

*Rivers Edge III*  
*Community Development District*

*December 16, 2020*

# *Rivers Edge III*

## *Community Development District*

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

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

December 10, 2020

Board of Supervisors  
Rivers Edge III  
Community Development District

Dear Board Members:

The Rivers Edge III Community Development District Board of Supervisors Meeting is scheduled for **Wednesday, December 16, 2020 at 9:30 a.m.** at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida. Following is the advance agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of the Minutes of the November 18, 2020 Meeting
- IV. Consideration of Acquisition of Kendall Crossing and Main Street Phase 2
- V. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- VI. Financial Reports
  - A. Balance Sheet and Income Statement
  - B. Consideration of Funding Request No. 6
  - C. Check Register
- VII. Supervisors' Requests and Audience Comments
- VIII. Next Scheduled Meeting – January 20, 2021 at 9:30 a.m. at the RiverTown Amenity Center
- IX. Adjournment

Enclosed under the third order of business for your review and approval is a copy of the minutes of the November 18, 2020 Board of Supervisors meeting for your review and approval.

The fourth order of business is consideration of acquisition of Kendall Crossing and Main Street Phase 2. A copy of the acquisition package is enclosed for your review and approval.

Enclosed under the sixth order of business are copies of the financial statements, funding request number 6 and the check register.

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

Sincerely,

*James Perry*

James Perry

District Manager  
Rivers Edge III Community  
Development District

## *AGENDA*

# *Rivers Edge III*

## *Community Development District*

### *Agenda*

Wednesday  
December 16, 2020  
9:30 a.m.

RiverTown Amenity Center  
156 Landing Street  
St. Johns, Florida 32259  
**Call-in #: 1-866-705-2554**  
**Passcode: 464498**  
**Website: [www.RiversEdge3CDD.com](http://www.RiversEdge3CDD.com)**

- I. Call to Order
- II. Public Comment
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## *MINUTES*

MINUTES OF MEETING  
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rivers Edge III Community Development District was held on Wednesday, November 18, 2020 at 9:30 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Jacob O'Keefe	Chairman
DJ Smith	Vice Chairman
Jason Thomas	Supervisor
Chris Henderson	Supervisor

Also present were:

Jim Perry	District Manager
Lauren Gentry	District Counsel
Ryan Stilwell	District Engineer
Zach Davidson	Vesta
Jason Davidson	Vesta
Marcy Pollicino	Vesta
Dan Fagen	Vesta
Ernesto Torres	GMS, LLC
Robert Beladi	VerdeGo
Two Rivers Edge CDD Residents	

The following is a summary of the discussions and actions taken at the November 18, 2020 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Perry called the meeting to order at 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 October 21, 2020 Meeting**

There were no comments on the minutes.

On MOTION by Mr. O’Keefe seconded by Mr. Henderson with all in favor the minutes of the October 21, 2020 meeting were approved.

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2021-01,  
Amending the Fiscal Year 2020 Budget**

Mr. Perry stated this is a standard form resolution. There were some costs that we did not budget last year. Most of that was attributable to certain legal items with the boundaries and establishment of the District.

On MOTION by Mr. O’Keefe seconded by Mr. Smith with all in favor Resolution 2021-01, amending the Fiscal Year 2020 budget was approved.

**FIFTH ORDER OF BUSINESS****Presentation of Main Street Phase 2 Cost-Share Request Form**

Mr. Davidson stated before you is a proposal for Main Street phase two full service maintenance from VerdeGo. We’ve attached the cost-share request, along with the maps of the outlined areas that will be maintained.

Ms. Gentry stated the cost share request form is just to document that we’ve gotten all of the approvals that we need from the methodology consultant and the engineer to add this as a piece of our interlocal cost share agreement between the three districts. What you are approving is the proposal itself.

On MOTION by Mr. O’Keefe seconded by Mr. Smith with all in favor the proposal from VerdeGo for Main Street phase two was approved.

**SIXTH ORDER OF BUSINESS****Staff Reports****A. District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Manager**

Mr. Perry informed the Board the fiscal year 2020 audit is in process.



**SEVENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet and Income Statement**

Copies of the balance sheet and income statement were included in the agenda package.

**B. Consideration of Funding Request No. 5**

A copy of the funding request totaling \$3,933.23 was included in the agenda package.

On MOTION by Mr. O’Keefe seconded by Mr. Henderson with all in favor the funding request number 5 was approved.
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**EIGHTH ORDER OF BUSINESS**

**Supervisors’ Requests and Audience Comments**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – December 16, 2020 at 9:30 a.m. at the RiverTown Amenity Center**

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Henderson seconded by Mr. Smith with all in favor the Meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## *FOURTH ORDER OF BUSINESS*

# **RIVERS EDGE III CDD**

## **Acquisition of Kendall Crossing Drive Phase 2 and Main Street Extension Phase 2 Improvements and Work Product**

**December 2020**

[CORPORATE LETTERHEAD]

\_\_\_\_\_, 2020

Rivers Edge III Community Development District  
c/o James Perry, District Manager  
Governmental Management Services  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

RE: Acquisition of Kendall Crossing Drive Phase 2 and Main Street Extension Phase 2

Dear Mr. Perry:

Mattamy Jacksonville LLC ("Mattamy") has completed and wishes to sell to the Rivers Edge III Community Development District ("District") certain improvements associated with the Kendall Crossing Drive Phase 2 and Main Street Extension Phase 2 roadways, which improvements are more particularly set forth in the Engineer's Report, as defined herein (the "Improvements"), and associated plans, designs, permits and other work product (the "Work Product"). Mattamy wishes to convey the Improvements and the Work Product, which were included in the District's *Rivers Edge III Community Development District Master Improvement Plan Report*, dated June 5, 2020, as may be supplemented from time to time (collectively, the "Engineer's Report") to the District pursuant to the Agreement Between the District and Mattamy Regarding the Acquisition of certain Work Product, Improvements, and Real Property with the expectation that in the event the District issues bonds in the future, Mattamy may be reimbursed for all or part of the Improvements and/or Work Product. The actual cost of constructing the Improvements and completing the Work Product is **\$5,625,980**.

Notwithstanding anything to the contrary herein, Mattamy estimates that an additional **\$435,505** remains to be paid ("**Remaining Amount**"). Mattamy agrees to timely make payment for all Remaining Amounts owed and to ensure that no liens are placed on the property.

**MATTAMY JACKSONVILLE LLC**, a Delaware limited liability company

By: MATTAMY FLORIDA LLC, a Delaware limited liability company, its Manager

ACKNOWLEDGED AND AGREED TO BY:

By: CALBEN (FLORIDA)  
CORPORATION, a Florida corporation, its  
Manager

\_\_\_\_\_  
Chairperson  
Rivers Edge III Community Development  
District

\_\_\_\_\_  
By: Cliff Nelson  
Its: Vice President

cc: Jennifer Kilinski, District Counsel  
Ryan Stilwell, P.E., District Engineer

Enclosure

## **EXHIBIT A: Description of Improvements and Work Product**

**Improvements:** All roadways and related earthwork and drainage improvements, electrical improvements, street light improvements, landscaping and hardscaping improvements, and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components and appurtenances thereto, located \_\_\_\_\_, as identified on the Plat identified as “\_\_\_\_\_” recorded at Book \_\_, Page \_\_ et seq. of the Official Records of St. Johns County, Florida.

**Work Product:** All of the right, title, interest and benefit, if any, in, to, and under any and all site plans, construction and development drawings, plans, and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements.

**Table 1 - Total Costs**

<b><u>Contractor</u></b>	<b><u>Paid to Date</u></b>	<b><u>Balance to Finish</u></b>	<b><u>Total Reimbursable Amount</u></b>
<b><i>Kendall Crossing Drive Phase 2 &amp; Main Street Extension Phase 2 Improvements</i></b>			
Burnham Construction	\$3,291,120	\$390,858	\$3,381,978
Randy Suggs Landscaping Inc	\$756,415	\$29,647	\$786,062
Trinity Underground, Inc	\$101,751	\$0	\$101,751
First Coast Electric Inc	\$101,572	\$0	\$101,572
ECS Florida	\$20,400	\$0	\$20,400
JEA	\$10,450	\$0	\$10,450
G.G. Excavation & Construction	\$5,345	\$0	\$5,345
Waste Watchers of Jacksonville	\$3,763	\$0	\$3,763
Verdego LLC	\$2,035	\$0	\$2,035
<b><i>Kendall Crossing Drive Phase 2 &amp; Main Street Extension Phase 2 Work Product</i></b>			
Prosser	\$376,119	\$5,000	\$381,119
Smith, DJ	\$29,661	\$0	\$29,661
Letter of Credit Fees	\$16,422	\$10,000	\$26,422
A&J Land Surveyors, Inc.	\$10,460	\$0	\$10,460
St. Johns County	\$5,024	\$0	\$5,024
Shaffer Engineering Group, LLC	\$3,150	\$0	\$3,150
Aero Photo	\$543	\$0	\$543
American Imaging Machine	\$166	\$0	\$166
<b>TOTALS:</b>	<b>\$5,190,475</b>	<b>\$435,505</b>	<b>\$5,625,980</b>

**AFFIDAVIT REGARDING COSTS PAID**  
**[ACQUISITION OF KENDALL CROSSING DRIVE PHASE 2 AND MAIN STREET**  
**EXTENSION PHASE 2]**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I, Clifford Nelson, of Mattamy Jacksonville LLC (“**Developer**”), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Clifford Nelson and I am employed by the Developer as **Vice President**. I have authority to make this affidavit on behalf of the Developer.
3. Developer is the developer of certain lands within the Rivers Edge III Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* (“**District**”).
4. The *Rivers Edge III Community Development District Master Improvement Plan Report*, dated June 5, 2020, among other applicable reports related to the future bond series (“**Engineer’s Report**”), describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Developer has expended funds to develop improvements and to complete or cause to be completed certain associated work product as described in the Engineer’s Report. The attached **Exhibit A** accurately identifies the improvements/work product completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed in the amount of \$\_\_\_\_\_, and Developer agrees to timely make payment for all remaining amounts due, and to ensure that all necessary bonds are maintained.
6. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of accepting an acquisition of the improvements and work product described in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**MATTAMY JACKSONVILLE LLC**

\_\_\_\_\_  
By: Clifford Nelson  
Its: Vice President

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was sworn and subscribed before me by means of *(check one)* ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by Clifford Nelson, Vice President of Mattamy Jacksonville LLC, who *(check one)* ☐ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
(Name typed, printed or stamped)

Notary Public, State of \_\_\_\_\_

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**DISTRICT ENGINEER'S CERTIFICATE  
ACQUISITION OF KENDALL CROSSING DRIVE PHASE 2  
AND MAIN STREET EXTENSION PHASE 2**

\_\_\_\_\_, 2020

Board of Supervisors  
Rivers Edge III Community Development District

Re: Rivers Edge III Community Development District (St. Johns County, Florida)  
Acquisition of Kendall Crossing Drive Phase 2 and Main Street Extension Phase 2

Ladies and Gentlemen:

The undersigned, a representative of Prosser, Inc. ("**District Engineer**"), as District Engineer for the Rivers Edge III Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition from Mattamy Jacksonville LLC ("**Developer**") of certain improvements ("**Improvements**") and associated work product ("**Work Product**"), all as more fully described in **Exhibit A** attached hereto, and in that certain *Developer Bill of Sale & Assignment* ("**Bill of Sale**") dated as of or about the same date as this certificate. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, permits, as-builts, and other documents.
2. The Improvements and Work Product are within the scope of the District's Capital Improvement Plan as set forth in the District's *Rivers Edge III Community Development District Master Improvement Plan Report*, dated June 5, 2020, among other applicable reports related to the future bond series ("**Engineer's Report**"), and specially benefit property within the District.
3. In my opinion, the Improvements were installed consistent with all regulatory requirements, including Florida Department of Transportation and St. Johns County, Florida, standards, and are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.
4. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities, including but not limited to, the Work Product that relates to the Improvements. Prosser further hereby acknowledges that the District is acquiring or has acquired the Improvements and the Work Product developed by Prosser in conjunction therewith and accordingly, the District has the unrestricted right to rely



upon the work product for its intended use, including the right to rely on any and all warranties, defects, and claims related to said work product.

5. The total costs associated with the Improvements and Work Product are \$\_\_\_\_\_, as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements and the Work Product, and (ii) the reasonable fair market value of the Improvements and the Work Product.
6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements and the Work Product.

FURTHER AFFIANT SAYETH NOT.

\_\_\_\_\_  
Ryan P. Stilwell, P.E.  
Prosser, Inc.  
Florida Registration No. \_\_\_\_\_  
District Engineer

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was sworn and subscribed before me by means of *(check one)* ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by Ryan P. Stilwell, P.E. of Prosser, Inc. who *(check one)* ☐ is personally known to me or ☐ who has produced \_\_\_\_\_ as identification, and ☐ did or ☐ did not take the oath.

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN IMPROVEMENTS AND  
THE RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT TERMS FOR  
THE CONSTRUCTION OF SAME**

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the \_\_\_\_ day of \_\_\_\_\_, 2020, by Clifford Nelson, Vice President of **MATTAMY JACKSONVILLE LLC**, having offices located at 4901 Vineland Road, Suite 450, Orlando, FL 32811 (“Contractor”), in favor of the **RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT** (“District”), which is a local unit of special-purpose government situated in St. Johns County, Florida, and having offices located at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

**SECTION 1. DESCRIPTION OF CONTRACTOR’S SERVICES.** Contractor has provided construction services as prime general contractor in connection with the construction of certain infrastructure improvements (the “Improvements”). The Improvements constructed and acquired are more generally described in the attached **Exhibit A**.

**SECTION 2. ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor.

**SECTION 3. WARRANTY.** Contractor hereby expressly provides to the District a one-year warranty from the effective date of this Acknowledgement on the materials and labor for the Improvements set forth in **Exhibit A** and hereby expressly acknowledges the District’s right to rely upon and enforce any other warranties provided under Florida law.

**SECTION 4. INDEMNIFICATION.** Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements identified in **Exhibit A** because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

**SECTION 5. CERTIFICATE OF PAYMENT.** Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements identified in **Exhibit A**, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer for the Improvements identified in **Exhibit A**.

**SECTION 6. EFFECTIVE DATE.** This Acquisition and Warranty Acknowledgement shall take effect upon execution.

*[Signatures on following page]*

ATTEST

**MATTAMY JACKSONVILLE LLC**, a  
Delaware limited liability company

\_\_\_\_\_  
\_\_\_\_\_  
[print name]

\_\_\_\_\_  
By: Clifford Nelson  
Its: Vice President

\_\_\_\_\_  
\_\_\_\_\_  
[print name]

DRAFT

## **EXHIBIT A**

### **Identification of Improvements**

DRAFT

**CONTRACTOR RELEASE**  
**ACQUISITION OF \_\_\_\_\_**

**THIS RELEASE** is made to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_, a \_\_\_\_\_ with a principal address of \_\_\_\_\_ (“**Contractor**”), in favor of the **Rivers Edge III Community Development District** (“**District**”), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

**RECITALS**

**WHEREAS**, pursuant to that certain agreement (“**Contract**”) dated \_\_\_\_\_, 20\_\_, and between Contractor and Mattamy Jacksonville LLC, a Delaware limited liability company (“**Developer**”), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** (“**Improvements**”); and

**WHEREAS**, Developer is in the process of conveying the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

**WHEREAS**, Contractor has agreed to the release of any such restrictions.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

**SECTION 1. GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

**SECTION 2. ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same, including all warranties.

**SECTION 3. WARRANTY.** Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

**SECTION 4. INDEMNIFICATION.** Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

**SECTION 5. CERTIFICATE OF PAYMENT.** Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

**SECTION 6. EFFECTIVE DATE.** This Release shall take effect upon execution.

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

**STATE OF FLORIDA**  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was sworn and subscribed before me by means of *(check one)* ☐ physical presence or ☐ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_ of \_\_\_\_\_ who *(check one)* ☐ is personally known to me or ☐ who has produced \_\_\_\_\_ as identification, and ☐ did or ☐ did not take the oath.

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**RELEASE OF RESTRICTIONS ON RIVERS EDGE III COMMUNITY  
DEVELOPMENT DISTRICT'S RIGHT TO USE AND RELY UPON  
DRAWINGS, PLANS, SPECIFICATIONS, RELATED DOCUMENTS, AND  
SERVICES CREATED OR UNDERTAKEN IN CONNECTION WITH THE  
CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS**

THIS RELEASE is made the \_\_\_\_ day of \_\_\_\_\_, 2020, by **Prosser, Inc.** (“**Professional**”), a Florida corporation, with an address of 13901 Sutton Park Drive S., Suite 200A, Jacksonville, FL 32224, in favor of **Rivers Edge III Community Development District** (“**District**”), a local unit of special purpose government, being situated in St. Johns County, Florida, and having offices located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

**RECITALS**

**WHEREAS**, Professional has created certain drawings, plans, specifications and related documents and/or has undertaken services in connection with the construction of certain infrastructure improvements as described in **Exhibit A**, for Mattamy Jacksonville, LLC (“**Developer**”) as owner and developer of lands within the District (“**Work Product**”); and

**WHEREAS**, the District subsequently intends to acquire the Work Product from the Developer and thereby secure the unrestricted right to use and rely upon the same for any and all purposes; and

**WHEREAS**, the District has requested Professional to confirm the release of all restrictions on the District’s right to use and rely upon the Work Product; and

**WHEREAS**, Professional has agreed to the release of any such restrictions.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, the District and Professional agree as follows:

**SECTION 1. GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

**SECTION 2. RELEASE.** Premised upon the District’s agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District’s right to use and rely upon the Work Product for any and all purposes. Further, Professional acknowledges that all warranties, contracts and rights and remedies thereunder and other forms of indemnification, if any, may be freely transferred to the District from the Developer.

**SECTION 3. CERTIFICATE OF PAYMENT.** Professional hereby acknowledges that Professional has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that there are no outstanding requests for payment

related to the Work Product and that there is no disagreement as to the appropriateness of payment made for Work Product.

**SECTION 4. EFFECTIVE DATE.** This Release shall take effect upon execution. This Release is effective only for the Work Product identified in **Exhibit A**, and Professional is not waiving or releasing any rights with respect to future work to be conducted pursuant to its existing agreement.

ATTEST

**PROSSER, INC.**

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

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

**Exhibit A – Description of Work Product**

**STATE OF FLORIDA**

**COUNTY OF** \_\_\_\_\_

The foregoing instrument was sworn and subscribed before me by means of *(check one)* ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_ of **Prosser Inc.**, who *(check one)* ☐ is personally known to me or ☐ who has produced \_\_\_\_\_ as identification, and ☐ did or ☐ did not take the oath.

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**DEVELOPER BILL OF SALE & ASSIGNMENT  
ACQUISITION OF KENDALL CROSSING DRIVE PHASE 2  
AND MAIN STREET EXTENSION PHASE 2**

This *Developer Bill of Sale & Assignment* evidencing the conveyance of certain Improvements and Work Product described herein is made to be effective the \_\_\_\_ day of \_\_\_\_\_, 2020, by **Mattamy Jacksonville LLC** (“Grantor”), a Delaware limited liability company, whose address 4901 Vineland Road, Suite 450, Orlando, Florida 32811, and to the **Rivers Edge III Community Development District** (“Grantee”), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

(Wherever used herein the terms “Grantor” and “Grantee” include all of the parties to this instrument and the successors and assigns of corporations or governmental entities.)

**WITNESSETH**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor by these presents does grant, bargain, sell, transfer, and deliver unto the Grantee, its successors and assigns, the following described property, assets and rights, to-wit:

1. All roadways and related earthwork and drainage improvements, electrical improvements, street light improvements, landscaping and hardscaping improvements, and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components and appurtenances thereto, located \_\_\_\_\_ as identified on the plat known as \_\_\_\_\_, recorded at Plat Book \_\_\_\_\_, Page \_\_\_\_\_ et seq. of the Official Records of St. Johns County, Florida (together, “**Improvements**”).
2. All of the right, title, interest and benefit of Grantor, if any, in, to, and under any and all site plans, construction and development drawings, plans, and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements (together, “**Work Product**”).
1. All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the Improvements and the Work Product (“**Warranty and Indemnity Rights**”), which Warranty and Indemnity Rights are being assigned on a non-exclusive basis to be held jointly with Grantor (provided however that the Grantor and Grantee may

independently exercise such rights);

to have and to hold all of the foregoing unto the Grantee, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

This instrument is subject to the following provisions:

a. In furtherance of the foregoing, Grantor hereby acknowledges that from this date Grantee has succeeded, on a non-exclusive basis jointly with Grantor (provided however that the Grantor and Grantee may independently exercise such rights), to all of its right, title, and standing to: (i) receive all rights and benefits pertaining to all rights, title, interests, and benefits transferred and assigned hereby; (ii) institute and prosecute all proceedings and take all action that Grantee, in its sole discretion, may deem necessary or proper to collect, assert, or enforce any claim, right, or title of any kind in and to any and all rights, title, interests, and benefits transferred and assigned hereby; and (iii) defend and compromise any and all such actions, suits, or proceedings relating to such transferred and assigned rights, title, interests, and benefits and do all other such acts and things in relation thereto as Grantee, in its sole discretion, shall deem advisable.

b. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Improvements and Work Product; (ii) the Improvements are free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Improvements and Work Product; and (iv) the Grantor will warrant and defend the sale of the Improvements and Work Product hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

c. The Grantor represents that, without independent investigation, it has no knowledge of any defects in the Improvements or Work Product, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any defects, including, but not limited to, any and all warranties and other forms of indemnification. That being the case, this conveyance is made on an "as is" basis, with no warranties whatsoever except as expressly stated herein, provided however, the Developer shall provide any warranties required by St. Johns County, Florida ("**County**") in connection with the turnover of any of the Improvements to the County, but only to the extent that the Developer is unable to transfer and/or assign sufficient warranties from applicable contractors.

d. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form.

e. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

f. This instrument shall be governed by, and construed under, the laws of the State of Florida.

g. This instrument shall inure to the benefit of, and be binding upon, the respective legal representatives, successors, and assigns of the parties hereto.

h. As consideration for the sale of the Improvements and the Work Product, and subject to (and without intending to alter) the provisions of that certain *Acquisition Agreement Between the Rivers Edge III Community Development District and Mattamy Jacksonville LLC Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property*, among other applicable acquisition agreements related to future bond series, the Grantee shall make payment for the cost of the Improvements and Work Product up to the amounts set forth in **Exhibit A**.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed in its name this \_\_\_\_ day of \_\_\_\_\_, 2020.

**MATTAMY JACKSONVILLE LLC**

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

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of *(check one)* ☐ physical presence or ☐ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_, as \_\_\_\_\_ of Mattamy Jacksonville LLC, a limited liability company, on behalf of the company, *(check one)* ☐ who is personally known to me or ☐ who has produced a \_\_\_\_\_ as identification.

(Affix Notary Seal)

\_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires:

## *SIXTH ORDER OF BUSINESS*

*A.*

# Rivers Edge III

## Community Development District

Unaudited Financial Reporting  
October 31, 2020



**Rivers Edge III**  
**Community Development District**  
**Combined Balance Sheet**  
October 31, 2020

	<u>General</u>
<b><u>Assets:</u></b>	
Cash	\$23,569
Due From Developer	\$16,217
	<hr/>
<b>Total Assets</b>	<b>\$39,785</b>
	<hr/> <hr/>
<b><u>Liabilities:</u></b>	
Accounts Payable	\$30,418
<b><u>Fund Balances:</u></b>	
Nonspendable	---
Restricted for Debt Service	---
Unassigned	\$9,367
	<hr/>
<b>Total Liabilities and Fund Equity</b>	<b>\$39,785</b>
	<hr/> <hr/>

**Rivers Edge III**  
**Community Development District**  
Statement of Revenues & Expenditures  
For The Period Ending October 31, 2020

Description	PRORATED		ACTUAL	VARIANCE
	ADOPTED BUDGET	BUDGET THRU 10/31/20		
Revenues:				
Developer Contrubutions	\$436,013	\$3,143	\$3,143	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
Total Revenues	\$436,013	\$3,143	\$3,143	\$0
Expenditures				
Administrative				
Engineering	\$1,875	\$156	\$0	\$156
Attorney	\$15,000	\$1,250	\$0	\$1,250
Management Fees	\$15,000	\$1,250	\$1,250	\$0
Assessment Administration	\$2,500	\$208	\$0	\$208
Telephone	\$50	\$4	\$0	\$4
Postage	\$175	\$15	\$17	(\$2)
Printing & Binding	\$250	\$21	\$70	(\$49)
Insurance	\$2,877	\$2,877	\$5,000	(\$2,123)
Legal Advertising	\$1,500	\$125	\$0	\$125
Other Current Charges	\$250	\$21	\$31	(\$10)
Office Supplies	\$125	\$10	\$8	\$3
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website design/compliance	\$1,250	\$104	\$104	(\$0)
Total Administrative	\$41,027	\$6,217	\$6,654	(\$437)
Field Operations				
Cost Share Landscaping- Rivers Edge	\$137,373	\$0	\$0	\$0
Cost Share Amenity- Rivers Edge	\$257,613	\$0	\$0	\$0
Total Field Operations	\$394,986	\$0	\$0	\$0
Total Expenditures	\$436,013	\$6,217	\$6,654	(\$437)
Excess Revenues/Expenses				
	\$0		(\$3,511)	
Fund Balance - Beginning	\$0		\$12,879	
Fund Balance - Ending	\$0		\$9,367	



**Rivers Edge III**  
**Community Development District**  
**General Fund**  
 Month By Month Income Statement  
 Fiscal Year 2021

[illegible]

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

<b>Funding Request #</b>	<b>Date of Request</b>	<b>Date Received Developer</b>	<b>Total Funding Request FY 20</b>	<b>Total Funding Request FY 21</b>	<b>Balance (Due From Developer)/ Due To</b>
4	10/12/20		\$10,705.35	\$1,578.25	\$12,283.60
5	11/10/20		\$2,368.97	\$1,564.26	\$3,933.23
<b>Due from Developer</b>			<b>\$13,074.32</b>	<b>\$3,142.51</b>	<b>\$16,216.83</b>

*B.*

# Rivers Edge III Community Development District

FY2020 Funding Request #6  
12-Oct-20

Vendor				Amount	
<b>1 Governmental Management Services</b>					
December Invoice	Inv #5	12/1/20		\$	1,408.88
<b>2 Hopping Green &amp; Sams</b>					
October General Counsel	Inv #118579	11/23/20		\$	2,218.00
October Bond Validation	Inv #118580	11/23/20		\$	186.37
<b>3 Prosser</b>					
October Professional Services	Inv #44813	11/11/20		\$	478.06
<b>4 The St. Augustine Record</b>					
Notice of Meeting 10/21/20	Inv #I033113199	10/12/20		\$	134.63
Notice of Meeting 11/18/20	Inv #I03317839	11/09/20		\$	139.12
<b>Total Amount Due</b>				<b>\$</b>	<b>4,565.06</b>

Wiring Instructions:

RBK: Wells Fargo, N.A.

ABA: 121000248

ACCT: 4633849393

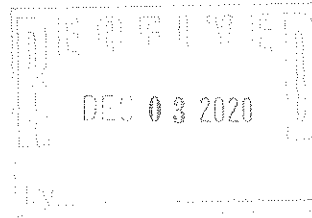
ACCT NAME: Rivers Edge III Community Development District

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 5**Invoice Date:** 12/1/20**Due Date:** 12/1/20**Case:****P.O. Number:****Bill To:**

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



Description	Hours/Qty	Rate	Amount
Management Fees - December 2020		1,250.00	1,250.00
Website Administration - December 2020		104.17	104.17
Office Supplies		12.65	12.65
Postage		2.50	2.50
Copies		27.75	27.75
Telephone		11.81	11.81
		<b>Total</b>	<b>\$1,408.88</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$1,408.88</b>

# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

November 23, 2020

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

Bill Number 118579  
Billed through 10/31/2020

### General Counsel

RE3CDD 00001 JLK

### FOR PROFESSIONAL SERVICES RENDERED

10/02/20	JLK	Conference call regarding acquisition and land conveyance status and process for the same; confer regarding direct bill language and statutory requirements for same; confer regarding plat errors and options to remedy same; conference call with staff on parking rules and location issues and amendment to policy for same; confer with amenity management team regarding request for contract amendment and review insurance provisions from same; confer with DM on same; begin amendment draft; confer regarding status of improvements and county turnover.	1.20 hrs
10/07/20	JLK	Review/edit Vesta amendment and confer with staff regarding agenda edits; confer regarding phase 3 reopening provisions.	0.40 hrs
10/07/20	LMG	Review response from auditor regarding engagement letter revisions; advise district manager regarding same.	0.20 hrs
10/08/20	SSW	Conduct on-going research and monitoring of waiver of physical quorum requirement for public meetings and best practices for conducting board meetings upon potential expiration of such waiver.	0.20 hrs
10/13/20	JLK	Review landowner election acreage, proxy, authorization to vote, ballot and related documentation and confer with landowner and DM on same; confer with DM regarding reclaimed water audit and landscaping impacts and review correspondence on same; confer regarding budget adjustments.	0.50 hrs
10/15/20	JLK	Review letter of certificate of no appeal and transmit same.	0.10 hrs
10/19/20	LMG	Analyze financial statements and funding request.	0.40 hrs
10/20/20	JLK	Conference call with Perry regarding agenda call and preparation for board meeting; confer regarding status of landscape and irrigation audit and confer regarding improved processes for work authorization and maintenance areas; review agenda package and prepare for board meeting; confer regarding interlocal standardization forms for districts; confer regarding status of plats and land conveyance.	0.50 hrs
10/20/20	LMG	Prepare master form of cost-share request form; prepare materials for meeting; analyze cost-share processes for supplemental maintenance.	0.40 hrs

10/20/20	LMC	Review annual letter from the Department of Economic Opportunity and confirm district information is up-to-date.	0.40 hrs
10/21/20	JLK	Finalize preparations for and attend board meeting; post meeting wrap up.	0.50 hrs
10/21/20	LMG	Travel to and attend board meeting; follow-up from same.	1.00 hrs
10/22/20	JLK	Confer regarding financing timeline and transmit information to MBS on same.	0.10 hrs
10/26/20	JLK	Finalize preparations for and attend board meeting; post meeting wrap up; draft contract assignment package and contractor provisions for CDD assignment; confer with Stilwell on same.	1.20 hrs
10/28/20	LMG	Review October meeting minutes and provide revisions.	0.30 hrs
10/29/20	LMG	Review and revise cost-share request form; prepare communication to staff regarding same.	0.30 hrs
Total fees for this matter			\$2,218.00

**MATTER SUMMARY**

Kilinski, Jennifer L.	4.50 hrs	310 /hr	\$1,395.00
Clavenna, Lydia M. - Paralegal	0.40 hrs	160 /hr	\$64.00
Gentry, Lauren M.	2.60 hrs	270 /hr	\$702.00
Warren, Sarah S.	0.20 hrs	285 /hr	\$57.00

TOTAL FEES \$2,218.00

**TOTAL CHARGES FOR THIS MATTER \$2,218.00**

**BILLING SUMMARY**

Kilinski, Jennifer L.	4.50 hrs	310 /hr	\$1,395.00
Clavenna, Lydia M. - Paralegal	0.40 hrs	160 /hr	\$64.00
Gentry, Lauren M.	2.60 hrs	270 /hr	\$702.00
Warren, Sarah S.	0.20 hrs	285 /hr	\$57.00

TOTAL FEES \$2,218.00

**TOTAL CHARGES FOR THIS BILL \$2,218.00**

**Please include the bill number with your payment.**

# Hopping Green & Sams

Attorneys and Counselors

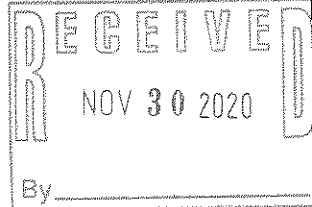
119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

November 23, 2020

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

Bill Number 118580  
Billed through 10/31/2020



**Bond Validation**

**RE3CDD 00102 JLK**

**FOR PROFESSIONAL SERVICES RENDERED**

10/01/20	LMC	Call Clerk's office regarding docket to confirm additional entry (per Clerk, entry was docketed in error); transmit draft certificate of no appeal.	0.80 hrs
10/08/20	LMC	Save certified copy of certificate of no appeal to files.	0.20 hrs
Total fees for this matter			\$160.00

**DISBURSEMENTS**

United Parcel Service	26.37
Total disbursements for this matter	\$26.37

**MATTER SUMMARY**

Clavenna, Lydia M. - Paralegal	1.00 hrs	160 /hr	\$160.00
--------------------------------	----------	---------	----------

TOTAL FEES	\$160.00
TOTAL DISBURSEMENTS	\$26.37

<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$186.37</b>
--------------------------------------	-----------------

**BILLING SUMMARY**

Clavenna, Lydia M. - Paralegal	1.00 hrs	160 /hr	\$160.00
--------------------------------	----------	---------	----------

TOTAL FEES	\$160.00
TOTAL DISBURSEMENTS	\$26.37

<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$186.37</b>
------------------------------------	-----------------

**Please include the bill number with your payment.**



# PROSSER

November 11, 2020

Project No: 113094.80

Invoice No: 44813

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

Project 113094.80 Rivers Edge III CDD  
**Professional Services from October 1, 2020 to October 31, 2020**

## Expense Billing

### Reimbursable Expenses

Mileage-DOT Allowable (.445)		22.25	
Mileage-Additional (.13/mile)		6.50	
<b>Total Reimbursables</b>	<b>1.15 times</b>	<b>28.75</b>	<b>33.06</b>
	<b>Total this Task</b>		<b>\$33.06</b>

## Task 1:

For services including coordination with staff on landscape exhibits and attend October CDD meeting.

### Professional Personnel

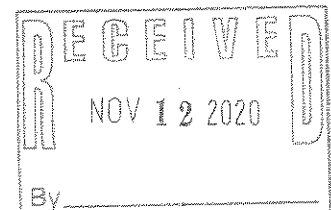
	Hours	Rate	Amount	
Principal	1.00	185.00	185.00	
Landscape Architect/GIS Analyst	2.00	130.00	260.00	
Totals	3.00		445.00	
<b>Total Labor</b>				<b>445.00</b>
	<b>Total this Task</b>			<b>\$445.00</b>
	<b>Total this Invoice</b>			<b>\$478.06</b>

### Outstanding Invoices

Number	Date	Balance
44385	8/20/2020	370.00
44521	9/10/2020	370.00
44789	10/27/2020	277.50
<b>Total</b>		<b>1,017.50</b>

### Billings to Date

	Current	Prior	Total
Labor	445.00	10,467.50	10,912.50
Expense	33.06	48.59	81.65
<b>Totals</b>	<b>478.06</b>	<b>10,516.09</b>	<b>10,994.15</b>

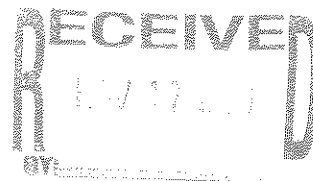


10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
09/30		Balance Forward						\$3,859.27	
10/19	P152017	Payment - Lockbox 22						\$-2,261.70	
10/19	P152018	Payment - Lockbox 21						\$-735.96	
10/31	MC-501308-10312020	Finance Charges						\$8.82	
10/12 10/12	103313199-10122020	BOS REG MTG 10/21/20	SA St Augustine Record	1.00 x 7.5000	7.5	1	\$8.98	\$67.35	
10/12 10/12	103313199-10122020	BOS REG MTG 10/21/20	SA St Aug Record Online	1.00 x 7.5000	7.5	1	\$8.97	\$67.28	
PREVIOUS AMOUNT OWED:				\$3,859.27					
NEW CHARGES THIS PERIOD:				\$134.63					
CASH THIS PERIOD:				(\$2,997.66)					
DEBIT ADJUSTMENTS THIS PERIOD:				\$8.82					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									
Your account remains past due. Past due balances are reported to credit reporting bureaus. You must send us your payment immediately in order to continue advertising schedules. Protect your credit.									

RECEIVED

1-31-513-48

2



1-31-513-48  
2

**INVOICE AND STATEMENT OF ACCOUNT**

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$143.45		\$273.74	\$587.87	\$0.00	\$0.00		\$1,005.06
ADVERTISER INFORMATION								
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME	
	10/01/2020 - 10/31/2020		48211		48211		RIVERS EDGE III CDD	

**MAKE CHECKS PAYABLE TO**

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

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

**ADVERTISING INVOICE and STATEMENT**

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	10/01/2020 - 10/31/2020		RIVERS EDGE III CDD
COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT
SA 7		\$1,005.06	\$0.00
21	CURRENT NET AMOUNT	22	30 DAYS
	\$143.45		\$273.74
			\$587.87
			\$0.00
4	PAGE #	5	BILLING DATE
			10/31/2020
6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER
	48211		48211
24	STATEMENT NUMBER		0000079317

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS



8 - 2200

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



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

Mon, Nov 9, 2020  
9:29:51AM

## Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record  
One News Place  
St. Augustine, FL 32086

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

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

**City:** SAINT AUGUSTINE

**State:** FL

**Zip:** 32092

**Ad Number:** 0003317839-01

**Start:** 11/09/2020

**Placement:** SA Legals

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

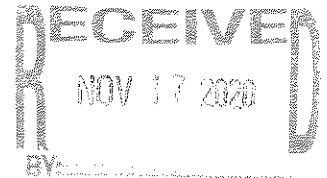
**Caller:** Courtney Hogge

**Issues:** 1

**Rep:** Melissa Rhinehart

**Paytype:** BILL

**Stop:** 11/09/2020



## Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record  
One News Place  
St. Augustine, FL 32086

Lines	91
Depth	7.75
Columns	1
Price	\$139.12

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

Notice is hereby given that the Board of Supervisors ("Board") of the Rivers Edge III Community Development District ("District") will hold a regular meeting on Wednesday, November 18, 2020 at 9:30 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida, where the Board may consider any business that may properly come before it ("Meeting"). Alternatively, the Meeting may be conducted remotely, pursuant to Zoom communications media technology and/or by telephone pursuant to Executive Orders 20-52, 20-69 and 20-246 issued by Governor DeSantis, including any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes if such Executive Orders are still in effect. An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services - North Florida LLC, at (904) 940-5850 or jperry@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.RiversEdge3CDD.com.

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

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

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

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

James Perry  
District Manager  
0003317839 November 9, 2020

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

RIVERS EDGE III CDD  
475 WEST TOWN PLACE, SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 48211  
AD# 0003317839-01

PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **NOTICE OF MEETING 11/18/2020** was published in said newspaper on 11/09/2020.

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

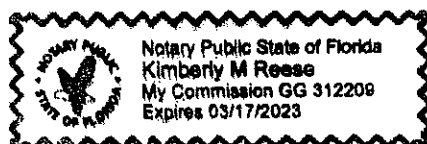
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or  
☐ online notarization

this \_\_\_\_\_ day of **NOV 09 2020**

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

*Kimberly M. Reese*  
(Signature of Notary Public)



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

Notice is hereby given that the Board of Supervisors ("Board") of the Rivers Edge III Community Development District ("District") will hold a regular meeting on Wednesday, November 18, 2020 at 9:30 a.m. at the RiverTown Amenity Center, 166 Landing Street, St. Johns, Florida, where the Board may consider any business that may properly come before it ("Meeting"). Alternatively, the Meeting may be conducted remotely, pursuant to Zoom communications media technology and/or by telephone pursuant to Executive Orders 20-52, 20-69 and 20-246 issued by Governor DeSantis, including any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes if such Executive Orders are still in effect. An electronic copy of the agendas may be obtained by contacting the office of the District Manager, c/o Governmental Management Services - North Florida LLC, at (904) 940-5850 or [jerry@gmsnf.com](mailto:jerry@gmsnf.com) ("District Manager's Office") and is also expected to be available on the District's website, [www.RiversEdge3CDD.com](http://www.RiversEdge3CDD.com).

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

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

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

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

James Perry  
District Manager  
0003317839 November 9, 2020

*C.*

# Rivers Edge III

## Community Development District

### Check Run Summary

November 30, 2020

Fund	Date	Check No.	Amount
General Fund			
	11/5/20	23-29	\$ 15,590.36
	11/23/20	30	\$ 359.00
Total			\$ 15,949.36

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/05/20	00001	9/16/20 12056	202010 310-51300-45000		*	5,000.00	
		FY21 INSURANCE RENEW		EGIS INSURANCE ADVISORS, LLC			5,000.00 000023
11/05/20	00003	9/01/20 2	202009 310-51300-34000		*	2,500.00	
		SEP MANAGEMENT FEES					
		9/01/20 2	202009 310-51300-51000		*	7.50	
		OFFICE SUPPLIES					
		9/01/20 2	202009 310-51300-42500		*	71.85	
		COPIES		GOVERNMENTAL MANAGEMENT SERVICES			2,579.35 000024
11/05/20	00004	8/20/20 116602	202007 310-51300-31500		*	2,381.39	
		JUL GENERAL COUNSEL		HOPPING GREEN & SAMS			2,381.39 000025
11/05/20	00004	8/20/20 116603	202007 300-13100-10300		*	5,030.75	
		JUL BOND VALIDATION		HOPPING GREEN & SAMS			5,030.75 000026
11/05/20	00005	8/20/20 44385	202007 310-51300-31100		*	370.00	
		JUL PROFESSIONAL SERVICES		PROSSER			370.00 000027
11/05/20	00002	8/11/20 I0329898	202008 310-51300-48000		*	139.12	
		PH NOTICE 8/19/20		THE ST.AUGUSTINE RECORD			139.12 000028
11/05/20	00002	8/25/20 I0330249	202008 310-51300-48000		*	89.75	
		RFP AUDIT SERVICES		THE ST.AUGUSTINE RECORD			89.75 000029
11/23/20	00002	7/27/20 I0329031	202009 310-51300-48000		*	359.00	
		ADOPT FY20-21 BUDGET		THE ST.AUGUSTINE RECORD			359.00 000030
TOTAL FOR BANK A						15,949.36	
TOTAL FOR REGISTER						15,949.36	





# INVOICE

<b>Customer</b>	Rivers Edge III Community Development District
<b>Acct #</b>	1017
<b>Date</b>	09/16/2020
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

Rivers Edge III Community Development District  
c/o Governmental Management Services  
475 West Town Place, Ste 114  
St. Augustine 32092

Payment Information	
<b>Invoice Summary</b>	\$ 5,000.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#12056
100120475	

Thank You

Please detach and return with payment



Customer: Rivers Edge III Community Development District

Invoice	Effective	Transaction	Description	Amount
12056	10/01/2020	Renew policy	Policy #100120475 10/01/2020-10/01/2021 Florida Insurance Alliance Package - Renew policy Due Date: 9/16/2020	5,000.00
				<b>Total</b>
				\$ 5,000.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC  
Lockbox 234021 PO Box 84021  
Chicago, IL 60689-4002

(321)233-9939

sclimer@egisadvisors.com

Date

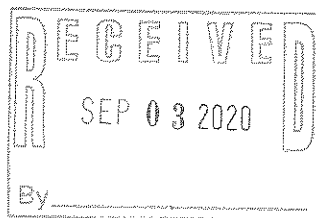
09/16/2020

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Bill To:**

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



Invoice #: 2

Invoice Date: 9/1/20

Due Date: 9/1/20

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - September 2020 1-31-513- <del>513</del> 34		2,500.00	2,500.00
Office Supplies 1-31- <del>513</del> 513-51		7.50	7.50
Copies 1-31-513-425 3		71.85	71.85

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**Total** \$2,579.35

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**Payments/Credits** \$0.00

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**Balance Due** \$2,579.35

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# Hopping Green & Sams

Attorneys and Counselors

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

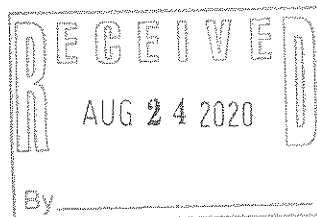
## STATEMENT

August 20, 2020

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

Bill Number 116602  
Billed through 07/31/2020

General Counsel  
RE3CDD 00001 JLK



1-31-513-315  
4

### FOR PROFESSIONAL SERVICES RENDERED

06/28/20	KSB	Research and prepare correspondence to property appraiser regarding release of tax roll.	0.10 hrs
07/01/20	JLK	Review TA and provide comments to same; transmit appointment policy; review resignation status and confer regarding appointment for board meeting; review website agreement addendum and transmit same; confer with Sessions regarding board meeting.	0.70 hrs
07/02/20	JLK	Review towing rule for noticing requirements and review location for towing on same; review COVID waivers and update same.	0.20 hrs
07/09/20	LMG	Prepare fiscal year 2020 appropriation resolution, fiscal year 2021 appropriation resolution, and fiscal year 2021 funding agreement.	0.70 hrs
07/11/20	JLK	Review agenda package, prepare for board meeting; review 170.08 script and prepare for assessment hearing.	0.90 hrs
07/14/20	JLK	Finalize meeting preparations and master notice of assessments; review property appraiser agreement.	0.40 hrs
07/15/20	JLK	Review agenda package and prepare for board meetings; attend board meeting; confer with staff on parking exhibits and review same; confer with Perry regarding various district issues and options for remote meetings; research same; review master assessment notice and transmit edits to same.	1.30 hrs
07/15/20	LMG	Prepare for and attend board meeting; confer with Kilinski regarding covenant for lots adjacent to border.	1.20 hrs
07/17/20	SSW	Conduct ongoing research regarding compliance with public meeting requirements for district meetings held remotely using communications media technology; review executive orders issued by Executive Office of the Governor regarding conducting local government public meetings; correspond with representatives of Attorney General's Office and research questions regarding potential extension of waiver of physical quorum requirement for district meetings, manner of conducting district meetings in the event of expiration of same, and meeting and public hearing notice requirements related to same.	0.40 hrs
07/17/20	LMG	Confer with engineer regarding status of Keystone Corners acquisition.	0.30 hrs

=====

07/20/20	LMG	Review uniform method of collection agreement; advise on execution of same.	0.40 hrs
07/21/20	LMG	Review July 15th board meeting minutes and provide comments; advise on confidentiality provisions of uniform method of collection agreement; prepare draft memorandum of understanding with St. Johns County tax collector.	0.80 hrs
07/30/20	JJ	Follow up on Governor's Office request for information regarding impact of quorum waiver extension.	0.10 hrs
Total fees for this matter			\$2,190.00

**DISBURSEMENTS**

Recording Fees	94.00
Total disbursements for this matter	\$94.00

**MATTER SUMMARY**

Johnson, Jonathan T.	0.10 hrs	410 /hr	\$41.00
Kilinski, Jennifer L.	3.50 hrs	310 /hr	\$1,085.00
Buchanan, Katie S.	0.10 hrs	320 /hr	\$32.00
Gentry, Lauren M.	3.40 hrs	270 /hr	\$918.00
Warren, Sarah S.	0.40 hrs	285 /hr	\$114.00
TOTAL FEES			\$2,190.00
TOTAL DISBURSEMENTS			\$94.00
INTEREST CHARGE ON PAST DUE BALANCE			\$97.39

**TOTAL CHARGES FOR THIS MATTER** **\$2,381.39**

**BILLING SUMMARY**

Johnson, Jonathan T.	0.10 hrs	410 /hr	\$41.00
Kilinski, Jennifer L.	3.50 hrs	310 /hr	\$1,085.00
Buchanan, Katie S.	0.10 hrs	320 /hr	\$32.00
Gentry, Lauren M.	3.40 hrs	270 /hr	\$918.00
Warren, Sarah S.	0.40 hrs	285 /hr	\$114.00
TOTAL FEES			\$2,190.00
TOTAL DISBURSEMENTS			\$94.00
INTEREST CHARGE ON PAST DUE BALANCE			\$97.39

**TOTAL CHARGES FOR THIS BILL** **\$2,381.39**

**Please include the bill number with your payment.**

# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

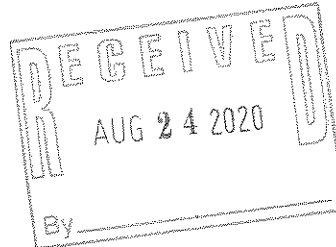
August 20, 2020

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

Bill Number 116603  
Billed through 07/31/2020

### Bond Validation

RE3CDD 00102 JLK



1.300.131.163

~~1.31.519.315~~

4

### FOR PROFESSIONAL SERVICES RENDERED

07/06/20	JLK	Review ASA correspondence and confer with validation team on proposed date; review NOSC schedule and publication requirements; continue preparing for validation.	0.80 hrs
07/06/20	LMG	Coordinate scheduling of validation hearing.	0.60 hrs
07/06/20	LMC	Coordinate scheduling bond validation hearing; confirm publication schedule in light of COVID-19 with newspaper; review status in docket; update checklist.	2.00 hrs
07/07/20	JLK	Review validation schedule; review change in board members impact on validation complaint and records responsive to same; review validation filings for same.	0.70 hrs
07/07/20	LMG	Prepare prehearing memorandum of law.	0.50 hrs
07/08/20	LMG	Prepare presentation for assessment hearing.	0.40 hrs
07/10/20	LMG	Confer with Clavenna regarding preparation of joint stipulation.	0.40 hrs
07/10/20	LMC	Confer with Gentry regarding joint stipulation.	0.20 hrs
07/14/20	JLK	Update validation memo of law and pleadings with assessment information to ready filings.	0.60 hrs
07/14/20	LMC	Prepare draft joint stipulation.	1.30 hrs
07/15/20	LMG	Finalize and transmit master lien notice for signature.	0.60 hrs
07/16/20	LMG	Review master lien notice; arrange for recording same; review and revise prehearing memorandum of law and notice and order to show cause.	0.70 hrs
07/16/20	LMC	Calendar bond validation deadlines according to judge's policies.	0.50 hrs
07/21/20	LMG	Coordinate documentation for exhibits to joint stipulation of law and facts.	0.80 hrs
07/21/20	LMC	Request exhibits for joint stipulation; prepare joint stipulation; prepare certificates for exhibits to same.	2.50 hrs

07/22/20	LMC	Prepare joint stipulation.	0.80 hrs
07/28/20	LMG	Analyze court's procedures for conducting hearings during COVID-19; prepare agreement to conduct hearing remotely and motion for entry of a notice and order to show cause; revise notice and order to show cause; prepare sample bond validation testimony for bond counsel, chair, district manager, and district engineer.	2.80 hrs
07/28/20	LMC	Confer with U.S. Bank National Association regarding certificate of trustee.	0.30 hrs
07/29/20	JLK	Review court rules and zoom information; update notice; confer with Gentry and JA on same.	0.80 hrs
07/29/20	LMG	Coordinate signatures on agreement to conduct electronic hearing; confer with ASA regarding electronic hearing procedures.	0.40 hrs
07/30/20	LMG	Confer with Clavenna regarding preparation of joint stipulation.	0.20 hrs
07/30/20	LMC	Update joint stipulation of evidence.	0.90 hrs
07/31/20	LMG	Review and revise joint stipulation; confer with opposing counsel regarding electronic hearing procedures and viewing of evidence; prepare letter to court evidencing agreement to conduct hearing via Zoom; review and revise prehearing memorandum of law.	1.20 hrs

Total fees for this matter \$4,581.00

#### **DISBURSEMENTS**

Conference Calls	13.91
Filing Fee	414.00
United Parcel Service	21.84

Total disbursements for this matter \$449.75

#### **MATTER SUMMARY**

Kilinski, Jennifer L.	2.90 hrs	310 /hr	\$899.00
Clavenna, Lydia M. - Paralegal	8.50 hrs	160 /hr	\$1,360.00
Gentry, Lauren M.	8.60 hrs	270 /hr	\$2,322.00

TOTAL FEES	\$4,581.00
TOTAL DISBURSEMENTS	\$449.75

**TOTAL CHARGES FOR THIS MATTER \$5,030.75**

#### **BILLING SUMMARY**

Kilinski, Jennifer L.	2.90 hrs	310 /hr	\$899.00
Clavenna, Lydia M. - Paralegal	8.50 hrs	160 /hr	\$1,360.00
Gentry, Lauren M.	8.60 hrs	270 /hr	\$2,322.00

TOTAL FEES \$4,581.00

=====

TOTAL DISBURSEMENTS

\$449.75

TOTAL CHARGES FOR THIS BILL

-----  
\$5,030.75

**Please include the bill number with your payment.**

# PROSSER

August 20, 2020

Project No: 113094.80

Invoice No: 44385

Rivers Edge Community Development District  
c/o Governmental Management Services  
1001 Bradford Way  
Kingston, TN 37763

1-31-513-311  
5

Project 113094.80 Rivers Edge III CDD

**Professional Services from July 1, 2020 to July 31, 2020**

**Task 1:**

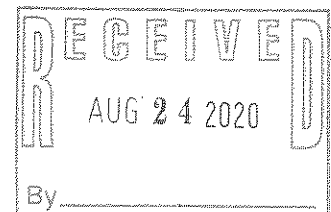
For services including coordination with staff and attend July CDD meeting via phone.

**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>
		<b>Total this Task</b>		<b>\$370.00</b>
		<b>Total this Invoice</b>		<b>\$370.00</b>

**Outstanding Invoices**

Number	Date	Balance
43096	12/10/2019	1,760.24
43779	4/13/2020	773.35
43932	5/12/2020	2,350.00
44126	6/16/2020	1,387.50
44211	7/14/2020	3,227.50
<b>Total</b>		<b>9,498.59</b>



**Billings to Date**

	Current	Prior	Total
Labor	370.00	9,450.00	9,820.00
Expense	0.00	48.59	48.59
<b>Totals</b>	<b>370.00</b>	<b>9,498.59</b>	<b>9,868.59</b>



Tue, Aug 11, 2020  
9:02:31AM

## Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record  
One News Place  
St. Augustine, FL 32086

**Acct:** 48211  
**Phone:** 9049405850  
**E-Mail:**  
**Client:** RIVERS EDGE III CDD

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

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

**Ad Number:** 0003298982-01

**Caller:** COURTNEY HOGGE

**Paytype:** BILL

**Start:** 08/11/2020

**Issues:** 1

**Stop:** 08/11/2020

**Placement:** SA Legals

**Rep:** Melissa Rhinehart

**Copy Line:** RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC MEETING HELD DURING PUBLIC HEA

1-31-513-48  
2

AUG 13 2020

Tue, Aug 11, 2020  
9:02:31AM

## Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record  
One News Place  
St. Augustine, FL 32086

Lines	93
Depth	7.75
Columns	1
Price	\$139.12

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

Notice is hereby given that the Rivers Edge III Community Development District ("District") Audit Committee meeting will be held on Wednesday, August 19, 2020 at 5:00 p.m. A regular Board of Supervisors ("Board") meeting will also be held at that time, where the Board may consider any business that may properly come before it ("Meeting"). The Meeting will be conducted remotely, by *Zoom* media technology and/or by telephone pursuant to Executive Orders 20-52, 20-69 and 20-179 issued by Governor DeSantis, including any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. Electronic copies of the agendas may be obtained by contacting the office of the District Manager, c/o Governmental Management Services - North Florida LLC, at (904) 940-5850 or [jperry@gmsnf.com](mailto:jperry@gmsnf.com) ("District Manager's Office") and are also expected to be available on the District's website, [www.RiversEdge3CDD.com](http://www.RiversEdge3CDD.com). Should conditions allow the Meetings to occur in person, they will be held at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida.

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

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James Perry  
District Manager

0003298982 August 11, 2020

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

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

ACCT: 48211  
AD# 0003298982-01  
PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **AUDIT COMMITTEE MTG 8/19/20** was published in said newspaper on 08/11/2020.

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

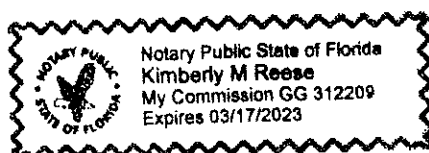
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or  
☐ online notarization

this \_\_\_\_\_ day of **AUG 11 2020**

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

*Kimberly M Reese*  
(Signature of Notary Public)



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

Notice is hereby given that the Rivers Edge III Community Development District ("District") Audit Committee meeting will be held on Wednesday, August 19, 2020 at 5:00 p.m. A regular Board of Supervisors ("Board") meeting will also be held at that time, where the Board may consider any business that may properly come before it ("Meeting"). The Meeting will be conducted remotely, by Zoom media technology and/or by telephone pursuant to Executive Orders 20-52, 20-69 and 20-179 issued by Governor DeSantis, including any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Electronic copies of the agendas may be obtained by contacting the office of the District Manager, c/o Governmental Management Services - North Florida LLC, at (904) 940-5850 or [jperry@gmsnf.com](mailto:jperry@gmsnf.com) ("District Manager's Office") and are also expected to be available on the District's website, [www.RiversEdge3CDD.com](http://www.RiversEdge3CDD.com). Should conditions allow the Meetings to occur in person, they will be held at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida.

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

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

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

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

James Perry  
District Manager  
0003298982 August 11, 2020

Tue, Aug 25, 2020  
8:49:11AM

## Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record  
One News Place  
St. Augustine, FL 32086

Acct: 48211  
Phone: 9049405850  
E-Mail:  
Client: RIVERS EDGE III CDD

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

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003302490-01

Start: 08/25/2020

Placement: SA Legals

Copy Line: RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICE

Caller: Courtney Hogge

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 08/25/2020

Lines	59
Depth	5.00
Columns	1
Price	\$89.75

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Rivers Edge III Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2020, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in St. Johns County and has a general fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must submit one (1) original and one electronic copy of their proposal to GMS, LLC, James Perry District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, telephone (904) 940-5850 and email address jperry@gmsnf.com, in an envelope marked on the outside "Auditing Services - Rivers Edge III Community Development District." Proposals must be received by Wednesday, September 9, 2020 at 12:00 p.m., at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Rivers Edge III Community Development District  
James Perry, District Manager  
0003302490 August 25, 2020

1-31-513-48  
2

AUG 25 2020

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

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

ACCT: 48211  
AD# 0003302490-01  
PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **REQUISITION OF PROPOSALS** in the matter of **REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES** was published in said newspaper on **08/25/2020**.

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

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT**  
**REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

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Rivers Edge III Community Development District  
James Perry, District Manager  
0003302490 August 25, 2020

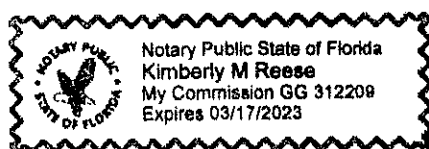
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or  
☐ online notarization

this \_\_\_\_\_ day of **AUG 25 2020**

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

*Kimberly M Reese*  
(Signature of Notary Public)



10	11	12 14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
07/31		Balance Forward						\$2,997.66
07/27 08/03	I03290313-07272020	ADOPT FY 2020-2021 BUDGET	SA St Augustine Record	2.00 x 5.0000	10	2	\$8.98	\$179.60
07/27 08/03	I03290313-07272020	ADOPT FY 2020-2021 BUDGET	SA St Aug Record Online	2.00 x 5.0000	10	2	\$8.97	\$179.40
08/11 08/11	I03298982-08112020	AUDIT COMMITTEE MTG 8/19/20	SA St Augustine Record	1.00 x 7.7500	7.75	1	\$8.98	\$69.60
08/11 08/11	I03298982-08112020	AUDIT COMMITTEE MTG 8/19/20	SA St Aug Record Online	1.00 x 7.7500	7.75	1	\$8.97	\$69.52
08/25 08/25	I03302490-08252020	REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES	SA St Augustine Record	1.00 x 5.0000	5	1	\$8.98	\$44.90
08/25 08/25	I03302490-08252020	REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES	SA St Aug Record Online	1.00 x 5.0000	5	1	\$8.97	\$44.85
PREVIOUS AMOUNT OWED:				\$2,997.66				
NEW CHARGES THIS PERIOD:				\$587.87				
CASH THIS PERIOD:				\$0.00				
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00				
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00				
We appreciate your business.								

1.31.513.48  
2

1-31-513-48  
2

**INVOICE AND STATEMENT OF ACCOUNT**

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

**SBI**™

21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$587.87		\$0.00	\$2,997.66	\$0.00	\$0.00		\$3,585.53

ADVERTISER INFORMATION			
25	BILLING PERIOD	6	BILLED ACCOUNT NUMBER
	08/01/2020 - 08/31/2020		48211
7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
	48211		RIVERS EDGE III CDD

**MAKE CHECKS PAYABLE TO**

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

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

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

**ADVERTISING INVOICE and STATEMENT**

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	08/01/2020 - 08/31/2020		RIVERS EDGE III CDD

COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	3	TERMS OF PAYMENT
SA 7		\$3,585.53	\$0.00		NET 15 DAYS

21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS
	\$587.87		\$0.00	\$2,997.66	\$0.00

4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
			08/31/2020		48211		48211		0000075954

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2062

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

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

