

Rivers Edge III
Community Development District

January 18, 2023

AGENDA

**Rivers Edge III
Community Development District**

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

January 11, 2023

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, January 18, 2023 at 9:30 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the revised agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes of the December 14, 2022 Board of Supervisors Meeting
- IV. Consideration of Resolution 2023-07, Designating Officers
- V. Presentation: Vesta's Proposed Fees for Fiscal Year 2024
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager – Update on Cost to Notice Amenity RFP – Estimated \$350
 - D. Operations & Maintenance – Pond Report
 - E. Landscape and Irrigation Maintenance
 - 1. Landscape Assessment / Transition Final Update
 - 2. Monthly Report
- VII. Other Business
- VIII. Financial Reports
 - A. Balance Sheet and Statement of Revenues and Expenditures

B. Approval of Check Register

C. Consideration of Funding Request No. 31

IX. Supervisor Requests and Audience Comments

X. Next Scheduled Meeting – February 15, 2023 at 9:30 a.m. at the RiverTown Amenity Center

XI. Adjournment

MINUTES

MINUTES OF MEETING
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rivers Edge III Community Development District was held on Wednesday, December 14, 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

Also present were:

Marilee Giles	District Manager
Jennifer Kilinski	District Counsel
Ryan Stilwell	District Engineer
Jason Davidson	Vesta
Kevin McKendree	Vesta
Erik Olsen	Vesta
Jay King	Vesta
Cheyne Solesbee	Yellowstone Landscape
Mike Scuncio	Yellowstone Landscape
Howard McGaffney	GMS, LLC

The following is a summary of the discussions and actions taken at the December 14, 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 **Minutes**

A. Approval of Minutes of the November 16, 2022 Board of Supervisors 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 November 16, 2022 Board of Supervisors meeting were approved as presented.

B. Acceptance of Minutes of the November 8, 2022 Landowners Meeting

There were no comments on the minutes.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the minutes of the November 8, 2022 Landowners meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-06,
Authorizing a Change in the Designated
Registered Agent**

Ms. Giles stated this resolution is to change the registered agent from Jim Perry to myself.

On MOTION by Mr. Smith seconded by Mr. Davis with all in favor Resolution 2023-06, authorizing a change in the designated registered agent was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Proposal for Extended
Warranty on New Gym Equipment (Cost
Share Item)**

Mr. Davidson informed the Board the proposal for the extended warranty on the new gym equipment is for a period of 60-months at a cost of \$3,985.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proposal for an extended warranty on the gym equipment was approved.

SIXTH ORDER OF BUSINESS

**Discussion of RFP for Amenity Facility
Management Services**

Mr. Smith stated I'd like to get an RFP package put together, distributed, and solicited so we can get bids to evaluate that process again.

Ms. Kilinski asked your request is that at the next meeting we bring back a solicitation package for you all to review and approve potentially?

Mr. Smith responded yes; I'd like to work on it in between meetings so we can get it out following that meeting.

Ms. Kilinski stated the last time we went through this process we had a disagreement between the parties but ended up coming together and agreeing on how to move forward. We've got an interlocal agreement. It doesn't require all the same staffing, but there is obviously a lot of financial benefit to having one operating entity for purposes of cost share, etc. for the facilities. I think this is on the CDD 1 board's agenda too, so we can give you an update on which direction that Board wants to go.

SEVENTH 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 informed the Board that Yellowstone's 60-day review was completed last week during which the matrix system and water meter system were explained.

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

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.

EIGHTH ORDER OF BUSINESS**Other Business**

There being no other business, the next item followed.

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

Copies of the financial statements as of November 30, 2022 were included in the agenda package for the Board's review. Ms. Giles noted a meeting will be scheduled for herself, Mr. McGaffney, Mr. Davidson and Mr. Thomas to discuss the café financials.

B. Approval of Check Register

A copy of the check register totaling \$43,904.67 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. 30

A copy of funding request 30 totaling \$59,235.86 was included in the agenda package.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor funding request number 30 was approved.

TENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

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

TWELFTH 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

FOURTH ORDER OF BUSINESS

RESOLUTION 2023-07

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

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

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

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

- SECTION 1.** DJ Smith is appointed Chairman.
- SECTION 2.** Jason Thomas is appointed Vice Chairman.
- SECTION 3.** Howard McGaffney is appointed Secretary and Treasurer.
- Amber King is appointed Assistant Secretary.
- Adam Davis is appointed Assistant Secretary.
- Marilee Giles, Darrin Mossing & Jim Perry is appointed Assistant Treasurer.
- Daniel Laughlin & Jim Oliver is appointed Assistant Treasurer.
- Marilee Giles, Darrin Mossing & Jim Perry is appointed Assistant Secretary.
- Daniel Laughlin & Jim Oliver is appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS 18TH DAY OF JANUARY, 2023.

ATTEST

**RIVERS EDGE III COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

Vesta FY'24 Proposed Fees

RiversEdge CDD I			
Service	FY'23 Fees	3% Increase Per Contract	FY'24 Fees
Field Ops Services	\$45,210	\$1,356	\$46,566
Maintenance Services	\$76,541	\$2,296	\$78,837
GM Services	\$58,461	\$1,754	\$60,215
Lifestyle Services	\$37,025	\$1,111	\$38,136
Facility Attendant (Hospitality) Services	\$61,448	\$1,843	\$63,291
Pool Services	\$10,012	\$300	\$10,312
Janitorial Services	\$31,003	\$930	\$31,933
Aquatics Management (Lifeguards) Services	\$46,009	\$1,380	\$47,390
Administrative (Amenity Management) Services	\$18,911	\$567	\$19,478
Total	\$384,621	\$11,539	\$396,159

RiversEdge CDD II			
Service	FY'23 Fees	3% Increase Per Contract	FY'24 Fees
Field Ops Services	\$45,210	\$1,356	\$46,566
Maintenance Services	\$76,541	\$2,296	\$78,837
GM Services	\$58,461	\$1,754	\$60,215
Lifestyle Services	\$37,025	\$1,111	\$38,136
Facility Attendant (Hospitality) Services	\$106,902	\$3,207	\$110,109
Pool Services	\$10,012	\$300	\$10,312
Janitorial Services	\$31,003	\$930	\$31,933
Aquatics Management (Lifeguards) Services	NA	NA	NA
Administrative (Amenity Management) Services	\$18,911	\$567	\$19,478
Total	\$384,066	\$11,522	\$395,588

SIXTH ORDER OF BUSINESS

D.



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date : Dec 4, Dec 6, Dec 15 Dec 20, 2022

Field Techs: Mike Liddell
Justin Powers
Clayton Wilford

Client: RiverTown

Pond A: vegetation is decaying.



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: No trash noticed, treated pond for planktonic algae.



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: Treated planktonic algae.



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: 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, picked up trash no algae noticed.



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, previous treatment was effective.



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: Lots of grass clippings covering pond.



Pond VV: Previous treatment was effective no trash or algae noticed.



Pond WW: Pond in good condition, picked up trash, no algae noticed.



Pond XX: Pond in good condition, no algae noticed, picked up trash.



Pond ZZ: Pond in good condition, no algae noticed. Picked up trash.



Pond AAA: Pond in good condition. Water level is low, picked up trash.



Pond CR-7 (front): Pond looks great, previous treatments were effective.



Pond River Club 1: Treated algae, pond is only 2 inch deep.



Pond River Club 2: Treated vegetation.



Water Song/ Clayton Wilford

Pond 1: Applied pond dye.



Pond 2: Applied pond dye.



Pond 3: Applied pond dye.



Pond 4: Applied pond dye.



Pond 5: Applied pond dye.



Pond 6: Treated for minor perimeter vegetation and algae.



Pond 7: No invasive species noted. Picked up minor trash.



Pond 8: Picked up trash from the perimeter.



Pond 9: No invasive species noted.



Pond 10: Applied pond dye.



Pond 11: Applied pond dye.



Pond 12: Applied pond dye.



Pond 13: Large amounts of construction trash.



Pond 14: Large amounts of construction trash.



Pond 15: Applied pond dye.



E.

2.



Rivers Edge CDD – I, II, and III

Landscape Update for January 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 has began ornamental grass cutbacks
- 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. Next Rotation will be in March
 - 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.

EIGHTH ORDER OF BUSINESS

A.

Rivers Edge III

Community Development District

Unaudited Financial Reporting
December 31, 2022



Rivers Edge III
Community Development District
Combined Balance Sheet
December 31, 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	\$138,968	---	---	\$138,968
Due From Other	\$5,387	---	---	\$5,387
Custody	\$113,522	---	---	\$113,522
<u>Series 2021</u>				
Reserve	---	\$275,400	---	\$275,400
Revenue	---	\$236,257	---	\$236,257
Capital Interest	---	\$1,466	---	\$1,466
Acquisition & Construction	---	---	\$3,329	\$3,329
Utility Deposits	\$1,890	---	---	\$1,890
Total Assets	\$259,767	\$513,122	\$3,329	\$776,218
<u>Liabilities:</u>				
<u>Fund Balances:</u>				
Nonspendable	\$1,890	---	---	\$1,890
Restricted for Debt Service	---	\$513,122	---	\$513,122
Restricted for Capital Projects	---	---	\$3,329	\$3,329
Unassigned	\$257,877	---	---	\$257,877
Total Liabilities and Fund Equity	\$259,767	\$513,122	\$3,329	\$776,218

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

Description	ADOPTED BUDGET	PRORATED	ACTUAL	VARIANCE
		THRU 12/31/22	THRU 12/31/22	
Revenues:				
Developer Contrubutions	\$595,511	\$173,201	\$173,201	\$0
Assessments-Tax Roll	\$280,950	\$72,962	\$72,962	\$0
Administrative Assessments on Unplatted Land	\$78,950	\$78,950	\$78,950	\$0
Miscellaneous Income/Interest	\$0	\$0	\$178	\$178
Total Revenues	\$955,411	\$325,112	\$325,291	\$178
Expenditures				
<i>Administrative</i>				
Engineering	\$5,000	\$1,250	\$235	\$1,015
Arbitrage	\$600	\$150	\$0	\$150
Dissemination Agent	\$3,500	\$875	\$875	\$0
Attorney	\$25,000	\$6,250	\$2,140	\$4,110
Trustee Fees	\$4,000	\$2,188	\$2,188	\$0
Management Fees	\$28,000	\$7,000	\$7,000	\$0
Annual Audit	\$5,800	\$1,450	\$0	\$1,450
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Information Technology	\$1,200	\$300	\$300	\$0
Website Administration	\$1,800	\$450	\$450	\$0
Telephone	\$150	\$38	\$44	(\$6)
Postage	\$250	\$63	\$10	\$53
Printing & Binding	\$1,000	\$250	\$186	\$64
Insurance	\$5,822	\$5,822	\$7,614	(\$1,792)
Legal Advertising	\$1,500	\$375	\$302	\$73
Other Current Charges	\$800	\$200	\$0	\$200
Office Supplies	\$150	\$38	\$5	\$32
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$89,747	\$31,872	\$26,523	\$5,349
<i>Grounds Maintenance</i>				
Landscape Maintenance	\$201,455	\$50,364	\$0	\$50,364
Lake Maintenance	\$7,000	\$1,750	\$2,298	(\$548)
Electric	\$1,500	\$375	\$84	\$291
Sewer/Water/Irrigation	\$13,800	\$3,450	\$1,396	\$2,054
Cost Share Landscaping- Rivers Edge	\$179,286	\$44,822	\$44,822	\$0
Repair & Replacements	\$7,225	\$1,806	\$0	\$1,806
Total Field Operations	\$410,266	\$102,567	\$48,600	\$53,967
<i>Amenity Center</i>				
Cost Share Amenity- Rivers Edge	\$316,559	\$79,140	\$79,140	(\$0)
Cost Share Amenity- Rivers Edge II	\$138,839	\$34,710	\$34,710	(\$0)
Total Field Operations	\$455,398	\$113,850	\$113,850	(\$0)
Total Expenditures	\$955,411	\$248,288	\$188,972	\$59,316
Excess Revenues/Expenses	\$0		\$136,318	
Net Change in Fund Balance	\$0		\$136,318	
Fund Balance - Beginning	\$0		\$123,449	
Fund Balance - Ending	\$0		\$259,767	

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 December 31, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
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Revenues:

Assessments - Tax Roll	\$193,442	\$50,236	\$50,236	\$0
Assessments - Direct Bill	\$357,352	\$178,676	\$178,676	\$0
Interest Income	\$1,500	\$1,500	\$2,761	\$1,261

Total Revenues	\$552,294	\$230,412	\$231,673	\$1,261
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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
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Excess Revenues (Expenditures)	\$1,244	\$57,387	\$58,648	\$1,261
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Net Change in Fund Balance	\$1,244	\$57,387	\$58,648	\$1,261
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Fund Balance - Beginning	\$183,222		\$454,474	
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Fund Balance - Ending	\$184,466		\$513,122	
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Reserve	\$275,400
Revenue	\$236,257
Capitalized Interest	\$1,466
	<u>\$513,122</u>

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

Description	SERIES 2021
<u>Revenues:</u>	
Interest Income	\$24
Bond Proceeds	\$0
Total Revenues	\$24
<u>Expenditures:</u>	
Capital Outlay	\$0
Cost of Issuance	\$0
Underwriters Discount	\$0
Total Expenditures	\$0
Excess Revenues (Expenditures)	\$24
<u>Other Sources & Uses:</u>	
Transfer In/ (Out)	\$0
Total Other Sources & Uses	\$0
Net Change in Fund Balance	\$24
Fund Balance - Beginning	\$3,305
Fund Balance - Ending	\$3,329

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	12/12/22	\$116,197.36	\$6,173.19	\$110,024.17	\$0.00
30	12/7/22	12/22/22	\$59,235.86	\$0.00	\$59,235.86	\$0.00
Total				\$38,894.13	\$173,200.76	\$0.00

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

ASSESSED TO	# UNITS	ASSESSED		
		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)
178,676.22	78,950.00	257,626.22	178,676.22
-	-	-	-
178,676.22	78,950.00	257,626.22	178,676.22
50,236.08	72,961.53	123,197.61	351,193.76
228,912.30	151,911.53	380,823.83	529,869.98

DIRECT BILL PERCENT COLLECTED	50.00%	100.00%	59.05%
TAX ROLL PERCENT COLLECTED	10.59%	25.97%	25.97%
TOTAL PERCENT COLLECTED	41.56%	42.21%	41.82%

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

SUMMARY OF TAX ROLL RECEIPTS				
ST JOHNS COUNT DIST.	DATE	TOTAL AMOUNT	SERIES 2021 DEBT	O&M
1	11/2/2022	-	-	-
2	11/17/2022	14,534.57	5,926.74	8,607.83
3	11/28/2022	4,152.73	1,693.35	2,459.38
4	12/12/2022	42,911.53	17,497.96	25,413.57
5	12/15/2022	61,598.78	25,118.03	36,480.75
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
TOTAL TAX ROLL RECEIPTS		123,197.61	50,236.08	72,961.53

B.

Rivers Edge III

Community Development District

Check Run Summary

December 31, 2022

Fund	Date	Check No.	Amount
General Fund			
	12/15/22	238-248	\$ 116,197.36
	12/16/22	249	\$ 2,902.75
	12/21/22	250-256	\$ 71,587.41
Total			\$ 190,687.52

*** CHECK DATES 12/01/2022 - 12/31/2022 ***
 GENERAL FUND
 BANK A RIVERS EDGE III CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/15/22	00021	10/17/22 4924859	202209 310-51300-48000	MEETING NOTICE	*	99.28	
				CA FLORIDA HOLDINGS LLC			99.28 000238
12/15/22	00010	11/01/22 46635	202211 320-57200-46800	NOV LAKE MAINTENANCE	*	766.00	
				CHARLES AQUATICS INC			766.00 000239
12/15/22	00003	11/01/22 32	202211 310-51300-34000	NOV MANAGEMENT FEES	*	2,333.33	
		11/01/22 32	202211 310-51300-35100	NOV WEBSITE ADMIN	*	150.00	
		11/01/22 32	202211 310-51300-35100	NOV INFORMATION TECH	*	100.00	
		11/01/22 32	202211 310-51300-32400	NOV DISSEMINATION SERVICE	*	291.67	
		11/01/22 32	202211 310-51300-51000	OFFICE SUPPLIES	*	2.65	
		11/01/22 32	202211 310-51300-42000	POSTAGE	*	2.85	
		11/01/22 32	202211 310-51300-42500	COPIES	*	65.70	
		11/01/22 32	202211 310-51300-41000	TELEPHONE	*	20.92	
				GOVERNMENTAL MANAGEMENT SERVICES			2,967.12 000240
12/15/22	00013	10/12/22 4413	202209 310-51300-31500	SEP GENERAL COUNSEL	*	3,421.53	
				KE LAW GROUP			3,421.53 000241
12/15/22	00005	5/29/22 48023	202204 310-51300-31100	APR PROFESSIONAL SERVICES	*	510.37	
				PROSSER			510.37 000242
12/15/22	00005	10/13/22 48914	202209 310-51300-31100	SEP PROFESSIONAL SERVICES	*	924.38	
				PROSSER			924.38 000243
12/15/22	00011	10/01/22 CS-2023-	202210 320-57200-49100	CS LANDSCAPE OCT 2022	*	14,940.50	
		10/01/22 CS-2023-	202210 320-57200-49200	CS AMENITY OCT 2022	*	26,379.92	
				RIVERS EDGE CDD			41,320.42 000244
12/15/22	00011	11/01/22 CS-2023-	202211 320-57200-49100	CS LANDSCAPE NOV 2022	*	14,940.50	

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	1/07/23	PAGE	2
*** CHECK DATES 12/01/2022 - 12/31/2022 ***														
GENERAL FUND														
BANK A RIVERS EDGE III CDD														


CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		11/01/22	CS-2023- 202211 320-57200-49200 CS AMENITY NOV 2022		*	26,379.92	
				RIVERS EDGE CDD			41,320.42 000245
12/15/22	00019	10/01/22	CS-2023- 202210 300-20700-10100 CS AMENITY OCT 2022		*	11,569.92	
				RIVERS EDGE II CDD			11,569.92 000246
12/15/22	00019	11/01/22	CS-2023- 202211 300-20700-10100 CS AMENITY NOV 2022		*	11,569.92	
				RIVERS EDGE II CDD			11,569.92 000247
12/15/22	00008	6/30/22	8776 202206 320-57200-46100 JUN BILLING NEW AREA		*	1,728.00	
				VERDEGO			1,728.00 000248
12/16/22	00003	12/01/22	33 202212 310-51300-34000 DEC MANAGEMENT DEES		*	2,333.33	
		12/01/22	33 202212 310-51300-35100 DEC WEBSITE ADMIN		*	150.00	
		12/01/22	33 202212 310-51300-35100 DEC INFORMATION TECH		*	100.00	
		12/01/22	33 202212 310-51300-32400 DEC DISSEMINATION SERVICE		*	291.67	
		12/01/22	33 202212 310-51300-51000 OFFICE SUPPLIES		*	.18	
		12/01/22	33 202212 310-51300-42000 POSTAGE		*	3.42	
		12/01/22	33 202212 310-51300-42500 COPIES		*	24.15	
				GOVERNMENTAL MANAGEMENT SERVICES			2,902.75 000249
12/21/22	00021	10/11/22	7872672 202210 310-51300-48000 FY23 MEETING DATE NOTICE		*	301.92	
				CA FLORIDA HOLDINGS LLC			301.92 000250
12/21/22	00010	12/01/22	46862 202212 320-57200-46800 DEC LAKE MAINTENANCE		*	766.00	
				CHARLES AQUATICS INC			766.00 000251
12/21/22	00013	11/13/22	4860 202210 310-51300-31500 OCT GENERAL COUNSEL		*	2,139.85	
				KE LAW GROUP			2,139.85 000252
12/21/22	00005	11/16/22	49049 202210 310-51300-31100 OCT PROFESSIONAL SERVICES		*	235.00	
				PROSSER			235.00 000253

RE3C RV ED III	OKUZMUK
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
12/21/22	00011	12/07/22	CS-2023- 202212 320-57200-49100 CS LANDSCAPE DEC 2022		*	14,940.50	
		12/07/22	CS-2023- 202212 320-57200-49200 CS AMENITY DEC 2022		*	26,379.92	
RIVERS EDGE CDD							41,320.42 000254
12/21/22	00019	12/07/22	CS-2023- 202212 300-20700-10100 CS AMENITY DEC 2022		*	11,569.92	
RIVERS EDGE II CDD							11,569.92 000255
12/21/22	00008	9/01/22	9213C 202209 320-57200-46100 SEP LANDSCAPE MAINTENANCE		*	15,254.31	
VERDEGO							15,254.31 000256
TOTAL FOR BANK A						190,687.53	
TOTAL FOR REGISTER						190,687.53	

LOCALiQ

FLORIDA

ACCOUNT NAME Rivers Edge III Cdd		ACCOUNT # 760855	PAGE # 1 of 1
INVOICE # 0004924859	BILLING PERIOD Sep 1- Sep 30, 2022	PAYMENT DUE DATE October 20, 2022	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) -\$709.80	TOTAL AMOUNT DUE \$657.73	
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.	

00007608550000000000000049248590006577367173

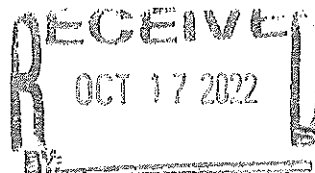
Starting in October ad placements will be assessed a monthly creative processing fee to cover fees associated with award winning ad design, toning, imaging, and sizing. Previous Account Number: MOR_48211

Date	Description	Amount
9/1/22	Balance Forward	\$614.83
9/16/22	PAYMENT - THANK YOU	-\$56.38

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
9/22/22	7803351	BOARD OF SUPERVISORS MEETING DATES 2022-2023		\$99.28

1-31-513-48
21



PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

Charles Aquatics, Inc.

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

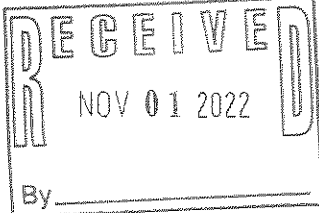
Invoice

Date	Invoice #
11/1/2022	46635

Due Date
12/1/2022

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

Vendor #

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 5 ponds - 1 pond at Main Street Phase 2 and 6 ponds at The Haven Approved RECDD III Submitted to AP on 11-1-2022 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

Governmental Management Services, LLC

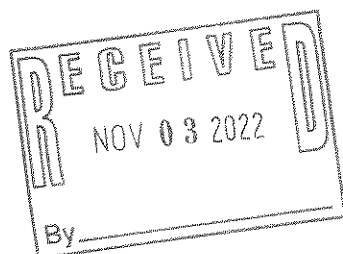
1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 32**Invoice Date:** 11/1/22**Due Date:** 11/1/22**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 - November 2022 1-31-513-34		2,333.33	2,333.33
Website Administration - November 2022 1-31-513-351		150.00	150.00
Information Technology - November 2022 1-31-513-351		100.00	100.00
Dissemination Agent Services - November 2022 1-31-513-324		291.67	291.67
Office Supplies 1-31-513-51		2.65	2.65
Postage 1-31-513-412		2.85	2.85
Copies 1-31-513-425		65.70	65.70
Telephone 1-31-513-41		20.92	20.92

3

**Total** \$2,967.12**Payments/Credits** \$0.00**Balance Due** \$2,967.12



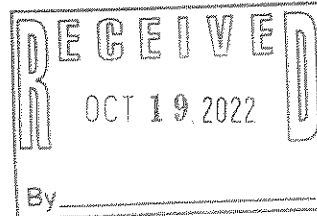
INVOICE

Invoice # 4413
Date: 10/12/2022
Due On: 11/11/2022

KE Law Group, PLLC

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

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



RE3CDD-01

1-31-513-315
13

River's Edge III - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	MO	09/01/2022	Begin reviewing landscape proposals and bid charts and drafting proposal analysis	1.30	\$270.00	\$351.00
Service	JK	09/02/2022	Agenda call/review for September 7 and September 14 Board meetings; transmit supplemental documentation on same; confer re: alcohol licensing and special event applications; review RFPs and finalize scoring criteria and legal sufficiency review; transmit communication for Board on same; confer re: public decorum language	0.70	\$310.00	\$217.00
Service	JK	09/04/2022	Review RFP's for landscaping; prepare score summary charts and calculate pricing for same	0.30	\$310.00	\$93.00
Service	JK	09/06/2022	Conference call with district manager re: joint meeting and ranking information; conference call with Supervisor re: same; transmit previous bid information	0.20	\$310.00	\$62.00
Service	JK	09/07/2022	Travel to/from and attend Board meeting; attend pre-meeting on financing	2.40	\$310.00	\$744.00
Service	JK	09/09/2022	Confer re: budget inquiries and cost share requirements; follow up from same; review notice of award letters and confer with staff on same; confer re: bid for SR13	0.40	\$310.00	\$124.00
Service	MO	09/09/2022	Continue drafting Notice of Landscape Contract Award Letters; Review Joint	0.20	\$270.00	\$54.00

Meeting Notes

Service	MO	09/11/2022	Draft Yellowstone landscape agreement	0.60	\$270.00	\$162.00
Service	JK	09/14/2022	Confer with GMS re: status of budget alternatives and presentation on same; confer re: public hearings; transmit public decorum slides; confer re: motion options	0.10	\$310.00	\$31.00
Service	JK	09/14/2022	Travel to/from and attend Board meeting and public hearing	1.80	\$310.00	\$558.00
Service	JK	09/19/2022	Confer with Davidson re: property turnover and punch list and review documentation on same; confer re: county road access for construction with district manager	0.20	\$310.00	\$62.00
Expense	AL	09/19/2022	Meals: Meals for meeting	1.00	\$15.00	\$15.00
Expense	AL	09/19/2022	Rental Car Expenses: Rental car for meeting	1.00	\$74.53	\$74.53
Expense	AL	09/19/2022	Hotel: Hotel for meeting	1.00	\$30.00	\$30.00
Expense	AL	09/19/2022	Gas: Gas for meeting	1.00	\$20.00	\$20.00
Service	JK	09/20/2022	Confer with Davidson re: irrigation inquires and review meeting minutes related to same; confer re: turnover timeline	0.20	\$315.00	\$63.00
Service	JK	09/21/2022	Finalize Yellowstone contract, exhibits and COI information; transmit for signature	0.40	\$310.00	\$124.00
Service	JK	09/23/2022	Confer re: due diligence turnover preparations and processes with Stilwell and Davidson; update documents on same	0.60	\$310.00	\$186.00
Service	MG	09/23/2022	Research plats - property due diligence	0.40	\$170.00	\$68.00
Service	JK	09/27/2022	Conference call re: property turnover; review updated property schedule and acquisition packages and continue preparing the same; update plat information/update documentation for same	0.80	\$310.00	\$248.00
Service	LG	09/29/2022	Research FEMA disaster response procedures.	0.10	\$270.00	\$27.00
Service	MO	09/30/2022	Review files re: rejection of State Road 13 roadway RFP bids and begin drafting Resolutions for informal bid and awarding project 13	0.40	\$270.00	\$108.00

Total \$3,421.53

Detailed Statement of Account**Other Invoices**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3588	09/11/2022	\$3,798.62	\$0.00	\$3,798.62
3942	10/09/2022	\$4,258.16	\$0.00	\$4,258.16

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4413	11/11/2022	\$3,421.53	\$0.00	\$3,421.53
Outstanding Balance				\$11,478.31
Total Amount Outstanding				\$11,478.31

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

Please pay within 30 days.

PROSSER

May 29, 2022

Project No: 113094.80

Invoice No: 48023

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

Project 113094.80 Rivers Edge III CDD
For services including attend CDD meeting and staff coordination.

Professional Services from April 1, 2022 to April 30, 2022

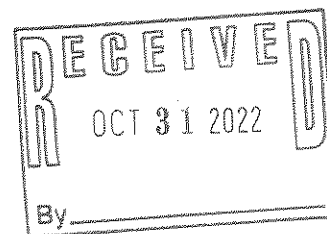
Professional Personnel

	Hours	Rate	Amount	
Principal	2.00	235.00	470.00	
Totals	2.00		470.00	
Total Labor				470.00

Reimbursable Expenses

Travel - Reimbursable - Mileage			26.70	
Travel - Reimbursable- Mileage Client DA			8.40	
Total Reimbursables	1.15 times		35.10	40.37
	Total this Invoice			\$510.37

1.31.513.311
5



PROSSER

October 13, 2022

Project No: 113094.80

Invoice No: 48914

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 and joint CDD meeting and coordination turnover with staff.

Professional Services from September 1, 2022 to September 30, 2022

Professional Personnel

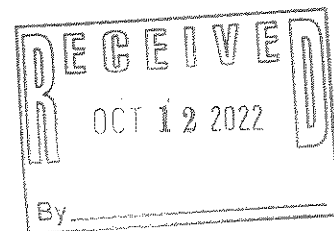
	Hours	Rate	Amount
Principal	3.75	235.00	881.25
Totals	3.75		881.25
Total Labor			881.25

Reimbursable Expenses

Travel - Reimbursable - Mileage			26.70
Travel - Reimbursable- Mileage Client OV			10.80
Total Reimbursables	1.15 times	37.50	43.13
Total this Invoice			\$924.38

Outstanding Invoices

Number	Date	Balance
48023	5/29/2022	510.37
48477	8/17/2022	275.37
48670	9/13/2022	438.75
Total		1,224.49



INVOICE

DATE: 10/1/22
INVOICE # CS-2023-OCT

DESCRIPTION	AMOUNT
Cost Share-Landscaping for October 2022 - 1.32.572.491	\$ 14,940.50
Cost Share- RiverTown Amenity for October 2022 1.32.572.492	\$ 26,379.92
TOTAL	\$ 41,320.42

THANK YOU FOR YOUR BUSINESS!

Rivers Edge CDD

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

INVOICE

DATE: 11/1/22
INVOICE # CS-2023-NOV

Bill To:

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

DESCRIPTION	AMOUNT
Cost Share-Landscaping for November 2022 1-32-572-491	\$ 14,940.50
Cost Share- RiverTown Amenity for November 2022 1-32-572-492	\$ 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: 10/1/22
INVOICE # CS-2023-OCT

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

DESCRIPTION	AMOUNT
Cost Share- RiverTown Amenity for October 2022 1.360.207.101	\$ 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!

INVOICE

DATE: 11/1/22
INVOICE # CS-2023-NOV

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

19

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

THANK YOU FOR YOUR BUSINESS!



Invoice

Invoice#: 8776

Date: 06/30/22

Customer PO:

DUE DATE: 07/30/2022

BILL TO

Rivertown – RECDD 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

#8829 - Rivertown - Billing for New Areas - End of Main Street (June)

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

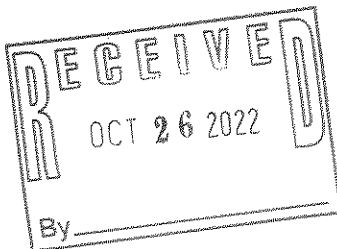
\$1,728.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$1,728.00



Approved RECDD III
Submitted to AP on 10-25-22
by Jason Davidson

Jason Davidson
1-32-572-461

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 34000		2,333.33	2,333.33
Website Administration - December 2022 35100		150.00	150.00
Information Technology - December 2022 35100		100.00	100.00
Dissemination Agent Services - December 2022 32400		291.67	291.67
Office Supplies 51000		0.18	0.18
Postage 42000		3.42	3.42
Copies 42800 1310 513.11		24.15	24.15

RECEIVED
DEC 05/2022
BY: 3

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

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>			

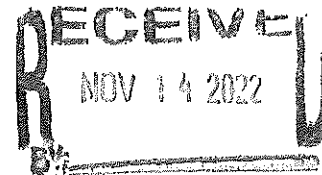
00007608550000000000000050156750009213467179

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



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 November 20, 2022		AMOUNT PAID		
ACCOUNT NUMBER 760855		INVOICE NUMBER 0005015675				
CURRENT DUE \$319.99	30 DAYS PAST DUE \$99.28	60 DAYS PAST DUE \$1,204.96	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$6.91	UNAPPLIED PAYMENTS -\$709.80	TOTAL AMOUNT DUE \$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

00007608550000000000000050156750009213467179

Charles Aquatics, Inc.

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

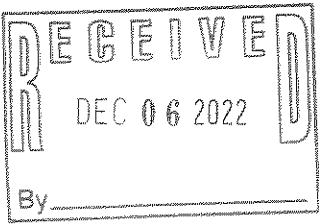
Invoice

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> 1-32-572-468 10 	766.00	766.00

Thank you so much for your business!

Balance Due

\$766.00



INVOICE

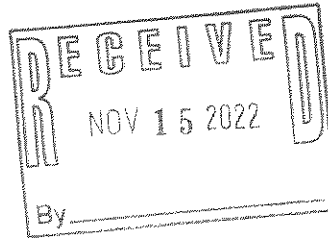
Invoice # 4860
 Date: 11/13/2022
 Due On: 12/13/2022

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



1-31-513-315

13

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 Barnie'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.

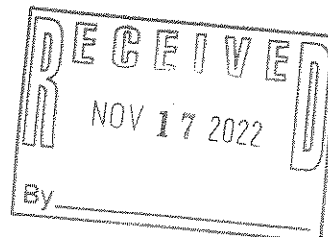
Professional Services from October 1, 2022 to October 31, 2022

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 - 1.32.572.491	\$ 14,940.50
Cost Share- RiverTown Amenity for December 2022 - 1.32.572.492 11	\$ 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 - 1.300.207.101 19	\$ 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!



Invoice

Invoice #: 9213C

Date: 09/01/2022

Customer PO:

DUE DATE: 09/30/2022

BILL TO

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

FROM

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

DESCRIPTION

#6120 - Standard Maintenance Contract September 2022

AMOUNT

\$15,254.31

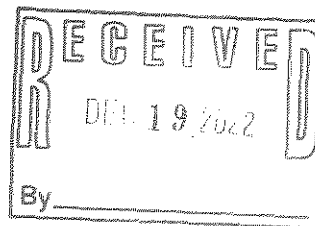
Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$15,254.31

1-32-572-461
8



C.

Rivers Edge III Community Development District

FY2023 Funding Request #31
9-Jan-23

Vendor			Amount
1 Charles Aquatics			
January Lake Maintenance	Inv #47094	1/1/23	\$ 766.00
2 Governmental Management Services			
January Invoice	Inv #34	1/1/23	\$ 2,893.15
3 KE Law Group			
November General Counsel	Inv #5075	12/12/22	\$ 1,807.08
4 Living Green Tree Services			
Remove Dead Pine	Inv #22214	12/21/22	\$ 500.00
5 Prosser			
November Professional Services	Inv #49223	12/13/22	\$ 292.50
6 Randy Suggs Inc			
Storm Damage Repair	Inv #30951	12/10/22	\$ 3,200.00
7 St. Johns County Tax Collector			
FY23 Budget Notice Postage		12/14/22	\$ 42.84
8 Rivers Edge CDD			
CS Landscape January 2023	Inv #CS-2023-JAN	12/20/33	\$ 14,940.50
CS Amenity January 2023	Inv #CS-2023-JAN	12/20/22	\$ 26,379.92
Reimburse Cost Share Items		12/19/22	\$ 2,774.41
9 Rivers Edge CDD Capital Reserve Fund			
Reimburse Cost Share Items		12/19/22	\$ 16,844.37
10 Rivers Edge CDD II			
CS Amenity January 2023	Inv #CS-2023-JAN	12/20/22	\$ 11,569.92
Reimburse Cost Share Items		12/19/22	\$ 1,048.78
11 VGlobalTech			
ADA Website Maintenance	Inv #4620	12/31/22	\$ 400.00
12 Yellowstone Landscape Maintenance			
Irrigation Repairs	Inv #JAX 450994	10/30/22	\$ 1,504.33
Irrigation Repairs	Inv #JAX 450998	10/30/22	\$ 1,489.50
Tree Replacement	Inv #JAX 450974	10/30/22	\$ 1,980.00
Total Amount Due			\$ 88,433.30

Signature: _____

Chairman/Vice Chairman

Signature: _____

Secretary/Asst. Secretary

Wiring Instructions:

RBK: Wells Fargo, N.A.

ABA: 121000248

ACCT: 4633849393

ACCT NAME: Rivers Edge III Community Development District

Charles Aquatics, Inc.

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

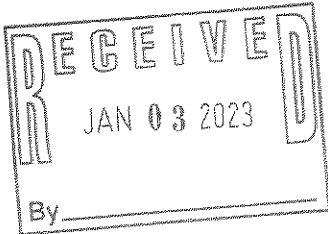
Invoice

Date	Invoice #
1/1/2023	47094

Due Date
1/31/2023

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

Vendor #

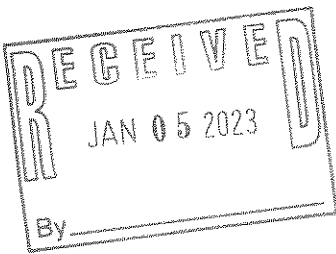
Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 5 ponds - 1 pond at Main Street Phase 2 and 6 ponds at The Haven Approved RECDD III Submitted to AP on 1-3-2022 by Jason Davidson <i>Jason Davidson</i> 	766.00	766.00
Thank you so much for your business!		Balance Due	\$766.00

Governmental Management Services, LLC

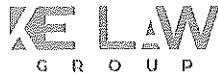
1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 34**Invoice Date:** 1/1/23**Due Date:** 1/1/23**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 - January 2023		2,333.33	2,333.33
Website Administration - January 2023		150.00	150.00
Information Technology - January 2023		100.00	100.00
Dissemination Agent Services - January 2023		291.67	291.67
Office Supplies		0.30	0.30
Postage		5.70	5.70
Copies		12.15	12.15
			

Total \$2,893.15**Payments/Credits** \$0.00**Balance Due** \$2,893.15



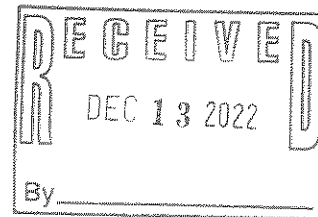
INVOICE

Invoice # 5075
Date: 12/12/2022
Due On: 01/11/2023

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	11/01/2022	Review proposed plats and provide comments to same	0.40	\$315.00	\$126.00
Service	JK	11/02/2022	Confer with district manager re: agenda edits and due diligence back up for agenda items; confer re: QCD execution status and work authorization for Yellowstone; continue due diligence and coordinate with Vesta on turnover priority and maps	0.30	\$315.00	\$94.50
Service	JK	11/05/2022	Confer re: Whistling Straights Phase 3 plat and transmit comments to same	0.20	\$315.00	\$63.00
Service	JK	11/07/2022	Confer re: proxy and ballot for LOE; transmit back up for same	0.20	\$315.00	\$63.00
Service	JK	11/15/2022	Review agenda package and prepare for Board meeting, including review of club application forms, reindeer run updates, food truck license agreement/revenue forms, due diligence status with Davidson, waterfall status at welcome center, Board appointment status/process, cafe revenue details, cost share on capital reserve study and other research; review landowner election forms; review conservation easement, property documents and resolution and provide edits to same	1.30	\$315.00	\$409.50
Service	LG	11/15/2022	Prepare for Board meeting.	0.30	\$310.00	\$93.00
Service	LG	11/16/2022	Travel to and attend Board meeting.	2.40	\$310.00	\$744.00

Service	JK	11/16/2022	Confer re: status of CE and resolution for same; transmit same	0.20	\$315.00	\$63.00
Expense	AL	11/16/2022	Mileage: Mileage for LG	77.96	\$0.625	\$48.73
Expense	AL	11/16/2022	Hotel: Hotel for LG	1.00	\$39.35	\$39.35
Service	JK	11/21/2022	Review correspondence on conservation easement and status of same; provide support for same	0.20	\$315.00	\$63.00
					Total	\$1,807.08

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
4860	12/13/2022	\$2,139.85	\$0.00	\$2,139.85

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5075	01/11/2023	\$1,807.08	\$0.00	\$1,807.08
Outstanding Balance				\$7,368.46
Total Amount Outstanding				\$7,368.46

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

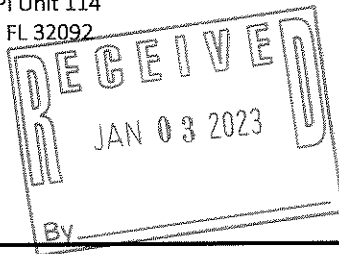
Dec 21 2022

Invoice Number

INV-22214 concerning tree
work in the Riversesge CCD 3.

Account Number

Reference



Description	Quantity	Unit Price	Tax	Amount USD
Removal of one dead pine tree at the edge of the preserve behind 460 Meadow Creek Dr Saint Johns, FL 32259.	1.00	500.00	Tax on Sales	500.00
Subtotal				500.00
Total Sales Tax 0%				0.00
Invoice Total				500.00
Total Net Payments				0.00
Amount Due				500.00

Approved RECDD 3
Submitted to AP 1/3/2023
By Kevin McKendree

Kevin McKendree

Due Date: Jan 20 2023

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-22214 concerning tree work in the
Riversesge CCD 3.

Amount Due

500.00

Due Date

Jan 20 2023

Amount Enclosed



December 13, 2022
 Project No: 113094.80
 Invoice No: 49223

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 November 1, 2022 to November 30, 2022
Professional Personnel

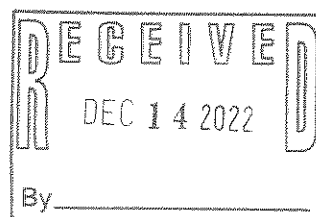
	Hours	Rate	Amount
Principal	1.00	235.00	235.00
Totals	1.00		235.00
Total Labor			235.00

Reimbursable Expenses

Travel - Reimbursable - Mileage			35.60
Travel - Reimbursable- Mileage Client OV			14.40
Total Reimbursables	1.15 times	50.00	57.50
Total this Invoice			\$292.50

Outstanding Invoices

Number	Date	Balance
48023	5/29/2022	510.37
48914	10/13/2022	924.38
49049	11/16/2022	235.00
Total		1,669.75





Randy Suggs, Inc.

P.O. Box 1141
Apopka FL 32704
407-886-8835

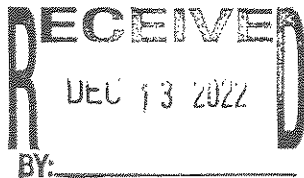
Invoice

Customer:Project	Date	Invoice #
RiverTown Parcel 29 The Settlement	12/10/2022	INV30951

Bill To

RiversEdge CDD
475 West Town Place
Suite 114
St. Augustine FL 32092

		Terms	Due Date	PO #	Project	
		Due on receipt	12/10/2022		RiverTown Parcel 29 The Settlement	
Item	Quantity	Description			Rate	Amount
		Storm Damage Repair				
LS: Labor	35	Miscellaneous labor services.			45.00	1,575.00
LS: Machine Time	5	Machine-hours			125.00	625.00
LS: Misc. Services	1	Miscellaneous landscaping services: Tree Staking Kits			1,000.00	1,000.00
					Total	\$3,200.00



Approved RECDD III
Submitted to AP on 12-13-2022
by Jason Davidson

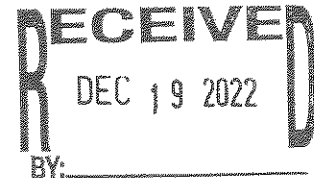
Jason Davidson



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

December 14, 2022

Rivers Edge III Community Development District



INVOICE

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

Your share of the postage for the mailing of the 2022 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 42.84

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

Sincerely,

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

INNOVATION INTEGRITY EXPERTISE

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

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

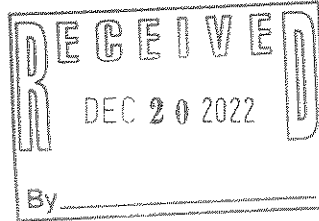
DUPONT CENTER
6658 US 1 SOUTH
ST. AUGUSTINE, FL 32086

JULINGTON CREEK
725 FLORA BRANCH BLVD
SAINT JOHNS, FL 32250

PONTE VEDRA
151 SAWGRASS CORNERS DR, STE 100
Ponte Vedra Beach, FL 32082

INVOICE

DATE: 12/20/22
INVOICE # CS-2023-JAN

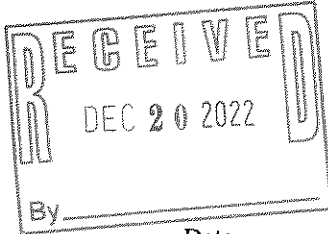


DESCRIPTION	AMOUNT
Cost Share-Landscaping for January 2023	\$ 14,940.50
Cost Share- RiverTown Amenity for January 2023	\$ 26,379.92
TOTAL	\$ 41,320.42

THANK YOU FOR YOUR BUSINESS!

Rivers Edge III
COMMUNITY DEVELOPMENT DISTRICT

(3,4,5)



General Fund

Check Request

Date	Amount	Authorized By
December 19, 2022	\$2,774.41	Marilee Giles

Payable to:

Rivers Edge CDD #11

Date Check Needed:

Budget Category:

ASAP	001.320.57200.46101	\$1,219.79
	001.320.57200.60000	\$857.53
	001.320.57200.60000	\$697.09

Intended Use of Funds Requested:

To reimburse the following cost share items paid out of RE CDD Capital Reserve Fund
Verdego INV# 9364 CK #5335
Barney's Pumps INV# 1002699 CK #5361
Academy Sports & Outdoors (July 2022 WF CC Stmt)
All Wet Sports (August 2022 WF CC Stmt)
(Attach supporting documentation for request.)



Invoice

Invoice #: 9364

Date: 09/27/22

Customer PO:

DUE DATE: 10/27/2022

BILL TO

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

FROM

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

DESCRIPTION

AMOUNT

#8925 - Rambling Water Crepe Myrtles

Rambling Water. Remove Declining Holly trees install 4 multi trunk Pink Crepe Myrtles

INSTALL DATE 9/15/22

Landscape Enhancement

\$3,361.22

Bermuda (Sub)	1.00	\$575.00	\$575.00
Crape Myrtle 'Tuscarora' (Material)	4.00	\$550.00	\$2,200.00
Labor and Prep (Labor)	12.00	\$45.59	\$547.06
Mulch, Brown (Material)	8.00	\$4.90	\$39.16

Invoice Notes:

Thank you for your business!

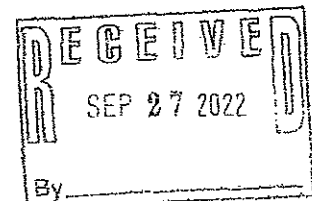
AMOUNT DUE THIS INVOICE

\$3,361.22

Approved RECDD I
Submitted to AP on 9-27-22
by Jason Davidson

Jason Davidson

1-32-572-46102
237



SERVICE QUOTATION



Barney's Pumps Inc.
PO Box 3529
Lakeland, FL 33802
(904) 260-0669
Jacksonville

Approved RECDD Septic Repair
sent to AP on 10/28/2022 by
Johnathan Perry

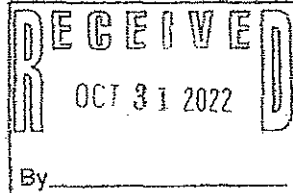
Johnathan Perry

Service Order Number	
1002699	
Order Date	Page
6/2/2022	1 of 1

Quote Expires On: 10/19/2022

Bill To:

Cash Account - Jacksonville
Jacksonville Location
Jacksonville, FL



Ship To:

River Town Park
SR 13
St Johns, FL 32259

Requested By: Jonathan Perry

Customer ID: 11845

PO Number				Job Name			
River Town				River Town - Control Panel Upgrades			
Quantities					ItemID	Pricing FROM	Unit Price
To Service	Requested	Allocated	UOM Unit Size	Item Description	Item Description	Unit Size	Extended Price

1

EA

SERVICECALL

2,363.00

2,363.00

1.0

Service Call

Serial Number: 11845-060222-1

Order Line Notes: Service call to install new starters, new volt
monitors, and new floats.

SUB-TOTAL: 2,363.00

TAX:

AMOUNT DUE: 2,363.00

U.S. Dollars

Thank you for the opportunity to earn your business.

Prices quoted are firm for 30 days (unless otherwise noted), then subject to adjustment to agree with prices at time of shipment and subject to any tax required by law. Lead time and/or ship dates are estimates only and are based on the information available at the time of quotation. Please note that these times/dates are subject to change. If shop drawings are required for approval, please request them from our office.

Order processed per Barney's Pumps standard terms and conditions of sale, and all terms and conditions of Barney's Pumps Terms of Sale & Warranty are incorporated herein by this reference as if fully set herein. Please visit <https://www.barneypumps.com/legal.html>

All shipments are F.O.B origin.

SIGN BELOW AND RETURN TO AUTHORIZE ORDER.

PRINT NAME

SIGNATURE

DATE



ACADEMY JOHNSONVILLE 11 904 363 6729

431943 SALI

07/01/22 12 31

8000 0194 204

(5)

PELICAN CHALLENGER / 114182308

1 for \$524.99

N

524.99

TOTAL USD\$

524.99

MID XXXXXXXX7998

IID XXXX4501

RRN 041382

524.99

Visa Credit

XXXXXXXXXXXX8799

Contactless

VISA CARDHOLDER


AUTH 001436

Mode: Issuer

AID: A0000000031010

FOR ALL. FOR LESS.™

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\$1,000 Academy gift card!

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Disponible en Español



20220701123300019402048000

07/01/22 12 31

All Wet Sports
8550 Beach Blvd
Jacksonville FL 32216
9046469887

July 8, 2022 at 2:04 PM

Sale Number	005
Item Count	2
Transaction #	898652109088484

Tandem Kay..2 @ 697.95 1,395.90

Subtotal	1,395.90
----------	----------

Total	1,395.90
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Visa	1,395.90
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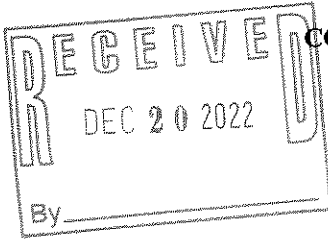
*8799

Auth Code: 008106

Cardholder: PERRY/JOHNATHAN

AID: A0000000031010

App1 Label: Visa Credit



Rivers Edge III
COMMUNITY DEVELOPMENT DISTRICT

(1)

General Fund

Check Request

Date	Amount	Authorized By
December 19, 2022	\$16,844.37	Marilee Giles

Payable to:

Rivers Edge CDD Capital Reserve #25

Date Check Needed:

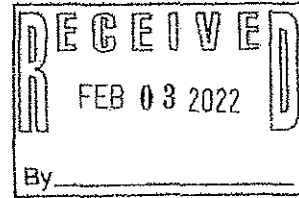
Budget Category:

ASAP	001.320.57200.60000
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Intended Use of Funds Requested:

To reimburse the following cost share items paid out of RE CDD Capital Reserve Fund
Capital T Enterprises INV# 11222021 CK #9
Capital T Enterprises INV#2 CK #11
Capital T Enterprises INV#3 CK #15
(Attach supporting documentation for request.)

Exhibit A
Scope of Work



Capital T Enterprises, Inc.

Expert Repairs for over 30 years
8505 Florence Cove Road
St. Augustine, FL. 32092
CPC # 1457199



**** Proposal for ** Rivertown Pumps Replacement**

Attn: Jason Davidson

Nov. 22, 2021

Project Scope: Remove and replace waterfalls water pumps

- 1) Equipment
a) 20hp 1800rpm motor and seal kit (C8010B12 has special shaft extension that will need to be brought back) \$31,916
b) 5hp 2389 rpm motor and seal kit
c) Panel and VFD's
d) Sump Pumps
e) Exhaust fans 850 cfm with 3in/out
f) service light
- 2) Removal and Installation of Equipment \$12,300
a) Dewater and pressure wash Equipment Vault
b) build specialized rigging to remove/install equipment
c) Installation of equipment

Total Price for above

\$44,216 / 2 = \$22,108

Recommended Options

- a) Relocate control/breaker panel outside vault
b) Install high water alarm
c) Install 3rd DC voltage battery backup Bulge pump

034.600.538.600
4

- * This Proposal is good for 30 days from the above date.
* Progress payments are expected within 10 days of payment request. Fifty % deposit required.
* Fencing, & Landscaping, if required by others & not included. Electrical by others.
* Equipment / material warranties furnished by manufacturers. One year labor on workmanship
* Owner to provide construction electricity.
* Capital T will do it bests not to damage existing walkways, curbs and landscaping including lawn areas and is not responsible if damage occurs

Accepted by:

Date: _____

[Authorized Signature]

[Printed Authorized Person's Name]

[Title]

Thank You

Scot Todor, President

904-591-7360
capitalpools@gmail.com



Capital T Enterprises, Inc.
Professional Commercial Pool Contractor for over 30 Years
CPC # 1457199

Scot's Phone: 904.591.7360
603.759.2508

Scot's Todor Email: capitaltpools@gmail.com
capitaltpools.paul@gmail.com

INVOICE

Schedule of Values

Date	Invoice No.
6/21/22	2

Bill To:

Rivertown
Rivers Edge Community Development District
St. Augustine, FL
Jason Davidson

Approved RECDD I
Submitted to AP on
6-28-22 by Jason Davidson

Jason Davidson

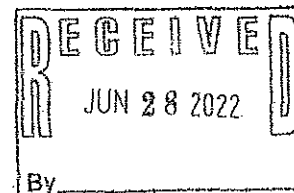
Project		Amount
Remove and replace waterfall water pump		\$44,216.00
Project Total Amount		\$44,216.00
First Payment 50%		\$22,108 * Paid *
Depoist to order materials	Balance	-\$22,108
Second Payment 25%		\$11,054 * Due *
Due when new equipment is ready for install	Balance	\$11,054
Third Payment 25%		\$11,054
Due when project is complete	Balance	\$0
TOTAL		\$11,054

34,600.538.60
4

Please remit Payment as soon as possible.
Thank you for your business!

Amount Due	\$11,054
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Capital T Enterprises, Inc.
8505 Florence Cove Road
St. Augustine, FL. 32092





Capital T Enterprises, Inc.

Professional Commercial Pool Contractor for over 30 Years
CPC # 1457199

Scot's Phone: 904.591.7360
603.759.2508

INVOICE

Schedule of Values

Scot's Todor Email: capitaltpools@gmail.com
capitaltpools.paul@gmail.com

Date	Invoice No.
11/2/22	3

Bill To:

Rivertown
Rivers Edge Community Development District
St. Augustine, FL
Jason Davidson

Project		Amount
Remove and replace waterfall water pump	\$44,216	
Project Total Amount	\$44,216	
CO #1 - Furnish / Install Special Fitting	\$2,200	
New Project Total	\$46,416	
<div style="border: 1px solid black; padding: 5px; text-align: center;"> RECEIVED NOV 02 2022 By _____ </div>		
First Payment 50%	\$22,108	* Paid *
Depolst to order materials		
	Balance	-\$22,108
Second Payment 25%	\$11,054	* Paid *
New equipment is onsite		
	Balance	\$11,054
Third Payment 25%	\$11,054	
Due when project is complete		
	Balance	\$0
Special Fitting	\$2,200	
	\$13,254	* Due *
		\$13,254
<div style="border: 1px solid black; padding: 10px; transform: rotate(-5deg);"> Please remit Payment as soon as possible. Thank you for your business! </div>		
TOTAL		\$13,254
Amount Due	\$13,254	

Capital T Enterprises, Inc.
8505 Florence Cove Road
St. Augustine, FL. 32092

34.600.538.60

4

Rivers Edge II CDD

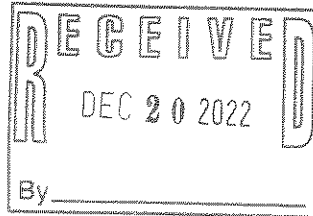
475 West Town Place, Suite 114
St. Augustine FL 32092
Phone (904) 940-5850 Fax (904) 940-5899

INVOICE

DATE: 12/20/22
INVOICE # CS-2023-JAN

Bill To:

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

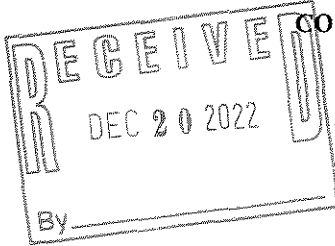


DESCRIPTION	AMOUNT
Cost Share- RiverTown Amenity for January 2023	\$ 11,569.92
TOTAL	\$ 11,569.92

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!



Rivers Edge III
COMMUNITY DEVELOPMENT DISTRICT

General Fund

2

Check Request

Date	Amount	Authorized By
December 19, 2022	\$1,048.78	Marilee Giles

Payable to:

Rivers Edge II CDD #19

Date Check Needed:

Budget Category:

ASAP	001.320.57200.46800
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Intended Use of Funds Requested:

To reimburse the following cost share items paid out of RE II CDD General Fund Fund
Charles Aquatics INV# 45750 CK#1025
(Attach supporting documentation for request.)

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South

Jacksonville, FL 32256

904-997-0044

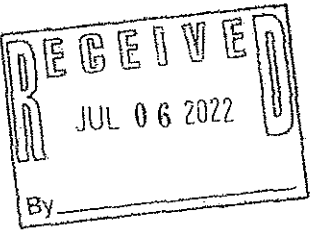
Invoice

Date	Invoice #
7/5/2022	45750

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

Due Date
8/4/2022

Vendor #

Qty	Description	Rate	Amount
1	Pond 8 Fountains 1 & 2: Installed new Vertex LED 2 light set on each fountain These lights have a 2 year warranty on parts Approved RECDD II Submitted to AP on 7/6/22 by Jason Davidson <i>Jason Davidson</i> 1-32-572-468 30 	2,890.00	2,890.00
Thank you for doing business with us!		Balance Due	\$2,890.00

VGlobalTech

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



INVOICE

BILL TO

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

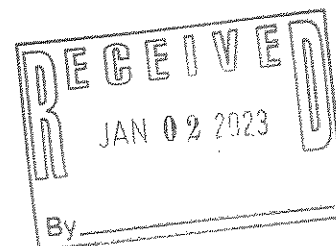
INVOICE # 4620**DATE 12/31/2022****DUE DATE 12/31/2022****TERMS Due on receipt**

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

Invoice for Quarter 4 ADA Audit.

BALANCE DUE**\$400.00**

Please make check payable to VGlobalTech.





INVOICE

INVOICE #	INVOICE DATE
JAX 450994	10/30/2022
TERMS	PO NUMBER
Net 45	

Bill To:

Rivers Edge CDD III
c/o Vesta Property Services
475 West Town Pl Suite 114
Saint Augustine, FL 32092

Property Name: Rivers Edge CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 14, 2022

Invoice Amount: \$1,504.33

Description	Current Amount
Rivers Edge CDD III Locate, troubleshoot, and repair 2-wire failure ***Main Street, area 29*** Irrigation Repairs	\$1,504.33

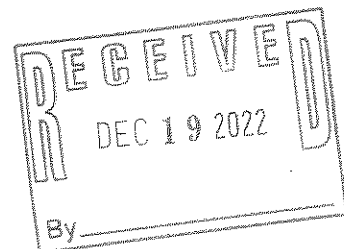
Invoice Total **\$1,504.33**

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Approved RECDD III
Submitted to AP on 12-19-2022
by Jason Davidson

Jason Davidson





YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 450988	10/30/2022
TERMS	PO NUMBER
Net 45	

Bill To:

Rivers Edge CDD III
c/o Vesta Property Services
475 West Town Pl Suite 114
Saint Augustine, FL 32092

Property Name: Rivers Edge CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 14, 2022

Invoice Amount: \$1,489.50

Description	Current Amount
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Rivers Edge CDD III Locate, troubleshoot, and repair valve failure

Irrigation Repairs \$1,489.50

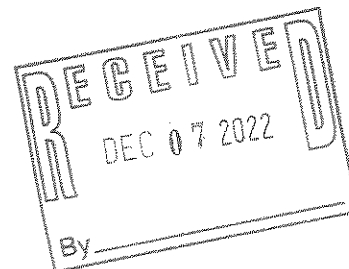
Invoice Total \$1,489.50

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Approved RECDD III
Submitted to AP on 12-7-2022
by Jason Davidson

Jason Davidson





YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 450974	10/30/2022
TERMS	PO NUMBER
Net 45	

Bill To:

Rivers Edge CDD III
c/o Vesta Property Services
475 West Town Pl Suite 114
Saint Augustine, FL 32092

Property Name: Rivers Edge CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 14, 2022

Invoice Amount: \$1,980.00

Description	Current Amount
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Tree Replacement at Island Near 501 Meadow Creek Drive

Yellowstone will replace (6) declining Holly Trees and Install (6) Japanese Blueberry Trees. We will also replace the dead Sabal Palm that fell from the storm. All dead and declining trees will be removed from property and island will be left neat

Landscape Enhancement CORE

\$1,980.00

Invoice Total

\$1,980.00

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Approved RECDD III
Submitted to AP on 12-7-2022
by Jason Davidson

Jason Davidson

