

*Rivers Edge III*  
*Community Development District*

*June 15, 2022*

# *AGENDA*

**Rivers Edge III  
Community Development District**  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
[www.RiversEdge3CDD.com](http://www.RiversEdge3CDD.com)

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June 8, 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, June 15, 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 April 20, 2022 Board of Supervisors and Joint Special Meetings
- IV. Ratification of Proposal for Painting of the Pirate Ship Playground (Cost Share)
- V. Acceptance of the Fiscal Year 2021 Audit Report
- VI. Consideration of Proposals (Costs to be Shared)
  - A. Replacement of Kayaks
  - B. Pond #8 Light Replacement
- VII. Consideration of Resolution 2022-07, Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing Date
- VIII. Consideration of Amendment to Agreement with GMS
- IX. Consideration of Resolution 2022-08, Authorizing a Change in the Registered Agent
- X. Consideration of Resolution 2022-09, Designating a Date, Time and Location for a Landowner's Meeting and Election
- XI. Staff Reports

- A. District Counsel
- B. District Engineer – Stormwater Needs Analysis Report
- C. District Manager – Report on the Number of Registered Voters (99)
- D. Operations & Maintenance
  - 1. Update on Weekly VerdeGo Performance Report
  - 2. Pond Report
- E. Landscape - Report

XII. Financial Reports

- A. Balance Sheet and Statement of Revenues and Expenditures
- B. Approval of Check Registers
  - 1. April
  - 2. May
- C. Ratification of Funding Request No. 23
- D. Consideration of Funding Request No. 24

XIII. Supervisor Requests and Audience Comments

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

XV. 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, April 20, 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
Amber King	Supervisor

Also present were:

Jim Oliver	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
Trey Sterling	VerdeGo
Marilee Giles	GMS

The following is a summary of the discussions and actions taken at the April 20, 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**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the February 16, 2022 Regular Board Meeting**

There were no comments on the minutes.

On MOTION by Mr. Smith seconded by Mr. Henderson with all in favor the minutes of the February 16, 2022 Board of Supervisors meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**                      **Consideration of Resolution 2022-06,  
Designating Officers**

Mr. Oliver informed the Board Supervisor King has been sworn in and will be designated as an Assistant Secretary. The remaining board members would maintain their current positions, including Supervisor Smith as Chair, Supervisor Thomas as Vice Chair, and Supervisor Henderson as Assistant Secretary. From GMS’s office, for purposes of executing documents between meetings, Jim Perry will serve as Secretary and Treasurer, and Jim Oliver, Darrin Mossing, Marilee Giles and Daniel Laughlin will serve as Assistant Secretaries and Assistant Treasurers.

On MOTION by Mr. Smith seconded by Mr. Henderson with all in favor Resolution 2022-06, designating officers as listed above was approved.

**FIFTH ORDER OF BUSINESS**                      **Consideration of Proposals for Painting  
Pirate Ship Playground**

Mr. Perry presented two proposals for painting of the pirate ship playground from NE Task Force and Investment Painting. Investment Painting provides a 5-year labor warranty and quoted \$3,840. NE Task Force provides a 1-year labor warranty and quoted \$2,084.16. Mr. Davidson noted this item is unbudgeted and will be cost shared.

Mr. Thomas asked what the warranty would cover.

Mr. Perry responded labor, such as if the paint has a flaw in it due to their application.

On MOTION by Mr. Smith seconded by Mr. Henderson with all in favor the proposal from NE Task Force totaling \$2,084.16 was approved.

**SIXTH ORDER OF BUSINESS**                      **Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer – Consideration of Work Authorization for Preparation of a Public Facilities Report**

Mr. Stilwell presented a proposal for preparation of a public facilities report on an hourly basis for an estimated total of \$3,750.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the work authorization for Prosser, Inc. to prepare a public facilities report was approved.
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**C. District Manager**

Mr. Oliver informed the Board Mr. Jim Perry is returning to serve as the District Manager for both Rivers Edge 2 and Rivers Edge 3. Mr. Oliver will serve as the Assistant District Manager and will fill in if Mr. Perry is not available.

Mr. Oliver also informed the Board the proposed budget for Fiscal Year 2023 will be presented at the May 18<sup>th</sup> meeting and will be adopted at the August 17<sup>th</sup> meeting. At the August meeting an assessment roll will certified, and the roll will be submitted to the tax collector.

**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 there has been a small decline for the last week on the report due to an accumulation in weeds in the landscape beds.

Mr. Smith stated that he has noticed the increase in weeds as well and does not want it to get to where it was last year. Mr. Blair assured the Board the team is focused on getting the weeds cleaned up.

Mr. Smith asked if mulching is complete. Mr. Blair responded there are a few spots left to the done.

Mr. Smith stated he has seen quite a bit of Dallas grass around the entry at Keystone that needs to be taken care of. Mr. Blair stated that they have tackled the grass in other areas and will work on Keystone.



**2. Pond Report**

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

**E. Landscape**

**1. Report**

A copy of VerdeGo's monthly landscape maintenance report was included in the agenda package. Mr. Blair noted his team has been working on cleanup for the last two days due a recent storm.

**2. Proposals for Consideration**

Mr. Blair presented several proposals as follows:

Proposal #7682 to install Bermuda sod at the dog park for a total of \$3,850. Mr. Smith asked if the dog park will be shut down for this purpose. Mr. Blair responded that it would be beneficial to let the grass get established. Mr. Smith asked that the residents be notified of the closure.

Proposal #7890 totaling \$1,344.93 to install drainage boxes and a drainage pipe along walking path to alleviate washout on adjacent pond bank. Mr. Henderson suggested upgrading to a 6" pipe and Mr. Stilwell concurred.

Proposal #7566 totaling \$3,525.88 to remove existing lirioppe and supplement the river rock. Mr. Blair noted the mulch line item can be removed since the area has just been mulched.

Proposal #7606 totaling \$3,747.42 to remove and replace dead palm trees.

Proposal #7370 totaling \$2,006.65 to add three grounding points to relieve electrical shortages with the irrigation controller at the roundabout.

Ms. Gentry noted these proposals would be cost shared between all three districts.

Mr. Smith questioned which line item of the budget this type of work would come out of. Mr. Oliver responded typically it would be landscape contingency, however this District does not have such a line item currently. This line item will be added to the FY23 budget.

Mr. Blair stated that he would be willing to substitute the 6" pipe for the 4" at no additional cost.

On MOTION by Mr. Smith seconded by Mr. Henderson with all in favor proposal numbers 7682, 7890, 7566, 7606 and 7370 were approved subject to the revisions to proposals 7890 and 7606 as noted above.

Mr. Blair introduced Mr. Sterling as a new staff member for the community.

**SEVENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet and Statement of Revenues and Expenditures**

Mr. Oliver provided a brief overview of the financial statements.

**B. Approval of Check Registers**

- 1. February
- 2. March

Copies of the check registers totaling \$24.69 for February and \$28,271.30 for March were included in the agenda package.

On MOTION by Mr. Smith seconded by Mr. Henderson with all in favor the check registers were approved.

**C. Ratification of Funding Request No. 21**

A copy of funding request 21 totaling \$21,735.56 was included in the agenda package.

On MOTION by Mr. Smith seconded by Mr. Henderson with all in favor funding request number 21 was ratified.

**D. Consideration of Funding Request No. 22**

A copy of funding request 22 totaling \$264,644.29 was included in the agenda package.

On MOTION by Mr. Smith seconded by Mr. Henderson with all in favor funding request 22 was approved.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – May 18, 2022 at 9:30 a.m. at the RiverTown Amenity Center**

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



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

A special joint meeting of the Board of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Wednesday, April 20, 2022 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

**Rivers Edge CDD:**

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

**Rivers Edge II CDD:**

D. J. Smith	Vice Chairman
Chris Henderson	Supervisor
Jason Thomas	Supervisor

**Rivers Edge III CDD:**

D. J. Smith	Vice Chairman
Chris Henderson	Supervisor
Jason Thomas	Supervisor

Also present were:

Marilee Giles	District Manager
Lauren Gentry	District Counsel
Jason Davidson	Vesta/Amenity Services
Clint Waugh	Vesta/Amenity Services
Jonathan Perry	Vesta/Amenity Services
Dan Fagen	Vesta/Amenity Services
Ryan Stillwell	District Engineer

The following is a summary of the discussions and actions taken at the April 20, 2022 joint special 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 and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Discussion on Security Services**

The board and staff held a shade session on security pursuant to Sections 119.071(3)(a) and 281.301, Florida Statutes. Following the conclusion of the shade session, the board and staff returned to the public meeting.

On MOTION by Mr. McIntyre seconded by Mr. Thomas with all in favor the meeting adjourned at 11:35 a.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

*FOURTH ORDER OF BUSINESS*



## Investment Painting Of North Florida

RiverTown  
Vesta Property services RiverTown

☎ (904) 307-8313  
✉ jperry@vestapropertyservices.com

ESTIMATE	#12599
SCHEDULED DATE	Wed Feb 9, 2022 8:30am
TOTAL	<b>\$3,840.00</b>

### CONTACT US

229 S Torwood Drive  
Saint Johns, FL 32259

☎ (904) 307-6649  
✉ Investmentpaintingfl@yahoo.com

### ESTIMATE

Services	qty	unit price	amount
Quote - Exterior Staining quote For Pirate Ship And Post On Swing Set Pressure wash prior to painting and apply super deck solid color stain to vertical and horizontal surfaces 3 colors gray, brown and orange. Apply stain to all stainable surfaces on pirate ship and swing set. Price includes labor, materials and taxes	1.0	\$3,840.00	\$3,840.00
<b>Total</b>			<b>\$3,840.00</b>

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!



*FIFTH ORDER OF BUSINESS*

**RIVERS EDGE III  
COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHN'S COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2021**

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHN'S COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Rivers Edge III Community Development District  
St. John's County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Rivers Edge III Community Development District, St. John's County, Florida (the "District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year ended September 30, 2021 in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 1, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 1, 2022

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Rivers Edge III Community Development District, St. John's County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the fiscal year ended September 30, 2021 resulting in a net position deficit balance of (\$523,066).
- The change in the District's total net position was (\$530,585), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$473,040 an increase of \$481,738 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions and intergovernmental revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreation functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2021	2020
Assets, excluding capital assets	\$ 522,921	\$ 87,605
Capital assets, net of depreciation	9,126,599	-
Total assets	9,649,520	87,605
Liabilities, excluding long-term liabilities	202,566	80,086
Long-term liabilities	9,970,020	-
Total liabilities	10,172,586	80,086
Net Position		
Net investment in capital assets	(843,421)	-
Restricted	309,263	-
Unrestricted	11,092	7,519
Total net position	\$ (523,066)	\$ 7,519

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease was due to bond issue costs and interest expense incurred during the current fiscal year.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2021	2020*
Revenues:		
Program revenues		
Operating grants and contributions	\$ 173,127	\$ 83,705
Capital grants and contributions	395,027	515,915
Total revenues	<u>568,154</u>	<u>599,620</u>
Expenses:		
General government	99,487	76,186
Maintenance and operations	70,032	-
Culture and recreation	394,986	515,915
Interest on long-term debt	151,159	-
Bond issue costs	383,075	-
Total expenses	<u>1,098,739</u>	<u>592,101</u>
Change in net position	<u>(530,585)</u>	<u>7,519</u>
Net position - beginning	7,519	-
Net position - ending	<u>\$ (523,066)</u>	<u>\$ 7,519</u>

\* For the period from inception March 5, 2020 to September 30, 2020.

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$1,098,739. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised of Developer contributions and intergovernmental revenues in the current fiscal year. The majority of the increase in expenses results from bond issuance cost and an interest expense.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2021 was amended to increase revenues by \$104,973 and appropriations by \$118,944. Actual general fund expenditures exceeded appropriations by \$9,548 for the fiscal year ended September 30, 2021, which was covered by available fund balance.



## GENERAL BUDGETING HIGHLIGHTS (Continued)

### Capital Assets

At September 30, 2021, the District had \$9,126,599 invested in capital assets for its governmental activities. In the government-wide financial statements no depreciation has been taken, which resulted in a net book value of \$9,126,599. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2021, the District had \$9,880,020 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is expected that the general operations of the District will increase as the District is built out.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Rivers Edge III Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida, 32092.

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHN'S COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2021**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 15,039
Due from Developer	40,919
Due from other	5,015
Restricted assets:	
Investments	461,948
Capital assets:	
Nondepreciable	9,126,599
Total assets	9,649,520
 <b>LIABILITIES</b>	
Accounts payable	49,881
Accrued interest payable	152,685
Non-current liabilities:	
Due within one year	200,000
Due in more than one year	9,770,020
Total liabilities	10,172,586
 <b>NET POSITION</b>	
Net investment in capital assets	(843,421)
Restricted for debt service	305,972
Restricted for capital projects	3,291
Unrestricted	11,092
Total net position	\$ (523,066)

See notes to the financial statements

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHN'S COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 99,487	\$ 99,487	\$ -	\$ -
Maintenance and operations	70,032	-	41	(69,991)
Culture and recreation	394,986	73,605	394,986	73,605
Interest on long-term debt	151,159	35	-	(151,124)
Bond issue costs	383,075	-	-	(383,075)
Total governmental activities	1,098,739	173,127	395,027	(530,585)
				(530,585)
				7,519
				\$ (523,066)

See notes to the financial statements

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHN'S COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 15,039	\$ -	\$ -	\$ 15,039
Investments	-	458,657	3,291	461,948
Due from Developer	40,919	-	-	40,919
Due from other	5,015	-	-	5,015
Total assets	<u>\$ 60,973</u>	<u>458,657</u>	<u>3,291</u>	<u>\$ 522,921</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 49,881	\$ -	\$ -	\$ 49,881
Total liabilities	<u>49,881</u>	<u>-</u>	<u>-</u>	<u>49,881</u>
Fund balances:				
Restricted for:				
Debt service	-	458,657	-	458,657
Capital projects	-	-	3,291	3,291
Unassigned	11,092	-	-	11,092
Total fund balances	<u>11,092</u>	<u>458,657</u>	<u>3,291</u>	<u>473,040</u>
Total liabilities and fund balances	<u>\$ 60,973</u>	<u>\$ 458,657</u>	<u>\$ 3,291</u>	<u>\$ 522,921</u>

See notes to the financial statements

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHN'S COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
FOR SEPTEMBER 30, 2021**

Fund balance - governmental funds \$ 473,040

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	9,126,599	
Accumulated depreciation	<u>-</u>	9,126,599

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(152,685)	
Bonds payable	<u>(9,970,020)</u>	<u>(10,122,705)</u>
Net position of governmental activities		<u>\$ (523,066)</u>

See notes to the financial statements

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHN'S COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Developer contributions	\$ 189,309	\$ -	\$ -	\$ 189,309
Interest	-	35	41	76
Intergovernmental revenue	394,986	-	-	394,986
Total revenues	<u>584,295</u>	<u>35</u>	<u>41</u>	<u>584,371</u>
<b>EXPENDITURES</b>				
Current:				
General government	99,487	-	-	99,487
Maintenance and operations	70,032	-	-	70,032
Culture and recreation	394,986	-	-	394,986
Debt Service:				
Bond issue costs	-	-	383,075	383,075
Capital outlay	-	-	9,126,599	9,126,599
Total expenditures	<u>564,505</u>	<u>-</u>	<u>9,509,674</u>	<u>10,074,179</u>
Excess (deficiency) of revenues over (under) expenditures	19,790	35	(9,509,633)	(9,489,808)
<b>OTHER FINANCING SOURCES (USES)</b>				
Original issue premium	-	-	91,546	91,546
Bond issuance	-	458,622	9,421,378	9,880,000
Total other financing sources (uses)	<u>-</u>	<u>458,622</u>	<u>9,512,924</u>	<u>9,971,546</u>
Net change in fund balances	19,790	458,657	3,291	481,738
Fund balances - beginning	<u>(8,698)</u>	<u>-</u>	<u>-</u>	<u>(8,698)</u>
Fund balances - ending	<u>\$ 11,092</u>	<u>\$ 458,657</u>	<u>\$ 3,291</u>	<u>\$ 473,040</u>

See notes to the financial statements

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHN'S COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$ 481,738
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	9,126,599
Revenues that were unavailable in the governmental funds in the prior year were recorded in the current fiscal year.	(16,217)
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(9,880,000)
In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	(91,546)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	(152,685)
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	<u>1,526</u>
Change in net position of governmental activities	<u><u>\$ (530,585)</u></u>

See notes to the financial statements

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHN'S COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Rivers Edge III Community Development District ("District") was created by Ordinance 2020-07 of the County Commission of St. Johns County, Florida enacted on March 5, 2020 and established pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2021 one of the Board seats are vacant and the remaining seats are held by affiliates of Mattamy Jacksonville, LLC the ("Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.



## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### **Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity**

#### Deposits and Investments (Continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are reported as an expense in the year incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

### NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

### NOTE 4 – DEPOSITS AND INVESTMENTS

#### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

#### Investments

The District's investments were held as follows at September 30, 2021:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Government Obligations Fund - Class Z	\$ 461,948	S&P AAAM	Weighted average of the fund portfolio: 14 days
	<u>\$ 461,948</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure in progress	\$ -	\$ 9,126,599	\$ -	\$ 9,126,599
Total capital assets, not being depreciated	-	9,126,599	-	9,126,599
Governmental activities capital assets, net	\$ -	\$ 9,126,599	\$ -	\$ 9,126,599

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$46.8 million. The infrastructure will include drainage and stormwater management, roads, landscaping, and recreational facilities. Upon completion, the roads are to be conveyed to other entities for ownership and maintenance. During the current fiscal year end the District issued Series 2021 Bonds in order to finance the cost of infrastructure improvements associated with Phase 1 of the project. It is estimated that the District will issue additional Bonds in order to fund master infrastructure within the Capital Improvement Plan. In connection with the issuance of the Series 2021 Bonds, the District and the Developer entered into an agreement pursuant to which the Developer agreed to provide funds to complete the Capital Improvement Plan to the extent that proceeds of the Series 2021 Bonds and any other debt of the District are insufficient therefor.

During the current fiscal year, the District paid \$9,126,599 to the Developer for the acquisition of infrastructure improvements.

## NOTE 6 – LONG-TERM LIABILITIES

### Series 2021

On April 7, 2021, the District issued \$9,880,000 of Capital Improvement Revenue Bonds, Series 2021 consisting of Term Bonds due ranging from May 1, 2026 to May 1, 2051 and fixed interest rates ranging from 2.4% to 4%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2051.

The Series 2021 Bonds are subject to optional redemption, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts, and the redemption prices more fully described in the Redemption Provision as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the debt service reserve requirement at September 30, 2021.

## NOTE 6 – LONG-TERM LIABILITIES (Continued)

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2021	\$ -	\$ 9,880,000	\$ -	\$ 9,880,000	\$ 200,000
Plus: Original issue premium	-	91,546	1,526	90,020	-
Total	<u>\$ -</u>	<u>\$ 9,971,546</u>	<u>\$ 1,526</u>	<u>\$ 9,970,020</u>	<u>\$ 200,000</u>

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 200,000	\$ 358,647	\$ 558,647
2023	205,000	346,050	551,050
2024	210,000	341,130	551,130
2025	215,000	336,090	551,090
2026	220,000	330,930	550,930
2027-2031	1,200,000	1,558,350	2,758,350
2032-2036	1,425,000	1,352,002	2,777,002
2037-2041	1,685,000	1,084,952	2,769,952
2042-2046	2,035,000	747,800	2,782,800
2047-2051	2,485,000	306,100	2,791,100
Total	<u>\$ 9,880,000</u>	<u>\$ 6,762,051</u>	<u>\$ 16,642,051</u>

## NOTE 7 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District and the Developer made contributions of \$189,309. The District is owed \$40,919 from the Developer as of September 30, 2021.

## NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

## NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

## NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

## NOTE 11 – COST SHARE AGREEMENT

The District is a party to a cost sharing agreement with Rivers Edge Community Development District ("Rivers Edge") and Rivers Edge Community Developer Districts II ("Rivers Edge II") whereby all three Districts are to share various maintenance and amenity center related costs. During the current year the District recognized \$394,986 of revenues and \$394,986 of expenses associated with the cost share agreement.

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHN'S COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Developer contributions	\$ 436,013	\$ 540,986	\$ 189,309	\$ (351,677)
Intergovernmental revenue	-	-	394,986	394,986
Total revenues	436,013	540,986	584,295	43,309
<b>EXPENDITURES</b>				
Current:				
General government	178,400	297,344	99,487	197,857
Maintenance and operations	-	-	70,032	(70,032)
Culture and recreation	257,613	257,613	394,986	(137,373)
Total expenditures	436,013	554,957	564,505	(9,548)
Excess (deficiency) of revenues over (under) expenditures	\$ -	\$ (13,971)	19,790	\$ 33,761
Fund balance - beginning			(8,698)	
Fund balance - ending			\$ 11,092	

See notes to required supplementary information

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHN'S COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2021 was amended to increase revenues by \$104,973 and appropriations by \$118,944. Actual general fund expenditures exceeded appropriations by \$9,548 for the fiscal year ended September 30, 2021 which was covered by available fund balance.



**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHN'S COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
UNAUDITED**

<b>Element</b>	<b>Comments</b>
Number of district employees compensated at 9/30/2021	0
Number of independent contractors compensated in September 2021	10
Employee compensation for FYE 9/30/2021 (paid/accrued)	0
Independent contractor compensation for FYE 9/30/2021	\$591,697.67
Construction projects to begin on or after October 1; (>\$65K)	
Series 2021	See schedule
Budget variance report	See page 20 of annual financial report
Non ad valorem special assessments:	
Special assessment rate FYE 9/30/2021	Operations and maintenance - N/A
	Debt service - N/A
Special assessments collected FYE 9/30/2021	
Outstanding Bonds:	
Series 2021, due May 1, 2051,	see Note 6 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Rivers Edge III Community Development District  
St. John's County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Rivers Edge III Community Development District, St. John's County, Florida (the "District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 1, 2022.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 1, 2022



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Rivers Edge III Community Development District  
St. John's County, Florida

We have examined Rivers Edge III Community Development District, St. John's County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Rivers Edge III Community Development District, St. John's County, Florida and is not intended to be and should not be used by anyone other than these specified parties

June 1, 2022



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Rivers Edge III Community Development District  
St. John's County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Rivers Edge III Community Development District ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 1, 2022.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 1, 2022, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Rivers Edge III Community Development District, St. John's County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Rivers Edge III Community Development District, St. John's County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 1, 2022

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None.

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 22.

*SIXTH ORDER OF BUSINESS*

*A.*



**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: RECDD II Kayak Replacement Proposal

**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 II 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:  
This is for the purchase of new kayaks to replace the ones that were damaged. Three kayaks in total will be needed.

The total Proposed Compensation will need to be completed following the consideration of quotes and as to which vendor  
is chosen to purchase the kayaks from.

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: \_\_\_\_\_

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# RIVERTOWN

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## Request for Funds

*Date of request: 05/18/22*

*Submitted by: Johnathan Perry*

---

### **Equipment Replacement:**

Three of the District owned and rented out tandem kayaks have been damaged. Due to, what look like, normal wear and tear, they have developed a leak. This appears to be from damage to the nose of the kayak. To ensure the safety of the residents, we would like to request ordering replacement kayaks.


<b>Vendor</b>	<b>Cost per</b>	<b>Total</b>
Academy Sports	\$499.00	\$1,497.00
Florida WaterSports	\$769.00	\$2,307.00
Amazon	\$829.00	\$2,487.00
Dick's Sporting Goods	\$699.00	\$2,097.00

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




# Kayaks

## 1. Academy



**Pelican Challenger 130T 13 ft Fishing Kayak**

 **Hurry! Only 2 left!**

**\$499<sup>99</sup>** ★★★★☆ 4.4

**FREE Cover with the purchase of Select Kayaks/Canoes. While Supplies Last. Valid Online Only.**

Color: Orange

Length: 13'


Quantity: Limit 2 per customer per day

Ships via Academy's Bulk Carrier Service. Additionally, Bulk orders are not eligible for PO Box or APO/FPO/DPO delivery.

**FREE STORE PICK UP** [Change Store](#)

Southeast Jacksonville **Limited Stock**

## 2. Florida Watersport (online)



Florida Watersports Categories Search...

Home Fishing Gear Fishing Essentials **Kayaks & SUP** Apparel Marine Outdoor Gear On Sale Brands

Home > Kayaks & SUP > Recreational Kayaks > Corona - Field and Stream

**FEELFREE**

**Corona - Field and Stream**

★★★★☆ 0 REVIEWS [Add your review](#)

**\$769.00**

✓ FOR PRE-ORDERED KAYAKS WE WILL CONTACT YOU WITH AN ESTIMATED DELIVERY DATE. DELIVERY DATE WILL BE REEVALUATED AS NECESSARY.

The ultimate family kayak, the Feelfree Corona is comfortable, stable and versatile

**Add to cart**

SHARE THIS PRODUCT: [f](#) [t](#) [v](#)

### 3. Amazon

Supporting: Combat Veterans Motorcycle Association 15-4

Departments IT Supplies Buy Again Today's Deals Gift Cards Quantity Discounts Recommendations Savings Hub PPE for Work EN Hello, Johnathan Account for Vesta Property ... Lists Business Prime

Sports & Outdoors Exercise & Fitness Outdoor Recreation Sports Fan Shop Sports Deals Outdoor Deals

amazon music | audible 1 MONTH 3 MONTHS FREE Limited-time only

Sports & Outdoors > Sports > Water Sports > Kayaking > Kayaks > Fishing Kayaks



#### Ocean Kayak Malibu Two Tandem Sit-On-Top Recreational Kayak

Visit the Ocean Kayak Store  
★★★★☆ 76 ratings | 56 answered questions

Price: **\$829.99**

Don't forget to checkout with Pay by Invoice - with no interest or fees.

Eligible for **amazon smile** donation.

Color: Sunrise


Brand	Ocean Kayak
Item Weight	57 Pounds
Material	Single Layer Polyethylene
Color	Sunrise
Seating Capacity	2

About this item

**\$829.99**  
\$250 delivery **May 9 - 16**. Details  
Deliver to DSD - Saint Johns 32259  
In Stock.  
Qty: 1  
Buying in bulk?  
**Add to Cart**  
Secure transaction  
Ships from and sold by Backcountry.  
Add to List

### 4. Dick's

CLICK TO SEARCH RESULTS




Home | Sports Equipment | Boating & Paddle | Kayaking | Kayaks

#### Perception Rambler 13.5 Tandem Kayak

**\$699.00** ★★★★★ 4.7 (73)

As low as \$63.18/month or 0% APR with **affirm**  
Pay in 4 interest-free payments of \$174.75 with **afterpay**

COLOR:



LENGTH: 13'5"

13'5"

KAYAK DIMENSIONS  
KAYAK PADDLE  
KAYAKER HEIGHT

HIGHLIGHTS

*B.*

## 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: RECDD II Pond 8 Light Replacement

**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 II 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:  
This is for the repair and replacement of three lights in Pond 8 on Keystone Corners across from WaterSong.

---

---

Total Proposed Compensation:      \$ 2,890.00

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: \_\_\_\_\_



This agreement dated \_\_\_\_\_ is made between **Charles Aquatics, Inc.**, a Florida Corporation, and

Name Rivers Edge CDD (RiverTown) c/o Johnathan Perry

Address 160 River Glade Run

City St Johns State FL Zip 32259

Phone 904-307-8313 Fax \_\_\_\_\_

E-mail JPerry@vestapropertyservices.com

Hereinafter called "CLIENT".

1. **Charles Aquatics, Inc.**, agrees to provide fountain repair services in accordance with the terms and conditions of this Agreement at the following location(s): **RiverTown Pond 8 Fountains 1 & 2**
2. CLIENT agrees to pay **Charles Aquatics, Inc.**, the following sum(s) for the listed fountain services:

**Pond 8 Fountain 1 Lights Repair:** Install New LED Light Kit, Two 43W Cool White LED Light Fixtures. 2 Year Warranty

\$ 1,445.00

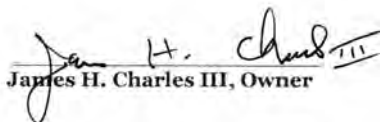
**Pond 8 Fountain 2 Lights Repair:** Install New LED Light Kit, Two 43W Cool White LED Light Fixtures. 2 Year Warranty

\$ 1,445.00

**Total \$ 2,890.00**

3. This quote is valid for 60 days.

Charles Aquatics, Inc.

  
James H. Charles III, Owner

Representative of Charles Aquatics, Inc.

4/28/22

Date

Customer Signature

Date

*SEVENTH ORDER OF BUSINESS*

## RESOLUTION 2022-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Rivers Edge III Community Development District (“**District**”) prior to June 15, 2022, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

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

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

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

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” Governmental Management Services- North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary

assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

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

DATE: August 17, 2022  
HOUR: 4:30 p.m.  
LOCATION: RiverTown Amenity Center  
156 Landing Street  
St. Johns, Florida 32259

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

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

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

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

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

**PASSED AND ADOPTED THIS 15TH DAY OF JUNE, 2022.**

ATTEST:

**RIVERS EDGE III COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

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

**Proposed Budget Fiscal Year 2023**



# **Rivers Edge III**

## **Community Development District**

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**Rivers Edge III**  
**Community Development District**  
 General Fund  
 Operating Budget

Description	Adopted Budget FY2022	Actuals as of 5/31/22	Projected Next 4 Months	Total Projected 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments	\$ 138,244	\$ 138,978	\$ -	\$ 138,978	\$ 145,202
Developer Contributions	\$ 512,928	\$ 426,696	\$ 210,005	\$ 636,701	\$ 631,761
<b>Total Revenues</b>	<b>\$ 651,172</b>	<b>\$ 565,674</b>	<b>\$ 210,005</b>	<b>\$ 775,679</b>	<b>\$ 776,963</b>

**Expenditures**

Administrative

Engineering	\$ 1,875	\$ 2,406	\$ 1,000	\$ 3,406	\$ 1,875
Arbitrage	\$ 600	\$ -	\$ 600	\$ 600	\$ 600
Dissemination Agent	\$ 3,500	\$ 2,192	\$ 1,167	\$ 3,358	\$ 3,500
Attorney	\$ 25,000	\$ 14,203	\$ 9,102	\$ 23,305	\$ 25,000
Trustee Fees	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	\$ 4,000
Management Fees	\$ 22,500	\$ 15,000	\$ 7,500	\$ 22,500	\$ 28,000
Annual Audit	\$ 4,500	\$ 2,500	\$ -	\$ 2,500	\$ 4,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Information Technology	\$ 1,800	\$ 800	\$ 400	\$ 1,200	\$ 1,200
Website Administration	\$ 1,200	\$ 1,050	\$ 600	\$ 1,650	\$ 1,800
Telephone	\$ 150	\$ 95	\$ 25	\$ 120	\$ 150
Postage	\$ 175	\$ 103	\$ 70	\$ 173	\$ 175
Printing & Binding	\$ 1,000	\$ 326	\$ 450	\$ 776	\$ 1,000
Insurance	\$ 5,500	\$ 5,175	\$ -	\$ 5,175	\$ 5,822
Legal Advertising	\$ 1,500	\$ 117	\$ 1,200	\$ 1,317	\$ 1,500
Other Current Charges	\$ 500	\$ 412	\$ 350	\$ 762	\$ 800
Office Supplies	\$ 150	\$ 18	\$ 70	\$ 88	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Website Administration/Compliance	\$ 1,963	\$ 800	\$ 800	\$ 1,600	\$ 1,600
<b>Total Administrative</b>	<b>\$ 81,088</b>	<b>\$ 50,371</b>	<b>\$ 27,334</b>	<b>\$ 77,705</b>	<b>\$ 86,847</b>

Grounds Maintenance

Landscape Maintenance	\$ 76,905	\$ 126,807	\$ 61,016	\$ 187,823	\$ 104,317
Lake Maintenance	\$ 2,200	\$ 4,739	\$ 2,004	\$ 6,743	\$ 7,000
Electric	\$ 4,590	\$ 6,661	\$ 9,992	\$ 16,653	\$ 1,800
Sewer/Water/Irrigation	\$ 12,500	\$ 8,578	\$ 4,289	\$ 12,867	\$ 13,800
Cost Share Landscaping- Rivers Edge	\$ 129,731	\$ 64,866	\$ 64,866	\$ 129,731	\$ 179,286
<b>Total Grounds Maintenance</b>	<b>\$ 225,926</b>	<b>\$ 212,546</b>	<b>\$ 142,166</b>	<b>\$ 353,817</b>	<b>\$ 306,203</b>

Amenity Center

Cost Share Amenity- Rivers Edge	\$ 261,848	\$ 130,874	\$ 130,974	\$ 261,848	\$ 327,421
Cost Share Amenity- Rivers Edge II	\$ 82,310	\$ 41,155	\$ 41,155	\$ 82,310	\$ 56,493
<b>Total Amenity Center</b>	<b>\$ 344,158</b>	<b>\$ 172,029</b>	<b>\$ 172,129</b>	<b>\$ 344,158</b>	<b>\$ 383,913</b>

<b>Total Expenditures</b>	<b>\$ 651,172</b>	<b>\$ 434,946</b>	<b>\$ 341,629</b>	<b>\$ 775,680</b>	<b>\$ 776,963</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 130,728</b>	<b>\$ (131,623)</b>	<b>\$ (0)</b>	<b>\$ 0</b>
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Lot Size	Units	Per Unit Gross	Gross Assessments
40'-49' Lot	63	\$ 1,220.98	\$ 76,922
60'-69' Lot	47	\$ 1,649.97	\$ 77,549
Total Gross Assessments			\$ 154,470
Less: Discounts 6%			\$ 9,268
Total Net Assessments			\$ 145,202

**Rivers Edge III**  
**Community Development District**  
**General Fund**

**REVENUES:**

**Assessments**

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

**Developer Contributions**

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

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**EXPENDITURES:**

**Administrative:**

**Engineering Fees**

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

**Arbitrage**

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

**Dissemination Agent**

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

**Attorney**

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

**Trustee Fees**

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

**Management Fees**

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

**Rivers Edge III**  
**Community Development District**  
**General Fund**

**Assessment Administration**

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

**Information Technology**

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

**Website Maintenance**

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

**Telephone**

Telephone and fax machine.

**Postage**

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

**Printing & Binding**

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

**Insurance**

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

**Legal Advertising**

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

**Other Current Charges**

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

**Office Supplies**

Miscellaneous office supplies.

**Dues, Licenses & Subscriptions**

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

**Rivers Edge III  
Community Development District  
General Fund**

**Grounds Maintenance:**

**Landscape Maintenance**

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

**Lake Maintenance**

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

**Electric**

Estimated costs for electric billed to the District by FPL.

Location	Account	Monthly	Annual
435 Meadow Creek Dr #IRR	1915301335	\$ 50	\$ 600
Contingency for new accounts		\$ 100	\$ 1,200
<b>Total</b>			<b>\$ 1,800</b>

**Sewer/Water/Irrigation**

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

Location	Account	Monthly	Annual
300 Dahlia Falls Dr	89882808	\$ 750	\$ 9,000
438 Meadowcreek Dr	89241610	\$ 250	\$ 3,000
Contingency for new accounts		\$ 150	\$ 1,800
<b>Total</b>			<b>\$ 13,800</b>

**Cost Share- Landscaping Rivers Edge**

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

**Amenity Center:**

**Cost Share- Amenity Rivers Edge**

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

**Cost Share- Amenity Rivers Edge II**

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

**Rivers Edge III**  
**Community Development District**  
Series 2021  
Debt Service Budget

Description	Adopted Budget FY2022	Actuals as of 5/31/22	Total Projected 9/30/22	Proposed Budget FY2023
<b>Revenues</b>				
Special Assessments	\$ 550,800.00	\$ 551,362	\$ 551,362.00	\$ 550,800
Interest Income	\$ 1,000	\$ 204	\$ 400	\$ 1,000
Carryforward Surplus	\$ 183,222	\$ 183,257	\$ 183,257	\$ 183,222
<b>Total Revenues</b>	<b>\$ 735,022</b>	<b>\$ 734,823</b>	<b>\$ 735,019</b>	<b>\$ 735,022</b>
<b>Expenditures</b>				
Interest Expense 11/1	\$ 183,222	\$ 183,222	\$ 183,222	\$ 173,025
Principal Expense 5/1	\$ 200,000	\$ 200,000	\$ 200,000	\$ 205,000
Interest Expense 5/1	\$ 175,425	\$ 175,425	\$ 175,425	\$ 173,025
<b>Total Expenditures</b>	<b>\$ 558,647</b>	<b>\$ 558,647</b>	<b>\$ 558,647</b>	<b>\$ 551,050</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 176,375</b>	<b>\$ 176,176</b>	<b>\$ 176,372</b>	<b>\$ 183,972</b>

Interest Payment 11/1/23 \$ 170,565

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

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

**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/01/22			\$173,025	\$ 548,450
05/01/23	\$9,680,000	\$205,000	\$173,025	
11/01/23			\$170,565	\$ 548,590
05/01/24	\$9,475,000	\$210,000	\$170,565	
11/01/24			\$168,045	\$ 548,610
05/01/25	\$9,265,000	\$215,000	\$168,045	
11/01/25			\$165,465	\$ 548,510
05/01/26	\$9,050,000	\$220,000	\$165,465	
11/01/26			\$162,825	\$ 548,290
05/01/27	\$8,830,000	\$225,000	\$162,825	
11/01/27			\$159,450	\$ 547,275
05/01/28	\$8,605,000	\$235,000	\$159,450	
11/01/28			\$155,925	\$ 550,375
05/01/29	\$8,370,000	\$240,000	\$155,925	
11/01/29			\$152,325	\$ 548,250
05/01/30	\$8,130,000	\$245,000	\$152,325	
11/01/30			\$148,650	\$ 545,975
05/01/31	\$7,885,000	\$255,000	\$148,650	
11/01/31			\$144,825	\$ 548,475
05/01/32	\$7,630,000	\$265,000	\$144,825	
11/01/32			\$140,188	\$ 550,013
05/01/33	\$7,365,000	\$275,000	\$140,188	
11/01/33			\$135,375	\$ 550,563
05/01/34	\$7,090,000	\$285,000	\$135,375	
11/01/34			\$130,388	\$ 550,763
05/01/35	\$6,805,000	\$295,000	\$130,388	
11/01/35			\$125,225	\$ 550,613
05/01/36	\$6,510,000	\$305,000	\$125,225	
11/01/36			\$119,888	\$ 550,113
05/01/37	\$6,205,000	\$315,000	\$119,888	
11/01/37			\$114,375	\$ 549,263
05/01/38	\$5,890,000	\$325,000	\$114,375	
11/01/38			\$108,688	\$ 548,063
05/01/39	\$5,565,000	\$335,000	\$108,688	
11/01/39			\$102,825	\$ 546,513
05/01/40	\$5,230,000	\$350,000	\$102,825	
11/01/40			\$96,700	\$ 549,525
05/01/41	\$4,880,000	\$360,000	\$96,700	
11/01/41			\$90,400	\$ 547,100

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

**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
05/01/42	\$4,520,000	\$375,000	\$90,400	
11/01/42			\$82,900	\$ 548,300
05/01/43	\$4,145,000	\$390,000	\$82,900	
11/01/43			\$75,100	\$ 548,000
05/01/44	\$3,755,000	\$405,000	\$75,100	
11/01/44			\$67,000	\$ 547,100
05/01/45	\$3,350,000	\$425,000	\$67,000	
11/01/45			\$58,500	\$ 550,500
05/01/46	\$2,925,000	\$440,000	\$58,500	
11/01/46			\$49,700	\$ 548,200
05/01/47	\$2,485,000	\$460,000	\$49,700	
11/01/47			\$40,500	\$ 550,200
05/01/48	\$2,025,000	\$475,000	\$40,500	
11/01/48			\$31,000	\$ 546,500
05/01/49	\$1,550,000	\$495,000	\$31,000	
11/01/49			\$21,100	\$ 547,100
05/01/50	\$1,055,000	\$515,000	\$21,100	
11/01/50			\$10,800	\$ 546,900
05/01/51	\$540,000	\$540,000	\$10,800	
11/01/51				\$ 550,800
<b>\$9,680,000</b>				<b>\$ 16,458,925</b>

Rivers Edge III Community Development District

FY 2023 Operations and Maintenance Methodology

Equivalent Residential Unit Allocation

Assessments per Unit - Net and Gross

Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Units	Total ERU's	%	FY 2023 Budget Allocation	FY 2023 Per Unit Net Assessment	FY 2023 Per Unit Gross Assessment	FY 2022 Per Unit Gross Assessment	Increase Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Townhomes	0.62	0	104	104	64.48	4.28%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	0
Single Family - 40'-49' Lot	0.75	63	823	886	655.64	43.56%	\$72,306	\$1,147.72	\$1,220.98	\$1,162.47	\$58.51	5.03%
Single Family - 50'-59' Lot	0.92	0	135	135	117.45	7.80%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	0%
Single Family - 60'-69' Lot	1	47	365	412	412	27.37%	\$72,896	\$1,550.97	\$1,649.97	\$1,570.90	\$79.06	5.03%
Single Family - 70'-79' Lot	1.25	0	121	121	145.2	9.65%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	0%
Single Family - 80'+ Lot	1.42	0	83	83	110.39	7.33%	\$0	\$0.00	\$0.00	\$0.00	\$0.00	0%
<b>Total</b>		<b>110</b>	<b>1631</b>	<b>1,741</b>	<b>1,505</b>	<b>100.00%</b>	<b>\$145,202</b>					

**FY 2022 Budget:**

Administrative	\$86,847
Field and Grounds	\$306,203
Amenity Center	\$383,913
Less: Dev contr	-\$631,761
	<u>\$145,202</u>



*EIGHTH ORDER OF BUSINESS*

## AMENDMENT TO THE AGREEMENT FOR DISTRICT MANAGEMENT SERVICES

This Amendment (the “**Amendment**”) to the Agreement for District Management Services, dated April 15, 2020 as amended from time to time (the “**Contract**”) is made effective as of the 18th day of May 2022, by and between:

**Rivers Edge III Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes* having a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “**District**”); and

**Governmental Management Services, L.L.C.**, a Florida limited liability company, with offices located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “**Manager**”).

### RECITALS

**WHEREAS**, the District and the Manager previously entered into the Contract for the provision of district management services; and

**WHEREAS**, the District and the Manager wish to amend the Contract to include an E-Verify provision, a financial advisor disclaimer, an updated address for notices sent to the District, a public records provision, and a revised indemnification provision; and

**WHEREAS**, the parties now desire to amend the Contract to provide accordingly.

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

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Amendment.

2. **AMENDED ADDRESS FOR NOTICES.** All notices required under the Contract shall be sent by certified mail, return receipt requested, or express mail with proof of receipt. If sent to the District, notice shall be sent to:

Rivers Edge III Community Development District  
c/o District Counsel  
KE Law Group, PLLC  
2016 Delta Boulevard, Suite 101  
Tallahassee, Florida 32303

3. **AMENDED INDEMNIFICATION PROVISION.** The indemnification provision set forth in the General Terms and Conditions of the Contract is replaced with the following:

- a. To the extent allowable under applicable law and except to the extent caused by the gross negligence or willful misconduct of the District, the Manager agrees to defend (if required by the District), indemnify and hold the District and its supervisors, agents, employees, representatives, successors and assigns (together, the “District Indemnitees”) harmless from and against any and all demands,

claims, causes of action, proceedings, obligations, settlements, liabilities, damages, injunctions, penalties, liens, losses, charges and expenses of every kind or nature (including, without limitation, reasonable fees of attorneys and other professionals retained by the District in the event Manager fails to retain counsel to represent the District Indemnitees, who is reasonably acceptable to the District), incurred by the District Indemnitees arising out of or in connection with: (i) any management services to be provided by the Manager pursuant to this Contract; (ii) any failure by Manager to perform any of its obligations under this Contract; (iii) any accident, injury or damage to property or persons, if caused by the acts or omissions of Manager or Manager's officers, partners, employees, contractors, subcontractors, invitees, representatives, or agents; (iv) any and all accidents or damage that may occur in connection with Managers or Manager's officers, employees, contractors, subcontractors, invitees, representatives, or agents' use of the District's property; (v) any failure of Manager or Manager's officers, employees, contractors, subcontractors, invitees, representatives, or agents to comply with any applicable codes, laws, ordinances, or governmental requirements, agreements, approvals, or permits affecting District property; and (vi) any other negligent, reckless, and/or intentionally wrongful acts or omissions of the Manager or its officers, partners, employees, contractors, subcontractors, invitees, representatives, or agents. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Indemnitees may be entitled and shall continue after the Manager has ceased to be engaged under this Contract. The provisions of this paragraph shall survive the expiration or sooner termination of this Contract.

- b. To the extent the Manager or its officers, partners, employees, contractors, subcontractors, invitees, representatives, or agents (together, the "Manager Indemnitees") are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Contract, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, *Florida Statutes*), the District agrees to indemnify, defend, and hold harmless the Manager Indemnitees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Manager Indemnitees may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the grossly negligent or intentionally wrongful acts or omissions of the District, except to the extent caused, in whole or in part, by the negligence or recklessness and/or willful misconduct of the Manager Indemnitees. The District's obligation to defend, indemnify, and hold harmless the Manager Indemnitees as set forth herein shall not exceed the monetary limits of any endorsement listing the Manager or Manager Indemnitees as an additional insured party under the District's insurance policy. If there is no such endorsement, the District's defense, indemnity, and hold harmless obligations as set forth in this Section shall not exceed the monetary limitations of liability set forth in Section 768.28, *Florida Statutes*. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Manager may be entitled and shall continue after the Manager has ceased to be engaged under this Contract.

4. **FINANCIAL SERVICES DISCLAIMER.** The District acknowledges that the Manager is not a Municipal Advisor or Securities Broker, nor is the Manager registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, the District acknowledges that the Manager will not provide the District with financial advisory services or offer investment advice.

5. **E-VERIFY.** Effective immediately, the Manager shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statutes, Manager shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Contract immediately for cause if there is a good faith belief that the Manager has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Amendment, the Manager represents that no public employer has terminated a contract with the Manager under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Amendment.

6. **PUBLIC RECORDS.** Manager acknowledges that the Contract and all the documents pertaining thereto may be public records and subject to the provisions of Chapter 119, *Florida Statutes*.

**IF THE MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850 OR BY EMAIL AT [JPERRY@GMSNF.COM](mailto:JPERRY@GMSNF.COM) OR BY REGULAR MAIL AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.**

7. **AUTHORITY.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Amendment, and that the respective parties have complied with all requirements of law and have full power and authority to comply with the terms and provisions of this Amendment.

8. **CONFLICTS.** The Contract remains in full force and effect, except to the extent expressly amended pursuant to this Amendment.

*[Signatures on following page]*

**IN WITNESS WHEREOF**, the parties have caused this instrument to be executed by their duly authorized officers to be effective as of the day and year first above written.

**RIVERS EDGE III COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**GOVERNMENTAL MANAGEMENT  
SERVICES, L.L.C**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

*NINTH ORDER OF BUSINESS*

**RESOLUTION 2022-08**

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

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

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

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

**Section 1.** James Perry is hereby designated as Registered Agent for the Rivers Edge III Community Development District.

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

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

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

**PASSED AND ADOPTED THIS 15TH DAY OF JUNE 2022.**

**ATTEST:**

**RIVERS EDGE III COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

*TENTH ORDER OF BUSINESS*



**RESOLUTION 2022-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Jason Thomas	2022
2	Vacant	2024
3	Chris Henderson	2022
4	Amber King	2024
5	D.J. Smith	2022

This year, Seat 1, currently held by Jason Thomas, Seat 3, currently held by Chris Henderson, and Seat 5, currently held by D.J. Smith, are subject to election by landowners in November 2022. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District **shall be held on the 8th day of November, 2022, at \_\_\_\_\_.m., and located at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its June 15, 2022 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office / office of the District Manager, located at **Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850.**

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

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 15TH DAY OF JUNE, 2022.**

**RIVERS EDGE III COMMUNITY DEVELOPMENT  
DISTRICT**

**ATTEST:**

\_\_\_\_\_  
**CHAIRMAN / VICE CHAIRMAN**

\_\_\_\_\_  
**SECRETARY / ASST. SECRETARY**

## EXHIBIT A

### NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Rivers Edge III Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 887 acres, located north of the St. Johns River, west of County Road 210, east of the Rivers Edge Community Development District and south of Greenbriar Road in unincorporated St. Johns County, Florida advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: NOVEMBER 8, 2022  
TIME: \_\_\_\_\_ .M.  
PLACE: RiverTown Amenity Center  
156 Landing Street  
St. Johns, Florida 32259

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jim Perry  
District Manager  
Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 8, 2022**

TIME: \_\_:\_\_\_.M.

LOCATION: **RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 8, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Rivers Edge III Community Development District to be held at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida, on November 8, 2022, at \_\_: \_\_ .m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2021), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**  
**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT**  
**ST. JOHNS COUNTY, FLORIDA**  
**LANDOWNERS' MEETING - NOVEMBER 8, 2022**

**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Rivers Edge III Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
3		
5		

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

*ELEVENTH ORDER OF BUSINESS*

*B.*



# **Rivers Edge, Rivers Edge II & Rivers Edge III**

**COMMUNITY DEVELOPMENT DISTRICTS**

**20-Yr Stormwater Needs Analysis Report**

Prepared for:

**BOARD OF SUPERVISORS  
RECDD, REIICDD, REIICDD**

**June 14, 2022**

**PROSSER**  
*Creative Visionaries. Engineering Minds®*

**13901 Sutton Park Drive South, Suite 200  
Jacksonville, Florida 32224  
Ph (904) 739-3655 - Fax (904) 739-3413  
Cert. Of Auth. 00004050**

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DRAFT

## LIST OF EXHIBITS

**Exhibit No.**  
**1**

**Title**  
*Existing Stormwater Facilities – Overall  
Map*

DRAFT

## **1.0 INTRODUCTION**

Located in the northwestern portion of St. Johns County, Florida, the development known as RiverTown is comprised of three (3) Community Development Districts: Rivers Edge Community Development District (“RECDD”), Rivers Edge II Community District (“REIICDD”) and Rivers Edge III Community Development District (“REIIICDD”), collectively the “Districts”. RECDD is a local special purpose government entity established in 2006. RECDD contains approximately 1,688 acres of land all located within St. Johns County, Florida. REIICDD is a local special purpose government entity established in 2018. REIICDD contains approximately 886 acres of land all located within St. Johns County, Florida. REIIICDD is a local special purpose government entity established in 2020. The REIIICDD contains approximately 989 acres of land all located within St. Johns County, Florida. Each of the Districts provides a long-term solution to the operation and maintenance of the community stormwater facilities. Given that the Districts are currently managed via the same management company and are utilizing the same engineers and vendors, the 2022 Stormwater Needs Analysis has been combined for the Districts to review the RiverTown Community as a whole.

## **2.0 GENERAL**

As part of the 2021 regular session, the Florida Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. The guidelines for this report indicated that because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. As such, the information compiled within the following report is based upon previous construction plans, site visits, on-going stormwater maintenance activities, historical cost data and future anticipated stormwater maintenance costs.

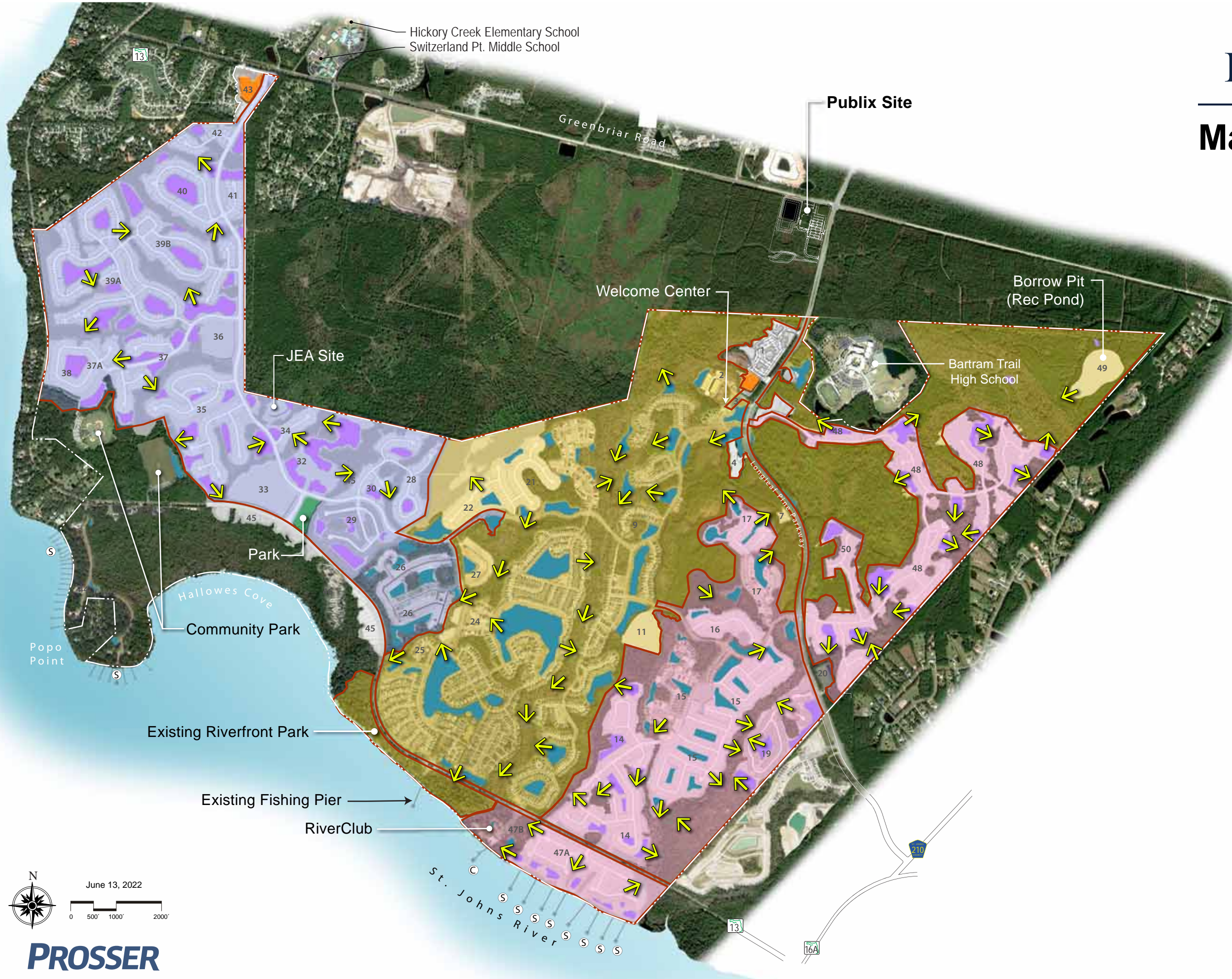
### **Stormwater Facilities**

The stormwater facilities consist of stormwater ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained and detention periods. The storm sewer conveyance system will remove surface drainage from the roadways via curb and gutter, swales/ditches, storm inlets and culvert pipes that will collect and convey surface drainage to existing stormwater detention ponds.



# RIVERTOWN

## Master Plan 2022



- RECDD 1 Boundary
- RECDD 2 Boundary
- RECDD 3 Boundary
- Existing Stormwater Ponds
- Future Stormwater Ponds
- Stormwater Discharge

June 13, 2022

0 500' 1000' 2000'



113094.09

Site plan is conceptual in nature and is merely an artist's rendition. This plan is solely for illustrative purposes and should never be relied upon. ©2022 Mattamy Homes. All rights reserved.



**ATTACHMENTS**

1 Stormwater Needs Analysis Parts 1-4

2 Stormwater Needs Analysis Parts 5-8

DRAFT

**Background Information**

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Rivers Edge CDD, Rivers Edge II CDD, Rivers Edge III CDD
Name of stormwater utility, if applicable:	
Contact Person	
Name:	Marilee Giles
Position/Title:	District Manager
Email Address:	mgiles@gmsnf.com
Phone Number:	940-5850

Indicate the Water Management District(s) in which your service area is located.

<input type="checkbox"/>	Northwest Florida Water Management District (NFWWMD)
<input type="checkbox"/>	Suwannee River Water Management District (SRWMD)
<input checked="" type="checkbox"/>	St. Johns River Water Management District (SJRWMD)
<input type="checkbox"/>	Southwest Florida Water Management District (SWFWMD)
<input type="checkbox"/>	South Florida Water Management District (SFWMD)

Indicate the type of local government:

<input type="checkbox"/>	Municipality
<input type="checkbox"/>	County
<input checked="" type="checkbox"/>	Independent Special District

**Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)**

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

**Part 1.1 Narrative Description:**

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts (Collectively the "Districts") are local, special purpose government entities established in 2006, 2018 and 2020 respectively. The Districts provide a long term solution to the operation and maintenance of the RiverTown community stormwater facilities.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



**Part 1.2 Current Stormwater Program Activities:**

Please provide answers to the following questions regarding your stormwater management program

- |  |    |
|--|----|
| • Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit? | NO |
| If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program      |    |
- |  |     |
|--|-----|
| • Does your jurisdiction have a dedicated stormwater utility?  | NO  |
| If no, do you have another funding mechanism?  | YES |
| If yes, please describe your funding mechanism.  |     |
| CDD annual assessments to residents and funds collected via County tax collector along with annual property taxes. |     |
- |   |          |
|---|----------|
| • Does your jurisdiction have a Stormwater Master Plan or Plans?  | YES      |
| If Yes:   |          |
| How many years does the plan(s) cover?  | ON-GOING |
| Are there any unique features or limitations that are necessary to understand what the plan does or does not address? |          |
| NO; THE PLAN IS AN ON-GOING PLAN PER SJRWMD PERMITS AND REQUIRED MAINTENANCE  |          |
| Please provide a link to the most recently adopted version of the document (if it is published online):               |          |
- |  |    |
|--|----|
| • Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?                       | NO |
| If Yes, does it include 100% of your facilities?   |    |
| If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included? |    |

- Does your stormwater management program implement the following (answer Yes/No)

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	Yes
An illicit discharge inspection and elimination program?	No
A public education program?	Yes
A program to involve the public regarding stormwater issues?	Yes
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program (i.e., for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc. )?	No
A system for managing stormwater complaints?	Yes
Other specific activities?	

Notes or Comments on any of the above:

POLICIES REGARDING STORMWATER PONDS ARE PROVIDED TO RESIDENTS; COMPLAINTS ARE RECEIVED BY THE CDD BOARD AND ADDRESSED AS NEEDED

**Part 1.3 Current Stormwater Program Operation and Maintenance Activities**

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (i.e., systems that are dedicated to public ownership and/or operation upon completion)?

YES

Notes or Comments on the above:

New development within the District must meet stormwater requirements set forth by the existing SJRWMD permits.

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No)

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks,etc. ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches,etc. ?	Yes
Invasive plant management associated with stormwater infrastructure:	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vacator trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal,etc. )?	Yes
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection,etc. ?	No
Non-structural programs like public outreach and education:	Yes
Other specific routine activities?	

Vendor provides monthly lake maintenance to all CDD stormwater ponds

**Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)**

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	10,000.00	feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	2,500.00	feet
Estimated number of storage or treatment basins (i.e., wet or dry ponds):	67	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, etc. :	0	
Number of chemical treatment systems (e.g., alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (e.g., operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		
The Districts owns a significant number of wetland systems that convey water, but are not part of the stormwater treatment system. These systems are within Conservation Easements in favor of the SJRWMD. Any resident requested maintenance issues within the wetland systems are addressed by the Districts.		

Notes or Comments on any of the above:

The RECDD includes some CDD owned roadways. The majority of the roadway piping systems are within St. Johns County right-of-way and maintained by the County. The Districts are responsible for maintenance of stormwater culverts leading from the roadways to the pond systems.

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	No
Living shorelines	No	No
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

Existing SJRWMD permitted construction plans for developments

**Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)**

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0

**Independent Special Districts:**

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

N/A

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

**Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)**

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes *e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, etc. ).

[Proceed to Part 5](#)

**Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)**

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**Part 5.1 Routine Operation and Maintenance**

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	83	436	458	480	504
Brief description of growth greater than 15% over any 5-year period:					
NA					

**Part 5.2 Future Expansion (Committed Funding Source)**

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

**5.2.1 Flood Protection (Committed Funding Source):** Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

**5.2.2 Water Quality Projects (Committed Funding Source):** Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

**Expansion Projects with a Committed Funding Source**

**5.2.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**5.2.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42



**Part 5.3 Future Expansion with No Identified Funding Source**

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

**5.3.1 Future Flood Protection with No Identified Funding Source:** Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

**5.3.2 Future Water Quality Projects with no Identified Funding Source:** Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

**Expansion Projects with No Identified Funding Source**

**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**5.3.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input checked="" type="checkbox"/>	Stormwater Master Plan
<input checked="" type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input type="checkbox"/>	Other(s):

**Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change**

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Resiliency Projects with No Identified Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

**Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)**

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**End of Useful Life Replacement Projects with a Committed Funding Source**

Project Name	LFY 2021-2022	Expenditures (in \$thousands)			
		2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Future outfall, roadway culvert repairs		45	60	75	90

**End of Useful Life Replacement Projects with No Identified Funding Source**

Project Name	LFY 2021-2022	Expenditures (in \$thousands)			
		2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**Part 7.0 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. (Section 403.9302(3)(f), F.S.)**

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as "actual" expenditures.

Consistent with expenditure projections, the jurisdiction's actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR's interpretation of subparagraph 403.9302(3)(f), F.S., is that "capital account" refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

**Routine O&M**

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund			
2016-17	TBD						
2017-18	TBD						
2018-19	TBD						
2019-20	TBD						
2020-21	83,340	83,340					

**Expansion**

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund			
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

**Resiliency**

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund			
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

**Replacement of Aging Infrastructure**

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund			
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

**Part 8.0 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 and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)**

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

<b>Committed Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	436	458	480	504
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	45	60	75	90
<b>Total Committed Revenues (=Total Committed Projects)</b>	<b>481</b>	<b>518</b>	<b>555</b>	<b>594</b>

<b>No Identified Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
<b>Projected Funding Gap (=Total Non-Committed Needs)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

<b>Strategies for New Funding Sources</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Remaining Unfunded Needs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

*C.*

April 27, 2022

Rivers Edge III CDD  
Attn: Courtney Hogge, Recording Secretary  
c/o Governmental Mgmt. Services  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Dear Ms. Hogge:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

Rivers Edge III CDD

99 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2022.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes  
Supervisor of Elections

VO/ew



*D.*

*1.*







2.



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

## Service Report

**Date :** May 31, 2022

**Field Techs:** Mike Liddell /  
Justin Powers

**Client:** RiverTown

**Pond A:** Treated perimeter vegetation and algae.



**Pond B:** Treated perimeter vegetation.



**Pond C:** Perimeter grass is decaying.



**Pond D:** Treated perimeter grasses.



**Pond E:** Applied algaecide around edge of pond.

**Pond G:** Applied pond dye.



**Pond H:** Treated algae around 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:** Pond is in good condition, no algae noticed.



**Pond M:** Pond is in good condition, no algae or trash noticed. Fountain was running at time of visit.



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



**Pond R:** Picked up minor trash, pond looks good.



**Pond S:** Treated for perimeter weeds.



**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 and submersed weeds.

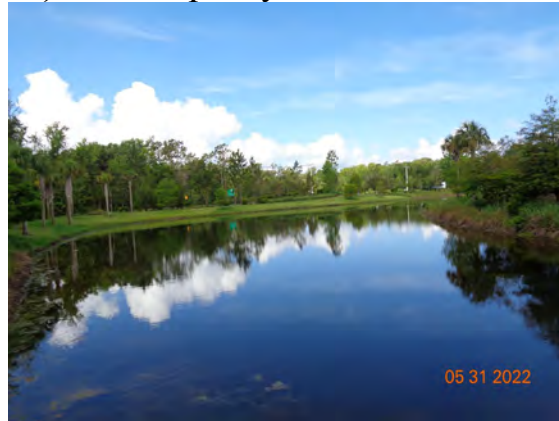




**Pond W:** Applied algaecide and pond dye.



**Pond X: (Homestead)** Treated pennywort.



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



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

**Pond AA: (Homestead)** Treated perimeter vegetation.



**Pond BB: (Homestead)** Treated perimeter vegetation and algae.



**Pond CC:** Previous treatment was effective, pond looks good.



**Pond DD:** Removed trash, previous treatment effective.



**Pond EE:** Previous treatment was effective.



**Pond FF:** Pond was being drained for construction, picked up minor trash.



**Pond GG:** Pond in good condition, treated for perimeter weeds.



**Pond HH:** Pond looks good, picked up trash.





**Pond II:** Pond in good condition, previous treatments effective.



**Pond JJ:** Treated perimeter vegetation.



**Pond KK:** Applied pond dye.



**Pond LL:** Previous treatment was effective, no algae noticed.

**Pond MM:** Picked up minor trash.



**Pond NN:** Perimeter grasses are decaying.



**Pond OO:** Pond looks good.



**Pond PP:** Treated for algae and perimeter weeds.





**Pond QQ:** Previous treatment effective, pond looks good.



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



**Pond SS:** Applied algaecide.



**Pond TT:** Treated perimeter vegetation.



**Pond UU:** Treated cattails.



**Pond VV:** Treated algae and removed trash.



**Pond WW:** pond in good condition, no trash or algae noticed.



**Pond XX:** Pond was drained, no algae noticed.



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



**Pond River Club 1:** Treated vegetation.

**Pond River Club 2:** Treated vegetation.

**Pond 1: (Water Song)** Treated algae.



**Pond 2:** Pond needs treatment but access was too wet to drive through, sprinklers are very good in that area.



**Pond 3:** Treated algae.



**Pond 4:** Treated perimeter vegetation and algae.





**Pond 5:** Applied pond dye.



**Pond 6:** Applied pond dye.



**Pond 7:** Applied pond dye.



**Pond 8:** Treated algae.



**Pond 9:** Treated algae.



**Pond 10:** Spot treated cattails.



**Pond 11:** Removed some trash around pond. Lots of builder trash around entire area.



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



**Pond 13:** Treated cattails.



*E.*





## Landscape Maintenance Report May

### Irrigation:

Irrigation is currently running at 3x per week. The dry weather during the month has caused some hot spots that are being hand watered throughout the day.

Some areas of Zoysa and Bermuda are running more frequently due to the different needs of this turf type. We are shutting down the system as needed for rainfall.

Irrigation is being run during the day to water in any fertilization as we work toward greening up the turf areas.

### Maintenance:

As warmer temperatures arrive we have a flush of spring weeds in bed areas. The extra fertilization has caused a flush in dallas grass in the turf. This is being managed by hand removal in affected areas.

The preemergent application coupled with the mulch is helping to keep weeds in check in most bed areas. We have the maintenance crews and detail staff working on weeds and we are supplementing with large tank spraying of the larger beds.

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

Lake bank beds are being addressed and sprayed on rotation to help keep weed growth down

Mowing is on target and we are working on keeping the cart and walking paths edged more frequently to avoid encroachment.

Mulch is complete, Welcome center will be touched up this week around the splash pad.

### Turf and Chemical applications:

The turf fertilization is going well with most of the turf responding favorably to the new program. Zoziya in Homestead parks is not responding as fast as other areas.

We are spot treating fungus in the turf where we have seen it. Cooler night time temperatures are still around and the high amount of nitrogen we are putting down can drive fungus in the turf.

Dry spots are being addressed with the irrigation.

### Annuals:

Annuals are doing well and providing great color throughout the community. We are applying a fertilizer and fungicide to help promote growth and color.

*TWELFTH ORDER OF BUSINESS*

*A.*

# Rivers Edge III

## Community Development District

Unaudited Financial Reporting  
May 31, 2022



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

	<u>Governmental Fund Types</u>			<b>Totals (Memorandum Only)</b>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<b>Assets:</b>				
Cash	\$99,100	---	---	\$99,100
Due From Developer	\$20,700	---	---	\$20,700
Due From Other	\$5,387	---	---	\$5,387
Custody	\$38,980	---	---	\$38,980
<b>Series 2021</b>				
Reserve	---	\$275,400	---	\$275,400
Revenue	---	\$176,138	---	\$176,138
Capital Interest	---	\$38	---	\$38
Acquisition & Construction	---	---	\$3,292	\$3,292
<b>Total Assets</b>	<b>\$164,167</b>	<b>\$451,576</b>	<b>\$3,292</b>	<b>\$619,036</b>
<b>Liabilities:</b>				
Accounts Payable	\$20,700	---	---	\$20,700
Due to Rivers Edge CDD- Utilities	\$1,131	---	---	\$1,131
Due to Other	\$515	---	---	\$515
<b>Fund Balances:</b>				
Restricted for Debt Service	---	\$451,576	---	\$451,576
Restricted for Capital Projects	---	---	\$3,292	\$3,292
Unassigned	\$141,822	---	---	\$141,822
<b>Total Liabilities and Fund Equity</b>	<b>\$164,167</b>	<b>\$451,576</b>	<b>\$3,292</b>	<b>\$619,036</b>

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/22	ACTUAL THRU 5/31/22	VARIANCE
<b>Revenues:</b>				
Developer Contributions	\$512,928	\$426,696	\$426,696	\$0
Assessments-Tax Roll	\$138,244	\$138,244	\$138,978	\$735
Miscellaneous Income	\$0	\$0	\$2	\$2
<b>Total Revenues</b>	<b>\$651,172</b>	<b>\$564,939</b>	<b>\$565,676</b>	<b>\$736</b>
<b>Expenditures</b>				
<i>Administrative</i>				
Engineering	\$1,875	\$1,875	\$2,406	(\$531)
Arbitrage	\$600	\$400	\$0	\$400
Dissemination Agent	\$3,500	\$2,333	\$2,192	\$142
Attorney	\$25,000	\$16,667	\$14,203	\$2,463
Trustee Fees	\$4,000	\$2,667	\$0	\$2,667
Management Fees	\$22,500	\$15,000	\$15,000	\$0
Annual Audit	\$4,500	\$4,500	\$2,500	\$2,000
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Information Technology	\$1,800	\$1,200	\$800	\$400
Website Administration	\$1,200	\$800	\$1,050	(\$250)
Telephone	\$150	\$100	\$95	\$5
Postage	\$175	\$117	\$103	\$14
Printing & Binding	\$1,000	\$667	\$326	\$341
Insurance	\$5,500	\$5,500	\$5,175	\$325
Legal Advertising	\$1,500	\$1,000	\$117	\$883
Other Current Charges	\$500	\$333	\$412	(\$79)
Office Supplies	\$150	\$100	\$18	\$82
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Administration/Compliance	\$1,963	\$1,308	\$800	\$508
<b>Total Administrative</b>	<b>\$81,088</b>	<b>\$59,742</b>	<b>\$50,371</b>	<b>\$9,370</b>
<i>Grounds Maintenance</i>				
Landscape Maintenance	\$76,905	\$76,905	\$126,807	(\$49,902)
Lake Maintenance	\$2,200	\$2,200	\$4,739	(\$2,539)
Electric	\$4,590	\$4,590	\$6,661	(\$2,071)
Sewer/Water/Irrigation	\$12,500	\$8,333	\$8,578	(\$245)
Cost Share Landscaping- Rivers Edge	\$129,731	\$86,487	\$64,866	\$21,622
Repair & Replacements	\$0	\$0	\$895	(\$895)
<b>Total Field Operations</b>	<b>\$225,926</b>	<b>\$178,516</b>	<b>\$212,546</b>	<b>(\$34,030)</b>
<i>Amenity Center</i>				
Cost Share Amenity- Rivers Edge	\$261,848	\$130,924	\$130,874	\$50
Cost Share Amenity- Rivers Edge II	\$82,310	\$41,155	\$41,155	\$0
<b>Total Field Operations</b>	<b>\$344,158</b>	<b>\$172,079</b>	<b>\$172,029</b>	<b>\$50</b>
<b>Total Expenditures</b>	<b>\$651,172</b>	<b>\$410,336</b>	<b>\$434,946</b>	<b>(\$24,610)</b>
<b>Excess Revenues/Expenses</b>	<b>\$0</b>		<b>\$130,730</b>	
<b>Net Change in Fund Balance</b>	<b>\$0</b>		<b>\$130,730</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$11,092</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$141,822</b>	

**Rivers Edge III**  
**Community Development District**  
**General Fund**  
Month By Month Income Statement  
Fiscal Year 2022

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Revenues:</b>													
Developer Contributions	\$15,947	\$26,888	\$20,725	\$28,296	\$27,760	\$21,736	\$264,644	\$20,700	\$0	\$0	\$0	\$0	\$426,696
Assessments-Tax Roll	\$0	\$23,544	\$64,520	\$26,837	\$10,420	\$8,695	\$4,963	\$0	\$0	\$0	\$0	\$0	\$138,978
Miscellaneous Income/Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$2
<b>Total Revenues</b>	<b>\$15,947</b>	<b>\$50,432</b>	<b>\$85,245</b>	<b>\$55,133</b>	<b>\$38,180</b>	<b>\$30,431</b>	<b>\$269,608</b>	<b>\$20,700</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$565,676</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Engineering	\$225	\$687	\$410	\$457	\$628	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,406
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$150	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$0	\$2,192
Attorney	\$2,690	\$1,857	\$2,817	\$2,547	\$2,706	\$1,587	\$0	\$0	\$0	\$0	\$0	\$0	\$14,203
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$1,875	\$1,875	\$1,875	\$1,875	\$1,875	\$1,875	\$1,875	\$1,875	\$0	\$0	\$0	\$0	\$15,000
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$2,500
Assessment Administration	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Information Technology	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$800
Website Administration	\$0	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$1,050
Telephone	\$0	\$15	\$27	\$0	\$8	\$19	\$26	\$0	\$0	\$0	\$0	\$0	\$95
Postage	\$4	\$2	\$84	\$1	\$4	\$1	\$3	\$4	\$0	\$0	\$0	\$0	\$103
Printing & Binding	\$56	\$15	\$12	\$28	\$38	\$112	\$42	\$23	\$0	\$0	\$0	\$0	\$326
Insurance	\$5,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,175
Legal Advertising	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117
Other Current Charges	\$44	\$48	\$48	\$47	\$45	\$74	\$49	\$58	\$0	\$0	\$0	\$0	\$412
Office Supplies	\$9	\$0	\$0	\$0	\$6	\$0	\$3	\$0	\$0	\$0	\$0	\$0	\$18
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Website Administration/Compliance	\$0	\$0	\$400	\$0	\$0	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$800
<b>Total Administrative</b>	<b>\$10,619</b>	<b>\$5,042</b>	<b>\$11,214</b>	<b>\$5,496</b>	<b>\$5,851</b>	<b>\$4,609</b>	<b>\$2,539</b>	<b>\$5,002</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$50,371</b>
<b>Grounds Maintenance</b>													
Landscape Maintenance	\$15,590	\$13,893	\$13,893	\$15,523	\$15,442	\$21,957	\$15,254	\$15,254	\$0	\$0	\$0	\$0	\$126,807
Lake Maintenance	\$465	\$1,340	\$465	\$465	\$501	\$501	\$501	\$501	\$0	\$0	\$0	\$0	\$4,739
Electric	\$0	\$0	\$13	\$15	\$6,590	\$14	\$14	\$14	\$0	\$0	\$0	\$0	\$6,661
Sewer/Water/Irrigation	\$3,065	\$1,195	\$1,390	\$810	\$595	\$392	\$414	\$716	\$0	\$0	\$0	\$0	\$8,578
Cost Share Landscaping- Rivers Edge	\$0	\$0	\$32,433	\$0	\$0	\$32,433	\$0	\$0	\$0	\$0	\$0	\$0	\$64,866
Repair & Replacements	\$0	\$895	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$895
<b>Total Grounds Maintenance</b>	<b>\$19,120</b>	<b>\$17,323</b>	<b>\$48,194</b>	<b>\$16,813</b>	<b>\$23,128</b>	<b>\$55,297</b>	<b>\$16,184</b>	<b>\$16,486</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$212,546</b>
<b>Amenity Center</b>													
Cost Share Amenity- Rivers Edge	\$0	\$0	\$65,437	\$0	\$0	\$65,437	\$0	\$0	\$0	\$0	\$0	\$0	\$130,874
Cost Share Amenity- Rivers Edge II	\$0	\$0	\$20,578	\$0	\$0	\$20,578	\$0	\$0	\$0	\$0	\$0	\$0	\$41,155
<b>Total Amenity Center</b>	<b>\$0</b>	<b>\$0</b>	<b>\$86,015</b>	<b>\$0</b>	<b>\$0</b>	<b>\$86,015</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$172,029</b>
<b>Total Expenditures</b>	<b>\$29,739</b>	<b>\$22,365</b>	<b>\$145,422</b>	<b>\$22,309</b>	<b>\$28,979</b>	<b>\$145,921</b>	<b>\$18,722</b>	<b>\$21,488</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$434,946</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$13,792)</b>	<b>\$28,067</b>	<b>(\$60,177)</b>	<b>\$32,824</b>	<b>\$9,200</b>	<b>(\$115,490)</b>	<b>\$250,885</b>	<b>(\$788)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$130,730</b>



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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/22	ACTUAL THRU 5/31/22	VARIANCE
<b>Revenues:</b>				
Assessments - Tax Roll	\$106,308	\$106,308	\$106,873	\$565
Assessments - Direct	\$444,492	\$444,492	\$444,488	(\$3)
Interest Income	\$1,000	\$667	\$204	(\$462)
Carryforward Surplus	\$183,222	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$735,022</b>	<b>\$551,467</b>	<b>\$551,566</b>	<b>\$99</b>
<b>Expenditures</b>				
<b>Series 2021</b>				
Interest 11/1	\$183,222	\$183,222	\$183,222	\$0
Interest 5/1	\$200,000	\$200,000	\$200,000	\$0
Principal 5/1	\$175,425	\$175,425	\$175,425	\$0
<b>Total Expenditures</b>	<b>\$558,647</b>	<b>\$558,647</b>	<b>\$558,647</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$176,375</b>	<b>(\$7,180)</b>	<b>(\$7,081)</b>	<b>\$99</b>
<b>Net Change in Fund Balance</b>	<b>\$176,375</b>	<b>(\$7,180)</b>	<b>(\$7,081)</b>	<b>\$99</b>
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$458,657</b>	
<b>Fund Balance - Ending</b>	<b>\$176,375</b>		<b>\$451,576</b>	

Reserve	\$275,400
Revenue	\$176,138
Capitalized Interest	\$38
	\$451,576
	\$451,576

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

Description	SERIES 2021
<b>Revenues:</b>	
Interest Income	\$1
Bond Proceeds	\$0
<b>Total Revenues</b>	<b>\$1</b>
<b>Expenditures:</b>	
Capital Outlay	\$0
Cost of Issuance	\$0
Underwriters Discount	\$0
<b>Total Expenditures</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$1</b>
<b>Other Sources &amp; Uses:</b>	
Transfer In/ (Out)	\$0
<b>Total Other Sources &amp; Uses</b>	<b>\$0</b>
<b>Net Change in Fund Balance</b>	<b>\$1</b>
<b>Fund Balance - Beginning</b>	<b>\$3,291</b>
<b>Fund Balance - Ending</b>	<b>\$3,292</b>

**Rivers Edge III**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2021 Capital Improvement Revenue Bonds</b>	
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
Less: May 1, 2022 (Mandatory)	(\$200,000)
<b>Current Bonds Outstanding</b>	<b>\$9,680,000</b>

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

<b>Funding Request #</b>	<b>Date of Request</b>	<b>Date Received Developer</b>	<b>Total Amount Received</b>	<b>Total Funding Request FY 21</b>	<b>Total Funding Request FY 22</b>	<b>Balance (Due From Developer)/ Due To</b>
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	3/4/22	\$27,759.82	\$0.00	\$27,759.82	\$0.00
21	3/16/22	4/13/22	\$21,735.56	\$0.00	\$21,735.56	\$0.00
22	4/12/22	5/2/22	\$264,644.29	\$0.00	\$264,644.29	\$0.00
23	5/11/22			\$0.00	\$20,699.86	(\$20,699.86)
<b>Total Due from Developer</b>				<b>\$22,091.62</b>	<b>\$426,695.53</b>	<b>(\$20,699.86)</b>

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

ASSESSED TO	# UNITS	ASSESSED		
		SERIES 2021 DEBT INVOICED NET	FY22 O&M	TOTAL NVOICED NET
MATTAMY	429	444,488.27	-	444,488.27
<b>TOTAL DIRECT BILLS</b>	<b>429</b>	<b>444,488.27</b>	<b>-</b>	<b>444,488.27</b>
<b>NET REVENUE TAX ROLL</b>	<b>110</b>	<b>106,308.38</b>	<b>138,243.84</b>	<b>244,552.22</b>
<b>TOTAL REVENUE</b>	<b>539</b>	<b>550,796.65</b>	<b>138,243.84</b>	<b>689,040.49</b>

RECEIVED			
SERIES 2021 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
444,488.27	-	444,488.27	-
-	-	-	-
<b>444,488.27</b>	<b>-</b>	<b>444,488.27</b>	<b>-</b>
<b>106,873.23</b>	<b>138,978.35</b>	<b>245,851.58</b>	<b>(1,299.36)</b>
<b>551,361.50</b>	<b>138,978.35</b>	<b>690,339.85</b>	<b>(1,299.36)</b>

<b>DIRECT BILL PERCENT COLLECTED</b>	<b>100.00%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>TAX ROLL PERCENT COLLECTED</b>	<b>43.70%</b>	<b>100.53%</b>	<b>100.53%</b>
<b>TOTAL PERCENT COLLECTED</b>	<b>100.10%</b>	<b>100.53%</b>	<b>100.19%</b>

(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
9	4/7/2022	8,778.94	3,816.26	4,962.68
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>245,851.58</b>	<b>106,873.23</b>	<b>138,978.35</b>

*B.*

*1.*

# Rivers Edge III

## Community Development District

### Check Run Summary

April 30, 2022

<b>Fund</b>	<b>Date</b>	<b>Check No.</b>	<b>Amount</b>
<b>General Fund</b>			
	4/7/22	156-161	\$ 27,759.82
	4/12/22	162	\$ 10,854.75
	4/20/22	163-168	\$ 21,735.56
<b>Total</b>			<b>\$ 60,350.13</b>



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/07/22	00010	2/01/22 44514	202202 320-57200-46800	FEB LAKE MAINTENANCE CHARLES AQUATICS INC	*	501.00	501.00 000156
4/07/22	00003	2/01/22 22	202202 310-51300-34000	FEB MANAGEMENT FEES	*	1,875.00	
		2/01/22 22	202202 310-51300-35100	FEB WEBSITE ADMIN	*	100.00	
		2/01/22 22	202202 310-51300-35100	FEB INFORMATION TECH	*	150.00	
		2/01/22 22	202202 310-51300-32400	FEB DISSEMINATION SERVICE	*	291.67	
		2/01/22 22	202202 310-51300-51000	OFFICE SUPPLIES	*	6.22	
		2/01/22 22	202202 310-51300-42000	POSTAGE	*	4.44	
		2/01/22 22	202202 310-51300-42500	COPIES	*	37.50	
		2/01/22 22	202202 310-51300-41000	TELEPHONE	*	7.64	
				GOVERNMENTAL MANAGEMENT SERVICES			2,472.47 000157
4/07/22	00013	2/05/22 1220	202201 310-51300-31500	JAN GENERAL COUNSEL KE LAW GROUP	*	2,546.67	2,546.67 000158
4/07/22	00005	1/24/22 47323	202112 310-51300-31100	DEC PROFESSIONAL SERVICES PROSSER	*	409.68	409.68 000159
4/07/22	00011	2/03/22 RE3 2-3-	202202 300-20700-10000	REIMBURSE FPL KEYSTONE	*	531.14	
		2/03/22 RE3 2-3-	202202 300-20700-10000	REIMBURSE FPL MISTFLOWER	*	6,027.04	
		2/03/22 RE3 2-3-	202202 300-20700-10000	REIMBURSE FPL SHINNECOCK	*	17.51	
				RIVERS EDGE CDD			6,575.69 000160
4/07/22	00008	2/01/22 7204CB	202202 320-57200-46100	FEB LANDSCAPE MAINTENANCE VERDEGO	*	15,254.31	15,254.31 000161
4/12/22	00011	4/07/22 04072022	202110 300-20700-10000	JEA REIMBURSEMENT JUL-SEP	*	5,606.87	
		4/07/22 04072022	202203 300-20700-10000	JEA REIMBURSEMENT OCT-MAR	*	5,247.88	
				RIVERS EDGE CDD			10,854.75 000162
				RE3C RV ED III OKUZMUK			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/20/22	00010	3/01/22	44725	202203	320	57200	46800		MAR LAKE MAINTENANCE CHARLES AQUATICS INC	*	501.00	501.00	000163
4/20/22	00003	3/01/22	23	202203	310	51300	34000		MAR MANAGEMENT FEES	*	1,875.00		
		3/01/22	23	202203	310	51300	35100		MAR WEBSITE ADMIN	*	100.00		
		3/01/22	23	202203	310	51300	35100		MAR INFORMATION TECH	*	150.00		
		3/01/22	23	202203	310	51300	32400		MAR DISSEMINATION SERVICE	*	291.67		
		3/01/22	23	202203	310	51300	51000		OFFICE SUPPLIES	*	.03		
		3/01/22	23	202203	310	51300	42000		POSTAGE	*	.53		
		3/01/22	23	202203	310	51300	42500		COPIES	*	112.35		
		3/01/22	23	202203	310	51300	41000		TELEPHONE	*	19.38		
									GOVERNMENTAL MANAGEMENT SERVICES			2,548.96	000164
4/20/22	00013	3/07/22	1516	202202	310	51300	31500		FEB GENERAL COUNSEL KE LAW GROUP	*	2,705.67	2,705.67	000165
4/20/22	00005	2/14/22	47444	202201	310	51300	31100		JAN PROFESSIONAL SERVICES PROSSER	*	456.62	456.62	000166
4/20/22	00008	3/08/22	7681	202201	320	57200	46100		JAN IRRIGATION REPAIRS VERDEGO	*	269.00	269.00	000167
4/20/22	00008	3/01/22	7641C	202203	320	57200	46100		MAR LANDSCAPE MAINTENANCE VERDEGO	*	15,254.31	15,254.31	000168
TOTAL FOR BANK A											60,350.13		
TOTAL FOR REGISTER											60,350.13		

Charles Aquatics, Inc.

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

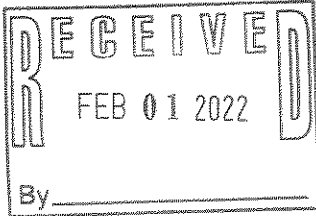
# Invoice

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

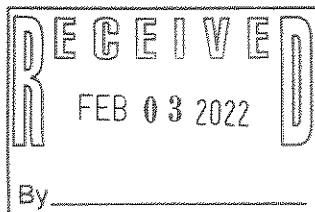
**Invoice**

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			



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

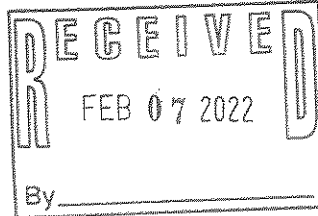


# INVOICE

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
				<b>Total</b>	<b>\$2,546.67</b>

## 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

<b>Outstanding Balance</b>	<b>\$5,363.38</b>
<b>Total Amount Outstanding</b>	<b>\$5,363.38</b>

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.

1-31-513-311  
 5

**Professional Services from December 1, 2021 to December 31, 2021**

**Professional Personnel**

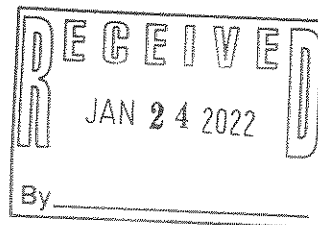
	Hours	Rate	Amount	
Principal	2.00	185.00	370.00	
Totals	2.00		370.00	
<b>Total Labor</b>				<b>370.00</b>

**Reimbursable Expenses**

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

**Outstanding Invoices**

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



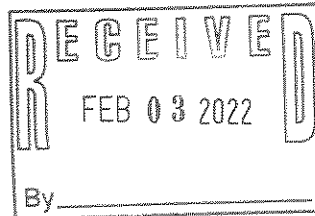


# Rivers Edge CDD

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
<b>TOTAL</b>	<b>\$ 6,575.69</b>

1-300-207-10  
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:

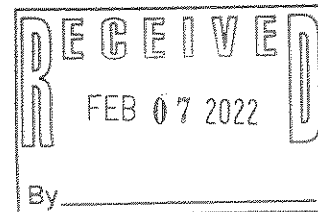
Thank you for your business!

**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



Charles Aquatics, Inc.

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

# Invoice

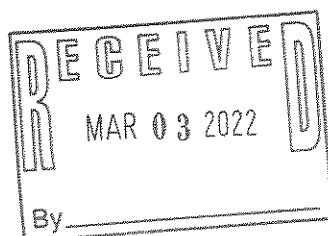
Date	Invoice #
3/1/2022	44725

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, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice**

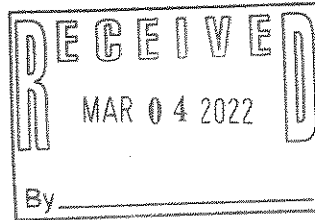
Invoice #: 23

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			

<b>Total</b>	<b>\$2,548.96</b>
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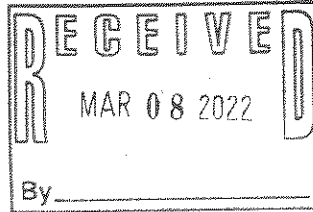
<b>Payments/Credits</b>	<b>\$0.00</b>
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<b>Balance Due</b>	<b>\$2,548.96</b>
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P.O. Box 6386  
Tallahassee, Florida 32314

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



# INVOICE

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

## RE3CDD-01

1-31-513-315  
13

### 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
				<b>Total</b>	<b>\$2,705.67</b>

## 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

<b>Outstanding Balance</b>	<b>\$8,069.05</b>
<b>Total Amount Outstanding</b>	<b>\$8,069.05</b>

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	
<b>Total Labor</b>				<b>416.25</b>

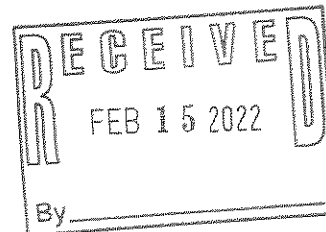
**Reimbursable Expenses**

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

**Outstanding Invoices**

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

1-51-513-311  
5







# 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

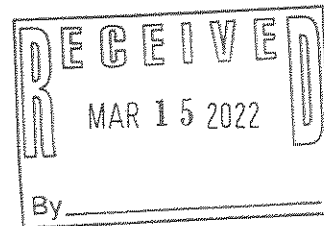
## FROM

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	
<i>Irrigation</i>	\$269.00
<b>Invoice Notes:</b>	
Thank you for your business!	<b>AMOUNT DUE THIS INVOICE</b>
	<b>\$269.00</b>

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

*Jason Davidson*  
1-32-572-461  
8





# 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:

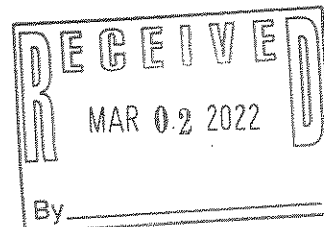
Thank you for your business!

**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



**Rivers Edge III  
COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**

*Exp to October*

**Check Request**

Date	Amount	Authorized By
April 7, 2022	\$5,606.87	Oksana Kuzmuk

Payable to:

Rivers Edge CDD # 11
----------------------

Date Check Needed:	Budget Category:
ASAP	001-300-20700-10000

Intended Use of Funds Requested:

JEA Reimbursement July 2021 - September 2022
<i>(Attach supporting documentation for request.)</i>

***Rivers Edge III FY2021 Utilities***

		<b>July</b>	<b>August</b>	<b>September</b>	<b>Total</b>
<b>JEA- Water</b>					
300 Dahlia Falls dr	<b>89882808</b>	\$ 1,381.20	\$ 1,376.87	\$ 1,896.47	\$ 6,677.47
438 Meadowcreek Dr	<b>89241610</b>	\$ 432.91	\$ 216.41	\$ 303.01	\$ 2,124.68
439 Meadowcreek Dr LS01	<b>89213963</b>	\$ -	\$ -	\$ -	\$ 101.70
	<b>Subtotal JEA</b>	<b>\$ 1,814.11</b>	<b>\$ 1,593.28</b>	<b>\$ 2,199.48</b>	<b>\$ 8,903.85</b>

**Rivers Edge III  
COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**

*Exp to March*

**Check Request**

Date	Amount	Authorized By
April 6, 2022	\$5,247.88	Oksana Kuzmuk

Payable to:

Rivers Edge CDD # 11
----------------------

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

JEA Reimbursement October 2021 - March 2022
<i>(Attach supporting documentation for request.)</i>

**Rivers Edge III Utilities Schedule FY2022**

		Oct	Nov	Dec	Jan	Feb	Mar	Total
JEA- Water								
300 Dahlia Falls dr	89882808	\$ 619.12	\$ 926.55	\$ 1,082.43	\$ 753.35	\$ 554.17	\$ 350.66	\$ 4,286.28
438 Meadowcreek Dr	89241610	\$ 246.72	\$ 268.37	\$ 307.34	\$ 56.55	\$ 41.31	\$ 41.31	\$ 961.60
	JEA	\$ 865.84	\$ 1,194.92	\$ 1,389.77	\$ 809.90	\$ 595.48	\$ 391.97	\$ 5,247.88

2.

# Rivers Edge III

## Community Development District

### Check Run Summary

May 31, 2022

<b>Fund</b>	<b>Date</b>	<b>Check No.</b>	<b>Amount</b>
<b>General Fund</b>	5/4/22	169-180	\$ 264,644.29
<b>Total</b>			<b>\$ 264,644.29</b>



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/04/22	00010	4/01/22 44956	202204 320-57200-46800	APR LAKE MAINTENANCE CHARLES AQUATICS INC	*	501.00	501.00 000169
5/04/22	00018	3/09/22 4210	202203 320-57200-46100	PLAYGROUND MULCH FIRST COAST MULCH	*	6,702.66	6,702.66 000170
5/04/22	00003	4/01/22 24	202204 310-51300-34000	APR MANAGEMENT FEES	*	1,875.00	
		4/01/22 24	202204 310-51300-35100	APR WEBSITE ADMIN	*	100.00	
		4/01/22 24	202204 310-51300-35100	APR INFORMATION TECH	*	150.00	
		4/01/22 24	202204 310-51300-32400	APR DISSEMINATION SERVICE	*	291.67	
		4/01/22 24	202204 310-51300-51000	OFFICE SUPPLIES	*	2.65	
		4/01/22 24	202204 310-51300-42000	POSTAGE	*	2.65	
		4/01/22 24	202204 310-51300-42500	COPIES	*	41.85	
		4/01/22 24	202204 310-51300-41000	TELEPHONE	*	25.60	
				GOVERNMENTAL MANAGEMENT SERVICES			2,489.42 000171
5/04/22	00013	4/04/22 1906	202203 310-51300-31500	MAR GENERAL COUNSEL KE LAW GROUP	*	1,586.78	1,586.78 000172
5/04/22	00005	4/04/22 47747	202202 310-51300-31100	FEB PROFESSIONAL SERVICES PROSSER	*	627.87	627.87 000173
5/04/22	00011	4/11/22 CS2022-Q	202112 300-20700-10000	LANDSCAPE CS Q1 OCT-DEC	*	32,432.75	
		4/11/22 CS2022-Q	202112 300-20700-10000	AMENITY CS Q1 OCT-DEC	*	65,437.00	
				RIVERS EDGE CDD			97,869.75 000174
5/04/22	00011	4/11/22 CS2022-Q	202203 300-20700-10000	LANDSCAPE CS Q2 JAN-MAR	*	32,432.75	
		4/11/22 CS2022-Q	202203 300-20700-10000	AMENITY CS Q2 JAN-MAR	*	65,437.00	
				RIVERS EDGE CDD			97,869.75 000175

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/04/22	00019	4/11/22	CS2022-Q AMENITY CS Q1 OCT-DEC	202112	300	20700	10100		RIVERS EDGE II CDD	*	20,577.50	20,577.50	000176
5/04/22	00019	4/11/22	CS2022-Q AMENITY CS Q2 JAN-MAR	202203	300	20700	10100		RIVERS EDGE II CDD	*	20,577.50	20,577.50	000177
5/04/22	00008	3/31/22	7876 FEB IRRIGATION REPAIRS	202202	320	57200	46100		VERDEGO	*	187.75	187.75	000178
5/04/22	00008	4/01/22	7868C APR LANDSCAPE MAINTENANCE	202204	320	57200	46100		VERDEGO	*	15,254.31	15,254.31	000179
5/04/22	00006	3/31/22	3752 ADA WEBSITE MAINTENANCE	202203	310	51300	35200		VGLOBALTECH	*	400.00	400.00	000180
TOTAL FOR BANK A											264,644.29		
TOTAL FOR REGISTER											264,644.29		

Charles Aquatics, Inc.

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

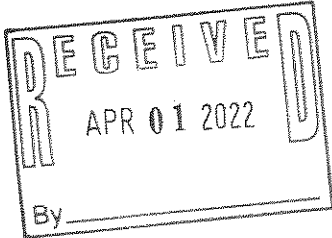
# Invoice

Date	Invoice #
4/1/2022	44956

Due Date
5/1/2022

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

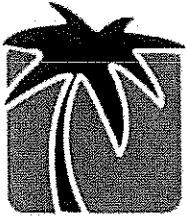
Vendor #

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 4-1-22 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



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

**Invoice**

Approved Cost Share playground mulch install  
 sent to AP on 03/23/22 by Johnathan Perry

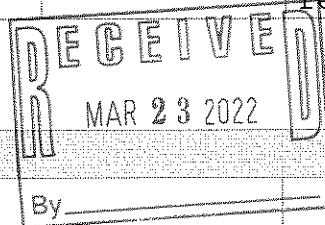
*Johnathan Perry*

1-32-572-461 18

BILL TO
Rivers Edge CDD 475 West Town Place Suit 114 St. Augustine FL, 32092

SHIP TO
Rivers Edge CDD 475 West Town Place Suit 114 St. Augustine FL, 32092

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
4210	03/09/2022	\$20,108.00	03/09/2022	Due on receipt	



ACTIVITY	QTY	RATE	AMOUNT
<b>Mulch Installation:Playground Chips</b> Installation of IPEMA Certified chips <a href="https://www.cpsc.gov/safety-education/safety-guides/playgrounds">https://www.cpsc.gov/safety-education/safety-guides/playgrounds</a> 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
<b>Mulch Installation:Playground Chips</b> Installation of IPEMA Certified chips <a href="https://www.cpsc.gov/safety-education/safety-guides/playgrounds">https://www.cpsc.gov/safety-education/safety-guides/playgrounds</a> 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
<b>Mulch Installation:Playground Chips</b> Installation of IPEMA Certified chips <a href="https://www.cpsc.gov/safety-education/safety-guides/playgrounds">https://www.cpsc.gov/safety-education/safety-guides/playgrounds</a> 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
<b>Mulch Installation:Playground Chips</b> Installation of IPEMA Certified chips <a href="https://www.cpsc.gov/safety-education/safety-guides/playgrounds">https://www.cpsc.gov/safety-education/safety-guides/playgrounds</a> 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
<b>Mulch Installation:Playground Chips</b> Installation of IPEMA Certified chips <a href="https://www.cpsc.gov/safety-education/safety-guides/playgrounds">https://www.cpsc.gov/safety-education/safety-guides/playgrounds</a> 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

ACTIVITY	QTY	RATE	AMOUNT
<b>Mulch Installation:Playground Chips</b> Installation of IPEMA Certified chips <a href="https://www.cpsc.gov/safety-education/safety-guides/playgrounds">https://www.cpsc.gov/safety-education/safety-guides/playgrounds</a> Play Ground #6 as per attached Photo measured by Johnathan and Bob Measured to return to original inspected Depth,	65	44.00	2,860.00
<b>Mulch Installation:Playground Chips</b> Installation of IPEMA Certified chips <a href="https://www.cpsc.gov/safety-education/safety-guides/playgrounds">https://www.cpsc.gov/safety-education/safety-guides/playgrounds</a> Play Ground #7 as per attached Photo measured by Johnathan and Bob Measured to return to original inspected Depth,	52	44.00	2,288.00
<b>Mulch Installation:Playground Chips</b> Installation of IPEMA Certified chips <a href="https://www.cpsc.gov/safety-education/safety-guides/playgrounds">https://www.cpsc.gov/safety-education/safety-guides/playgrounds</a> Play Ground #8 as per attached Photo measured by Johnathan and Bob Measured to return to original inspected Depth,	33	44.00	1,452.00

We appreciate the opportunity to work with you. Let everyone know how great we did by reviewing us on our First Coast Mulch Facebook page. Please let us know if you need anything else.

BALANCE DUE

\$20,108.00/3

#6,702.46

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

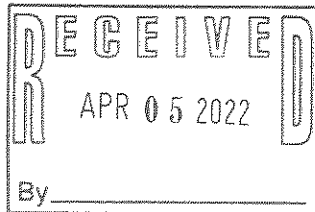
**Invoice**

**Invoice #:** 24  
**Invoice Date:** 4/1/22  
**Due Date:** 4/1/22  
**Case:**  
**P.O. Number:**

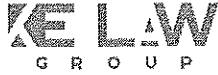
**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - April 2022 1-31-513-34		1,875.00	1,875.00
Website Administration - April 2022 1-31-513-351		100.00	100.00
Information Technology - April 2022 1-31-513-351		150.00	150.00
Dissemination Agent Services - April 2022 1-31-513-324		291.67	291.67
Office Supplies 1-31-513-51		2.65	2.65
Postage 1-31-513-42		2.65	2.65
Copies 1-31-513-425		41.85	41.85
Telephone 1-31-513-41		25.60	25.60
3			



<b>Total</b>	<b>\$2,489.42</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$2,489.42</b>

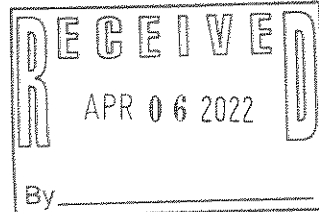


# INVOICE

Invoice # 1906  
Date: 04/04/2022  
Due On: 05/04/2022

## KE Law Group, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314  
United States



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

**RE3CDD-01**

1-31-21-315  
13

### River's Edge III - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	DS	03/01/2022	Real property due diligence including plat review, deed review, and ownership analysis using property appraiser's data; transmit final work product to staff.	0.70	\$225.00	\$157.50
Service	JK	03/01/2022	Monitor legislation and prepare newsletter for same; analyze and transmit final legislative recap of bill passage.	0.30	\$310.00	\$93.00
Service	LG	03/01/2022	Prepare form of amendment to GMS agreement.	0.30	\$270.00	\$81.00
Service	JK	03/06/2022	Continue real property due diligence including plat review, deed review, and ownership analysis using property appraiser's data.	2.40	\$310.00	\$744.00
Service	LG	03/09/2022	LG - Review draft agenda and status of follow-up tasks from last meeting; prepare addendum to landscape RFP.	0.30	\$270.00	\$81.00
Service	JK	03/10/2022	Confer re: RFP addendum and meeting preparations with Perry on same	0.10	\$310.00	\$31.00
Service	LG	03/10/2022	LG - Update addendum to landscape RFP.	0.10	\$270.00	\$27.00
Service	LG	03/14/2022	LG - Call with Perry and Kilinski regarding agenda items and District issues.	0.10	\$270.00	\$27.00
Service	JK	03/14/2022	Agenda call with district manager	0.10	\$310.00	\$31.00
Service	JK	03/16/2022	Draft addendum 2 to landscape RFP	0.10	\$310.00	\$31.00

Service	JK	03/17/2022	Review request for RFP and review instructions on same; confer re: addendum responses	0.10	\$310.00	\$31.00
Service	LG	03/18/2022	LG - Coordinate response to request for landscape RFP documents.	0.10	\$270.00	\$27.00
Service	JK	03/18/2022	Review request for additional information and documents in landscape RFP and respond to same	0.10	\$310.00	\$31.00
Service	LG	03/23/2022	Prepare notice of special joint meeting.	0.10	\$270.00	\$27.00
Expense	SD	03/23/2022	Meals: JLK - Travel monthly meeting	1.00	\$3.40	\$3.40
Expense	SD	03/23/2022	Hotel: JLK - Lodging monthly meeting	1.00	\$47.88	\$47.88
Service	LG	03/24/2022	Review questions related to landscape RFP; prepare addendum number 3.	0.20	\$270.00	\$54.00
Service	JK	03/24/2022	Review RFP questions and revised addendum and confer with Prosser on same	0.10	\$310.00	\$31.00
Service	JK	03/31/2022	Review correspondence and updated district management contract addendum and confer with Gentry on same	0.10	\$310.00	\$31.00
					<b>Total</b>	<b>\$1,586.78</b>

## Detailed Statement of Account

### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1220	03/07/2022	\$2,546.67	\$0.00	\$2,546.67
1516	04/06/2022	\$2,705.67	\$0.00	\$2,705.67

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due	
1906	05/04/2022	\$1,586.78	\$0.00	\$1,586.78	
				<b>Outstanding Balance</b>	<b>\$6,839.12</b>
				<b>Total Amount Outstanding</b>	<b>\$6,839.12</b>



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

Please pay within 30 days.

# PROSSER

April 4, 2022

Project No: 113094.80

Invoice No: 47747

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 staff on landscape RFP.

**Professional Services from February 1, 2022 to February 28, 2022**

**Professional Personnel**

	Hours	Rate	Amount	
Principal	2.50	235.00	587.50	
Totals	2.50		587.50	
<b>Total Labor</b>				<b>587.50</b>

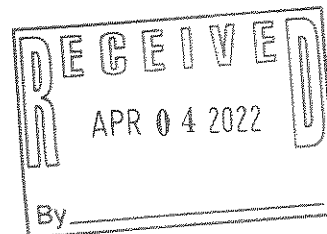
**Reimbursable Expenses**

Mileage-DOT Allowable (.445)			26.70	
Mileage-Additional (.14/mile)			8.40	
<b>Total Reimbursables</b>	<b>1.15 times</b>		<b>35.10</b>	<b>40.37</b>
			<b>Total this Invoice</b>	<b>\$627.87</b>

**Outstanding Invoices**

Number	Date	Balance
47323	1/24/2022	409.68
47444	2/14/2022	456.62
<b>Total</b>		<b>866.30</b>

1-31-513-311  
5



# Rivers Edge CDD

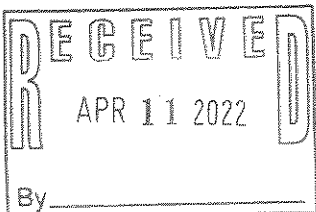
475 West Town Place, Suite 114  
St. Augustine FL 32092  
Phone (904) 940-5850 Fax (904) 940-5899

# INVOICE

DATE: April 11, 2022  
INVOICE # CS2022-Q1

**Bill To:**

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

DESCRIPTION	AMOUNT
Cost Share-Landscaping Q1 (October - December)	\$ 32,432.75
Cost Share- RiverTown Amenity Q1 (October - December)	\$ 65,437.00
	
<b>TOTAL</b>	<b>\$ 97,869.75</b>

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!

1-300-207-100

11

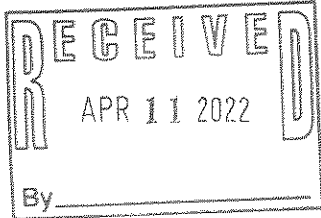
# Rivers Edge CDD

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

# INVOICE

DATE: April 11, 2022  
INVOICE # CS2022-Q2

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

DESCRIPTION	AMOUNT
Cost Share-Landscaping Q2 (January - March)	\$ 32,432.75
Cost Share- RiverTown Amenity Q2 (January - March)	\$ 65,437.00
	
<b>TOTAL</b>	<b>\$ 97,869.75</b>

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!

1-300-207-100

# Rivers Edge II CDD

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

# INVOICE

DATE: April 11, 2022  
INVOICE # CS2022-Q1

**Bill To:**

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

DESCRIPTION	AMOUNT
Cost Share- RiverTown Amenity Q1 (October - December)	\$ 20,577.50
<b>TOTAL</b>	<b>\$ 20,577.50</b>

RECEIVED

APR 11 2022

By \_\_\_\_\_

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!

1.300.207.101  
19

# Rivers Edge II CDD

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

# INVOICE

DATE: April 11, 2022  
INVOICE # CS2022-Q2

**Bill To:**

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

DESCRIPTION	AMOUNT
Cost Share- RiverTown Amenity Q2 (January - March)	\$ 20,577.50
<b>TOTAL</b>	

**RECEIVED**

APR 11 2022

By \_\_\_\_\_

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!

1-300-207-101  
19



# Invoice

Invoice #: 7876

Date: 03/31/22

Customer PO:

**DUE DATE: 04/30/2022**

### BILL TO

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

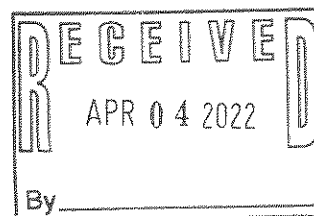
### FROM

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

DESCRIPTION	AMOUNT
#7946 - Feb 2022 irrigation repairs	
Feb 2022 Irrigation monthly repairs	
<i>Irrigation</i>	\$187.75
<b>Invoice Notes:</b>	
Thank you for your business!	<b>AMOUNT DUE THIS INVOICE</b>
	<b>\$187.75</b>

Approved RECDD III  
Submitted to AP on 4-1-22  
by Jason Davidson

*Jason Davidson*  
1-32-572-461  
8







Verify Budget - Discretionary of Budget

Job Location:

Rivertown

Controller Location:

Haven

Zone	Qty	Materials	Cost	Total	Reason
2	1	6" Rainbird head	11.00	11.00	
2	1	MFR nozzle	15.00	15.00	
11	1	6" Rainbird head	11.00	11.00	
11	1	nozzle	2.00	2.00	
22	3	6" Rainbird head	11.00	33.00	
22	3	nozzle	2.00	6.00	
22	3	straight L	.25	.75	
		Parts		74.75	
	1	Labor	55.00	55.00	
		Total	133.75		

Monthly Irrigation Inspection Summary of Repairs

Job Location:

Rivertown

Controller Location:

Haven Hybrid

Zone	Qty	Materials	Cost	Total	Reason
8	1	6" Rainbird sprai	11.00	11.00	
8	1	MPS nozzle	15.00	15.00	
		Parts		26.00	
	.5	Labor	55.00	27.50	
		Total		52.50	





Job Name:

Job Number:

Controller Name:

Date: Page 2 of 2

Start Time	End Time	Special Adjust	Run Day
A)			MTWTFSS
B)			MTWTFSS
C)			MTWTFSS
D)			MTWTFSS

Zone Map  
 YES NO  
 Zone 1 in controller  
 YES NO  
 Checked Weather Sensor  
 YES NO  
 Weather Sensor:  
 Working Not working

Controller Make & Model		Working		Not Working	
Controller Status	POC Info	Reclaim	Well Water	Lake Water	
Pump Status & Type	Potable Water Pressurized	Pump Start	Centrifugal	Submersible	

INFORMATION:

Zone Number	17-18	19-20	21-22	23-24
Spray, Rotor, Drip, MPR, or Bubbler	S B	MPR R	MPR S	MPR S
Run time (A/B)	15 30	30 30	1 1	30 75
Run Time (C/D)				
Change Time (A/B)				
Change Time (C/D)				
Zone Faults or Alarms				
Plant Type				
Contract Maintenance: (No Charge)				

Straighten Heads	1	2							
Adjust Water Pattern									
Clogged Nozzle Screens									
Billable Repairs or Upgrades:									
Head Broken- 6in spray			3						
Head Broken- 12in spray									
Head Broken- 6in rotor									
Head Broken- 12in rotor									
Broken Riser									
Upgrade 4in to 6in Pop up									
Upgrade 6in to 12in Pop up									
Nozzle			3						
MPR									

Severe Line Clog									
Lateral Line Break									
Relocation									
Head Raised or Lowered in Turf									
Head Raised or Lowered in Shrub									
Damaged Valve Box									
Zone Not Operating									
Main Line Break									
Additional Labor/Troubleshooting									
Other- See Comments									

Additional Comments:

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Job Name: Rivertown

Job Number:

Controller Name: Hybrit Haven clock

Date: 02-24-2022 Page: 1 of 1

Start Time/End Time	Seasonal Adjust	Run Days	Zone Map YES NO
A) <u>1A.M</u>		MTWTFSS	Zone list in controller YES NO
B)		MTWTFSS	Checked Weather Sensor <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
C)		MTWTFSS	Weather Sensor: Working Not working
D)		MTWTFSS	

Controller Make & Model	<u>XC Hybrit</u>	Working	Not Working
Controller Status		Reclaim	
POC Info	Potable Water	Well Water	Lake Water
Pump Status & Type	Pressurized	Pump Start	Submersible

**INFORMATION:**

Zone Number	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>
Spray, Rotor, Drip, MPR, or Bubbler	<u>MPR</u>	<u>MPR</u>	<u>MPR</u>	<u>MPR</u>	<u>MPR</u>	<u>MPR</u>	<u>MPR</u>	<u>MPR</u>	<u>MPR</u>	<u>MPR</u>	<u>MPR</u>	<u>MPR</u>
Run time (A/B)	<u>15</u>	<u>15</u>	<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>	<u>15</u>	<u>30</u>	<u>7</u>	<u>7</u>	<u>15</u>
Run Time (C/D)												
Change Time (A/B)												
Change Time (C/D)												
Zone Faults or Alarms												
Plant Type	<u>LA</u>	<u>LA</u>	<u>LA</u>	<u>LA</u>	<u>LA</u>	<u>LA</u>	<u>LA</u>	<u>LA</u>	<u>LA</u>	<u>LA</u>	<u>LA</u>	<u>LA</u>
Contract Maintenance: (No Charge)												

Straighten Heads												
Adjust Water Pattern												
Clogged Nozzle Screens												
Billable Repairs or Upgrades:												
Head Broken- 6in spray												
Head Broken- 12in spray												
Head Broken- 6in rotor												
Head Broken- 12in rotor												
Broken Riser												
Upgrade 4in to 6in Pop up												
Upgrade 6in to 12in Pop up												
Nozzle												
MPR												
Severe Line Clog												
Lateral Line Break												
Relocation												
Head Raised or Lowered in Turf												
Head Raised or Lowered in Shrub												
Damaged Valve Box												
Zone Not Operating												
Main Line Break												
Additional Labor/Troubleshooting												
Other- See Comments												

Additional Comments:

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# Invoice

Invoice #: 7868C

Date: 04/01/2022

Customer PO:

DUE DATE: 04/30/2022

## 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 April 2022

## AMOUNT

\$15,254.31

## Invoice Notes:

Thank you for your business!

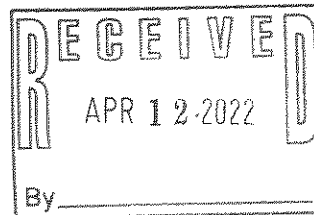
**AMOUNT DUE THIS INVOICE**

**\$15,254.31**

Approved RECDD III  
Submitted to AP on 4-12-22  
by Jason Davidson

*Jason Davidson*

1-32-572-461  
8



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



# INVOICE

## BILL TO

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

INVOICE # 3752

DATE 03/31/2022

DUE DATE 03/31/2022

TERMS Due on receipt

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

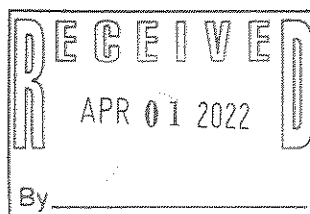
Invoice for Quarter 1 ADA Audit.

BALANCE DUE

**\$400.00**

Please make check payable to VGlobalTech.

1-31-513-352  
6




*C.*




# Rivers Edge III Community Development District

FY2022 Funding Request #23  
11-May-22

Vendor	Amount
<b>1 Charles Aquatics</b> May Lake Maintenance    Inv #45201    5/1/22	\$            501.00
<b>2 Governmental Management Services</b> May Invoice            Inv #25            5/1/22	\$            2,444.55
<b>3 Grau and Associates</b> Audit FYE 9/30/21            Inv #22537    5/2/22	\$            2,500.00
<b>4 Verdego</b> May Landscaping Maintenance    Inv #8113C    5/1/22	\$            15,254.31
<b>Total Amount Due</b>	<b>\$            20,699.86</b>

DocuSigned by:  
  
Signature: \_\_\_\_\_  
21407AD646A046E  
Chairman/Vice Chairman

DocuSigned by:  
  
Signature: \_\_\_\_\_  
1471E54342174D3  
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 #
5/1/2022	45201

Due Date
5/31/2022

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 5-2-22 by Jason Davidson <i>Jason Davidson</i> 1-32-572-468 10  	501.00	501.00

Thank you so much for your business!	<b>Balance Due</b> \$501.00
--------------------------------------	-----------------------------

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 25  
**Invoice Date:** 5/1/22  
**Due Date:** 5/1/22  
**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 - May 2022 1.31.513.34		1,875.00	1,875.00
Website Administration - May 2022 1.31.513.351		100.00	100.00
Information Technology - May 2022 1.31.513.351		150.00	150.00
Dissemination Agent Services - May 2022 1.31.513.324		291.67	291.67
Office Supplies 1.31.513.51		0.24	0.24
Postage 1.31.513.42		4.24	4.24
Copies 1.31.513.425		23.40	23.40
3			



<b>Total</b>	<b>\$2,444.55</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$2,444.55</b>

# Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 22537  
Date 05/02/2022

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ 2,500.00
Current Amount Due	\$ 2,500.00



1-31-513-322  
12

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,500.00	0.00	0.00	0.00	0.00	2,500.00

Payment due upon receipt.



# Invoice

Invoice #: 8113C

Date: 05/01/2022

Customer PO:

DUE DATE: 05/30/2022

## 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

#6120 - Standard Maintenance Contract May 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 5-2-22  
by Jason Davidson

*Jason Davidson*  
1.32.572.461  
8



*D.*

# Rivers Edge III Community Development District

FY2022 Funding Request #24  
7-Jun-22

Vendor	Amount
<b>1 Charles Aquatics</b>	
June Lake Maintenance    Inv #45435    6/1/22	\$        501.00
<b>2 Governmental Management Services</b>	
June Invoice    Inv #26    6/1/22	\$        2,474.23
<b>3 Grau and Associates</b>	
Audit FYE 9/30/21    Inv #22732    6/1/22	\$        2,400.00
<b>4 KE Law Group</b>	
April General Counsel    Inv #2166    5/11/22	\$        2,225.01
<b>5 U.S. Bank</b>	
Trustee Fees    Inv #6537435    5/25/22	\$        4,040.63
<b>6 Verdego</b>	
June Landscape Maintenance    Inv #8362C    6/1/22	\$        15,254.31
Sod in Haven    Inv #8200    5/13/22	\$        483.78
Storm Damaged Annuals    Inv #8201    5/13/22	\$        1,574.92
<b>Total Amount Due</b>	<b>\$        28,953.88</b>

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 #
6/1/2022	45435

Due Date
7/1/2022

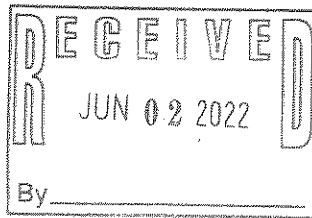
Bill To
Rivers Edge CDD 3 475 West Town Place, Suite 114 St Augustine, FL 32092

Vendor #

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 5 ponds - 1 pond at Main Street Phase 2 and 4 ponds at The Haven	501.00	501.00

Approved RECDD III  
 Submitted to AP on 6-2-22  
 by Jason Davidson

*Jason Davidson*



Thank you so much for your business!

**Balance Due**

\$501.00



**Governmental Management Services, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice**

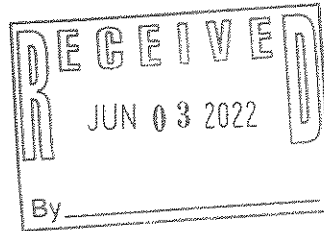
Invoice #: 26

Invoice Date: 6/1/22

Due Date: 6/1/22

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 - June 2022		1,875.00	1,875.00
Website Administration - June 2022		100.00	100.00
Information Technology - June 2022		150.00	150.00
Dissemination Agent Services - June 2022		291.67	291.67
Office Supplies		2.68	2.68
Postage		3.18	3.18
Copies		41.85	41.85
Telephone		9.85	9.85
<b>Total</b>			<b>\$2,474.23</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$2,474.23</b>

# Grau and Associates

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

Phone: 561-994-9299

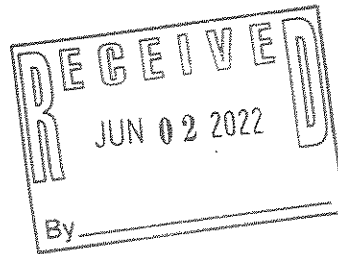
Fax: 561-994-5823

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

Invoice No. 22732  
Date 06/01/2022

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SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ <u>2,400.00</u>
Current Amount Due	\$ <u>2,400.00</u>



0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,400.00	2,500.00	0.00	0.00	0.00	4,900.00

Payment due upon receipt.

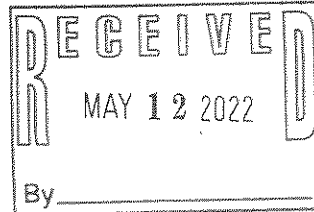


# INVOICE

Invoice # 2166  
Date: 05/11/2022  
Due On: 06/10/2022

## KE Law Group, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314  
United States



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

### RE3CDD-01

### River's Edge III - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	04/07/2022	Confer with District Engineer regarding public facilities report.	0.10	\$270.00	\$27.00
Service	JK	04/18/2022	Review RFP requests for information and compile addendum comments; confer re: status of conveyance of real property	0.20	\$310.00	\$62.00
Service	LG	04/18/2022	Review agenda package and confer with Davidson regarding cost-share items.	0.40	\$270.00	\$108.00
Service	JK	04/19/2022	Confer with staff and team on status of conveyance of ponds and various improvements to the District and processes therefore	0.30	\$310.00	\$93.00
Service	LG	04/19/2022	Attend conference call regarding property due diligence.	0.10	\$270.00	\$27.00
Service	JK	04/20/2022	Confer re: interlocal agreement and operational considerations for same	0.50	\$310.00	\$155.00
Service	LG	04/20/2022	Travel to and attend joint and regular Board meeting.	4.20	\$270.00	\$1,134.00
Expense	SD	04/20/2022	Meals: LG - Travel monthly meeting	1.00	\$12.94	\$12.94
Expense	SD	04/20/2022	Mileage: LG - Travel monthly meeting	148.45	\$0.58	\$86.10
Expense	SD	04/20/2022	Hotel: LG - Lodging monthly meeting	1.00	\$55.97	\$55.97
Service	LG	04/22/2022	Prepare notice of joint meeting for May.	0.10	\$270.00	\$27.00

Service	JK	04/27/2022	Review additional landscape inquiries and prepare addendum 4 on same; confer with Stilwell on maps and interlocal	0.20	\$310.00	\$62.00
Service	JK	04/28/2022	Review RFP/interlocal cost methodology with District Manager; update landscape maintenance map to coincide with cost share; update cost tables in landscape RFP	0.50	\$310.00	\$155.00
Service	LG	04/28/2022	Review and provide comments to joint meeting minutes; confer with Kilinski regarding landscape RFP.	0.30	\$270.00	\$81.00
Service	LG	04/29/2022	Review draft April minutes; Prepare Verdego work authorization for supplemental services.	0.40	\$270.00	\$108.00
Service	JK	04/29/2022	Confer with Perry re: supervisor transmittal on background for school concurrency	0.10	\$310.00	\$31.00
<b>Total</b>						<b>\$2,225.01</b>

## Detailed Statement of Account

### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1906	05/04/2022	\$1,586.78	\$0.00	\$1,586.78

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2166	06/10/2022	\$2,225.01	\$0.00	\$2,225.01
<b>Outstanding Balance</b>				<b>\$3,811.79</b>
<b>Total Amount Outstanding</b>				<b>\$3,811.79</b>

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

Please pay within 30 days.



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 6537435  
Account Number: 265836000  
Invoice Date: 05/25/2022  
Direct Inquiries To: SCOTT SCHUHLE  
Phone: 954-938-2476

RIVERS EDGE III COMMUNITY  
DEVELOPMENT DISTRICT  
ATTN JAMES PERRY & DISTRICT MANAGER  
475 WEST TOWN PLACE SUITE 114  
ST AUGUSTINE FL 32092

RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS  
SERIES 2021 REVENUE ACCOUNT

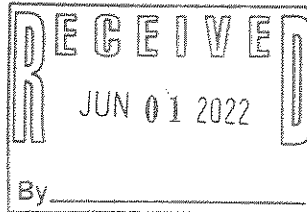
The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

RIVERS EDGE III COMMUNITY DEVELOPMENT  
DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS  
SERIES 2021 REVENUE ACCOUNT

Invoice Number: 6537435  
Account Number: 265836000  
Current Due: \$4,040.63  
Direct Inquiries To: SCOTT SCHUHLE  
Phone: 954-938-2476

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 265836000  
Invoice # 6537435  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
 EP-MN-WN3L  
 60 Livingston Ave.  
 St. Paul, MN 55107

Invoice Number: 6537435  
 Invoice Date: 05/25/2022  
 Account Number: 265836000  
 Direct Inquiries To: SCOTT SCHUHLE  
 Phone: 954-938-2476

RIVERS EDGE III COMMUNITY DEVELOPMENT  
 DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS  
 SERIES 2021 REVENUE ACCOUNT

Accounts Included 265836000 265836001 265836002 265836003 265836004 265836005  
 In This Relationship: 265836006 265836007

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 05/01/2022 - 04/30/2023</b>				<b>\$3,750.00</b>
Incidental Expenses 05/01/2022 to 04/30/2023	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>





# Invoice

Invoice #: 8362C

Date: 06/01/2022

Customer PO:

DUE DATE: 06/30/2022

## BILL TO

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

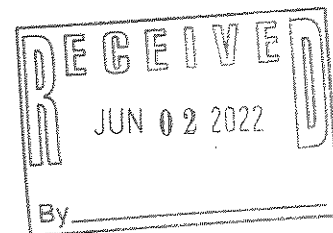
## FROM

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

DESCRIPTION	AMOUNT
#6120 - Standard Maintenance Contract June 2022	\$15,254.31
<b>Invoice Notes:</b>	
Thank you for your business!	
<b>AMOUNT DUE THIS INVOICE</b>	<b>\$15,254.31</b>

Approved RECDD III  
Submitted to AP on 6-2-22  
by Jason Davidson

*Jason Davidson*





Approved RECDD III pond bank erosion repair sent to AP on 05/24/22 by Johnathan Perry

*Johnathan Perry*

# Invoice

Invoice #: 8200

Date: 05/13/22

Customer PO:

DUE DATE: 06/12/2022

## 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

#7681 - Sod in Haven

Install Sod onto dirt drainage berms created to divert water into drains.

### *Landscape Enhancement*

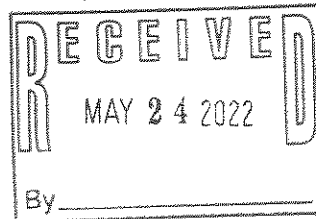
Labor and Prep (Labor)	3	\$44.66	\$133.98	\$483.78
Sod Installed - Bahia (Sub)	400	\$0.40	\$159.00	
Sod Installed - St. Augustine (Sub)	1	\$190.80	\$190.80	

## Invoice Notes:

Thank you for your business!

**AMOUNT DUE THIS INVOICE**

**\$483.78**







Approved RECDD 1, 2 and 3 cost share annual  
 replacement sent to AP on 05/16/22 by  
 Johnathan Perry

*Johnathan Perry*

# Invoice

Invoice #: 8201

Date: 05/13/22

Customer PO:

**DUE DATE: 06/12/2022**

**BILL TO**

Rivertown - RECDDI  
 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**

#8162 - Storm Damaged Annuals

Replace annuals damaged by storm on 4/17. The hail and wind broke stems and damaged leaves making replacement necessary. This rotation is outside of the contracted 4 rotations.

*Landscape Enhancement*

\$4,724.76

Labor and Prep (Labor)	6.00	\$44.66	\$267.96
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Subcontract Annuals - Standard (Sub)	3714.00	\$1.20	\$4,456.80
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**Invoice Notes:**

Thank you for your business!

**AMOUNT DUE THIS INVOICE**

\$4,724.76/3  
 \$1,574.92

