD- Utilities	\$3,021	---	---	\$3,021
Due to Other	\$515	---	---	\$515
Fund Balances:				
Restricted for Debt Service	---	\$711,900	---	\$711,900
Restricted for Capital Projects	---	---	\$3,291	\$3,291
Unassigned	\$149,595	---	---	\$149,595
Total Liabilities and Fund Equity	\$209,162	\$711,900	\$3,291	\$924,354

Rivers Edge III
Community Development District
Statement of Revenues & Expenditures
For The Period Ending February 28, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
Revenues:				
Developer Contributions	\$512,928	\$119,616	\$119,616	\$0
Assessments-Tax Roll	\$138,244	\$134,016	\$134,016	\$0
Miscellaneous Income	\$0	\$0	\$3,551	\$3,551
Total Revenues	\$651,172	\$253,631	\$257,182	\$3,551
Expenditures				
<i>Administrative</i>				
Engineering	\$1,875	\$781	\$1,322	(\$540)
Arbitrage	\$600	\$250	\$0	\$250
Dissemination Agent	\$3,500	\$1,458	\$1,317	\$142
Attorney	\$25,000	\$10,417	\$9,911	\$506
Trustee Fees	\$4,000	\$1,667	\$0	\$1,667
Management Fees	\$22,500	\$9,375	\$9,375	\$0
Annual Audit	\$4,500	\$1,875	\$0	\$1,875
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Information Technology	\$1,800	\$750	\$500	\$250
Website Administration	\$1,200	\$500	\$600	(\$100)
Telephone	\$150	\$63	\$50	\$13
Postage	\$175	\$73	\$96	(\$23)
Printing & Binding	\$1,000	\$417	\$148	\$269
Insurance	\$5,500	\$5,500	\$5,175	\$325
Legal Advertising	\$1,500	\$625	\$117	\$508
Other Current Charges	\$500	\$208	\$232	(\$23)
Office Supplies	\$150	\$63	\$15	\$47
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Administration/Compliance	\$1,963	\$818	\$400	\$418
Total Administrative	\$81,088	\$40,014	\$34,431	\$5,583
<i>Grounds Maintenance</i>				
Landscape Maintenance	\$76,905	\$32,044	\$73,885	(\$41,841)
Lake Maintenance	\$2,200	\$2,200	\$3,236	(\$1,036)
Electric	\$4,590	\$1,913	\$43	\$1,870
Sewer/Water/Irrigation	\$12,500	\$5,208	\$6,190	(\$981)
Cost Share Landscaping- Rivers Edge	\$129,731	\$54,055	\$0	\$54,055
Repair & Replacements	\$0	\$0	\$895	(\$895)
Total Field Operations	\$225,926	\$95,419	\$84,248	\$11,171
<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	\$135,433	\$118,679	\$16,753
Excess Revenues/Expenses	\$0		\$138,503	
Net Change in Fund Balance	\$0		\$138,503	
Fund Balance - Beginning	\$0		\$11,092	
Fund Balance - Ending	\$0		\$149,595	

Rivers Edge III
Community Development District
Debt Service Fund - Series 2021
Statement of Revenues & Expenditures
For The Period Ending February 28, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
Revenues:				
Assessments - Tax Roll	\$106,308	\$103,057	\$103,057	\$0
Assessments - Direct	\$444,492	\$333,366	\$333,366	\$0
Interest Income	\$1,000	\$417	\$41	(\$375)
Carryforward Surplus	\$183,222	\$0	\$0	\$0
Total Revenues	\$735,022	\$436,840	\$436,465	(\$375)
Expenditures				
Series 2021				
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	\$253,618	\$253,243	(\$375)
Net Change in Fund Balance	\$176,375	\$253,618	\$253,243	(\$375)
Fund Balance - Beginning	\$0		\$458,657	
Fund Balance - Ending	\$176,375		\$711,900	

Reserve	\$275,400
Revenue	\$429,748
Capitalized Interest	\$66
Assessment Receivable	\$6,686
	\$711,900
	\$711,900

Rivers Edge III
Community Development District
Capital Projects Funds
Statement of Revenues & Expenditures
For The Period Ending February 28, 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	\$22,091.62	\$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	2/23/22	\$28,295.99	\$0.00	\$28,295.99	\$0.00
20	2/8/22			\$0.00	\$27,759.82	(\$27,759.82)
Total Due from Developer				\$22,091.62	\$119,615.82	(\$27,759.82)

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

		ASSESSED			RECEIVED			
ASSESSED TO	# UNITS	SERIES 2021 DEBT INVOICED NET	FY22 O&M	TOTAL NVOICED NET	SERIES 2021 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
MATTAMY	429	444,488.27	-	444,488.27	333,366.21	-	333,366.21	111,122.06
TOTAL DIRECT BILLS	429	444,488.27	-	444,488.27	333,366.21	-	333,366.21	111,122.06
NET REVENUE TAX ROLL	110	106,308.38	138,243.84	244,552.22	103,056.97	134,015.67	237,072.64	7,479.58
TOTAL REVENUE	539	550,796.65	138,243.84	689,040.49	436,423.18	134,015.67	570,438.85	118,601.64

DIRECT BILL PERCENT COLLECTED	75.00%	0.00%	75.00%
TAX ROLL PERCENT COLLECTED	42.14%	96.94%	96.94%
TOTAL PERCENT COLLECTED	79.23%	96.94%	82.79%

(1) Bulk land owners are on a payment plan for undeveloped land. Debt service assessments – 50% due December 1, 2021, 25% due February 1, 2021 and 25% due May 1, 2021

SUMMARY OF TAX ROLL RECEIPTS				
ST JOHNS COUNT DIST.	DATE	TOTAL AMOUNT	SERIES 2021 DEBT	O&M
1	11/4/2021	-	-	-
2	11/17/2021	37,102.68	16,128.77	20,973.91
3	11/22/2021	4,547.13	1,976.67	2,570.46
4	12/8/2021	12,974.91	5,640.27	7,334.64
5	12/20/2021	101,160.44	43,975.08	57,185.36
6	1/14/2022	47,470.78	20,635.85	26,834.93
INTEREST	1/21/2022	3.10	1.35	1.75
7	2/16/2022	18,432.29	8,012.63	10,419.66
8	3/7/2022	15,381.31	6,686.35	8,694.96
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
TOTAL TAX ROLL RECEIPTS		237,072.64	103,056.97	134,015.67

B.

Rivers Edge III

Community Development District

Check Run Summary

February 28, 2022

Fund	Date	Check No.	Amount
General Fund			
	2/16/22	146	\$ 24.69
Total			\$ 24.69

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/16/22	00017	12/21/21 12212021	202112 310-51300-42000		MAILED NOTICE POSTAGE	*	24.69	
								ST.JOHNS COUNTY TAX COLLECTOR
								24.69 000146
TOTAL FOR BANK A							24.69	
TOTAL FOR REGISTER							24.69	



P.O. Box 9001
ST. AUGUSTINE, FLORIDA 32085
P: 904 209 2250
F: 904 209 2283
WWW.SJCTAX.US

December 21, 2021

Rivers Edge III Community Development District
250 International Parkway Suite 280
Lake Mary, FL 32746
St. Augustine, FL 32092

INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2021 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 24.69

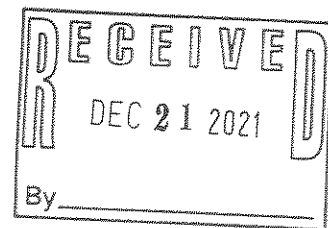
If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Dennis W. Hollingsworth, C.F.C.
St. Johns County Tax Collector

1-31-513-42

17



INNOVATION INTEGRITY EXPERTISE

MAILING ADDRESS FOR ALL LOCATIONS: P.O. BOX 9001, ST. AUGUSTINE, FL 32085-9001

ST. AUGUSTINE - MAIN
4030 LEWIS SPEEDWAY
ST. AUGUSTINE, FL 32084

DUPONT CENTER
6658 US 1 SOUTH
ST. AUGUSTINE, FL 32086

JULINGTON CREEK
725 FLORA BRANCH BLVD
SAINT JOHNS, FL 32259

PONTE VEDRA
151 SAWGRASS CORNERS DR, STE 100
PONTE VEDRA BEACH, FL 32082

C.

Rivers Edge III Community Development District

FY2022 Funding Request #21
8-Mar-22

Vendor	Amount
1 Charles Aquatics	
March Lake Maintenance Inv #44725 3/1/22	\$ 501.00
2 Governmental Management Services	
March Invoice Inv #23 3/1/22	\$ 2,548.96
3 KE Law Group	
February General Counsel Inv #1516 3/7/22	\$ 2,705.67
4 Prosser	
January Professional Services Inv #47444 2/14/22	\$ 456.62
6 Verdego	
March Landscape Maintenance Inv #7641C 3/1/22	\$ 15,254.31
January Irrigation Repairs Inv #7681 3/8/22	\$ 269.00
Total Amount Due	\$ 21,735.56

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

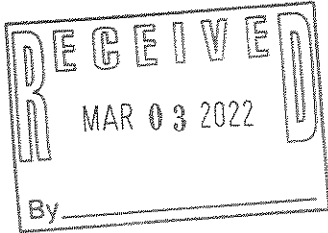
Invoice

Date	Invoice #
3/1/2022	44725

Due Date
3/31/2022

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 3-3-22 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, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

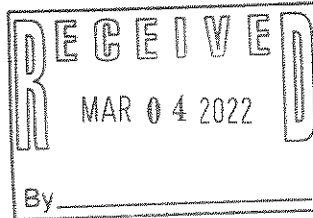
Invoice #: 23

Invoice Date: 3/1/22

Due Date: 3/1/22

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 - March 2022 1-31-513-34		1,875.00	1,875.00
Website Administration - March 2022 1-31-513-35		100.00	100.00
Information Technology - March 2022 1-31-513-351		150.00	150.00
Dissemination Agent Services - March 2022 1-31-513-324		291.67	291.67
Office Supplies 1-31-513-51		0.03	0.03
Postage 1-31-513-42		0.53	0.53
Copies 1-31-513-425		112.35	112.35
Telephone 1-31-513-41		19.38	19.38
3			

Total	\$2,548.96
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Payments/Credits	\$0.00
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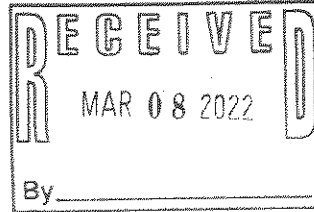
Balance Due	\$2,548.96
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INVOICE

P.O. Box 6386
Tallahassee, Florida 32314

Invoice # 1516
Date: 03/07/2022
Due On: 04/06/2022



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

1-31-513-315
13

RE3CDD-01

River's Edge III - General Counsel

Type	Date	Notes	Quantity	Rate	Total
Service	02/01/2022	Verify status of public facilities report and disclosure of public finance.	0.20	\$270.00	\$54.00
Service	02/02/2022	JW- Draft public facilities report work authorization and letter to engineer re same; correspondence to obtain executed copy of district engineer's agreement.	0.40	\$270.00	\$108.00
Service	02/02/2022	Real property due diligence including plat review, deed review, and ownership analysis using property appraiser's data.	0.50	\$225.00	\$112.50
Service	02/03/2022	Review draft agenda.	0.10	\$270.00	\$27.00
Service	02/03/2022	Compute updated competitive procurement thresholds for 2022.	0.10	\$225.00	\$22.50
Service	02/04/2022	Analyze standards for 2021 audit reporting.	0.20	\$270.00	\$54.00
Service	02/06/2022	Confer with disclosure counsel re: notice of trustee change and draft same	0.10	\$310.00	\$31.00
Service	02/07/2022	Update landscape RFP package and communicate with team regarding necessary information.	0.30	\$270.00	\$81.00
Service	02/07/2022	Confer with staff re: process for work authorizations, interlocal and budget considerations; transmit flow of responsibility and confer with on site staff on same	0.30	\$310.00	\$93.00
Service	02/11/2022	Monitor legislation and prepare newsletter for same	0.30	\$310.00	\$93.00
Service	02/11/2022	Monitor legislation and prepare newsletter for same	0.30	\$310.00	\$93.00
Service	02/11/2022	Review property ownership information and confer with Prosser on same	0.10	\$310.00	\$31.00
Service	02/14/2022	Update landscape RFP package.	0.10	\$270.00	\$27.00

Service	02/14/2022	Confer with landowner re: board status change and confer re: quorum and process for exchange on same	0.10	\$310.00	\$31.00
Expense	02/15/2022	Meals: LMG - Travel monthly meeting	0.20	\$35.97	\$7.19
Expense	02/15/2022	Rental Car Expenses: LMG - Travel monthly meeting	0.20	\$121.80	\$24.36
Expense	02/15/2022	Gas: LMG - Travel monthly meeting	0.20	\$50.60	\$10.12
Service	02/15/2022	Real property due diligence including plat review, deed review, and ownership analysis using property appraiser's data.	2.40	\$225.00	\$540.00
Service	02/16/2022	Travel to and attend Board meeting.	2.50	\$270.00	\$675.00
Service	02/16/2022	Confer with Gentry and staff re: meeting follow up items and status of reporting processes	0.20	\$290.00	\$58.00
Service	02/18/2022	Confer with county re: process for filing stormwater needs analysis	0.10	\$290.00	\$29.00
Service	02/18/2022	Review stormwater needs analysis work authorization and send for signatures; compile final RFP documents and finalize Project Manual for distribution.	0.50	\$270.00	\$135.00
Service	02/23/2022	Review draft February minutes.	0.10	\$270.00	\$27.00
Service	02/28/2022	Confer with engineer regarding waterfall pump repairs.	0.10	\$270.00	\$27.00
Service	02/28/2022	Real property due diligence including plat review, deed review, and ownership analysis using property appraiser's data.	1.40	\$225.00	\$315.00
				Total	\$2,705.67

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
1220	03/07/2022	\$2,546.67	\$0.00	\$2,546.67

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1516	04/06/2022	\$2,705.67	\$0.00	\$2,705.67

Outstanding Balance	\$8,069.05
Total Amount Outstanding	\$8,069.05

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

Please pay within 30 days.

PROSSER

February 14, 2022
 Project No: 113094.80
 Invoice No: 47444

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 with Aerostar on water quality testing.

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

Professional Personnel

	Hours	Rate	Amount	
Principal	2.25	185.00	416.25	
Totals	2.25		416.25	
Total Labor				416.25

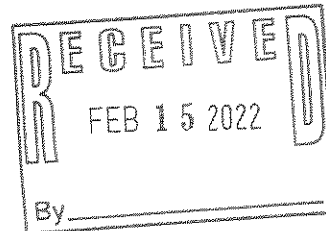
Reimbursable Expenses

Mileage-DOT Allowable (.445)			26.70	
Mileage-Additional (.14/mile)			8.40	
Total Reimbursables	1.15 times		35.10	40.37
	Total this Invoice			\$456.62

Outstanding Invoices

Number	Date	Balance
47185	12/14/2021	687.18
47323	1/24/2022	409.68
Total		1,096.86

1-31-513-311
5





Invoice

Invoice #: 7641C

Date: 03/01/2022

Customer PO:

DUE DATE: 03/30/2022

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 March 2022

AMOUNT

\$15,254.31

Invoice Notes:

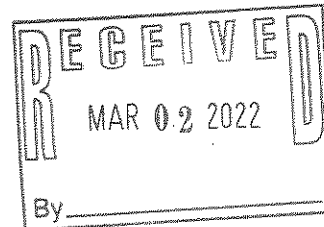
Thank you for your business!

AMOUNT DUE THIS INVOICE

\$15,254.31

Approved RECDD III
Submitted to AP on 3-2-22
by Jason Davidson

Jason Davidson
1-32-572-461
8





Invoice

Invoice #: 7681

Date: 03/08/22

Customer PO:

DUE DATE: 04/07/2022

BILL TO

Rivertown - RECDDIII
475 West Town Place, Suite 114
St. Augustine, FL 32092

FROM

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

DESCRIPTION

AMOUNT

#7596 - January 2022 irrigation repairs

January 2022 irrigation repairs for recdd3

Irrigation

\$269.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$269.00

Approved RECDD III
Submitted to AP on 3-15-22
by Jason Davidson

Jason Davidson
1-32-572-461
8

