

Rivers Edge III
Community Development District

December 14, 2022

AGENDA

**Rivers Edge III
Community Development District**

475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.RiversEdge3CDD.com

December 7, 2022

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 to be held on **Wednesday, December 14, 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. Minutes
 - A. Approval of Minutes of the November 16, 2022 Board of Supervisors Meeting
 - B. Acceptance of Minutes of the November 8, 2022 Landowners Meeting
- IV. Consideration of Resolution 2023-06, Authorizing a Change in the Designated Registered Agent
- V. Consideration of Proposal for Extended Warranty on New Gym Equipment (Cost Share Item)
- VI. Discussion of RFP for Amenity Facility Management Services
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Operations & Maintenance – Pond Report
 - E. Landscape Report

VIII. Other Business

IX. Financial Reports

A. Balance Sheet and Statement of Revenues and Expenditures

B. Approval of Check Register

C. Consideration of Funding Request No. 30

X. Supervisor Requests and Audience Comments

XI. Next Scheduled Meeting – January 18, 2023 at 9:30 a.m. at the RiverTown Amenity Center

XII. Adjournment

THIRD ORDER OF BUSINESS

A.

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

Present and constituting a quorum were:

DJ Smith	Chairman
Jason Thomas	Vice Chairman
Adam Davis	Supervisor
Amber King	Supervisor

Also present were:

Marilee Giles	District Manager
Lauren Gentry	District Counsel
Ryan Stilwell	District Engineer
Jason Davidson	Vesta
Kevin McKendree	Vesta
Clint Waugh	Vesta
Dan Fagen	Vesta
Erik Olsen	Vesta
Blake Dougherty	Yellowstone Landscape
Cheyne Solesbee	Yellowstone Landscape
Mike Scuncio	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the November 16, 2022 meeting.

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 no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisors

Ms. Giles noted a landowner's election was held on November 8, 2022 during which Jason Thomas and D.J. Smith were elected to the Board of Supervisors. Ms. Giles, being a notary public for the State of Florida, administered an oath of office to Mr. Thomas and Mr. Smith.

B. Consideration of Resolution 2023-02, Canvassing and Certifying the Results of the Landowners Election

Ms. Giles reiterated that a landowner's election was held on November 8, 2022 at which point Mr. Thomas and Mr. Smith were elected by virtue of votes cast in their favor for a four-year term. Seat 3 remains vacant and holds a two-year term.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2023-02, canvassing and certifying the results of the landowner's election was approved.

C. Consideration of Resolution 2023-03, Designating Officers

Ms. Giles noted the current slate of officers is Mr. Smith as Chairman, Mr. Thomas as the Vice Chair, Ms. King and Mr. Thomas as Assistant Secretaries, and from the district manager's office, Ms. Giles as Secretary and Treasurer, and Mr. Jim Perry, Mr. Daniel Laughlin, Mr. Jim Oliver and Mr. Darrin Mossing as Assistant Secretaries and Assistant Treasurers.

There were no changes requested to the slate of officers.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2023-03, designating officers as listed above was approved.
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FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 19, 2022 Meeting

There being no comments on the minutes, the following motion was made.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the minutes of the October 19, 2022 meeting were approved as presented.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2023-04,
Amending the Fiscal Year 2022 General
Fund Budget**

Ms. Giles pointed the Board's attention to the exhibit to the resolution, specifically the columns showing the adopted FY22 budget numbers, and the actuals as of September 30, 2022. Ms. Gentry noted the purpose of the resolution is to square up the actuals versus what was originally adopted.

Mr. Smith asked if the ending fund balance of \$138,318 will be used to fund the expenditures for the rest of the year, or if that amount will be moved to the reserve fund.

Ms. Giles responded that the fund balance is what will be used to pay the invoices for the first quarter of Fiscal Year 2023 until the revenues from the property tax bills come in.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor Resolution 2023-04, amending the Fiscal Year 2022 General Fund budget was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2023-05,
Approving a Conservation Easement for
the St. Johns River Water Management
District and Authorizing Staff and the
Chairman to Review, Revise and Execute
the Easement**

Ms. Gentry stated this is relating to unit nine of the development. Mattamy is in the process of granting a conservation easement over that property. The District owns a portion of that property, so it was determined that it works best to have both Mattamy and the District be co-grantors. You have in your agenda packages a resolution approving that conservation easement and a draft of that easement that we will ask you to approve in substantial form.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2023-05, approving a conservation easement for the St. Johns River Water Management District and authorizing staff and the Chairman to review, revise and execute the easement was approved.

On MOTION by Mr. Thomas seconded by Mr. Davis with all in favor the conservation easement was approved in substantial form.

SEVENTH ORDER OF BUSINESS**Consideration of New Gym Equipment
(Cost Share)**

Mr. Davidson presented three quotes for replacing the current gym equipment, which include both a cost to finance the equipment, and a cost to buy the equipment outright. Mr. Davidson noted his recommendation is Commercial Fitness which provides a buyback option of the current equipment equal to a \$6,000 credit. Also included in the quotes is replacement of the carpet with rubber flooring, which will be easier to maintain and clean.

Mr. Thomas asked if another spot rack could be added to the quote. Mr. Davidson responded yes.

Mr. Thomas motioned to approve Commercial Fitness as the vendor for the new gym equipment. Mr. Smith seconded the motion.

Mr. Thomas stated that he would review the equipment choices and get with staff to finalize.

Mr. Davidson asked if the Board was comfortable with a leasing option of 60-months. There were no objections.

Mr. Smith asked if there is a maintenance program available.

Mr. Davidson responded there is a maintenance program available at a cost of around \$2,500 to \$3,000 per year, which he recommends.

Mr. Smith asked if the first year will be under warranty.

Mr. Davidson responded as soon as the equipment comes in, the warranty is activated, however a flexible extended warranty may be needed as the warranty is generally only applicable for three years. The extended warranty is expected to be an additional \$1,500 to \$1,700.

Ms. King asked if the machines track usage.

Mr. Davidson responded that an additional data plan is available through TechnoGym at a cost of \$45 per month that would track usage and maintenance. He noted he is not sure if Commercial Fitness has the same technology and would look into it.

Mr. Thomas noted that he has investigated the usage of the machines.

On voice vote with all in favor leasing new gym equipment through Commercial Fitness for 60-months with the addition of the maintenance program was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Acceptance of Landscape and Irrigation Maintenance for Whistling Straits**

Mr. Davidson noted this item is for the purpose of accepting landscape and irrigation maintenance responsibilities for the Whistling Straits area at a total of \$19,890 annually payable to Yellowstone. The cost would be split between all three Rivers Edge districts.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor accepting landscape and irrigation maintenance responsibilities for the Whistling Straits area was approved.

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

There being nothing further to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

There being nothing to report, the next item followed.

D. Operations & Maintenance

Mr. Davidson asked the Board to consider releasing the remainder of funds due to VerdeGo.

On MOTION by Mr. Smith seconded by Mr. Davis with all in favor releasing remaining payments due to VerdeGo was approved.

Pond Report

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

E. Landscape - Report

A copy of Yellowstone's monthly landscape maintenance report was included in the agenda package. Mr. Scuncio provided an overview of the activity that has taken place since the last meeting.

Mr. Smith stated that he's noticed quite a bit of weeds in the islands and asked that Yellowstone ensure those are being maintained.

TENTH ORDER OF BUSINESS**Other Business**

There being no other business, the next item followed.

ELEVENTH ORDER OF BUSINESS**Financial Reports****A. Balance Sheet and Statement of Revenues and Expenditures**

Copies of the financial statements as of October 31, 2022 were included in the agenda package for the Board's review.

B. Approval of Check Register

A copy of the check register totaling \$147,536.86 was included in the agenda package.

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

C. Consideration of Funding Request No. 29

A copy of funding request 29 totaling \$116,197.36 was included in the agenda package.

Ms. Giles noted that in the future, cost share reimbursements will be applied monthly via funding requests to be approved by the Board rather than quarterly to better track expenses and to provide funding to the other districts quicker.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor funding request number 29 was approved.

TWELFTH ORDER OF BUSINESS**Supervisor Requests and Audience Comments**

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – December 14,
2022 at 9:30 a.m. at the RiverTown
Amenity Center**

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

MINUTES OF MEETING
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

A landowners meeting of the Rivers Edge III Community Development District was held Tuesday, November 8, 2022 at 2:00 p.m. at the offices of GMS, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and representing landowners were:

DJ Smith

Mattamy Homes Jacksonville

Also present were:

Marilee Giles

District Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 2:16 p.m. and called the roll.

SECOND ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Mr. Giles stated I have a proxy showing 862 voting units.

THIRD ORDER OF BUSINESS

**Election of a Chairman for the Purpose of
Conducting the Landowners Meeting**

Ms. Giles acted as Chairman for the purpose on conducting the meeting.

FOURTH ORDER OF BUSINESS

Nominations for the Positions of Supervisors

Mr. Smith nominated Jason Thomas for Seat 1 and DJ Smith for Seat 5 for the positions of supervisors. There were no nominations for Seat 3.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. Smith cast 795 votes for Jason Thomas and 795 votes for DJ Smith.

SIXTH ORDER OF BUSINESS

**Tabulation of Ballots and Announcement of
Results**

Ms. Giles noted that 795 votes were cast for Jason Thomas and DJ Smith. Both Jason Thomas and DJ Smith will receive four-year terms and the vacant seat will receive a two-year term.

SEVENTH ORDER OF BUSINESS Landowners Questions and Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Adjournment

The meeting was adjourned at approximately 2:19 p.m.

FOURTH ORDER OF BUSINESS

RESOLUTION 2023-06

**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. Marilee Giles 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 14TH DAY OF DECEMBER 2022.

ATTEST:

**RIVERS EDGE III COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

FIFTH ORDER OF BUSINESS

From: mark@commfitnessproducts.com <mark@commfitnessproducts.com>

Sent: Thursday, November 17, 2022 12:20 PM

To: Jason Davidson <jdavidson@vestapropertyservices.com>

Subject: 60 Month Protection Plan, Revisions, Flooring and Group X Solutions

Hey Jason!

Thanks so much for your time yesterday and allowing me to sit in on the meeting. I'm looking forward to helping you with the upgrades.

As discussed, I've put together a quote for the Protection Plan (Extended Warranty) for the Matrix Cardio machines. The pricing is based on the dollar amount of each machine and what pricing tier it falls into. I'd say that 90% of our customer who lease/finance their equipment longer than the standard 36-month warranty elect to do the extended coverage.

Thank you,

Mark Smilek

Client Services Manager

Cell (904) 562-8318

mark@commfitnessproducts.com

www.commfitnessproducts.com



F89769875M -
60 Mo...dio.pdf



Safeware - Info
Sheet - CFP.pdf



PROPOSAL

5034 N Hiatus Road, Sunrise, FL 33351

Office:

Cell: 904- 562-8318

Email: mark@commfitnessproducts.co

Fax: 239-938-1462

PROPOSAL # F89769875M

Date: Nov 17, 2022

Expiration Date: 12/17/2022

BILL

TO: Rivertown
39 Riverwalk Blvd
St. Johns, FL 32259

SHIP

TO: Rivertown
39 Riverwalk Blvd
St. Johns, FL 32259

ATN Jason Davidson
Phone 904-679-5523
Email jdavidson@vestapropertyservices.

ATN Jason Davidson
Phone 904-679-5523
Email jdavidson@vestapropertyservices.
com

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Mark Smilek	Will Advise	Best Way	Origin	COD	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
		Safeware "Worry Free" Protection Plan - 60 MONTH		
		MATRIX ENDURANCE TOUCH - CARDIO		
3	CFE3X360O1000PLD	60 Month Parts & Labor Coverage - Matrix Endurance Touch Treadmill \$7,899	\$465.00	\$1,395.00
2	CFE3X360O1000PLD	60 Month Parts & Labor Coverage - Matrix Endurance Touch Elliptical \$7,295	\$465.00	\$930.00
2	CFE3X360O1000PLD	60 Month Parts & Labor Coverage - Matrix Endurance Touch Climbmill \$9,695	\$465.00	\$930.00
1	CFE3X360O7000PLD	60 Month Parts & Labor Coverage - Matrix Endurance Touch Recumbent Bike \$6,599	\$365.00	\$365.00
1	CFE3X360O7000PLD	60 Month Parts & Labor Coverage - Matrix Endurance Touch Upright Bike \$6,299	\$365.00	\$365.00
		SubTotal		\$3,985.00
		*Coverage can be added up to 60 days post installation		

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
	<i>Frame Color</i>	Standard Silver	Subtotal	\$3,985.00
	<i>Upholstery Color</i>	Standard Black	State Tax	\$0.00
	<i>Notes</i>	Coverage starts on Date of Delivery Coverage overlaps and extends the Manufacturer's Warranty providing the best possible coverage on the market!	Freight	\$0.00
			Grand Total	\$3,985.00

Lead Times				
Due to global supply chain disruption, lead times may be extended. For current lead times, contact your CFP representative.				

For Delivery Staff					
Date:		Amount Collected:		Check No.:	
Received By: (Print Name and Sign)					

Terms and Conditions

Acceptance of Proposal

The stated prices, specifications, and conditions are satisfactory and are hereby accepted by the undersigned. This proposal becomes a binding contract when signed. Commercial Fitness Products is authorized to provide the materials as specified. Payment will be made as outlined above, if not finance charges may apply. Special Orders require a 50% Non-Refundable Deposit. Restocking charge fee is 25% on all cancelled orders. Changes in

Scheduled Installations

CFP will make every effort to deliver & install on Purchaser's required date.

Should Purchaser be unable to accept delivery after confirmed Ship Date or scheduled Installation Date, due to - readiness of the site, availability of payment, electrical connections, flooring installation, or other such issues, Redelivery & Storage Charges will apply. Fees will be assessed from volume of equipment, site location, and length of storage.

Confidentiality

Purchaser will keep all of the pricing terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third Party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

Additional Terms of Sale

Prices are guaranteed for 30 Days only. Product and Freight pricing based upon purchase of the total package.

Until products are paid for in full ownership of products remains as CFP. Customer grants to, and Commercial Fitness Products, Inc. shall retain, a security interest in and lien on all Products sold to Customer.

Per industry safety standards CFP hereby notifies Purchaser of the need to locate treadmills with a 2-meter-long clear zone behind each treadmill.

Purchaser shall indemnify CFP against any and all losses, liabilities, damages and expenses which may incur as a

Technology

Purchaser is responsible for providing power & technology requirements, as stated below. Failure to have any or all

Power Requirements - treadmills require a dedicated 20amp circuit with non-looped ground & neutral wires with a NEMA 5-20R receptacle. Bikes, Ellipticals Climbmills & Steppers can be "daisy-chained" with up to four (4) units on a single receptacle.

TV Signal - unencrypted digital via RG6 COAX Cable. Each TV requires an RG6 patch cable with F-Type compression fitting. OPTV requirements vary - please check with A/V Technician & Cable/SAT provider.

Network - Hardline connection preferred, and required for some incidents - please check with A/V Technician & Internet provider. WiFi, 5Mbps per console MAX download usage -No Splash Page or Secondary Authentication

Warranties

Matrix CV Warranty: Frame & Drive Motor - 7 Yrs, Parts & Labor - 3 Yrs. Bikes & Ellipticals: Frame Construction (excludes finish) - 10 Yrs, Brake & Drive System - 3 Yrs, Flywheel Assembly - 3 Years. Service provided by

Matrix Strength (Ultra, Versa, Aura, Magnum, Varsity, Connexus) Warranty: Frame - 10 Yrs, Parts - 5 Yrs., Labor - 3Yrs., Upholstery/Cables/Springs/ Grips - 1Yr.

Matrix Strength (G1 Strength): Warranty: Frame - 10 Yrs, Parts - 1 Yrs., Labor - 1Yrs., Upholstery/Cables/Springs/ Circle Fitness Cardio of 3 yrs parts and 1 yr labor.

InFlight Fitness: Lifetime warranty on the frame and welds. One year warranty on cables, pulleys and moving parts.

BodyCraft Treadmills & Ellipticals: 10 year- Frame, 5 year- Parts. 1 Year - Labor

BodyCraft Upright & Recumbent Bikes: 10 year- Frame . 5 year- Parts , 2 Year - Labor

Pre-Owned Equipment Warranty: 30 Days Parts & Labor

Please initial that you acknowledge and accept the 'Terms and Conditions' of this proposal.

Make payments to the order of:
Commercial Fitness Products, Inc.

Fed-Ex, UPS, USPS etc.

Commercial Fitness Products, Inc.
5034 N Hiatus Rd
Sunrise, FL 33351

Wire Transfer Bank Information Available
Upon Request.

Proposal # : F89769875M

Proposal Amount: \$3,985.00

Payment Terms: COD

Deposit Amount: \$1,992.50

Balance: \$1,992.50

Signature _____

Print Name: _____

Facility Name: _____

Date of Acceptance: _____

Features & Benefits

- Parts and Labor Coverage
- Wear and Tear on Items Such as Drive Belts, Headphone Jacks, Walking Belts and Decks
- Power Surge
- Mechanical / Electrical Breakdown
- Convenient, Hassle-free Service
- No Deductibles on Covered Claims
- Professional On-site Repairs
- No Lemon Guarantee
- Transferable
- Every Plan Insured

What's Not Covered?

- Upholstery/Foam Pads
- Accidental Damage
- Plastic Parts
- Seats
- Batteries
- Software Updates

Limit of Liability

The total amount that we will pay for repairs or replacement made in connection with all claims that you make pursuant to this plan shall not exceed the original purchase price of your product, less taxes. In the event we make payments for repairs, which in the aggregate, are equal to the original product purchase price or we replace your product, we will have no further obligations under this plan. In no event shall the total of all claims or replacements exceed the original price paid by you for the covered product, less taxes.

Exclusions apply. Please see terms and conditions for complete coverage details.





Fitness Protection Plan



Why choose a Safeware Protection Plan?

1. Manufacturer warranties are limited in both term and coverage

With a Safeware Protection Plan, you'll have Peace of Mind that all of your equipment has the best coverage available.

2. A Protection Plan will save you money

Parts costs, trip charges and labor fees can really add up. Save yourself money and hassles with a Protection Plan.

3. We've got you covered no matter what your fitness needs are

Safeware Protection Plans offer coverage on treadmills, ellipticals, bikes, home gyms and more.

4. On-site service you can rely on

Get repairs on motors, decks, belts, wheels, consoles, pulleys, drives and more.

5. Various protection programs available

Get exactly the type of term and coverage that you want. Ask a sales associate for more details.

Plan Features

- Parts and labor coverage
- Wear & tear coverage on items such as drive belts, headphone jacks, walking belts and decks
- Convenient, hassle-free service
- No deductibles on covered claims
- Professional on-site repairs
- Power surge protection
- Mechanical / electrical breakdown coverage
- No lemon guarantee
- Fully transferable
- Insured by an AM Best[™] Rated Insurer

Exclusions apply. Please see terms and conditions for full coverage details.

PROTECT YOUR INVESTMENT



www.safeware.com
800-800-1492

Protect Your Investment

Plans for new fitness equipment for up to 5 years



Bikes



Ellipticals



Indoor Cycles



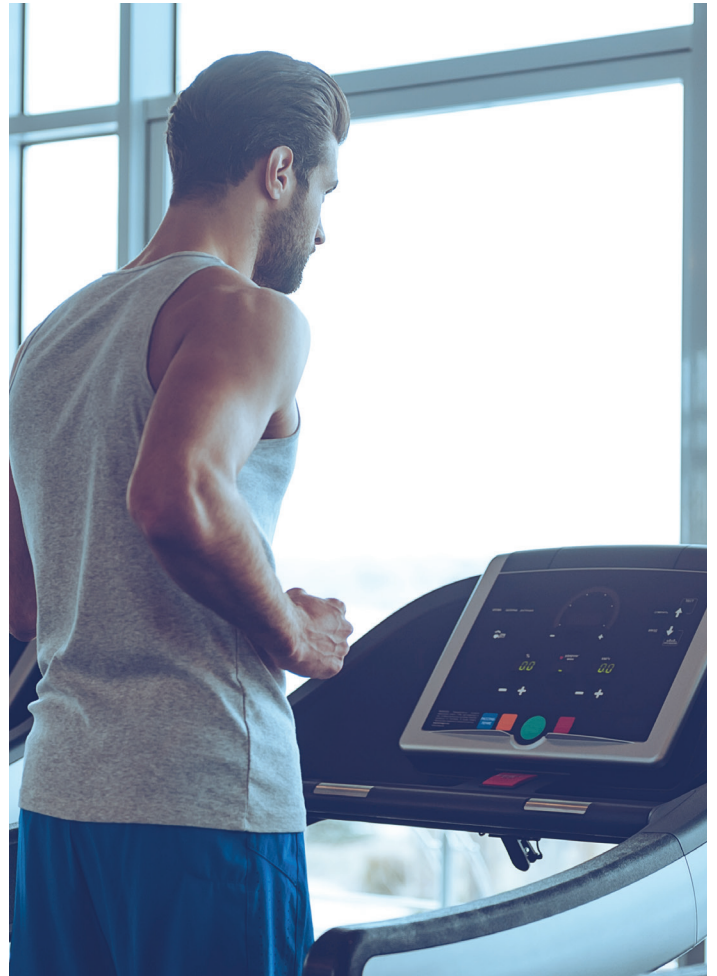
Rowers



Steppers



Treadmills



Professional On-site Service For:

- Motors
- Drives
- Headphone Jacks
- Decks
- Pulleys
- Embedded Monitors
- Belts
- Consoles
- And More!

Exclusions apply. Please see terms and conditions for complete coverage details.

SEVENTH ORDER OF BUSINESS

D.



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

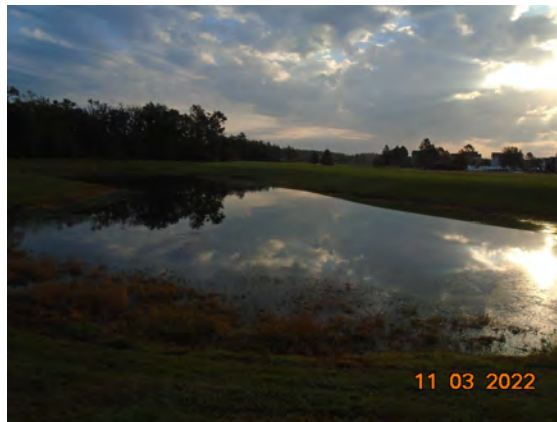
Service Report

Date : Nov 30, 2022

Field Techs: Mike Liddell
Justin Powers
Clayton Wilford

Client: RiverTown

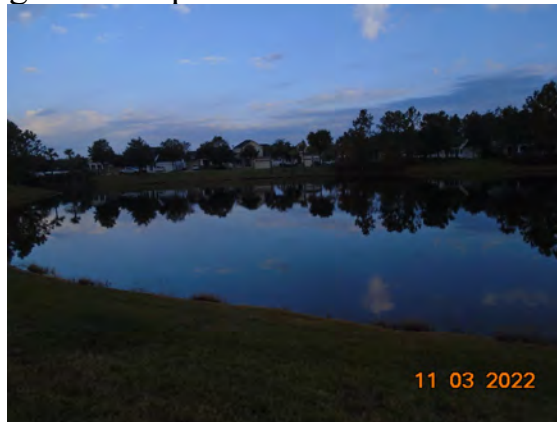
Pond A: Treated alligator weed around end of pond.



Pond B: Treated algae around entire pond.



Pond C: Applied algaecide to pond.



Pond D: Treated for torpedo grass around the pond.



Pond E: Applied algaecide around edge of pond.



Pond G: Applied algaecide.



Pond H: Treated algae.



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; previous treatment was effective.



Pond M: Pond is in good condition, no algae 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. Previous treatment was effective.



Pond S: Previous treatments were effective. Pond in good condition.



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



Pond U: Pond in good condition, treated minor algae.



Pond V: Treated for perimeter weeds. Pond in good condition.



Pond W: Applied algaecide. Grasses around pond are getting thick on easement.



Pond X: (Homestead) Treatment for coontail was effective, mostly dead stems floating.



Pond Y: (behind model homes) pond in good condition.



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

Pond AA: (Homestead) Applied algaecide.

Pond BB: (Homestead) Treated algae.



Pond CC: Treated for algae.



Pond DD: Previous treatments appear to be working, removed trash and treated for algae.



Pond EE: Treated for algae. Pond is in good condition.



Pond FF: Pond looks good, picked up minor trash. Previous treatment was effective.



Pond GG: Pond in good condition, treated for algae and emergent weeds.



Pond HH: previous treatments appear effective, picked up trash.



Pond II: Pond in good condition, treated for algae.



Pond JJ: Applied algaecide treatment.



Pond KK: Applied pond dye.

Pond LL: Pond is in good condition, no algae noticed.



Pond MM: Picked up minor trash. Previous treatment was effective.



Pond NN: Treated algae around pond.



Pond OO: Pond looks good. Previous treatment was effective.



Pond PP: Pond looks good, treated for perimeter weeds.



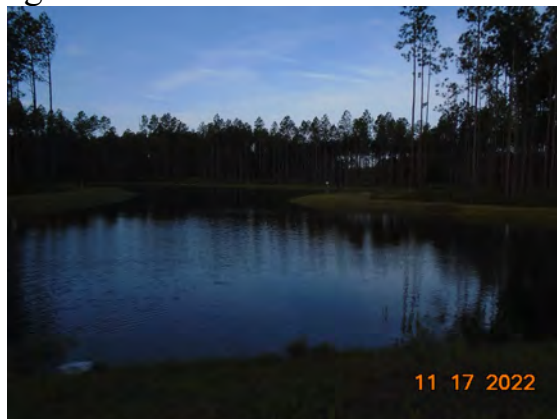
Pond QQ: Previous treatment effective, pond looks good.



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, picked up trash, no algae noticed.



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



Pond CR-7 (front): Pond looks great, treated emergent weeds.



Pond River Club 1: Treated vegetation.



Pond River Club 2: Treated vegetation.



Water Song/ Clayton Wilford

Pond 1: Treated the perimeter for algae and alligator weed.



Pond 2: Previous treatment was very effective. Applied pond dye for algae prevention.



Pond 3: No algae or invasive species noted. Applied pond dye for algae prevention.



Pond 4: Treated perimeter vegetation and algae.



Pond 5: Treated for algae. Applied pond dye for algae prevention.



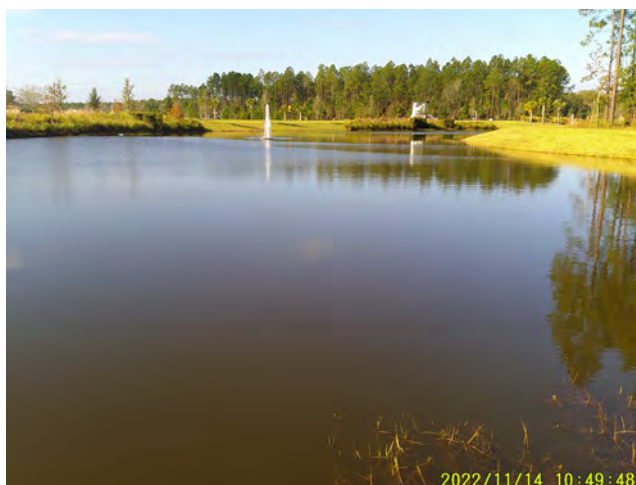
Pond 6: Applied pond dye.



Pond 7: Applied pond dye.



Pond 8: Treated the perimeter.



Pond 9: Applied pond dye.



Pond 10: Previous treatment was effective. Applied pond dye.



Pond 11: Treated the perimeter vegetation.



Pond 12: Treated the perimeter for cattails and alligator weed.



Pond 13: Treated the perimeter and applied pond dye.



Pond 14: Previous treatment of the cattails was effective.



Pond 15: Applied pond dye.



E.



Rivers Edge CDD – I, II, and III

Landscape Update for December 2022

- **General Maintenance**

- Our maintenance team has mowed all common grounds throughout community and have been cleaning up shrub beds
- We have Detailed and Cleaned up the Riverhouse and Riverclub.
- We have completed Renderings for the front entrance of Main Street, Roundabouts on SR 13, and The River House.
- Team is spraying for weeds throughout the community and trimming shrubs.
 - Tree-form ligustrum trees will have their bottom canopies raised and leveled throughout the property for their intended look.
 - Plant separation will occur for aesthetic purposes and plant health.
- Team has been spraying all mulch beds for clean appearance
- Team will begin grass cutbacks once Muhly Grass has finished blooming (about 2 weeks)
- Enhancement team has installed trees and Sod from other enhancements where we had extra material at no cost to the community. We do this to show our commitment, enhance an area, and also save the community money where we can.
- Enhancement crew has been standing trees that have fallen from the storm with tree braces and straps.
- Team will be hand pulling weeds each week that are overgrown in shrubs and roses
- Mattamy, Vesta, and Yellowstone are doing monthly drives throughout the community to check on status of concerned areas and the overall appearance of the community.
- Annual flowers have been installed along with fresh and rich soil. We raised the beds for a better show. We installed Red and White Dianthus for a holiday feel
 - The low beds have caused the flowers in the past to decline prematurely and not show off as intended.
 - This is caused by the flowers staying too saturated which causes the roots to rot.

- Proper mowing heights for each type of turf will be achieved throughout the winter and early spring months.
 - Because of this you will see scalping occasionally until the proper height is achieved.
 - Ex. If you want to maintain a height of 4in you need to drop the level of the existing canopy of the turf to between 3.5-3.75 so that the new green growth is what is showing after each mowing occurrence moving forward.
- **Irrigation**
 - Techs have been running through system and making repairs as we go.
 - All clocks are being set to run twice a week
 - Lead tech is working with IQ system to help system run more efficiently
 - We have cut the water bill in half
 - Other options are being looked at to make the system more efficient and save on the annual water cost.
 - Items being looked at:
 - Eliminating bubblers on established trees that do not need them anymore
 - Making sure all rain sensors are operational
 - Adding rain sensors to battery operated valves
 - Each area will be different depending on layout and justification of cost.
 - Some will be looked at to be added to a clock with wiring.
 - Others will be looked at for rain sensor installation and hidden by plant material if required.
 - Full Irrigation inspection report will be sent over once we have run through entire system
 - **Fert/Chem**
 - Our techs will be fertilizing the entire property this month with 0-0-62 with micros. No nitrogen will be applied until next spring when the turf is coming back out of dormancy.
 - Nitrogen encourages fungus growth during the cooler months when conditions are primed for it.
 - Micros in the winter chemical mixes, mainly iron, will help the turf keep color until each turf type fully goes dormant.
 - We will treat for turf weeds throughout community
 - Seasonal weeds such as chamber bitter is popping up in a lot of areas already.
 - The turf is starting to go dormant. You will see the turf color gradually start to fade.
 - Zoysia is the first to go dormant, Bermuda will be next, and St Augustine will be the last to show this.
 - **Arbor**
 - We will continue to lift low hanging trees throughout community each week for line of site issues, safety issues, aesthetics, and improved tree health with balanced weight distribution from the branches.

NINTH ORDER OF BUSINESS

A.

Rivers Edge III

Community Development District

Unaudited Financial Reporting
November 30, 2022



Rivers Edge III
Community Development District
Combined Balance Sheet
November 30, 2022

	<u>Governmental Fund Types</u>			Totals
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>(Memorandum Only)</u>
<u>Assets:</u>				
Cash	\$135,739	---	---	\$135,739
Due From Developer	\$116,197	---	---	\$116,197
Due From Other	\$5,387	---	---	\$5,387
Custody	\$51,556	---	---	\$51,556
<u>Series 2021</u>				
Reserve	---	\$275,400	---	\$275,400
Revenue	---	\$14,935	---	\$14,935
Capital Interest	---	\$665	---	\$665
Acquisition & Construction	---	---	\$3,319	\$3,319
Utility Deposits	\$1,890	---	---	\$1,890
Total Assets	<u>\$310,769</u>	<u>\$291,001</u>	<u>\$3,319</u>	<u>\$605,089</u>
<u>Liabilities:</u>				
Accrued Expenses	\$110,206	---	---	\$110,206
<u>Fund Balances:</u>				
Restricted for Debt Service	---	\$291,001	---	\$291,001
Restricted for Capital Projects	---	---	\$3,319	\$3,319
Unassigned	\$200,563	---	---	\$200,563
Total Liabilities and Fund Equity	<u>\$310,769</u>	<u>\$291,001</u>	<u>\$3,319</u>	<u>\$605,089</u>

Rivers Edge III
Community Development District
Statement of Revenues & Expenditures
For The Period Ending November 30, 2022

Description	ADOPTED BUDGET	PRORATED	ACTUAL	VARIANCE
		THRU 11/30/22	THRU 11/30/22	
Revenues:				
Developer Contrubutions	\$595,511	\$113,965	\$113,965	\$0
Assessments-Tax Roll	\$280,950	\$11,067	\$11,067	\$0
Administrative Assessments on Unplatted Land	\$78,950	\$59,213	\$59,213	\$0
Miscellaneous Income/Interest	\$0	\$0	\$107	\$107
Total Revenues	\$955,411	\$184,245	\$184,352	\$107
Expenditures				
Administrative				
Engineering	\$5,000	\$833	\$0	\$833
Arbitrage	\$600	\$100	\$0	\$100
Dissemination Agent	\$3,500	\$583	\$583	\$0
Attorney	\$25,000	\$4,167	\$0	\$4,167
Trustee Fees	\$4,000	\$2,188	\$2,188	\$0
Management Fees	\$28,000	\$4,667	\$4,667	\$0
Annual Audit	\$5,800	\$967	\$0	\$967
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Information Technology	\$1,200	\$200	\$200	\$0
Website Administration	\$1,800	\$300	\$300	\$0
Telephone	\$150	\$25	\$44	(\$19)
Postage	\$250	\$42	\$6	\$35
Printing & Binding	\$1,000	\$167	\$162	\$5
Insurance	\$5,822	\$5,822	\$7,614	(\$1,792)
Legal Advertising	\$1,500	\$250	\$0	\$250
Other Current Charges	\$800	\$133	\$0	\$133
Office Supplies	\$150	\$25	\$5	\$20
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$89,747	\$25,643	\$20,943	\$4,699
Grounds Maintenance				
Landscape Maintenance	\$201,455	\$33,576	\$0	\$33,576
Lake Maintenance	\$7,000	\$1,167	\$1,532	(\$365)
Electric	\$1,500	\$250	\$56	\$194
Sewer/Water/Irrigation	\$13,800	\$2,300	\$864	\$1,436
Cost Share Landscaping- Rivers Edge	\$179,286	\$29,881	\$29,881	\$0
Repair & Replacements	\$7,225	\$1,204	\$0	\$1,204
Total Field Operations	\$410,266	\$68,378	\$32,333	\$36,045
Amenity Center				
Cost Share Amenity- Rivers Edge	\$316,559	\$52,760	\$52,760	(\$0)
Cost Share Amenity- Rivers Edge II	\$138,839	\$23,140	\$23,140	(\$0)
Total Field Operations	\$455,398	\$75,900	\$75,900	(\$0)
Total Expenditures	\$955,411	\$169,920	\$129,176	\$40,744
Excess Revenues/Expenses	\$0		\$55,176	
Net Change in Fund Balance	\$0		\$55,176	
Fund Balance - Beginning	\$0		\$145,386	
Fund Balance - Ending	\$0		\$200,563	

**Rivers Edge III
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2023**

[illegible]

Rivers Edge III
Community Development District
Debt Service Fund - Series 2021
Statement of Revenues & Expenditures
For The Period Ending November 30, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
-------------	-------------------	-------------------------------------	-------------------------	----------

Revenues:

Assessments - Tax Roll	\$550,794	\$7,620	\$7,620	\$0
Interest Income	\$1,500	\$1,500	\$1,932	\$432

Total Revenues	\$552,294	\$9,120	\$9,552	\$432
-----------------------	------------------	----------------	----------------	--------------

Expenditures

Series 2021

Interest 11/1	\$173,025	\$173,025	\$173,025	\$0
Interest 5/1	\$205,000	\$0	\$0	\$0
Principal 5/1	\$173,025	\$0	\$0	\$0

Total Expenditures	\$551,050	\$173,025	\$173,025	\$0
---------------------------	------------------	------------------	------------------	------------

Excess Revenues (Expenditures)	\$1,244	(\$163,905)	(\$163,473)	\$432
---------------------------------------	----------------	--------------------	--------------------	--------------

Net Change in Fund Balance	\$1,244	(\$163,905)	(\$163,473)	\$432
-----------------------------------	----------------	--------------------	--------------------	--------------

Fund Balance - Beginning	\$183,222		\$454,474	
---------------------------------	------------------	--	------------------	--

Fund Balance - Ending	\$184,466		\$291,001	
------------------------------	------------------	--	------------------	--

Reserve	\$275,400
Revenue	\$14,935
Capitalized Interest	\$665
	<u>\$291,001</u>

Rivers Edge III
Community Development District
Capital Projects Funds
Statement of Revenues & Expenditures
For The Period Ending November 30, 2022

Description	SERIES 2021
<u>Revenues:</u>	
Interest Income	\$14
Bond Proceeds	\$0
Total Revenues	\$14
<u>Expenditures:</u>	
Capital Outlay	\$0
Cost of Issuance	\$0
Underwriters Discount	\$0
Total Expenditures	\$0
Excess Revenues (Expenditures)	\$14
<u>Other Sources & Uses:</u>	
Transfer In/ (Out)	\$0
Total Other Sources & Uses	\$0
Net Change in Fund Balance	\$14
Fund Balance - Beginning	\$3,305
Fund Balance - Ending	\$3,319

Rivers Edge III
Community Development District
Long Term Debt Report

Series 2021 Capital Improvement Revenue Bonds	
Interest Rate:	2.47% - 3.75%
Maturity Date:	5/1/2051
Reserve Fund Definition:	50% of Maximum Annual Debt at Issuance
Reserve Fund Requirement:	\$275,000
Reserve Fund Balance:	\$275,400
Bonds outstanding - 4/23/2021	\$9,880,000
Less: May 1, 2022 (Mandatory)	(\$200,000)
Current Bonds Outstanding	\$9,680,000

Rivers Edge III
Community Development District
Developer Funding

Funding Request #	Date of Request	Date Received Developer	Total Amount Received	Total Funding Request FY 22	Total Funding Request FY 23	Balance (Due From Developer)/ Due To
28	10/12/22	11/1/22	\$36,661.67	\$32,720.94	\$3,940.73	\$0.00
29	11/8/22			\$6,173.19	\$110,024.17	(\$116,197.36)
Total				\$38,894.13	\$113,964.90	(\$116,197.36)

RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF FISCAL YEAR 2023 ASSESSMENTS
10/1/22 - 9/30/23

		ASSESSED		
ASSESSED TO	# UNITS	SERIES 2021 DEBT INVOICED NET	FY23 O&M	TOTAL NVOICED NET
MATTAMY	337	357,352.44	78,950.00	436,302.44
TOTAL DIRECT BILLS	337	357,352.44	78,950.00	436,302.44
NET REVENUE TAX ROLL	1,312	193,441.78	280,949.59	474,391.37
TOTAL REVENUE	1,649	550,794.22	359,899.59	910,693.81

RECEIVED			
SERIES 2021 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
-	59,212.50	59,212.50	377,089.94
-	-	-	-
-	59,212.50	59,212.50	377,089.94
7,620.09	11,067.21	18,687.30	455,704.07
7,620.09	70,279.71	77,899.80	832,794.01

DIRECT BILL PERCENT COLLECTED	0.00%	75.00%	13.57%
TAX ROLL PERCENT COLLECTED	1.61%	3.94%	3.94%
TOTAL PERCENT COLLECTED	1.38%	19.53%	8.55%

(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

[illegible]

B.

Rivers Edge III

Community Development District

Check Run Summary

November 30, 2022

Fund	Date	Check No.	Amount
General Fund	11/3/22	222-235	\$ 38,389.67
	11/7/22	236-237	\$ 5,515.00
	Total		\$ 43,904.67

AP300R
*** CHECK NOS. 000222-000237

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
GENERAL FUND
BANK A RIVERS EDGE III CDD

RUN 12/05/22

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/03/22	00021	9/16/22 4846854	202208 310-51300-48000	MEETING NOTICES	*	614.83	
							614.83 000222
11/03/22	00010	10/01/22 46400	202210 320-57200-46800	OCT LAKE MAINTENANCE	*	766.00	
							766.00 000223
11/03/22	00007	10/03/22 87406	202210 310-51300-54000	FY23 SPECIAL DISTRICT FEE	*	175.00	
							175.00 000224
11/03/22	00003	10/01/22 31	202210 310-51300-34000	OCT MANAGEMENT FEES	*	2,333.33	
		10/01/22 31	202210 310-51300-35100	OCT WEBSITE ADMIN	*	150.00	
		10/01/22 31	202210 310-51300-35100	OCT INFORMATION TECH	*	100.00	
		10/01/22 31	202210 310-51300-32400	OCT DISSEMINATION SERVICE	*	291.67	
		10/01/22 31	202210 310-51300-51000	OFFICE SUPPLIES	*	2.50	
		10/01/22 31	202210 310-51300-42000	POSTAGE	*	3.42	
		10/01/22 31	202210 310-51300-42500	COPIES	*	96.00	
		10/01/22 31	202210 310-51300-41000	TELEPHONE	*	22.81	
							2,999.73 000225
11/03/22	00013	9/09/22 3942	202208 310-51300-31500	AUG GENERAL COUNSEL	*	4,258.16	
							4,258.16 000226
11/03/22	00024	9/21/22 22161	202209 320-57200-46100	TREE REMOVAL	*	2,500.00	
							2,500.00 000227
11/03/22	00005	9/13/22 48670	202208 310-51300-31100	AUG PROFESSIONAL SERVICES	*	438.75	
							438.75 000228
11/03/22	00011	10/04/22 10042022	202210 300-20700-10000	JEA REIMBURSE JUL-SEP 22	*	2,021.67	
							2,021.67 000229

RE3C RV ED III OKUZMUK

AP300R
*** CHECK NOS. 000222-000237

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
GENERAL FUND
BANK A RIVERS EDGE III CDD

RUN 12/05/22

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/03/22	00008	4/30/22 8024	202204 320-57200-46100	LATERAL LINE RELOCATION VERDEGO	*	415.00	415.00 000230
11/03/22	00008	6/21/22 8546A	202205 320-57200-46100	MAY NEW AREA BILLING VERDEGO	*	1,728.00	1,728.00 000231
11/03/22	00008	8/01/22 8954C	202208 320-57200-46100	AUG LANDSCAPE MAINTENANCE VERDEGO	*	15,254.31	15,254.31 000232
11/03/22	00008	8/31/22 9228	202208 320-57200-46100	AUG BILLING NEW AREAS VERDEGO	*	1,728.00	1,728.00 000233
11/03/22	00008	9/30/22 9505	202209 320-57200-46100	SEP BILLING NEW AREAS VERDEGO	*	1,728.00	1,728.00 000234
11/03/22	00008	9/30/22 9558	202209 320-57200-46100	SHORT IN CLOCK REPAIR VERDEGO	*	3,762.22	3,762.22 000235
11/07/22	00003	9/15/22 30	202210 310-51300-31400	FY23 ASSESSMENT ROLL CERT GOVERNMENTAL MANAGEMENT SERVICES	*	5,000.00	5,000.00 000236
11/07/22	00011	11/07/22 11072022	202210 300-20700-10200	BOUNCED CHK GMS RIVERS EDGE CDD	*	515.00	515.00 000237
TOTAL FOR BANK A						43,904.67	
TOTAL FOR REGISTER						43,904.67	

RE3C RV ED III

OKUZMUK

LOCALIQ

FLORIDA

ACCOUNT NAME

Rivers Edge III Cdd

ACCOUNT #

760855

PAGE #

1 of 1

INVOICE #

0004846854

BILLING PERIOD

Aug 1- Aug 31, 2022

PAYMENT DUE DATE

September 20, 2022

PREPAY
(Memo Info)

\$0.00

UNAPPLIED
(Included In amt due)

-\$709.80

TOTAL AMOUNT DUE

\$614.83

BILLING ACCOUNT NAME AND ADDRESS

Rivers Edge III Cdd
475 W. Town Pl. Ste. 114
Saint Augustine, FL 32092-3649



BILLING INQUIRIES/ADDRESS CHANGES

1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID

47-2390983

Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

0000760855000000000000000048468540006148367173

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number:

MOR_48211

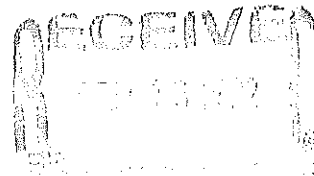
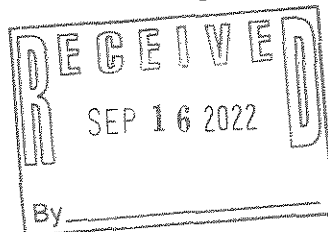
Date	Description	Amount
8/1/22	Balance Forward	\$56.38
8/5/22	PAYMENT - THANK YOU	-\$56.38
8/11/22	PAYMENT - THANK YOU	-\$590.13

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
8/19/22-8/26/22	SAG St Augustine Record	7665800	FY 2023 Increase		2	3.0000 x 11.5 in	\$1,126.08

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
8/3/22	7575156	Rivers Edge III CDD 8/17/22 Meeting		\$78.88



1-31-513-48
21

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALIQ

FLORIDA

ACCOUNT NAME

Rivers Edge III Cdd

PAYMENT DUE DATE

September 20, 2022

AMOUNT PAID

ACCOUNT NUMBER

760855

INVOICE NUMBER

0004846854

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$1,204.96	\$0.00	\$0.00	\$24.40	\$95.27	-\$709.80	\$614.83

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

CA Florida Holdings, LLC
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:

☐ VISA ☐ MASTERCARD ☐ DISCOVER ☐ AMEX

Card Number

Exp Date

Signature

CVV Code

Date

0000760855000000000000000048468540006148367173

Charles Aquatics, Inc.

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

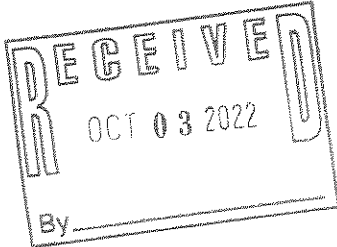
Invoice

Date	Invoice #
10/1/2022	46400

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

Due Date
10/31/2022

Vendor #

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 5 ponds - 1 pond at Main Street Phase 2 and 6 ponds at The Haven Approved RECDD III Submitted to AP on 10-3-22 by Jason Davidson <i>Jason Davidson</i> 1-32-572-468 10 	766.00	766.00
Thank you so much for your business!		Balance Due	\$766.00

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2022/2023 Special District Fee Invoice and Update Form
Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 87406			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

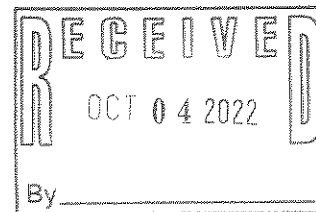
1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Rivers Edge III Community Development District

Mr. James Perry
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

- | | |
|--------------------------------|-------------------------------|
| 2. Telephone: | (904) 940-5850 |
| 3. Fax: | (904) 940-5899 |
| 4. Email: | jperry@gmsnf.com |
| 5. Status: | Independent |
| 6. Governing Body: | Elected |
| 7. Website Address: | www.RiversEdge3CDD.com |
| 8. County(ies): | St. Johns |
| 9. Function(s): | Community Development |
| 10. Boundary Map on File: | 04/21/2020 |
| 11. Creation Document on File: | 04/21/2020 |
| 12. Date Established: | 03/05/2020 |
| 13. Creation Method: | Local Ordinance |
| 14. Local Governing Authority: | St. Johns County |
| 15. Creation Document(s): | County Ordinance 2020-7 |
| 16. Statutory Authority: | Chapter 190, Florida Statutes |
| 17. Authority to Issue Bonds: | Yes |
| 18. Revenue Source(s): | Assessments |
| 19. Most Recent Update: | 07/05/2022 |



I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: _____ Date _____

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
1. _____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. _____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. _____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 31

Invoice Date: 10/1/22

Due Date: 10/1/22

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 - October 2022 1-31-513-34		2,333.33	2,333.33
Website Administration - October 2022 1-31-513-351		150.00	150.00
Information Technology - October 2022 1-31-513-351		100.00	100.00
Dissemination Agent Services - October 2022 1-31-513-324		291.67	291.67
Office Supplies 1-31-513-51		2.50	2.50
Postage 1-31-513-112		3.42	3.42
Copies 1-31-513-1125		96.00	96.00
Telephone 1-31-513-41 3		22.81	22.81

RECEIVED OCT 04 2022

Total \$2,999.73**Payments/Credits** \$0.00**Balance Due** \$2,999.73



INVOICE

Invoice # 3942
Date: 09/09/2022
Due On: 10/09/2022

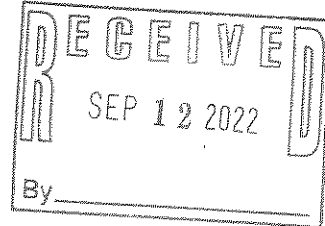
KE Law Group, PLLC

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	JK	08/01/2022	Review meeting minutes and provide comments to same	0.20	\$290.00	\$58.00
Service	JK	08/12/2022	Review agenda package and prepare for Board meeting	0.30	\$310.00	\$93.00
Service	JK	08/14/2022	Update county re: easement/grant of license for Kendall Crossing	0.10	\$310.00	\$31.00
Service	JK	08/15/2022	Review various proposer questions and draft addendum number one for same; review various facility use options and confer with staff on same; confer re: status of preventing construction traffic on private/public property impairments; ; confer with staff re: assessments and developer funding requirements	1.20	\$310.00	\$372.00
Service	JK	08/17/2022	Travel to/from and attend Board meeting; confer re: status of acquisition/improvements	2.40	\$310.00	\$744.00
Service	JK	08/17/2022	Begin updating RFP documents for re-bid of SR13	0.60	\$310.00	\$186.00
Service	MG	08/17/2022	Draft work authorizations	0.90	\$170.00	\$153.00
Service	JK	08/19/2022	Review RFP inquiries and respond to same; confer re: construction traffic options; ; review Perry correspondence on turnover inspections and confer re: options for same	0.40	\$310.00	\$124.00

Service	JK	08/21/2022	Begin property due diligence analysis and turnover	0.30	\$310.00	\$93.00
Service	JK	08/22/2022	Review and draft summary of requisitions and financing metrics; confer with staff re: turnover process/documents for various landscape areas; draft Charles aquatics	0.80	\$310.00	\$248.00
Service	MO	08/22/2022	Draft deficiency letter to VerdeGo	0.40	\$270.00	\$108.00
Service	MG	08/22/2022	Prepare resolution awarding RFP for landscape	0.20	\$170.00	\$34.00
Service	JK	08/23/2022	Finalize review of financing requisitions and summary of bonding capacity; transmit same; respond to multiple RFP questions for landscape and prepare addendum for same; draft and disseminate deficiency withholding notice for VerdeGo	0.80	\$310.00	\$248.00
Expense	AL	08/23/2022	Hotel: Hotel for BOS-JK	1.00	\$59.99	\$59.99
Expense	AL	08/23/2022	Rental Car Expenses: Rental for BOS -JK	1.00	\$74.87	\$74.87
Expense	AL	08/23/2022	Gas: Gas for BOS -JK	1.00	\$16.35	\$16.35
Expense	AL	08/23/2022	Meals: Meals for BOS -JK	1.00	\$6.95	\$6.95
Service	MG	08/23/2022	Property due diligence	1.30	\$170.00	\$221.00
Service	MG	08/24/2022	Property due diligence; confer with Ibarra regarding same	1.20	\$170.00	\$204.00
Service	MG	08/25/2022	Property due diligence	0.90	\$170.00	\$153.00
Service	MO	08/26/2022	Review Meeting Minutes re: Resolution rejecting RFP bid for State Road 13 roundabout and Resolution; Review templates for resolutions ratifying action and awarding contract	0.60	\$270.00	\$162.00
Service	JK	08/29/2022	Review RFP requests for landscaping; review meeting minutes; confer re: acquisition status; confer re: meeting/ budget timeline and transmit information on same	0.30	\$310.00	\$93.00
Service	MO	08/29/2022	Review and redline 8/17/22 Meeting Minutes	0.20	\$270.00	\$54.00
Service	JK	08/30/2022	Review Davidson inquiries on trails; confer with engineer on same and maps/ ownership; begin due diligence review and preparation for same	0.40	\$310.00	\$124.00
Service	MG	08/30/2022	Prepare budget documents	0.50	\$170.00	\$85.00
Service	MG	08/30/2022	Property due diligence and draft turnover	1.90	\$170.00	\$323.00

documents					
Service	JK	08/31/2022	Continue review and preparation of various real property and improvement acquisition packages and transmit same to team	0.50	\$310.00 \$155.00
Service	MG	08/31/2022	Review and edit deed, bill of sale and engineer's certificate	0.20	\$170.00 \$34.00
				Total	\$4,258.16

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2978	08/05/2022	\$4,048.40	\$0.00	\$4,048.40
3588	09/11/2022	\$3,798.62	\$0.00	\$3,798.62

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3942	10/09/2022	\$4,258.16	\$0.00	\$4,258.16
Outstanding Balance				\$12,105.18
Total Amount Outstanding				\$12,105.18

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

Please pay within 30 days.



LIVING GREEN TREE SERVICES

50 Coastal Village Lane, St. Augustine, FL 32095

INVOICE

BILL TO
Riversedge CDD 3
475 W Town Pl Unit 114
St. Augustine, FL 32092

Invoice Date
Sep 21 2022

Account Number

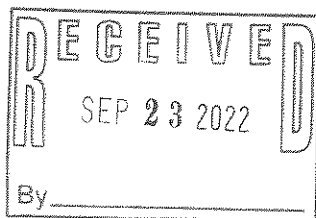
Approved RECDD 3
Submitted to AP on 9-23-22
by Kevin McKendree

Kevin McKendree

Invoice Number
INV-22161 concerning tree
work in the Riversedge CDD 3.

Reference

Description	Quantity	Unit Price	Tax	Amount USD
Removal of the magnolia and broken pine tree on the edge of the preserve behind 53 Meadow Creek Dr Saint Johns, FL 32259	1.00	2,500.00	Tax Exempt	2,500.00



Subtotal 2,500.00

Total No Tax 0%

Invoice Total 2,500.00

Total Net Payments 0.00

Amount Due 2,500.00

1-32-572-461
24

Due Date: Sep 28 2022

PAYMENT ADVICE

Please make checks payable to:

Living Green Tree Services
50 Coastal Village Lane
ST. AUGUSTINE FL 32095
UNITED STATES

(904) 536-9864
mdragiff@hotmail.com
livinggreentreeservices.com

Customer Riversedge CDD 3 475 W Town Pl Unit
114 St. Augustine, FL 32092

Invoice Number INV-22161 concerning tree work in the
Riversedge CDD 3.

Amount Due 2,500.00

Due Date Sep 28 2022

Amount Enclosed

PROSSER

September 13, 2022

Project No: 113094.80

Invoice No: 48670

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

1.31.513.311
5

Project 113094.80 Rivers Edge III CDD

For services including attend CDD meeting.

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

Professional Personnel

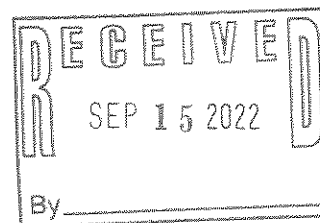
	Hours	Rate	Amount	
Principal	1.50	235.00	352.50	
Totals	1.50		352.50	
Total Labor				352.50

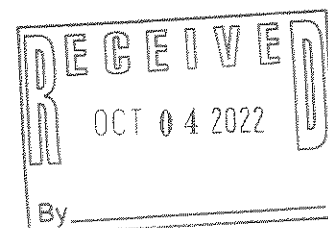
Reimbursable Expenses

Travel - Reimbursable - Mileage			51.78	
Travel - Reimbursable- Mileage Client OV			23.22	
Total Reimbursables	1.15 times		75.00	86.25
Total this Invoice				\$438.75

Outstanding Invoices

Number	Date	Balance
48023	5/29/2022	510.37
48312	7/14/2022	705.00
48477	8/17/2022	275.37
Total		1,490.74







Invoice

Invoice #: 8024

Date: 04/30/22

Customer PO:

DUE DATE: 05/30/2022

BILL TO

Rivers Edge CDD III
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

#8053 - lateral line relocation haven

Received a call from David Provost pertaining a mailbox kiosk being installed in the Haven area. We came to cut and cap the incoming lateral line to the affected area. new lateral lines will be relocated outside the new pad being poured and installing new heads in the affected area.

AMOUNT

Irrigation

\$415.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

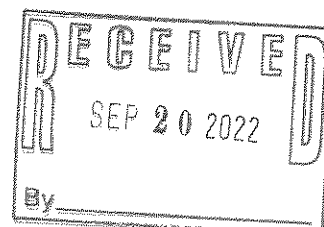
\$415.00

Approved RECDD III
Submitted to AP on 8-16-22
by Jason Davidson

Jason Davidson

1-32-572-461

8





Invoice

Invoice #: 8546-A

Date: 06/21/22

Customer PO:

DUE DATE: 07/21/2022

BILL TO

RiversEdge CDD III
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

#8667 - Rivertown - Billing for New Areas (MAY)
Additional hours requested for out of contract areas.
End of Main St. - 48 Hours

Maintenance Labor

Maint. Labor (Labor) RECDDIII - End of Main St	48	\$36.00	\$1,728.00	\$1,728.00
--	----	---------	------------	------------

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$1,728.00

1.32.572.461
8



Invoice

Invoice #: 8954C

Date: 08/01/2022

Customer PO:

DUE DATE: 08/31/2022

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 August 2022

AMOUNT

\$15,254.31

Invoice Notes:

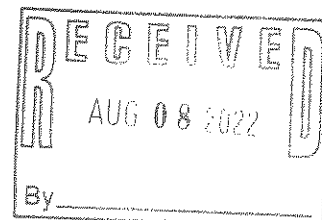
Thank you for your business!

AMOUNT DUE THIS INVOICE

\$15,254.31

Approved RECDD III
Submitted to AP on 8-8-22
by Jason Davidson

Jason Davidson
1.32.572.461
8





Invoice

Invoice #: 9228

Date: 08/31/22

Customer PO:

DUE DATE: 09/30/2022

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

#9026 - Rivertown - Billing for New Areas - End of Main Street (August)

Additional hours requested for out of contract areas.

End of Main St. - 48 Hours

Maintenance Labor

Maint. Labor (Labor)

48.00

\$36.00

\$1,728.00

\$1,728.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

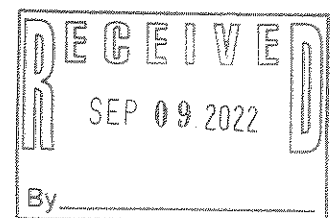
\$1,728.00

Approved RECDD III
Submitted to AP on 9-9-22
by Jason Davidson

Jason Davidson

1-32-572-461

8





Invoice

Invoice #: 9505

Date: 09/30/22

Customer PO:

DUE DATE: 10/30/2022

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

#9268 - Rivertown - Billing for New Areas - End of Main Street (September)

Additional hours requested for out of contract areas.

End of Main St. - 48 Hours

Maintenance Labor

\$1,728.00

Maint. Labor (Labor)

48.00

\$36.00

\$1,728.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$1,728.00

Approved RECDD III

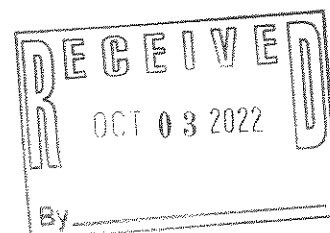
Submitted to AP on

10-3-2022 by

Jason Davidson

Jason Davidson

1.32.572.461
8





Invoice

Invoice #: 9558

Date: 09/30/22

Customer PO:

DUE DATE: 10/30/2022

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

#9190 - lightning strike 8/25/22

AMOUNT

Found clock in short finding mode. After diagnostics and taking meter readings we found 20 decoders with elevated milliamp draw. The higher the draw the less effective the system operates

Irrigation

\$3,762.22

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$3,762.22

Approved RECDD III
Submitted to AP on 10-7-22
by Jason Davidson

Jason Davidson



1-32-572-461
8

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 30

Invoice Date: 9/15/22

Due Date: 9/15/22

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
Assessment Roll Certification - FY 2023		5,000.00	5,000.00
3 1,810,513.314			
Total			\$5,000.00
Payments/Credits			\$0.00
Balance Due			\$5,000.00

Rivers Edge III
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
November 7, 2022	\$515.00	Oksana Kuzmuk

Payable to:

Rivers Edge CDD # 11

Date Check Needed:

Budget Category:

ASAP	001-300-20700-10200
------	---------------------

Intended Use of Funds Requested:

Bounced check fee for RE deposited to RE III by mistake
(Attach supporting documentation for request.)

C.

Rivers Edge III Community Development District

FY2023 Funding Request #30
7-Dec-22

Vendor				Amount	
1 CA Florida Holdings LLC					
Notice of Meeting	Inv #7872672	10/11/22		\$	301.92
2 Charles Aquatics					
December Lake Maintenance	Inv #46862	12/1/22		\$	766.00
3 Governmental Management Services					
December Invoice	Inv #33	12/1/22		\$	2,902.75
4 KE Law Group					
October General Counsel	Inv #4860	11/13/22		\$	2,139.85
5 Prosser					
October Professional Services	Inv #49049	11/16/22		\$	235.00
6 Rivers Edge CDD					
CS Landscape December 2022	Inv #CS-2023-DEC	12/7/33		\$	14,940.50
CS Amenity December 2022	Inv #CS-2023-DEC	12/7/22		\$	26,379.92
7 Rivers Edge CDD II					
CS Amenity December 2022	Inv #CS-2023-DEC	12/7/22		\$	11,569.92
Total Amount Due				\$	59,235.86

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

LOCALiQ

FLORIDA

Rivers Edge III Cdd		760855	1 of 1
INVOICE # 0005015675	BILLING PERIOD Oct 1- Oct 31, 2022	PAYMENT DUE DATE November 20, 2022	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) -\$709.80	TOTAL AMOUNT DUE \$921.34	
BILLING ACCOUNT NAME AND ADDRESS Rivers Edge III Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 		BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	
		FEDERAL ID 47-2390983	
<p>Legal Entity: Gannett Media Corp.</p> <p>Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.</p> <p>All funds payable in US dollars.</p>			

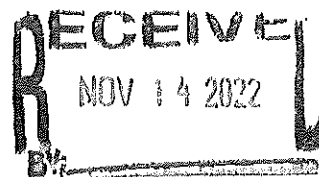
0000760855000000000000000050156750009213467179

Starting in October ad placements will be assessed a monthly creative processing fee to cover fees associated with award winning ad design, toning, imaging, and sizing. Previous Account Number: MOR_48211

Date	Description	Amount
10/1/22	Balance Forward	\$657.73
10/12/22	PAYMENT - THANK YOU	-\$56.38
10/31/22	Finance Charge	\$18.07

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
10/11/22-10/18/22	7872672	BOARD OF SUPERVISORS MEETING DATES 2022-2023		\$301.92



PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALiQ

FLORIDA

ACCOUNT NAME Rivers Edge III Cdd	PAYMENT DUE DATE November 20, 2022	AMOUNT PAID
ACCOUNT NUMBER 760855	INVOICE NUMBER 0005015675	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$319.99	\$99.28	\$1,204.96	\$0.00	\$6.91	-\$709.80	\$921.34

REMITTANCE ADDRESS (include Account# & Invoice# on check)

CA Florida Holdings, LLC
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:

☐ VISA ☐ MASTERCARD ☐ DISCOVER ☐ AMEX

Card Number _____

Exp Date ____ / ____ / ____ CVV Code _____

Signature _____ Date _____

0000760855000000000000000050156750009213467179

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South
Jacksonville, FL 32256

904-997-0044


Invoice

Date	Invoice #
12/1/2022	46862

Due Date
12/31/2022

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 5 ponds - 1 pond at Main Street Phase 2 and 6 ponds at The Haven Approved RECDD III Submitted to AP on 12-5-22 by Jason Davidson <i>Jason Davidson</i> 	766.00	766.00
Thank you so much for your business!		Balance Due	\$766.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 33**Invoice Date:** 12/1/22**Due Date:** 12/1/22**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 - December 2022		2,333.33	2,333.33
Website Administration - December 2022		150.00	150.00
Information Technology - December 2022		100.00	100.00
Dissemination Agent Services - December 2022		291.67	291.67
Office Supplies		0.18	0.18
Postage		3.42	3.42
Copies		24.15	24.15
<div data-bbox="401 1127 721 1346"><div>RECEIVED</div><div>DEC 06 2022</div><div>By _____</div></div>			

Total \$2,902.75**Payments/Credits** \$0.00**Balance Due** \$2,902.75



INVOICE

Invoice # 4860
Date: 11/13/2022
Due On: 12/13/2022

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	10/01/2022	Research requirements for FEMA disaster assistance.	0.10	\$310.00	\$31.00
Service	MO	10/03/2022	Review prior Resolution drafts re: informal bid awards for use of SR 13 roadway project; Continue drafting Resolution re: informal bid and award of SR 13 roadway improvements	0.70	\$275.00	\$192.50
Service	MG	10/05/2022	Research elections	0.20	\$175.00	\$35.00
Service	JK	10/07/2022	Agenda call with staff and prepare agenda items	0.20	\$315.00	\$63.00
Service	GK	10/07/2022	Review engagement letter from Grau & Associates.	0.90	\$275.00	\$247.50
Service	JK	10/08/2022	Review audit engagement letter comments and transmit same	0.20	\$315.00	\$63.00
Service	MG	10/14/2022	Revise Landowner Election documents	0.10	\$175.00	\$17.50
Service	JK	10/14/2022	Update LOE forms and confer with staff on same	0.10	\$315.00	\$31.50
Service	JK	10/17/2022	Review LOE documents and transmit comments/edits to same	0.40	\$315.00	\$126.00
Service	JK	10/19/2022	Prepare for and travel to/from Board meeting	2.50	\$315.00	\$787.50
Service	MG	10/20/2022	Draft agreement with Epic Pools regarding	0.40	\$175.00	\$70.00

waterslide repairs						
Service	MG	10/20/2022	Draft agreement with Bernie's regarding septic repair	0.40	\$175.00	\$70.00
Service	JK	10/21/2022	Review/edit and disseminate soccer shots agreement, waterslide repair agreement, license agreement and UPS agreement and confer with staff on same	0.30	\$315.00	\$94.50
Service	JK	10/30/2022	Review corrective deed from HOA and confer re: same; confer with Stilwell re: plats and conveyance documents	0.30	\$315.00	\$94.50
Expense	AL	10/31/2022	Meals: JK - Meals for meeting	1.00	\$8.48	\$8.48
Expense	AL	10/31/2022	Gas: JK- Gas for meeting	1.00	\$34.20	\$34.20
Expense	AL	10/31/2022	Rental Car Expenses: JK- Rental car for meeting	1.00	\$70.67	\$70.67
Expense	AL	10/31/2022	Hotel: JK- Hotel for meeting	1.00	\$40.00	\$40.00
Service	JK	10/31/2022	Confer re: status of on site review of landscaping and completion of punchlist items; review inquiry from HOA and confer with staff on same	0.20	\$315.00	\$63.00
Total					\$2,139.85	

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4413	11/11/2022	\$3,421.53	\$0.00	\$3,421.53

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4860	12/13/2022	\$2,139.85	\$0.00	\$2,139.85
Outstanding Balance				\$5,561.38
Total Amount Outstanding				\$5,561.38

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

Please pay within 30 days.

PROSSER

November 16, 2022

Project No: 113094.80

Invoice No: 49049

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.

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

Professional Personnel

	Hours	Rate	Amount	
Principal	1.00	235.00	235.00	
Totals	1.00		235.00	
Total Labor				235.00
Total this Invoice				\$235.00

Outstanding Invoices

Number	Date	Balance
48023	5/29/2022	510.37
48914	10/13/2022	924.38
Total		1,434.75



Rivers Edge CDD

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

INVOICE

DATE: 12/7/22
INVOICE # CS-2023-DEC

Bill To:

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

DESCRIPTION	AMOUNT
Cost Share-Landscaping for December 2022	\$ 14,940.50
Cost Share- RiverTown Amenity for December 2022	\$ 26,379.92
TOTAL	\$ 41,320.42

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!

Rivers Edge II CDD

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

INVOICE

DATE: 12/7/22
INVOICE # CS-2023-DEC

Bill To:

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

DESCRIPTION	AMOUNT
Cost Share- RiverTown Amenity for December 2022	\$ 11,569.92
TOTAL	\$ 11,569.92

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!