

*Rivers Edge III*  
*Community Development District*

*April 19, 2023*

# *AGENDA*

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

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April 12, 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, April 19, 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 Consent Agenda
  - A. Minutes of the March 15, 2023 Board of Supervisors Meeting
  - B. Financial Statements as of February 28, 2023
  - C. Check Register
- IV. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager – Overview of the Fiscal Year 2024 Budget
  - D. Operations & Maintenance – Pond Report
  - E. Landscape and Irrigation Maintenance – Monthly Report
- V. Business Items
  - A. Acceptance of the Fiscal Year 2022 Audit Report
  - B. Items to be Considered
    1. Funding Request No. 34

2. Proposal for Mound Repair (Cost Share Item)
3. Proposal for Coquina Boulder Installation (Cost Share Item)
4. Proposal for Plant Material Replacement for The Manor (Cost Share Item)
5. Addition of The Settlement to the Landscape Maintenance and Aquatic Management Contracts (Cost Share Items)
  - a. Landscape Maintenance
  - b. Aquatic Management
6. FDOT Right-of-Way Conveyance

VI. Other Business

VII. Supervisor Requests

VIII. Audience Comments

IX. Next Scheduled Meeting – May 17, 2023 at 9:30 a.m. at the RiverTown Amenity Center

X. 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, March 15, 2023 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:

Howard McGaffney	District Manager
Lauren Gentry	District Counsel
Jeff Mason	District Engineer
Jason Davidson	Vesta
Kevin McKendree	Vesta
Erik Olsen	Vesta
Jay King	Vesta
Brad Poor	Yellowstone Landscape
Garrett Cannady	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the March 15, 2023 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. McGaffney called the meeting to order at 9:30 a.m.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes**

**A. February 15, 2023 Board of Supervisors meeting**

**B. February 15, 2023 Special Joint 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 February 15, 2023 Board of Supervisors and Special Joint meetings were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Manager**

There being nothing to report, the next item followed.

**D. Operations & Maintenance – Pond Report**

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

Mr. Smith stated that a board member from another CDD pointed out charges in the financial statements for personal vehicle expenses on Vesta’s invoices and asked for an explanation since Vesta’s staff can use a side-by-side and a vehicle given to them by the developer.

Mr. Davidson responded that the side-by-side and truck are used by maintenance staff so the mileage reimbursement would be Mr. McKendree’s use of his vehicle for inspecting the community.

Ms. Gentry added that the second amendment to the Vesta agreement provided for mileage reimbursement for certain employees conducting District business with either a Vesta owned vehicle, or personal vehicle and includes travel within the District’s property and offsite with reimbursement at rates consistent with IRS guidelines.

**E. Landscape and Irrigation Maintenance – Monthly Report**

Mr. Poor provided an overview of Yellowstone’s monthly landscape maintenance report, a copy of which was included in the agenda package.

**FIFTH ORDER OF BUSINESS**

**Items to be Considered**



**A. Consideration of Funding Request No. 33**

A copy of funding request 33 totaling \$91,560.29 was included in the agenda package.

Mr. Smith asked if someone is checking monthly landscape invoice amounts to ensure they are remaining in budget.

Mr. McGaffney responded that he will check that the expenditures are falling within the overall budget, and if not, a budget amendment will be necessary.

Mr. Smith asked the engineer to review the IQ irrigation monitoring system.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor funding request number 33 was approved.

**B. Proposals for Construction of State Road 13 Roundabout 3; Resolution 2023-08**

Ms. Gentry reminded the board that bids were previously received for the State Road 13 Roundabout project, however they were all over budget, so this is a second attempt at obtaining bids.

Mr. Mason provided an overview of the three bids received from Baker Construction, Vallencourt Construction and Burnham Construction, which ranged from \$4,024,838.76 to \$6,995,000. Burnham provided the quickest timeline for completion at 10 months, and Baker provided the longest timeline for completion at 18 months.

Ms. Gentry went over the evaluation criteria and explained that the price criteria has two components – a component for dollar amount which is computed mathematically, and a component for reasonableness which is subjective. She noted Burnham will automatically receive 15 points for price given that they are the lowest bidder. The remaining 10 points are up to the Board on reasonableness. Mr. Smith then went over his scores, which added up to 84 points for Baker, 90 points for Vallencourt and 100 points for Burnham. The motion was made below to accept Mr. Smith’s rankings.

On MOTION by Mr. Thomas seconded by Mr. Davis with all in favor accepting Mr. Smith’s rankings with Burnham Construction #1 at 100 points, Vallencourt Construction #2 at 90 points, and Baker Construction #3 at 84 points was approved along with Resolution 2023-08.

**C. Proposal for Replacing Plant Material**

Mr. Poor presented the proposal to replace plant material killed off by frost in the amount of \$4,497.50.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proposal from Yellowstone to replace plant material was approved.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – April 19, 2023 at 9:30 a.m. at the RiverTown Amenity Center**

Mr. McGaffney noted that he hopes to have a draft budget for Fiscal Year 2024 available for review at the April meeting.

**TENTH 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.*

# Rivers Edge III

## Community Development District

Unaudited Financial Reporting  
February 28, 2023



**Rivers Edge III**  
**Community Development District**  
**Combined Balance Sheet**  
February 28, 2023

	<u>Governmental Fund Types</u>			<u>Totals</u> <u>(Memorandum Only)</u>
	<u>General</u>	<u>Debt</u> <u>Service</u>	<u>Capital</u> <u>Projects</u>	
<b>Assets:</b>				
Cash	\$98,700	---	---	\$98,700
Due From Developer	\$173,877	---	---	\$173,877
Due From Other	\$5,387	---	---	\$5,387
Custody	\$200,311	---	---	\$200,311
Investment - SBA	\$150,793	---	---	\$150,793
<b><u>Series 2021</u></b>				
Reserve	---	\$275,400	---	\$275,400
Revenue	---	\$462,615	---	\$462,615
Capital Interest	---	\$3,334	---	\$3,334
Acquisition & Construction	---	---	\$3,352	\$3,352
Utility Deposits	\$1,890	---	---	\$1,890
<b>Total Assets</b>	<b>\$630,957</b>	<b>\$741,349</b>	<b>\$3,352</b>	<b>\$1,375,658</b>
<b>Liabilities:</b>				
Accounts Payable	\$177,020	---	---	\$177,020
Accrued Expenses	\$27,279	---	---	\$27,279
<b>Fund Balances:</b>				
Nonspendable	\$1,890	---	---	\$1,890
Restricted for Debt Service	---	\$741,349	---	\$741,349
Restricted for Capital Projects	---	---	\$3,352	\$3,352
Unassigned	\$424,768	---	---	\$424,768
<b>Total Liabilities and Fund Equity</b>	<b>\$630,957</b>	<b>\$741,349</b>	<b>\$3,352</b>	<b>\$1,375,658</b>

**Rivers Edge III**  
**Community Development District**  
Statement of Revenues & Expenditures  
For The Period Ending February 28, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
<b>Revenues:</b>				
Developer Contrubutions	\$595,511	\$435,511	\$435,511	\$0
Assessments-Tax Roll	\$280,950	\$269,487	\$269,487	\$0
Administrative Assessments on Unplatted Land	\$78,950	\$78,950	\$78,950	\$0
Miscellaneous Income/Interest	\$0	\$0	\$1,235	\$1,235
<b>Total Revenues</b>	<b>\$955,411</b>	<b>\$783,948</b>	<b>\$785,183</b>	<b>\$1,235</b>

**Expenditures**

*Administrative*

Engineering	\$5,000	\$2,083	\$777	\$1,306
Arbitrage	\$600	\$250	\$0	\$250
Dissemination Agent	\$3,500	\$1,458	\$1,458	\$0
Attorney	\$25,000	\$10,417	\$5,889	\$4,528
Trustee Fees	\$4,000	\$2,188	\$2,188	\$0
Management Fees	\$28,000	\$11,667	\$11,667	\$0
Annual Audit	\$5,800	\$2,417	\$2,500	(\$83)
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Information Technology	\$1,200	\$500	\$500	\$0
Website Administration	\$1,800	\$750	\$750	\$0
Telephone	\$150	\$63	\$44	\$19
Postage	\$250	\$104	\$63	\$41
Printing & Binding	\$1,000	\$417	\$208	\$208
Insurance	\$5,822	\$5,822	\$10,757	(\$4,935)
Legal Advertising	\$1,500	\$625	\$302	\$323
Other Current Charges	\$800	\$333	\$400	(\$67)
Office Supplies	\$150	\$63	\$6	\$57
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$89,747</b>	<b>\$44,330</b>	<b>\$42,683</b>	<b>\$1,647</b>

*Grounds Maintenance*

Landscape Maintenance	\$201,455	\$83,940	\$135,778	(\$51,838)
Landscape Contingency	\$0	\$0	\$6,900	(\$6,900)
Irrigation Repairs	\$0	\$0	\$2,994	(\$2,994)
Lake Maintenance	\$7,000	\$2,917	\$4,879	(\$1,962)

**Rivers Edge III**  
**Community Development District**  
Statement of Revenues & Expenditures  
For The Period Ending February 28, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
Electric	\$1,500	\$625	\$141	\$484
Sewer/Water/Irrigation	\$13,800	\$5,750	\$1,972	\$3,778
Cost Share Landscaping- Rivers Edge	\$179,286	\$74,703	\$74,703	\$0
Repair & Replacements	\$7,225	\$7,225	\$22,175	(\$14,950)
<b>Total Field Operations</b>	<b>\$410,266</b>	<b>\$175,159</b>	<b>\$249,541</b>	<b>(\$74,382)</b>
<i>Amenity Center</i>				
Cost Share Amenity- Rivers Edge	\$316,559	\$131,900	\$131,900	(\$0)
Cost Share Amenity- Rivers Edge II	\$138,839	\$57,850	\$57,850	(\$0)
<b>Total Field Operations</b>	<b>\$455,398</b>	<b>\$189,749</b>	<b>\$189,749</b>	<b>(\$0)</b>
<b>Total Expenditures</b>	<b>\$955,411</b>	<b>\$409,238</b>	<b>\$481,973</b>	<b>(\$72,735)</b>
<b>Excess Revenues/Expenses</b>	<b>\$0</b>		<b>\$303,210</b>	
<b>Net Change in Fund Balance</b>	<b>\$0</b>		<b>\$303,210</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$123,449</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$426,658</b>	





**Rivers Edge III**  
**Community Development District**  
**Debt Service Fund - Series 2021**  
Statement of Revenues & Expenditures  
For The Period Ending February 28, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
<b>Revenues:</b>				
Assessments - Tax Roll	\$193,442	\$185,549	\$185,549	\$0
Assessments - Direct Bill	\$357,352	\$268,014	\$268,014	\$0
Interest Income	\$1,500	\$1,500	\$6,337	\$4,837
<b>Total Revenues</b>	<b>\$552,294</b>	<b>\$455,063</b>	<b>\$459,900</b>	<b>\$4,837</b>
<b>Expenditures</b>				
<b>Series 2021</b>				
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
<b>Total Expenditures</b>	<b>\$551,050</b>	<b>\$173,025</b>	<b>\$173,025</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$1,244</b>	<b>\$282,038</b>	<b>\$286,875</b>	<b>\$4,837</b>
<b>Net Change in Fund Balance</b>	<b>\$1,244</b>	<b>\$282,038</b>	<b>\$286,875</b>	<b>\$4,837</b>
<b>Fund Balance - Beginning</b>	<b>\$183,222</b>		<b>\$454,474</b>	
<b>Fund Balance - Ending</b>	<b>\$184,466</b>		<b>\$741,349</b>	

Reserve	\$275,400
Revenue	\$462,615
Capitalized Interest	\$3,334
	<u>\$741,349</u>

**Rivers Edge III**  
**Community Development District**  
**Capital Projects Funds**  
Statement of Revenues & Expenditures  
For The Period Ending February 28, 2023

Description	SERIES 2021
<b>Revenues:</b>	
Interest Income	\$46
Bond Proceeds	\$0
<b>Total Revenues</b>	<b>\$46</b>
<b>Expenditures:</b>	
Capital Outlay	\$0
Cost of Issuance	\$0
Underwriters Discount	\$0
<b>Total Expenditures</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$46</b>
<b>Other Sources &amp; Uses:</b>	
Transfer In/ (Out)	\$0
<b>Total Other Sources &amp; Uses</b>	<b>\$0</b>
<b>Net Change in Fund Balance</b>	<b>\$46</b>
<b>Fund Balance - Beginning</b>	<b>\$3,305</b>
<b>Fund Balance - Ending</b>	<b>\$3,352</b>

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

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

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

<b>Funding Request #</b>	<b>Date of Request</b>	<b>Date Received Developer</b>	<b>Total Amount Received</b>	<b>Total Funding Request FY 22</b>	<b>Total Funding Request FY 23</b>	<b>Balance (Due From Developer)/ Due To</b>
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
31	1/9/23	2/1/23	\$88,433.30	\$0.00	\$88,433.30	\$0.00
32	2/8/23			\$0.00	\$173,877.24	(\$173,877.24)
<b>Total</b>				<b>\$38,894.13</b>	<b>\$435,511.30</b>	<b>(\$173,877.24)</b>

**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
<b>TOTAL DIRECT BILLS</b>	<b>337</b>	<b>357,352.44</b>	<b>78,950.00</b>	<b>436,302.44</b>
<b>NET REVENUE TAX ROLL</b>	<b>1,312</b>	<b>193,441.78</b>	<b>280,949.59</b>	<b>474,391.37</b>
<b>TOTAL REVENUE</b>	<b>1,649</b>	<b>550,794.22</b>	<b>359,899.59</b>	<b>910,693.81</b>

RECEIVED			
SERIES 2021 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
268,014.33	78,950.00	346,964.33	89,338.11
-	-	-	-
<b>268,014.33</b>	<b>78,950.00</b>	<b>346,964.33</b>	<b>89,338.11</b>
<b>185,549.12</b>	<b>269,486.51</b>	<b>455,035.63</b>	<b>19,355.74</b>
<b>453,563.45</b>	<b>348,436.51</b>	<b>801,999.96</b>	<b>108,693.85</b>

<b>DIRECT BILL PERCENT COLLECTED</b>	<b>75.00%</b>	<b>100.00%</b>	<b>79.52%</b>
<b>TAX ROLL PERCENT COLLECTED</b>	<b>39.11%</b>	<b>95.92%</b>	<b>95.92%</b>
<b>TOTAL PERCENT COLLECTED</b>	<b>82.35%</b>	<b>96.81%</b>	<b>88.06%</b>

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

SUMMARY OF TAX ROLL RECEIPTS				
ST JOHNS COUNT DIST.	DATE	TOTAL AMOUNT	SERIES 2021 DEBT	O&M
1	11/2/2022	-	-	-
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
6	1/20/2023	241,550.32	98,496.57	143,053.75
INTEREST	2/1/2023	636.36	259.49	376.87
7	2/21/2023	89,651.34	36,556.98	53,094.36
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>455,035.63</b>	<b>185,549.12</b>	<b>269,486.51</b>

*C.*

# Rivers Edge III

## Community Development District

### Check Run Summary

March 31, 2023

<b>Fund</b>	<b>Date</b>	<b>Check No.</b>	<b>Amount</b>
<b>General Fund</b>			
	3/3/13	274	\$ 3,143.00
	3/13/23	275-287	\$ 173,877.24
<b>Total</b>			<b>\$ 177,020.24</b>

\* Check # 257 for \$150,000 is investing funds with State Board of Administration.

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/03/23	00001	1/06/23	17820	202301	310	51300	45000		EGIS INSURANCE ADVISORS, LLC	*	3,143.00	3,143.00	000274
3/13/23	00010	2/01/23	47327	202302	320	57200	46800		CHARLES AQUATICS INC	*	766.00	766.00	000275
3/13/23	00003	2/01/23	35	202302	310	51300	34000		GOVERNMENTAL MANAGEMENT SERVICES	*	2,333.33	2,890.39	000276
		2/01/23	35	202302	310	51300	35100			*	150.00		
		2/01/23	35	202302	310	51300	35100			*	100.00		
		2/01/23	35	202302	310	51300	32400			*	291.67		
		2/01/23	35	202302	310	51300	51000			*	.24		
		2/01/23	35	202302	310	51300	42000			*	4.80		
		2/01/23	35	202302	310	51300	42500			*	10.35		
3/13/23	00012	2/02/23	23593	202302	310	51300	32200		GRAU AND ASSOCIATES	*	2,500.00	2,500.00	000277
3/13/23	00013	1/22/23	5376	202212	310	51300	31500		KILINSKI VAN WYK	*	1,942.03	1,942.03	000278
3/13/23	00005	1/19/23	49416	202212	310	51300	31100		PROSSER	*	249.38	249.38	000279
3/13/23	00011	2/01/23	CS-2023-	202302	320	57200	49100		RIVERS EDGE CDD	*	14,940.50	41,320.42	000280
		2/01/23	CS-2023-	202302	320	57200	49200			*	26,379.92		
3/13/23	00011	2/01/23	02012023	202302	320	57200	60000		RIVERS EDGE CDD	*	582.75	582.75	000281



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/13/23	00011	2/07/23	02072023	202302	320-57200-60000		RIVERS EDGE CDD	*	409.33	409.33	000282
3/13/23	00019	2/01/23	CS-2023-	202302	300-20700-10100		RIVERS EDGE II CDD	*	11,569.92	11,569.92	000283
3/13/23	00019	2/01/23	02012023	202302	320-57200-60000		RIVERS EDGE II CDD	*	622.67	622.67	000284
3/13/23	00019	2/01/23	02012023	202302	320-57200-60000		RIVERS EDGE II CDD	*	1,177.32	1,177.32	000285
3/13/23	00019	2/07/23	02072023	202302	320-57200-60000		RIVERS EDGE II CDD	*	984.21	984.21	000286
3/13/23	00028	10/15/22	JAX44506	202210	320-57200-46100		YELLOWSTONE LANDSCAPE	*	26,914.95	26,914.95	000287
		11/15/22	JAX45912	202211	320-57200-46100			*	26,914.95		
		12/01/22	JAX47044	202212	320-57200-46100			*	27,516.46		
		1/01/23	JAX47985	202301	320-57200-46100			*	27,516.46		
									TOTAL FOR BANK A	177,020.24	
									TOTAL FOR REGISTER	177,020.24	

# INVOICE



<b>Customer</b>	Rivers Edge III Community Development District
<b>Acct #</b>	1017
<b>Date</b>	01/06/2023
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

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

Payment Information	
<b>Invoice Summary</b>	\$ 3,143.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#17820
100122475	

Thank You

Please detach and return with payment



Customer: Rivers Edge III Community Development District

Invoice	Effective	Transaction	Description	Amount
17820	01/01/2023	Policy change	Policy #100122475 10/01/2022-10/01/2023 Florida Insurance Alliance  Package - Updated Prop Sched Site Visit Due Date: 1/6/2023  1-31-513-45 1	3,143.00

<b>Total</b>
\$ 3,143.00

Thank You

*FOR PAYMENTS SENT OVERNIGHT:*  
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	<b>Date</b>
	sciimer@egisadvisors.com	01/06/2023

Charles Aquatics, Inc.

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

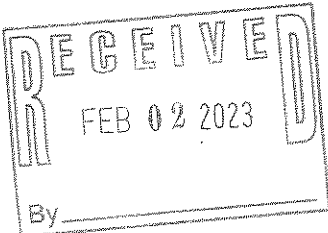
# Invoice

Date	Invoice #
2/1/2023	47327

Due Date
3/3/2023

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 2-1-2023 by Jason Davidson <i>Jason Davidson</i>  This is for monthly pond services - JD 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 #: 35

Invoice Date: 2/1/23

Due Date: 2/1/23

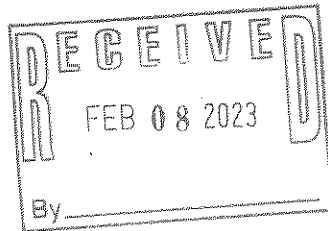
Case:

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 - February 2023 1-31-513-34		2,333.33	2,333.33
Website Administration - February 2023 1-31-513-351		150.00	150.00
Information Technology - February 2023 1-31-513-351		100.00	100.00
Dissemination Agent Services - February 2023 1-31-513-324		291.67	291.67
Office Supplies 1-31-513-5		0.24	0.24
Postage 1-31-513-42		4.80	4.80
Copies 1-31-513-425 3		10.35	10.35



<b>Total</b>	<b>\$2,890.39</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$2,890.39</b>

# Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

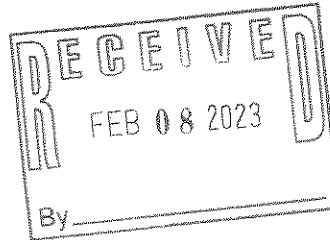
Rivers Edge III Community Development District  
1001 Bradford Way  
Kingston, TN 37763

Invoice No. 23593  
Date 02/02/2023

---

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>2,500.00</u>
Current Amount Due	\$ <u>2,500.00</u>

1-31-513-322  
12



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

Payment due upon receipt.



# INVOICE

Invoice # 5376  
Date: 01/22/2023  
Due On: 02/21/2023

## 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

1,315.13.315  
13

### River's Edge III - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	12/02/2022	Review November minutes.	0.20	\$310.00	\$62.00
Service	JK	12/08/2022	Continue review of due diligence materials for project turnover and draft addendum for additional services for landscape maintenance services	0.40	\$315.00	\$126.00
Service	JK	12/09/2022	Review mileage communication and review Vesta contract on same; confer with District Manager	0.10	\$315.00	\$31.50
Service	JK	12/13/2022	Review agenda package; prepare for Board meeting; confer with staff re: easements/fencing options; review notice to owner and confer re: improvement options and supporting materials	0.70	\$315.00	\$220.50
Service	JK	12/14/2022	Travel to/from and attend Board meeting	2.80	\$315.00	\$882.00
Service	JK	12/15/2022	Begin preparing/updating RFP for amenity management and documents for same	0.30	\$315.00	\$94.50
Service	JK	12/16/2022	Conference call with district manager re: cost share components, Vesta request for contract reimbursements and related information	0.20	\$315.00	\$63.00
Expense	AL	12/21/2022	Mileage: Mileage for JK	124.00	\$0.625	\$77.50
Expense	AL	12/21/2022	Meals: Meals for JK	1.00	\$4.71	\$4.71
Expense	AL	12/21/2022	Tolls: Tolls for JK	1.00	\$5.32	\$5.32

Service	JK	12/23/2022	Review meeting minutes and provide extensive edits; begin HOA package transmission and easement summaries; confer re: draft meeting agenda	0.20	\$315.00	\$63.00
Service	LG	12/27/2022	Prepare public information flyer regarding stormwater ponds and easements.	0.60	\$310.00	\$186.00
Service	JK	12/28/2022	Review/transmit correspondence re: easement encroachment prohibit to POA and District Manager; finalize easement informational dissemination review	0.20	\$315.00	\$63.00
Service	JK	12/29/2022	Update newsletter re: easements; confer with DM re: Vesta pricing structure and review information on same	0.20	\$315.00	\$63.00
<b>Total</b>						<b>\$1,942.03</b>

## Detailed Statement of Account

### Other Invoices

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

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5376	02/21/2023	\$1,942.03	\$0.00	\$1,942.03
<b>Outstanding Balance</b>				<b>\$3,749.11</b>
<b>Total Amount Outstanding</b>				<b>\$3,749.11</b>

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

Please pay within 30 days.



January 19, 2023  
 Project No: 113094.80  
 Invoice No: 49416

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 December CDD meeting.  
Professional Services from December 1, 2022 to December 31, 2022  
**Professional Personnel**

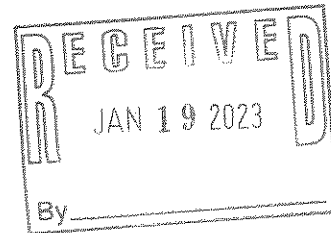
	Hours	Rate	Amount
Principal	1.00	235.00	235.00
Totals	1.00		235.00
<b>Total Labor</b>			<b>235.00</b>

**Reimbursable Expenses**

Travel - Reimbursable - Mileage			8.90
Travel - Reimbursable- Mileage Client OV			3.60
<b>Total Reimbursables</b>	<b>1.15 times</b>	<b>12.50</b>	<b>14.38</b>
<b>Total this Invoice</b>			<b>\$249.38</b>

**Outstanding Invoices**

Number	Date	Balance
49223	12/13/2022	292.50
<b>Total</b>		<b>292.50</b>





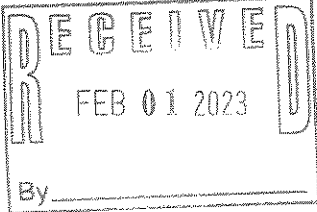
# Rivers Edge CDD

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

# INVOICE

DATE: 2/1/23  
INVOICE # CS-2023-FEB

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

DESCRIPTION	AMOUNT
Cost Share-Landscaping for February 2023 1-32-572-491	\$ 14,940.50
Cost Share- RiverTown Amenity for February 2023 1-32-572-492 11	\$ 26,379.92
	
<b>TOTAL</b>	<b>\$ 41,320.42</b>

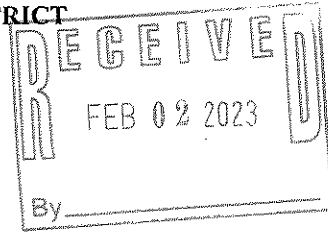
Make check payable to:  
**Rivers Edge CDD**  
c/o GMS LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

**THANK YOU FOR YOUR BUSINESS!**

**Rivers Edge III**  
**COMMUNITY DEVELOPMENT DISTRICT**

*General Fund*

**Check Request**



Date	Amount	Authorized By
February 1, 2023	\$582.75	Marilee Giles

Payable to:

Rivers Edge CDD #11

Date Check Needed:

ASAP

Budget Category:

001.320.57200.60000

Intended Use of Funds Requested:

To reimburse the following cost share items paid out of RE & RE II CDD General Fund Fund
Painting Projects for entry monument/towers at Longleaf and Keystone
Rivers Edge II CDD - Investment Painting of North Florida Inv#3034 CK#1057
Rivers Edge CDD - Investment Painting of North Florida Inv#3034 CK#5350
Rivers Edge II CDD - Investment Painting of North Florida Inv#3034 CK#1177
<i>(Attach supporting documentation for request.)</i>



Approved RECDD 2 Monument Painting sent to AP on 07/18/22 by Johnathan Perry

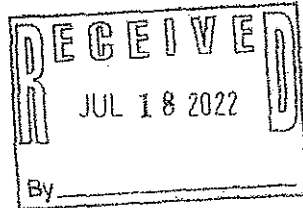
*Johnathan Perry*

INVOICE	#3034
SERVICE DATE	Oct 03, 2022
INVOICE DATE	Jul 16, 2022
DUE	Upon receipt
DEPOSIT DUE	<b>\$500.00</b>

**Investment Painting Of North Florida**

RiverTown  
 Rivers Edge CDD 2  
 475 West Town Place, 114  
 St. Augustine, FL 32092

(904) 307-8313  
 jperry@vestapropertyservices.com



SERVICE ADDRESS

CONTACT US  
 229 S Torwood Drive  
 Saint Johns, FL 32259

(904) 307-6649  
 Investmentpaintingfl@yahoo.com

*1-321-572-6014*  
*141*

INVOICE

Item/Description	Qty	Material	Amount
------------------	-----	----------	--------

Exterior painting quote Entry Way Towers At Long Leaf And keystone	1.0	\$4,850.00	\$4,850.00
--	-----	------------	------------

Pressure wash towers and entry way signs. Prep and paint interior and exterior of columns and entry way signs same colors with sherwin Williams Top of the line Emerald paint which is dirt and mildew resistant and durable. Repaint white brick on entry ways also.

Repaint interior (black metal also)

Excludes exterior of roofs and signage of Rivertown

Price includes labor materials and taxes.

<b>Total</b>	<b>\$4,850.00</b>
--------------	-------------------

<b>Deposit</b>	<b>\$500.00</b>
----------------	-----------------

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate! To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive a invoice for your deposit of \$500.00 and at that time you will receive a tentative date for your approved job.



Approved RECDD II  
 Submitted to AP on 12-8-2022  
 by Jason Davidson

*Jason Davidson*

INVOICE	#3034
SERVICE DATE	Oct 17, 2022
INVOICE DATE	Jul 16, 2022
DUE	Upon receipt
AMOUNT DUE	\$2,175.00

**Investment Painting Of North Florida**

RECDD11 .  
 Rivers Edge  
 475 West Town Place, 114  
 St. Augustine, FL 32092

SERVICE ADDRESS

CONTACT US

229 S Torwood Drive  
 Saint Johns, FL 32259

(904) 440-5668  
 jdavidson@vestapropertyservices.com

(904) 307-6649  
 Investmentpaintingfl@yahoo.com

**INVOICE**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Exterior painting quote Entry Way Towers At Long Leaf And keystone	1.0	\$4,850.00	\$4,850.00
Pressure wash towers and entry way signs. Prep and paint interior and exterior of columns and entry way signs same colors with sherwin Williams Top of the line Emerald paint which is dirt and mildew resistant and durable. Repaint white brick on entry ways also.			
Repaint interior (black metal also)			
Excludes exterior of roofs and signage of Rivertown			
Price includes labor materials and taxes.			
<b>Total</b>			<b>\$4,850.00</b>

1-32-572-60  
 141



INVOICE	#3034
SERVICE DATE	Oct 17, 2022
INVOICE DATE	Jul 16, 2022
DUE	Upon receipt
DEPOSIT DUE	<b>\$2,175.00</b>

## Investment Painting Of North Florida

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

(904) 307-8313  
 jperry@vestapropertyservices.com

### SERVICE ADDRESS

CONTACT US  
 229 S Torwood Drive  
 Saint Johns, FL 32259

(904) 307-6649  
 Investmentpaintingfl@yahoo.com

## INVOICE



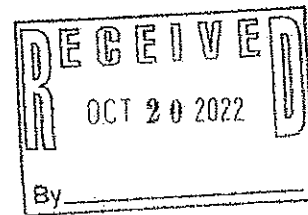
Exterior painting quote Entry Way Towers At Long Leaf And keystone 1.0 \$4,850.00 \$4,850.00

Pressure wash towers and entry way signs. Prep and paint interior and exterior of columns and entry way signs same colors with sherwin Williams Top of the line Emerald paint which is dirt and mildew resistant and durable. Repaint white brick on entry ways also.

Repaint interior (black metal also)

Excludes exterior of roofs and signage of Rivertown

Price includes labor materials and taxes.



<b>Total</b>		<b>\$4,850.00</b>
<b>Deposit</b>	1.33-572.457 317	<b>\$2,175.00</b>

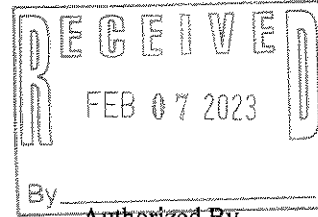
### Payment History

Aug 25 Thu 5:42pm Check \$500.00

**Rivers Edge III**  
**COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**

**Check Request**



Date	Amount	Authorized By
February 7, 2023	\$409.33	Marilee Giles

Payable to:

Rivers Edge CDD #11

Date Check Needed:

ASAP

Budget Category:

001.320.57200.60000

Intended Use of Funds Requested:

To reimburse the following cost share items paid out of RE CDD & RE II CDD General Fund
Painting Projects for the Pirate Ship Playground
Rivers Edge II CDD - Investment Painting of North Florida Inv#3035 CK#1058
Rivers Edge CDD - Investment Painting of North Florida Inv#3035 CK#5351
Rivers Edge II CDD - Investment Painting of North Florida Inv#3035F CK#1207
<i>(Attach supporting documentation for request.)</i>



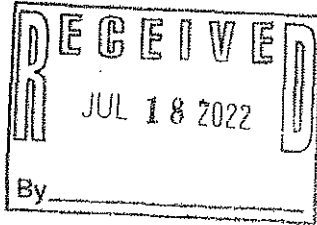
Approved RECDD 2 Pirate Ship painting sent to AP on 07/18/22 by Johnathan Perry

*Johnathan Perry*

INVOICE	#3035
SERVICE DATE	Oct 10, 2022
INVOICE DATE	Jul 16, 2022
DUE	Upon receipt
DEPOSIT DUE	<b>\$500.00</b>

## Investment Painting Of North Florida

RiverTown  
Rivers Edge CDD 2  
475 West Town Place, 114  
St. Augustine, FL 32092



(904) 307-8313  
jperry@vestapropertyservices.com

### SERVICE ADDRESS

### CONTACT US

229 S Torwood Drive  
Saint Johns, FL 32259

(904) 307-6649  
Investmentpaintingfl@yahoo.com

## INVOICE

Services	Qty	Unit Price	Amount
Exterior Staining quote For Pirate Ship And Post On Swing Set	1.0	\$3,840.00	\$3,840.00
Pressure wash prior to painting and apply super deck solid color stain to vertical and horizontal surfaces 3 colors gray, brown and orange. Apply stain to all stainable surfaces on pirate ship and swing set. Price includes labor, materials and taxes			
<b>Total</b>			<b>\$3,840.00</b>
	1.32,572.60		
<b>Deposit</b>	141		<b>\$500.00</b>

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate! To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive a invoice for your deposit of \$500.00 and at that time you will receive a tentative date for your approved job.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more. Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!

Thank you for your Business!



INVOICE	#3035
SERVICE DATE	Oct 10, 2022
INVOICE DATE	Jul 16, 2022
DUE	Upon receipt
DEPOSIT DUE	<b>\$1,670.00</b>

## Investment Painting Of North Florida

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

### SERVICE ADDRESS

CONTACT US  
 229 S Torwood Drive  
 Saint Johns, FL 32259

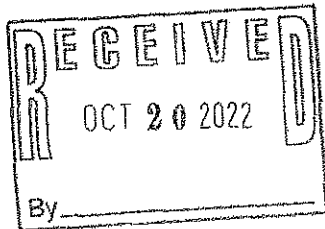
(904) 307-8313  
 jperry@vestapropertyservices.com

(904) 307-6649  
 Investmentpaintingfl@yahoo.com

## INVOICE

Services	Qty	Unit Price	Amount
Exterior Staining quote For Pirate Ship And Post On Swing Set	1.0	\$3,840.00	\$3,840.00
Pressure wash prior to painting and apply super deck solid color stain to vertical and horizontal surfaces 3 colors gray, brown and orange. Apply stain to all stainable surfaces on pirate ship and swing set. Price includes labor, materials and taxes			

<b>Total</b>		<b>\$3,840.00</b>
<b>Deposit</b>	1-33-572-457 317	<b>\$1,670.00</b>



### Payment History

Aug 25 Thu 5:42pm Check \$500.00

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate! To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive a invoice for your deposit of \$500.00 and at that time you will receive a tentative date for your approved





**INVESTMENT PAINTING**  
OF NORTH FLORIDA  
**904-307-6649**  
Painting-Pressure Washing  
Stucco Repair  
InvestmentPaintingOfNorthFlorida

**Investment Painting Of North Florida**

**Rivers Edge CDD II .**  
**Rivers Edge**  
475 West Town Place, 114  
St. Augustine, FL 32092

☎ (904) 440-5668  
✉ jdavidson@vestapropertyservices.com

INVOICE	#3035 - F
SERVICE DATE	Dec 05, 2022
INVOICE DATE	Jul 16, 2022
DUE	Upon receipt
AMOUNT DUE	<b>\$1,670.00</b>

**SERVICE ADDRESS**

**CONTACT US**  
229 S Torwood Drive  
Saint Johns, FL 32259

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

**INVOICE**

Services	qty	unit price	amount
Exterior Staining quote For Pirate Ship And Post On Swing Set Pressure wash prior to painting and apply super deck solid color stain to vertical and horizontal surfaces 3 colors gray, brown and orange. Apply stain to all stainable surfaces on pirate ship and swing set. Price includes labor, materials and taxes	1.0	\$3,840.00	\$3,840.00
<b>Total</b>		<i>1,32,572.60</i> <i>141</i>	<b>\$3,840.00</b>

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate!  
To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive a invoice for your deposit of \$500.00 and at that time you will receive a tentative date for your approved

Approved RECDD II  
Submitted to AP on 1-3-2023  
by Jason Davidson  
total due \$1,670  
This is cost shared.

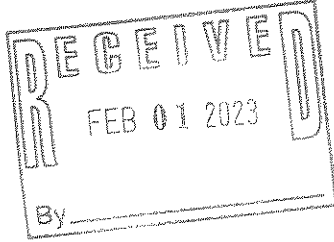
# Rivers Edge II CDD

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

# INVOICE

DATE: 2/1/23  
INVOICE # CS-2023-FEB

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

DESCRIPTION	AMOUNT
Cost Share- RiverTown Amenity for February 2023 # 300,207.101 19 	\$ 11,569.92
<b>TOTAL</b>	<b>\$ 11,569.92</b>

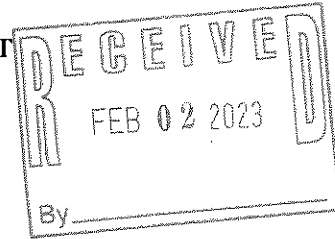
Make check payable to:  
**Rivers Edge CDD**  
c/o GMS LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

**THANK YOU FOR YOUR BUSINESS!**

**Rivers Edge III**  
**COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**

**Check Request**



Date	Amount	Authorized By
February 1, 2023	\$622.67	Marilee Giles

Payable to:

Rivers Edge II CDD #19

Date Check Needed:

Budget Category:

ASAP	001.320.57200.6000
------	--------------------

Intended Use of Funds Requested:

To reimburse the following cost share items paid out of RE II CDD General Fund Fund
Vincent & Sons proposal for Reupholstering Outdoor Cushions INV# V-883782 CK#1150
<i>(Attach supporting documentation for request.)</i>

**Vincent & Son**  
**UPHOLSTERY, LLC**  
 Prompt Professional Service - Since 1967

5121 Bowden Road, Ste. 311  
 Jacksonville, Florida 32216  
 Phone: (904) 642-8332 / Mobile: (904) 710-5985  
[www.VSUJAX.com](http://www.VSUJAX.com)

50% deposit approved RECDD2 furniture reupholstery sent to AP on 10/25/2022 by Johnathan Perry

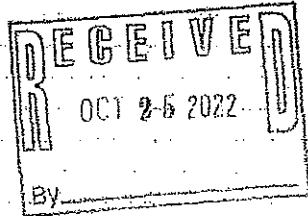
*Johnathan Perry*

**ESTIMATE**

Client #: **V-883782**  
 Date: **10/24/2022**

JOB	BILL TO	SHIP TO (if different)
Outdoor cushion casings w/ zipper; Sunbrella fabrics and Marine thread	Vesta Property Services, Inc. RIVERTOWN P.O.C.: Jonathan Perry 245 Riverside Avenue, Suite 300 Jacksonville, Florida 32202 Phone: (877) 988-3782	

QTY	DESCRIPTION	TAXED	UNIT PRICE	LINE TOTAL
6	UPH SVCS   STND DIM.: SEAT CUSHION CASING W/ ZIP > USE SUNBRELLA* *TEXTILE: SEATS ONLY: SUNBRELLA CAST CHARCOAL #4043-0001		168.55	1,011.30
4	UPH SVCS   STND DIM.: SEAT CUSHION CASING W/ ZIP > USE SUNBRELLA* *TEXTILE: SEATS ONLY: SUNBRELLA PARADIGM STONE #40484-0001		176.13	704.52



**Other Comments or Special Instructions**  
 TRANSPORT CHARGES HAVE BEEN WAIVED ON THIS ORDER.  
 Discounts have been applied on this order. Estimate is good for 45 days. Thank you.  
 \* A 50% Deposit Required Prior To Start Date.

SUBTOTAL	\$ 1,715.82
TAXABLE	-
TAX RATE	
TAX	\$ -
TRANSPORT DEPOSIT	\$ -
<b>TOTAL</b>	<b>\$ 1,715.82</b>

Make checks payable to  
 Vincent & Son Upholstery

1-32-572-60

149

Signature \_\_\_\_\_

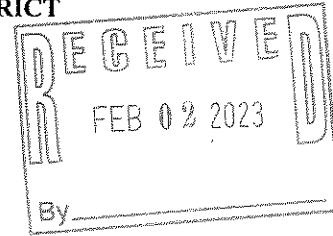
Date: \_\_\_\_\_ TBD

*We're Looking Forward To Working With You. Thank you.*

**Rivers Edge III  
COMMUNITY DEVELOPMENT DISTRICT**

*General Fund*

**Check Request**



Date	Amount	Authorized By
February 1, 2023	\$1,177.32	Marilee Giles

Payable to:

Rivers Edge II CDD #19

Date Check Needed:

Budget Category:

ASAP	001.320.57200.6000
------	--------------------

Intended Use of Funds Requested:

To reimburse the following cost share items paid out of RE & RE II CDD General Fund Fund
Painting Projects for entry monument/towers at Longleaf and Keystone
Rivers Edge II CDD - Investment Painting of North Florida Inv#3034 CK#1057
Rivers Edge CDD - Investment Painting of North Florida Inv#3034 CK#5350
Rivers Edge II CDD - Investment Painting of North Florida Inv#3034 CK#1177
<i>(Attach supporting documentation for request.)</i>



Approved RECDD 2 Monument Painting sent to AP on 07/18/22 by Johnathan Perry

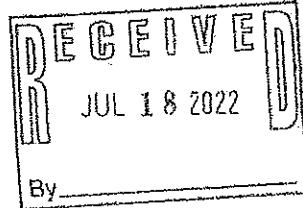
*Johnathan Perry*

INVOICE	#3034
SERVICE DATE	Oct 03, 2022
INVOICE DATE	Jul 16, 2022
DUE	Upon receipt
DEPOSIT DUE	<b>\$500.00</b>

**Investment Painting Of North Florida**

RiverTown  
 Rivers Edge CDD 2  
 475 West Town Place, 114  
 St. Augustine, FL 32092

(904) 307-8313  
 jperry@vestapropertyservices.com



SERVICE ADDRESS

CONTACT US  
 229 S Torwood Drive  
 Saint Johns, FL 32259

(904) 307-6649  
 Investmentpaintingfl@yahoo.com

1-321-572-60  
 141

INVOICE

Item	Qty	Unit Price	Total Price
------	-----	------------	-------------

Exterior painting quote Entry Way Towers At Long Leaf And keystone	1.0	\$4,850.00	\$4,850.00
--	-----	------------	------------

Pressure wash towers and entry way signs. Prep and paint interior and exterior of columns and entry way signs same colors with sherwin Williams Top of the line Emerald paint which is dirt and mildew resistant and durable. Repaint white brick on entry ways also.

Repaint interior (black metal also)

Excludes exterior of roofs and signage of Rivertown

Price includes labor materials and taxes.

<b>Total</b>	<b>\$4,850.00</b>
<b>Deposit</b>	<b>\$500.00</b>

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate! To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive a invoice for your deposit of \$500.00 and at that time you will receive a tentative date for your approved job.



INVOICE	#3034
SERVICE DATE	Oct 17, 2022
INVOICE DATE	Jul 16, 2022
DUE	Upon receipt
DEPOSIT DUE	<b>\$2,175.00</b>

**Investment Painting Of North Florida**

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

SERVICE ADDRESS

CONTACT US  
 229 S Torwood Drive  
 Saint Johns, FL 32259

(904) 307-8313  
 jerry@vestapropertyservices.com

(904) 307-6649  
 Investmentpaintingfl@yahoo.com

**INVOICE**



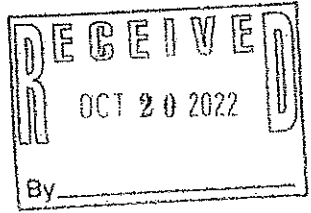
Exterior painting quote Entry Way Towers At Long Leaf And keystone 1.0 \$4,850.00 \$4,850.00

Pressure wash towers and entry way signs. Prep and paint interior and exterior of columns and entry way signs same colors with sherwin Williams Top of the line Emerald paint which is dirt and mildew resistant and durable. Repaint white brick on entry ways also.

Repaint interior (black metal also)

Excludes exterior of roofs and signage of Rivertown

Price includes labor materials and taxes.



<b>Total</b>		<b>\$4,850.00</b>
<b>Deposit</b>	1,335.72 457.317	<b>\$2,175.00</b>

Payment History

Aug 25 Thu 5:42pm Check \$500.00



Approved RECDD II  
Submitted to AP on 12-8-2022  
by Jason Davidson

*Jason Davidson*

INVOICE	#3034
SERVICE DATE	Oct 17, 2022
INVOICE DATE	Jul 16, 2022
DUE	Upon receipt
AMOUNT DUE	\$2,175.00

## Investment Painting Of North Florida

RECDD11 .

Rivers Edge

475 West Town Place, 114

St. Augustine, FL 32092

(904) 440-5668

[jdavidson@vestapropertyservices.com](mailto:jdavidson@vestapropertyservices.com)

### SERVICE ADDRESS

### CONTACT US

229 S Torwood Drive

Saint Johns, FL 32259

(904) 307-6649

[Investmentpaintingfl@yahoo.com](mailto:Investmentpaintingfl@yahoo.com)

## INVOICE

DESCRIPTION	QTY	UNIT PRICE	TOTAL
-------------	-----	------------	-------

Exterior painting quote Entry Way Towers At Long Leaf And keystone	1.0	\$4,850.00	\$4,850.00
--	-----	------------	------------

Pressure wash towers and entry way signs. Prep and paint interior and exterior of columns and entry way signs same colors with sherwin Williams Top of the line Emerald paint which is dirt and mildew resistant and durable. Repaint white brick on entry ways also.

Repaint interior (black metal also)

Excludes exterior of roofs and signage of Rivertown

1-32-572-60  
141

Price includes labor materials and taxes.

Total

**\$4,850.00**



**Rivers Edge III  
COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**

**Check Request**

Date	Amount	Authorized By
February 7, 2023	\$984.21	Marilee Giles

Payable to:

Rivers Edge II CDD #19
------------------------

Date Check Needed:

Budget Category:

ASAP	001.320.57200.6000
------	--------------------

Intended Use of Funds Requested:

To reimburse the following cost share items paid out of RE CDD & RE II CDD General Fund
Painting Projects for the Pirate Ship Playground
Rivers Edge II CDD - Investment Painting of North Florida Inv#3035 CK#1058
Rivers Edge CDD - Investment Painting of North Florida Inv#3035 CK#5351
Rivers Edge II CDD - Investment Painting of North Florida Inv#3035F CK#1207
<i>(Attach supporting documentation for request.)</i>



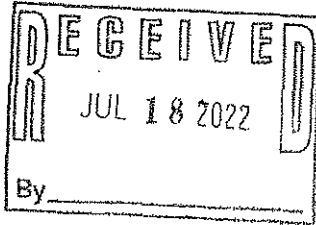
Approved RECDD 2 Pirate Ship painting sent to AP on 07/18/22 by Johnathan Perry

*Johnathan Perry*

INVOICE	#3035
SERVICE DATE	Oct 10, 2022
INVOICE DATE	Jul 16, 2022
DUE	Upon receipt
DEPOSIT DUE	<b>\$500.00</b>

## Investment Painting Of North Florida

RiverTown  
Rivers Edge CDD 2  
475 West Town Place, 114  
St. Augustine, FL 32092



(904) 307-8313  
jperry@vestapropertyservices.com

### SERVICE ADDRESS

### CONTACT US

229 S Torwood Drive  
Saint Johns, FL 32259

(904) 307-6649  
Investmentpaintingfl@yahoo.com

## INVOICE

Services	Qty	Unit Price	Amount
Exterior Staining quote For Pirate Ship And Post On Swing Set Pressure wash prior to painting and apply super deck solid color stain to vertical and horizontal surfaces 3 colors gray, brown and orange. Apply stain to all stainable surfaces on pirate ship and swing set. Price includes labor, materials and taxes	1.0	\$3,840.00	\$3,840.00

<b>Total</b>	1,32,572.00	<b>\$3,840.00</b>
<b>Deposit</b>	141	<b>\$500.00</b>

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate! To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive a invoice for your deposit of \$500.00 and at that time you will receive a tentative date for your approved job.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more. Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!

Thank you for your Business!



INVOICE	#3035
SERVICE DATE	Oct 10, 2022
INVOICE DATE	Jul 16, 2022
DUE	Upon receipt
DEPOSIT DUE	<b>\$1,670.00</b>

## Investment Painting Of North Florida

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

### SERVICE ADDRESS

### CONTACT US

229 S Torwood Drive  
 Saint Johns, FL 32259

☎ (904) 307-8313

✉ jerry@vestapropertyservices.com

☎ (904) 307-6649

✉ Investmentpaintingfl@yahoo.com

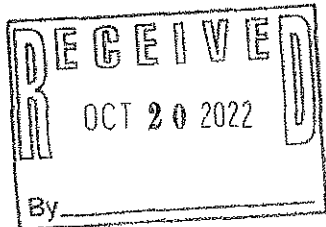
## INVOICE

Services	Qty	Unit Price	Amount
Exterior Staining quote For Pirate Ship And Post On Swing Set	1.0	\$3,840.00	\$3,840.00
Pressure wash prior to painting and apply super deck solid color stain to vertical and horizontal surfaces 3 colors gray, brown and orange. Apply stain to all stainable surfaces on pirate ship and swing set. Price includes labor, materials and taxes			

**Total** **\$3,840.00**

**Deposit** **\$1,670.00**

1-33-572-457  
317



### Payment History

Aug 25 Thu 5:42pm Check \$500.00

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate! To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive a invoice for your deposit of \$500.00 and at that time you will receive a tentative date for your approved



INVOICE	#3035 - F
SERVICE DATE	Dec 05, 2022
INVOICE DATE	Jul 16, 2022
DUE	Upon receipt
AMOUNT DUE	<b>\$1,670.00</b>

## Investment Painting Of North Florida

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

(904) 440-5668  
 jdavidson@vestapropertyservices.com

### SERVICE ADDRESS

### CONTACT US

229 S Torwood Drive  
 Saint Johns, FL 32259

(904) 307-6649  
 Investmentpaintingfl@yahoo.com

## INVOICE

Services	Qty	Unit Price	Amount
Exterior Staining quote For Pirate Ship And Post On Swing Set Pressure wash prior to painting and apply super deck solid color stain to vertical and horizontal surfaces 3 colors gray, brown and orange. Apply stain to all stainable surfaces on pirate ship and swing set. Price includes labor, materials and taxes	1.0	\$3,840.00	\$3,840.00
<b>Total</b>		<i>1,32,572.60</i> <i>141</i>	<b>\$3,840.00</b>

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate!  
 To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive a invoice for your deposit of \$500.00 and at that time you will receive a tentative date for your approved

Approved RECDD II  
 Submitted to AP on 1-3-2023  
 by Jason Davidson  
 total due \$1,670  
 This is cost shared.



# INVOICE

INVOICE #	INVOICE DATE
JAX 445068	10/15/2022
TERMS	PO NUMBER
Net 45	

**Bill To:**

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

**Property Name:** Rivers Edge CDD III

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** November 29, 2022

**Invoice Amount:** \$26,914.95

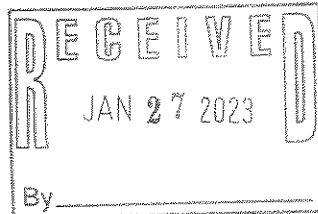
Description	Current Amount
Monthly Landscape Maintenance - Rivers Edge CDD III October 2022	\$26,914.95

Approved RECDD III  
Submitted to AP on 1-27-2023  
by Jason Davidson

*Jason Davidson*  
1.32.572.461  
28

**Invoice Total** \$26,914.95

IN COMMERCIAL LANDSCAPING



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



# YELLOWSTONE LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 459125	11/15/2022
TERMS	PO NUMBER
Net 45	

**Bill To:**

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

**Property Name:** Rivers Edge CDD III

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Invoice Due Date:** December 30, 2022

**Invoice Amount:** \$26,914.95

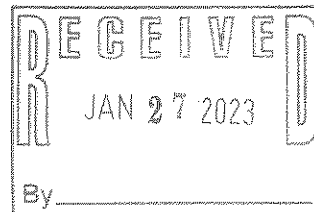
Description	Current Amount
Monthly Landscape Maintenance - Rivers Edge III November 2022	\$26,914.95

Approved RECDD III  
 Submitted to AP on 1-27-2023  
 by Jason Davidson

*Jason Davidson*  
 1.32.572.461  
 28

**Invoice Total** \$26,914.95

IN COMMERCIAL LANDSCAPING



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



# YELLOWSTONE LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 470445	12/1/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Rivers Edge CDD III

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Invoice Due Date:** December 31, 2022

**Invoice Amount:** \$27,516.46

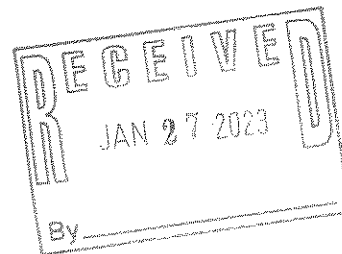
Description	Current Amount
Monthly Landscape Maintenance December 2022	\$27,516.46

Approved RECDD III  
 Submitted to AP on 1-27-2023  
 by Jason Davidson

*Jason Davidson*  
 1-32-572-961  
 28

**Invoice Total** \$27,516.46

IN COMMERCIAL LANDSCAPING



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



# INVOICE

INVOICE #	INVOICE DATE
JAX 479853	1/1/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Rivers Edge CDD III

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 31, 2023

**Invoice Amount:** \$27,516.46

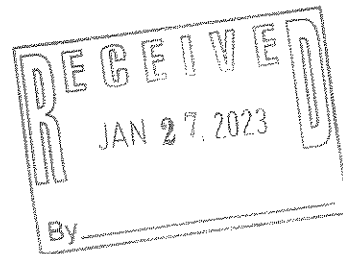
Description	Current Amount
Monthly Landscape Maintenance January 2023	\$27,516.46

Approved RECDD III  
Submitted to AP on 1-27-2023  
by Jason Davidson

*Jason Davidson*  
1,32,572.46  
28

**Invoice Total** \$27,516.46

IN COMMERCIAL LANDSCAPING



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



*FOURTH ORDER OF BUSINESS*

*C.*

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

**Proposed Budget**  
Fiscal Year 2024



# **Rivers Edge III**

## **Community Development District**

### **TABLE OF CONTENTS**

General Fund Budget	Page 1
General Fund Narrative	Page 2-5
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Series 2021 Debt Service Fund Budget	Page 7
Series 2021 Amortization Schedule	Page 8-9

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

General Fund  
Operating Budget

Description	Adopted Budget FY2023	Actuals as of 2/28/23	Projected Next 7 Month	Total Projected 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Developer Contributions	\$ 595,511	\$ 435,511	\$ 160,000	\$ 630,169	\$ 369,674
Assessments-Tax Roll	\$ 280,950	\$ 269,487	\$ 11,463	\$ 280,950	\$ 280,950
Administrative Assessments on Unplatted Land	\$ 78,950	\$ 78,950	\$ -	\$ 78,950	\$ 78,950
Miscellaneous Income/Interest	\$ -	\$ 1,235	\$ 550	\$ 1,785	\$ 1,000
<b>Total Revenues</b>	<b>\$ 955,411</b>	<b>\$ 785,183</b>	<b>\$ 172,013</b>	<b>\$ 991,854</b>	<b>\$ 730,574</b>
<b>Expenditures</b>					
<b>Administrative</b>					
District Engineer	\$ 5,000	\$ 777	\$ 4,223	\$ 5,000	\$ 5,000
District Counsel	\$ 25,000	\$ 5,889	\$ 19,111	\$ 25,000	\$ 25,000
District Management	\$ 28,000	\$ 11,667	\$ 16,333	\$ 28,000	\$ 29,680
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Dissemination Agent	\$ 3,500	\$ 1,458	\$ 2,042	\$ 3,500	\$ 3,710
Information Technology	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,272
Website Administration	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,908
Annual Audit	\$ 5,800	\$ 2,500	\$ 2,500	\$ 5,000	\$ 5,800
Trustee Fees	\$ 4,000	\$ 2,188	\$ 1,500	\$ 3,688	\$ 4,000
Arbitrage	\$ 600	\$ -	\$ 600	\$ 600	\$ 600
Telephone	\$ 150	\$ 44	\$ 106	\$ 150	\$ 150
Postage	\$ 250	\$ 63	\$ 187	\$ 250	\$ 250
Printing & Binding	\$ 1,000	\$ 208	\$ 792	\$ 1,000	\$ 1,000
Insurance	\$ 5,822	\$ 10,757	\$ -	\$ 10,757	\$ 12,371
Legal Advertising	\$ 1,500	\$ 302	\$ 1,200	\$ 1,502	\$ 1,500
Other Current Charges	\$ 800	\$ 400	\$ 400	\$ 800	\$ 800
Office Supplies	\$ 150	\$ 6	\$ 144	\$ 150	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 89,747</b>	<b>\$ 42,683</b>	<b>\$ 50,888</b>	<b>\$ 93,571</b>	<b>\$ 98,666</b>
<b>Grounds Maintenance</b>					
Landscape Maintenance	\$ 201,455	\$ 135,778	\$ 119,350	\$ 255,128	\$ 98,277
Landscape Contingency	\$ -	\$ 6,900	\$ 3,100	\$ 10,000	\$ 10,000
Lake Maintenance	\$ 7,000	\$ 4,879	\$ 5,362	\$ 10,241	\$ 12,000
Irrigation Repairs	\$ -	\$ 2,994	\$ 1,500	\$ 4,494	\$ 5,000
Electric	\$ 1,500	\$ 141	\$ 359	\$ 500	\$ 1,500
Sewer/Water/Irrigation	\$ 13,800	\$ 1,972	\$ 4,500	\$ 6,472	\$ 7,500
Cost Share Landscaping- Rivers Edge	\$ 179,286	\$ 74,703	\$ 104,584	\$ 179,286	\$ 162,917
Repair & Replacements	\$ 7,225	\$ 22,175	\$ 15,000	\$ 37,175	\$ 50,000
<b>Total Grounds Maintenance</b>	<b>\$ 410,266</b>	<b>\$ 249,541</b>	<b>\$ 253,755</b>	<b>\$ 503,296</b>	<b>\$ 347,194</b>
<b>Amenity Center</b>					
Cost Share Amenity- Rivers Edge	\$ 316,559	\$ 131,900	\$ 184,659	\$ 316,559	\$ 246,632
Cost Share Amenity- Rivers Edge II	\$ 138,839	\$ 57,850	\$ 20,578	\$ 78,427	\$ 38,082
<b>Total Amenity Center</b>	<b>\$ 455,398</b>	<b>\$ 189,749</b>	<b>\$ 205,237</b>	<b>\$ 394,986</b>	<b>\$ 284,714</b>
<b>Total Expenditures</b>	<b>\$ 955,411</b>	<b>\$ 481,973</b>	<b>\$ 509,880</b>	<b>\$ 991,854</b>	<b>\$ 730,574</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 303,210</b>	<b>\$ (337,867)</b>	<b>\$ -</b>	<b>\$ -</b>

Lot Size	Units	Per Unit Gross	Gross Assessments
40' Lot	122	\$ 1,307.07	\$159,463
65' Lot	80	\$ 1,742.75	\$139,420
Total Gross Assessments			\$298,883
Less: Discounts 6%			(\$17,933)
Total Net Assessments			\$280,950

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

**REVENUES:**

**Developer Contributions**

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

**Assessments**

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

**Administrative Assessments**

The District will levy a non-valorem special assessments on unplatted land within the District and are allocates upon the percentage of such undevelopped units planned relative to the budgeted General Administrative costs of the District.

**Miscellaneous Income**

Income received from access cards, rental fees, miscellaneous deposits, insurance claims, and recreational program revenue.

---

**EXPENDITURES:**

**Administrative:**

**District Engineer**

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

**District Counsel**

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

**District Management**

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

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

**Assessment Administration**

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

**Dissemination Agent**

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

**Information Technology**

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

**Website Maintenance**

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

**Annual Audit**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

**Trustee Fees**

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

**Arbitrage**

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

**Telephone**

Telephone and fax machine.

**Postage**

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

**Printing & Binding**

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

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

**Insurance**

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

**Legal Advertising**

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

**Other Current Charges**

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

**Office Supplies**

Miscellaneous office supplies.

**Dues, Licenses & Subscriptions**

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

**Grounds Maintenance:**

**Landscape Maintenance**

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

**Landscape Contingency**

A provision for additional landscape features or for repair of existing landscaping.

**Lake Maintenance**

The District is in contract with Charles Aquatics, Inc for future ponds coming live in FY24.

**Irrigation Repairs**

The cost of miscellaneous irrigation repairs and maintenance incurred.

**Electric**

Estimated costs for electric billed to the District by FPL.

<b>Location</b>	<b>Account</b>	<b>Monthly</b>	<b>Annual</b>
435 Meadow Creek Dr #IRR	<b>9443314324</b>	\$ 100	\$ 1,200
Contingency for new accounts		\$ 25	\$ 300
<b>Total</b>			<b>\$ 1,500</b>



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

**Sewer/Water/Irrigation**

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

<b>Location</b>	<b>Meter</b>	<b>Monthly</b>	<b>Annual</b>
300 Dahlia Falls Dr	<b>89882808</b>	\$ 455	\$ 5,460
438 Meadowcreek Dr	<b>89241610</b>	\$ 120	\$ 1,440
Contingency for new accounts		\$ 50	\$ 600
<b>Total</b>			<b>\$ 7,500</b>

**Cost Share- Landscaping Rivers Edge**

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

**Repairs & Replacements**

Represents regular cleaning, supplies, and repairs and replacements for District's Amenity Center.

**Amenity Center:**

**Cost Share- Amenity Rivers Edge**

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

**Cost Share- Amenity Rivers Edge II**

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

Rivers Edge III Community Development District

FY 2024 Operations and Maintenance Methodology

Equivalent Residential Unit Allocation

Assessments per Unit - Net and Gross

Land Use / Product Type	ERU per Unit	Current Platted Units	Unplatted Units	Total Units	Total ERU's	Total Unplatted ERU's	FY 2024 Budget Allocation	FY 2024 Per Unit Net Assessment	FY 2024 Per Unit Gross Assessment	FY 2023 Per Unit Gross Assessment	Increase/(Decrease) Per Unit Gross Assessment
Single Family - 40' Lot	0.74	122	473	595	440.30	350.02	\$149,895	\$1,228.65	\$1,307.07	\$1,307.07	\$0.00
Single Family - 60' Lot	1	0	426	426	426.00	426	\$0	\$0.00	\$0.00	\$0.00	\$0.00
Single Family - 65' Lot	1	80	234	314	314.00	234	\$131,055	\$1,638.19	\$1,742.75	\$1,742.75	\$0.00
Single Family - 70' Lot	1.2	0	112	112	134.40	134.4	\$0	\$0.00	\$0.00	\$0.00	\$0.00
Single Family - 80' Lot	1.33	0	80	80	106.40	106.4	\$0	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>		<u>202</u>	<u>1325</u>	<u>1,527</u>	<u>1421.10</u>	<u>1250.82</u>	<u>\$280,950</u>				
		Platted ERU's	11.98%								
		Unplatted ERU's	88.02%								
		Developer Assessments on Unplatted Land	\$78,950								
		<b>FY 2024 Budget</b>									
		Administrative	98,666								
		Field and Grounds	347,194								
		Amenity Center	284,714								
		Less: Dev contr	(369,674)								
		Less: Admin Assess on Unplatted Land	(78,950)								
		Less: Interest	(1,000)								
		<b>Net Assessments</b>	<u>280,950</u>								

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

Description	Adopted Budget FY2023	Actuals as of 2/28/23	Total Projected 9/30/23	Proposed Budget FY2024
<b>Revenues</b>				
Special Assessments Tax Roll	\$ 550,794	\$ 453,563	\$ 550,794	\$ 550,794
Interest Income	\$ 1,500	\$ 1,290	\$ 2,500	\$ 2,000
Carryforward Surplus	\$ 183,222	\$ 176,735	\$ 176,735	\$ 183,222
<b>Total Revenues</b>	<b>\$ 735,516</b>	<b>\$ 631,589</b>	<b>\$ 730,029</b>	<b>\$ 736,016</b>
<b>Expenditures</b>				
Interest Expense 11/1	\$ 173,025	\$ 173,025	\$ 173,025	\$ 170,565
Principal Expense 5/1	\$ 205,000	\$ -	\$ -	\$ 210,000
Interest Expense 5/1	\$ 173,025	\$ -	\$ -	\$ 170,565
<b>Total Expenditures</b>	<b>\$ 551,050</b>	<b>\$ 173,025</b>	<b>\$ 173,025</b>	<b>\$ 551,130</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 184,466</b>	<b>\$ 458,564</b>	<b>\$ 557,004</b>	<b>\$ 184,886</b>

Interest Payment 11/1/24 \$ 168,045

Development	Units	Gross Per Unit	Gross Assessments
40' Lot	122	\$899.95	\$109,794
60' Lot	80	\$1,199.94	\$95,995
Gross Total			\$205,789.10
Less Disc. + Collections 6%			(\$12,347.35)
Direct Invoice			\$357,352.44
<b>Net Annual Assessment</b>			<b>\$550,794.19</b>

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

**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/01/23			\$170,565	\$170,565
05/01/24	\$9,475,000	\$210,000	\$170,565	
11/01/24			\$168,045	\$548,610
05/01/25	\$9,265,000	\$215,000	\$168,045	
11/01/25			\$165,465	\$548,510
05/01/26	\$9,050,000	\$220,000	\$165,465	
11/01/26			\$162,825	\$548,290
05/01/27	\$8,830,000	\$225,000	\$162,825	
11/01/27			\$159,450	\$547,275
05/01/28	\$8,605,000	\$235,000	\$159,450	
11/01/28			\$155,925	\$550,375
05/01/29	\$8,370,000	\$240,000	\$155,925	
11/01/29			\$152,325	\$548,250
05/01/30	\$8,130,000	\$245,000	\$152,325	
11/01/30			\$148,650	\$545,975
05/01/31	\$7,885,000	\$255,000	\$148,650	
11/01/31			\$144,825	\$548,475
05/01/32	\$7,630,000	\$265,000	\$144,825	
11/01/32			\$140,188	\$550,013
05/01/33	\$7,365,000	\$275,000	\$140,188	
11/01/33			\$135,375	\$550,563
05/01/34	\$7,090,000	\$285,000	\$135,375	
11/01/34			\$130,388	\$550,763
05/01/35	\$6,805,000	\$295,000	\$130,388	
11/01/35			\$125,225	\$550,613
05/01/36	\$6,510,000	\$305,000	\$125,225	
11/01/36			\$119,888	\$550,113
05/01/37	\$6,205,000	\$315,000	\$119,888	
11/01/37			\$114,375	\$549,263
05/01/38	\$5,890,000	\$325,000	\$114,375	
11/01/38			\$108,688	\$548,063
05/01/39	\$5,565,000	\$335,000	\$108,688	
11/01/39			\$102,825	\$546,513
05/01/40	\$5,230,000	\$350,000	\$102,825	
11/01/40			\$96,700	\$549,525
05/01/41	\$4,880,000	\$360,000	\$96,700	
11/01/41			\$90,400	\$547,100
05/01/42	\$4,520,000	\$375,000	\$90,400	
11/01/42			\$82,900	\$548,300

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

**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
05/01/43	\$4,145,000	\$390,000	\$82,900	
11/01/43			\$75,100	\$548,000
05/01/44	\$3,755,000	\$405,000	\$75,100	
11/01/44			\$67,000	\$547,100
05/01/45	\$3,350,000	\$425,000	\$67,000	
11/01/45			\$58,500	\$550,500
05/01/46	\$2,925,000	\$440,000	\$58,500	
11/01/46			\$49,700	\$548,200
05/01/47	\$2,485,000	\$460,000	\$49,700	
11/01/47			\$40,500	\$550,200
05/01/48	\$2,025,000	\$475,000	\$40,500	
11/01/48			\$31,000	\$546,500
05/01/49	\$1,550,000	\$495,000	\$31,000	
11/01/49			\$21,100	\$547,100
05/01/50	\$1,055,000	\$515,000	\$21,100	
11/01/50			\$10,800	\$546,900
05/01/51	\$540,000	\$540,000	\$10,800	
11/01/51				\$550,800
		<b>\$9,475,000</b>	<b>\$6,057,450</b>	<b>\$15,532,450</b>

*D.*



6869 Phillips Parkway Drive S Jacksonville, FL 32256

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## Service Report

**Date :** March, 2023

**Field Techs:** Mike Liddell  
Justin Powers  
Clayton Wilford

**Client:** RiverTown

**Pond A:** Treated baby tears around pond.



**Pond B:** Algae treatments have been effective.



**Pond C:** Applied algaecide to pond.



**Pond D:** Lily treatments have been effective.



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





**Pond G:** Applied algaecide.



**Pond H:** Algae treatments have been effective.



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



**Pond J:** Treated perimeter vegetation.



**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, previous treatment was effective.



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



**Pond S:** Pond in good condition. No algae noticed.



**Pond T:** Pond is in good condition.

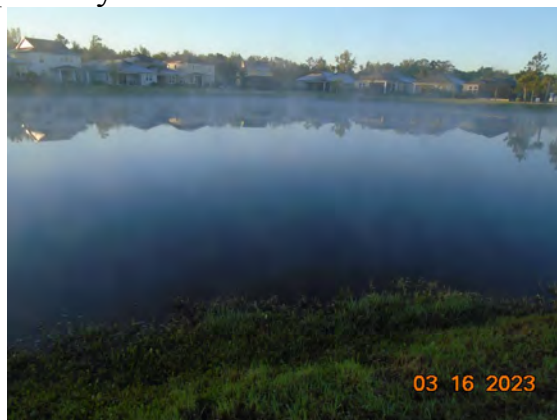


**Pond U:** Pond in good condition, treated minor algae.

**Pond V:** previous treatment was effective. Pond in good condition.



**Pond W:** Applied pond dye.



**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)** Algae treatments have been effective.



**Pond AA: (Homestead)** Applied pond dye.



**Pond BB: (Homestead)** No algae noticed.



**Pond CC:** previous treatment was effective.



**Pond DD:** Removed trash and treated for algae.



**Pond EE:** Treated for algae.



**Pond FF:** Pond looks good. Treated for algae.



**Pond GG:** Pond in good condition, previous treatment was effective.

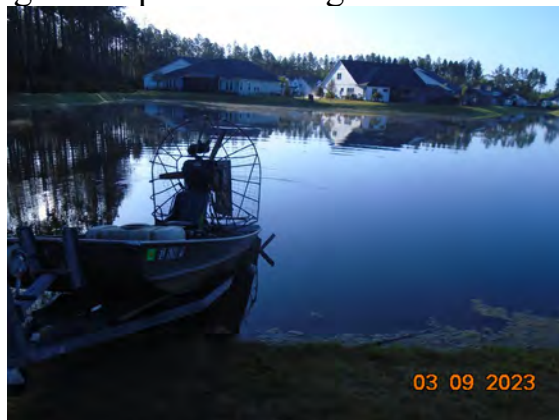


**Pond HH:** previous treatments appear effective.



**Pond II:** Pond in good condition, algae noticed.

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



**Pond KK:** Treated perimeter vegetation.



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



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



**Pond NN:** Treated algae around pond.



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

Pond had pollen on the surface.



**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.

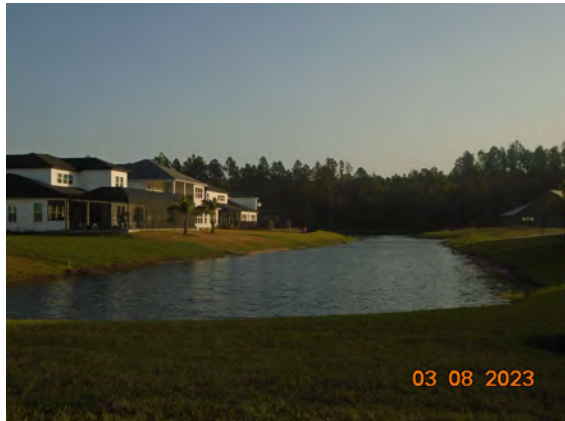




**Pond TT:** Treated perimeter vegetation.



**Pond UU:**



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



**Pond WW:** Pond in good condition, treated perimeter weeds.



**Pond XX:** Pond in good condition, no algae noticed, treated perimeter weeds.



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



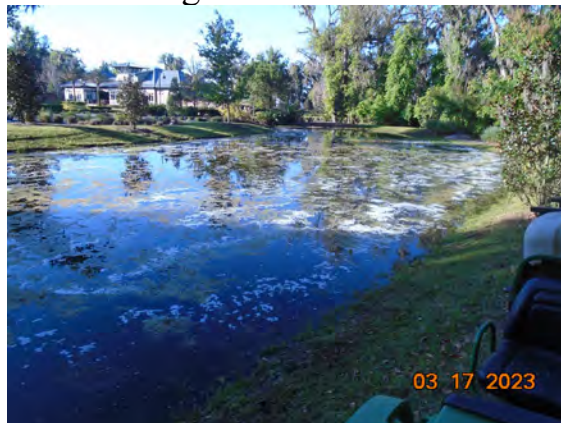
**Pond AAA:** Pond in good condition. Water level is low.



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



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



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



## **Water Song/ Clayton Wilford**

**Pond 1:** Treated heavily for algae.



**Pond 2:** Treated for perimeter vegetation.



**Pond 3:** No invasive species.



**Pond 4:** No invasive species. Water level is still low.



**Pond 5:** Previous treatment was greatly effective. Water clarity significantly improved.



**Pond 6:** Previous treatment was very effective. The remaining algae is decaying.

No picture

**Pond 7:** Treated for minor pennywort.



**Pond 8:** Previous treatment was effective. Minor algae growths due to decaying vegetation.



**Pond 9:** No invasive species noted. Good sized gator in the pond.



**Pond 10:** Water clarity improved. No new growth noted.



**Pond 11:** Treated for minor torpedo grass and cattail blooms.



**Pond 12:** No new growth noted. Water clarity is excellent.



**Pond 13:** Water level is still extremely low.



**Pond 14:** Previous treatment was highly effective.





**Pond 15:** No new growth noted. I would highly recommend doing an alum treatment on the pond when construction is complete.



*E.*



## Rivers Edge CDD – I, II, and III

### Landscape Update for April 2023

- **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.
- Team has been spraying all mulch beds for clean appearance.
- 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.
- We have started Installing Pine Straw and Mulch Throughout the community. We are projecting to complete by the end of April.
- Annual flowers have been installed along with fresh and rich soil. We raised the beds for a better show. We installed Vic Blue Salvia in the back, Pink Begonias in the middle, and Durango Yellow Marigolds in front. This will give the Spring feel and look amazing. The next rotation will be July.
  - 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 Three times a week due to Warm temperatures and the drought we are in.
- Lead tech is working with IQ system to help system run more efficiently.
- We are setting three day rain delays when we have rain
- 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 21-7-14 Granular. Lots of Iron in this treatment to get turf to push and green up.
- 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 push growth. We have had record warm temperatures during this time, so our team has been doing full maintenance throughout community.
- Lead tech is Treating Viburnum throughout the community with fertilizer to promote healthy growth and to help keep them full.

- **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.

*FIFTH ORDER OF BUSINESS*

*A.*

**RIVERS EDGE III  
COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHN'S COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2022**

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

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## INDEPENDENT AUDITOR'S REPORT

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

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Rivers Edge III Community Development District, St. John's County, Florida (the "District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year ended September 30, 2022 in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

#### ***Required Supplementary Information***

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

#### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated April 6, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

April 6, 2023

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Rivers Edge III Community Development District, St. John's County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the fiscal year ended September 30, 2022 resulting in a net position deficit balance of (\$314,264).
- The change in the District's total net position was \$208,802, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$468,899 a decrease of (\$4,141) in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, nonspendable for prepaids and the remainder is unassigned deficit fund balance.

### OVERVIEW OF FINANCIAL STATEMENTS

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

#### Government-Wide Financial Statements

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

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

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

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

#### Fund Financial Statements

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

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

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

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

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

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

### Notes to the Financial Statements

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

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION	
	SEPTEMBER 30,	
	2022	2021
Assets, excluding capital assets	\$ 669,906	\$ 522,921
Capital assets, net of depreciation	9,126,599	9,126,599
Total assets	9,796,505	9,649,520
Liabilities, excluding long-term liabilities	343,801	202,566
Long-term liabilities	9,766,968	9,970,020
Total liabilities	10,110,769	10,172,586
Net Position		
Net investment in capital assets	(640,369)	(843,421)
Restricted	314,985	309,263
Unrestricted	11,120	11,092
Total net position	\$ (314,264)	\$ (523,066)

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

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

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 692,772	\$ -
Operating grants and contributions	661,470	173,127
Capital grants and contributions	14	395,027
General revenues		
Unrestricted investment earnings	28	-
Total revenues	<u>1,354,284</u>	<u>568,154</u>
Expenses:		
General government	94,182	99,487
Maintenance and operations	231,807	70,032
Culture and recreation	473,789	394,986
Interest on long-term debt	345,704	151,159
Bond issue costs	-	383,075
Total expenses	<u>1,145,482</u>	<u>1,098,739</u>
Change in net position	<u>208,802</u>	<u>(530,585)</u>
Net position - beginning	<u>(523,066)</u>	<u>7,519</u>
Net position - ending	<u>\$ (314,264)</u>	<u>\$ (523,066)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$1,145,482. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of Developer contributions and assessments. The remainder of the current fiscal year revenue includes interest revenue. The increase in program revenue is a result of the increase in assessments and Developer contributions as expenses increased. The increase in current fiscal year expenses is primarily the result of an increase in maintenance costs due to the acquisition of infrastructure improvements in the prior fiscal year.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 was amended to increase revenues by \$254,790 and appropriations by \$153,072.

## GENERAL BUDGETING HIGHLIGHTS (Continued)

### Capital Assets

At September 30, 2022, the District had \$9,126,599 invested in capital assets for its governmental activities. In the government-wide financial statements no depreciation has been taken, which resulted in a net book value of \$9,126,599. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2022, the District had \$9,680,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

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

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

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHN'S COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 88,546
Investments	39,007
Assessments receivable	2,432
Due from Developer	68,657
Due from other	2,850
Deposits and prepaids	11,692
Restricted assets:	
Investments	456,722
Capital assets:	
Nondepreciable	9,126,599
Total assets	9,796,505
 <b>LIABILITIES</b>	
Accounts payable	78,842
Due to Rivers Edge II	20,578
Due to Rivers Edge	101,587
Accrued interest payable	142,794
Non-current liabilities:	
Due within one year	205,000
Due in more than one year	9,561,968
Total liabilities	10,110,769
 <b>NET POSITION</b>	
Net investment in capital assets	(640,369)
Restricted for debt service	311,680
Restricted for capital projects	3,305
Unrestricted	11,120
Total net position	\$ (314,264)

See notes to the financial statements

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHN'S COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 94,182	\$ 140,353	\$ -	\$ -	46,171
Maintenance and operations	231,807	-	-	14	(231,793)
Culture and recreation	473,789	-	659,425	-	185,636
Interest on long-term debt	345,704	552,419	2,045	-	208,760
Total governmental activities	1,145,482	692,772	661,470	14	208,774
General revenues:					
Unrestricted investment earnings					28
Total general revenues					28
Change in net position					208,802
Net position - beginning					(523,066)
Net position - ending					\$ (314,264)

See notes to the financial statements



**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHN'S COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 88,546	\$ -	\$ -	\$ 88,546
Investments	39,007	453,417	3,305	495,729
Assessments receivable	1,375	1,057	-	2,432
Due from Developer	68,657	-	-	68,657
Due from other	2,850	-	-	2,850
Deposits and prepaids	11,692	-	-	11,692
Total assets	<u>\$ 212,127</u>	<u>454,474</u>	<u>3,305</u>	<u>\$ 669,906</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 78,842	\$ -	\$ -	\$ 78,842
Due to Rivers Edge II	20,578			20,578
Due to Rivers Edge	101,587			101,587
Total liabilities	<u>201,007</u>	<u>-</u>	<u>-</u>	<u>201,007</u>
Fund balances:				
Nonspendable:				
Prepaids	11,692	-	-	11,692
Restricted for:				
Debt service	-	454,474	-	454,474
Capital projects	-	-	3,305	3,305
Unassigned	(572)	-	-	(572)
Total fund balances	<u>11,120</u>	<u>454,474</u>	<u>3,305</u>	<u>468,899</u>
Total liabilities and fund balances	<u>\$ 212,127</u>	<u>\$ 454,474</u>	<u>\$ 3,305</u>	<u>\$ 669,906</u>

See notes to the financial statements

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHN'S COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
FOR SEPTEMBER 30, 2022**

Fund balance - governmental funds		\$ 468,899
<p>Amounts reported for governmental activities in the statement of net position are different because:</p> <p>Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.</p>		
Cost of capital assets	9,126,599	
Accumulated depreciation	-	9,126,599
<p>Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.</p>		
Accrued interest payable	(142,794)	
Bonds payable	(9,766,968)	(9,909,762)
Net position of governmental activities		\$ (314,264)

See notes to the financial statements

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHN'S COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 140,353	\$ 552,419	\$ -	\$ 692,772
Developer contributions	659,425	-	-	659,425
Interest	28	2,045	14	2,087
Total revenues	<u>799,806</u>	<u>554,464</u>	<u>14</u>	<u>1,354,284</u>
<b>EXPENDITURES</b>				
Current:				
General government	94,182	-	-	94,182
Maintenance and operations	231,807	-	-	231,807
Culture and recreation	473,789	-	-	473,789
Debt Service:				
Principal	-	200,000	-	200,000
Interest	-	358,647	-	358,647
Total expenditures	<u>799,778</u>	<u>558,647</u>	<u>-</u>	<u>1,358,425</u>
Net change in fund balances	28	(4,183)	14	(4,141)
Fund balances - beginning	<u>11,092</u>	<u>458,657</u>	<u>3,291</u>	<u>473,040</u>
Fund balances - ending	<u>\$ 11,120</u>	<u>\$ 454,474</u>	<u>\$ 3,305</u>	<u>\$ 468,899</u>

See notes to the financial statements

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHN'S COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$	(4,141)
<p>Amounts reported for governmental activities in the statement of activities are different because:</p>		
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		200,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		9,891
Amortization of Bond premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		<u>3,052</u>
Change in net position of governmental activities	\$	<u>208,802</u>

See notes to the financial statements

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

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

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022 one of the Board seats are vacant and the remaining seats are held by affiliates of Mattamy Jacksonville, LLC the ("Developer").

The Board has the responsibility for:

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

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

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

**Government-Wide and Fund Financial Statements**

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

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

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

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

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

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

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

### **Assessments**

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

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

The District reports the following major governmental funds:

### **General Fund**

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

### **Debt Service Fund**

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

### **Capital Projects Fund**

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

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

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

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

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

#### Restricted Assets

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

#### Deposits and Investments

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

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

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

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

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

#### Prepaid Items

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

#### Capital Assets

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

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

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

#### Unearned Revenue

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

#### Long-Term Obligations

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

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

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

#### Long-Term Obligations (Continued)

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

#### Deferred Outflows/Inflows of Resources

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

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

#### Fund Equity/Net Position

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

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

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

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

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

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



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

### Other Disclosures

#### Use of Estimates

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

## NOTE 3 – BUDGETARY INFORMATION

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

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

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

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

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

### Investments

The District's investments were held as follows at September 30, 2022:

	Amortized cost	Credit Risk	Maturities
First American Government Obligations Fund - Class Z	\$ 456,722	S&P AAAM	Weighted average of the fund portfolio: 18 days
US Bank Money Market	39,007	N/A	N/A
	<u>\$ 495,729</u>		

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

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

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

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

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

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

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

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

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

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

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

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

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

## NOTE 6 – LONG-TERM LIABILITIES

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

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the debt service reserve requirement at September 30, 2022.

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2021	\$ 9,880,000	\$ -	\$ 200,000	\$ 9,680,000	\$ 205,000
Plus: Original issue premium	90,020	-	3,052	86,968	-
Total	<u>\$ 9,970,020</u>	<u>\$ -</u>	<u>\$ 203,052</u>	<u>\$ 9,766,968</u>	<u>\$ 205,000</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 205,000	\$ 346,050	\$ 551,050
2024	210,000	341,130	551,130
2025	215,000	336,090	551,090
2026	220,000	330,930	550,930
2027	225,000	325,650	550,650
2028-2032	1,240,000	1,522,350	2,762,350
2033-2037	1,475,000	1,302,128	2,777,128
2038-2042	1,745,000	1,025,976	2,770,976
2043-2047	2,120,000	666,400	2,786,400
2048-2051	2,025,000	206,700	2,231,700
Total	<u>\$ 9,680,000</u>	<u>\$ 6,403,404</u>	<u>\$ 16,083,404</u>

## NOTE 7 – DEVELOPER TRANSACTIONS

For the current fiscal year, Developer assessment revenues in the general and debt service funds were \$140,353 and \$552,419, respectively.

Additionally, the Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$659,425 which includes a receivable of \$68,657 at September 30, 2022.

## NOTE 8 – CONCENTRATION

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

## NOTE 9 – MANAGEMENT COMPANY

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

**NOTE 10 – RISK MANAGEMENT**

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

**NOTE 11 – COST SHARE AGREEMENT**

The District is a party to a cost sharing agreement with Rivers Edge Community Development District (“Rivers Edge”) and Rivers Edge Community Developer Districts II (“Rivers Edge II”) whereby all three Districts are to share various maintenance and amenity center related costs. During the current year the District recognized \$473,789 of expenses associated with the cost share agreement. As of fiscal year end, amounts due to Rivers Edge and Rivers Edge II were \$101,587 and \$20,578, respectively.

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHN'S COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Assessments	\$ 138,244	\$ 140,353	\$ 140,353	\$ -
Developer contributions	512,928	765,581	659,425	(106,156)
Interest	-	28	28	-
Total revenues	651,172	905,962	799,806	(106,156)
<b>EXPENDITURES</b>				
Current:				
General government	81,088	97,347	94,182	3,165
Maintenance and operations	225,926	362,739	231,807	130,932
Culture and recreation	344,158	344,158	473,789	(129,631)
Total expenditures	651,172	804,244	799,778	4,466
Excess (deficiency) of revenues over (under) expenditures	\$ -	\$ 101,718	28	\$ (101,690)
Fund balance - beginning			11,092	
Fund balance - ending			\$ 11,120	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 was amended to increase revenues by \$254,790 and appropriations by \$153,072.

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

<b>Element</b>	<b>Comments</b>
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	9
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$0
Independent contractor compensation for FYE 9/30/2022	\$285,961.93
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See page 21 of annual financial report
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate for FYE 9/30/2022	Operations and maintenance - \$1,162.47 & \$1,570.9 Debt service - \$899.95 & \$1,199.94
Special assessments collected FYE 9/30/2022	\$692,772.20
Outstanding Bonds:	
Series 2021, due May 1, 2051	see Note 6 for details



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Rivers Edge III Community Development District, St. John's County, Florida (the "District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 6, 2023.

**Report on Internal Control Over Financial Reporting**

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

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

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

**Report on Compliance and Other Matters**

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



**Purpose of this Report**

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

April 6, 2023



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

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

We have examined Rivers Edge III Community Development District, St. John's County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

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

April 6, 2023



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

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

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Rivers Edge III Community Development District ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated April 6, 2023.

**Auditor's Responsibility**

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

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 6, 2023, should be considered in conjunction with this management letter.

**Purpose of this Letter**

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

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

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

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

April 6, 2023

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

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

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

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

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

*B.*

*1.*

# Rivers Edge III Community Development District

FY2023 Funding Request #34  
11-Apr-23

Vendor	Amount
<b>1 Charles Aquatics</b>	
April Lake Maintenance    Inv #47766    4/1/23	\$        766.00
<b>2 Governmental Management Services</b>	
April Invoice    Inv #37    4/1/23	\$        2,887.30
<b>3 Hagan Ace Hardware of Mandarin LLC</b>	
Maintenanc Supplies    Inv #420660    3/20/23	\$            11.99
<b>4 Kilinski Van Wyk</b>	
February General Counsel    Inv #6209    3/15/23	\$        2,305.52
<b>5 Prosser</b>	
February Professional Services    Inv #49767    3/14/23	\$            265.13
<b>6 Rivers Edge CDD</b>	
CS Landscape April 2023    Inv #CS-2023-ARP    4/2/23	\$        14,940.50
CS Amenity April 2023    Inv #CS-2023-ARP    4/3/23	\$        26,379.92
<b>7 Rivers Edge CDD II</b>	
CS Amenity April 2023    Inv #CS-2023-ARP    4/3/23	\$        11,569.92
<b>8 VGlobalTech</b>	
ADA Website Maintenance    Inv #4880    3/31/23	\$            400.00
<b>9 Yellowstone Landscape Maintenance</b>	
February Irrigation Repairs    Inv #JAX 494488    2/27/23	\$            829.95
February Landscape Maintenance    Inv #JAX 499097    2/28/23	\$        26,914.95
April Landscape Maintenance    Inv #JAX 510989    4/1/23	\$        26,914.95
<b>Total Amount Due</b>	<b>\$    114,186.13</b>

Signature: \_\_\_\_\_

Chairman/Vice Chairman

Signature: \_\_\_\_\_

Secretary/Asst. Secretary

Charles Aquatics, Inc.

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

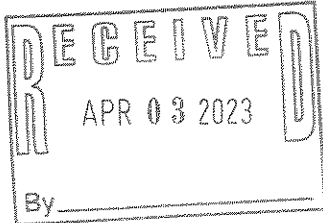
# Invoice

Date	Invoice #
4/1/2023	47766

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

Due Date
5/1/2023

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  For Monthly Pond Services RECDD III Submitted to AP on 4-3-2023 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

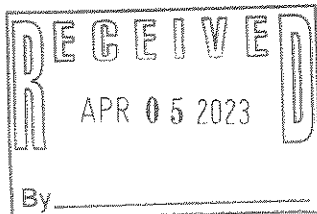
**Invoice**

Invoice #: 37  
Invoice Date: 4/1/23  
Due Date: 4/1/23  
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 - April 2023 1.31.513.34		2,333.33	2,333.33
Website Administration - April 2023 1.31.513.351		150.00	150.00
Information Technology - April 2023 1.31.513.351		100.00	100.00
Dissemination Agent Services - April 2023 1.31.513.324		291.67	291.67
Office Supplies 1.31.513.51		0.15	0.15
Postage 1.31.513.42		3.00	3.00
Copies 1.31.513.425 3		9.15	9.15



<b>Total</b>	<b>\$2,887.30</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$2,887.30</b>

HAGAN ACE HARDWARE OF MANDARIN, L.L.C. #9782  
 12501 SAN JOSE BLVD  
 JACKSONVILLE, FL 32223

PAGE NO: 1

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962  
 THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO: 365050    JOB NO: 000    PURCHASE ORDER: 32023    REFERENCE: PO # 32023    TERMS: NET 15TH    CLERK: JT3    DATE / TIME: 3/20/23 8:22

TERMINAL: 601

SOLD TO:  
 RIVERS EDGE CDD  
 475 WEST TOWN PLACE  
 SUITE 114  
 ST AUGUSTINE FL 32092

SHIP TO:

SALESPERSON: 35 B2B CUSTOMER SALES - M  
 TAX: 031 FLORIDA SALES TAX MAN

**INVOICE: 420660/3**

REWARD NO:19820227380


SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	8395386	PRO MICROMESH LEAF RAKE	34.99	1	34.99 /EA	34.99 N
1	1	EA	1590801	GORILLA HD CONST ADH 9OZ	11.99	1	11.99 /EA	11.99 N
							TAXABLE	0.00
							NON-TAXABLE	46.98
							SUB-TOTAL	46.98
							TAX AMOUNT	0.00
							<b>TOTAL AMOUNT</b>	<b>46.98</b>

\*\* AMOUNT CHARGED TO STORE ACCOUNT \*\* 46.98

Approved Submitted to  
 AP on 3-20-2023  
 by Jason Davidson  
*Jason Davidson*

(DAVIDSON, JASON)

RECDD I - \$34.99 (Pool Net for Cleaning  
 RECDD III - \$11.99 to re adhere stones in  
 Haven play park

X   
 Received By



KILINSKI | VAN WYK

# Kilinski | Van Wyk, PLLC

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

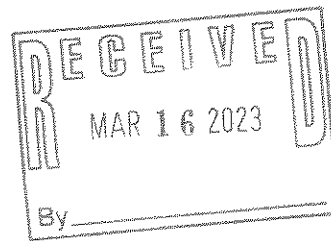
Rivers Edge III CDD  
475 West Town Place Suite 114  
St. Augustine, Florida 32092

**RE3CDD-01**

## River's Edge III - General Counsel

# INVOICE

Invoice # 6209  
Date: 03/15/2023  
Due On: 04/14/2023



1-31-513-315  
13

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	02/01/2023	Confer re: status of roundabout bid documents and timeline for same; Review communication re: landscape/irrigation from District Manager; review draft agenda and confer re: same; review landscaping communication and addendum; transmit	0.40	\$315.00	\$126.00
Service	MG	02/01/2023	Draft Resolution awarding construction contract	0.40	\$175.00	\$70.00
Service	JK	02/02/2023	Continue due diligence review; confer re: cost share process and insurance updates; begin compiling deeds	0.70	\$315.00	\$220.50
Service	JK	02/03/2023	Confer with team and district manager re: insurance audit and acquisition packages from 2021-2022 and review file re: same	0.20	\$315.00	\$63.00
Service	JK	02/06/2023	Confer re: staff call; update rules and review resolution on same; confer re: spending authority options	0.10	\$315.00	\$31.50
Service	JK	02/12/2023	Review audit response letter and prepare same	0.10	\$315.00	\$31.50
Service	MG	02/13/2023	Prepare auditor letter response; transmit same	0.70	\$175.00	\$122.50
Service	MG	02/13/2023	Draft resolution awarding construction contract	0.20	\$175.00	\$35.00
Expense	AL	02/13/2023	Hotel: Hotel for LG	1.00	\$30.82	\$30.82

Expense	AL	02/13/2023	Reimbursable expenses: Rental car for LG	1.00	\$39.19	\$39.19
Expense	AL	02/13/2023	Reimbursable expenses: Gas for LG	1.00	\$8.40	\$8.40
Expense	AL	02/13/2023	Reimbursable expenses: Tolls for LG	1.00	\$6.61	\$6.61
Service	LG	02/15/2023	Travel to and attend Board meeting and joint meeting.	2.80	\$310.00	\$868.00
Service	MG	02/15/2023	Research and review Whistling Straits plats	0.30	\$175.00	\$52.50
Service	JK	02/17/2023	Review engineers report and previous requisitions for application to construction fund; transmit summary of same; confer re: cost share allocations and interlocal agreement	0.40	\$315.00	\$126.00
Service	JK	02/19/2023	Review/edit and disseminate award of roundabout contract and confer with Prosser on same	0.20	\$315.00	\$63.00
Service	MG	02/23/2023	Research plats; review acquisition documents for Whistling Straits	0.40	\$175.00	\$70.00
Service	GK	02/24/2023	Review Interlocal Agreement regarding cost sharing provisions and responsibilities, process for the same.	0.40	\$275.00	\$110.00
Service	LG	02/26/2023	Review and revise joint meeting minutes.	0.10	\$310.00	\$31.00
Service	MG	02/27/2023	Review plats, review and revise acquisition documents for Whistling Straits	0.40	\$175.00	\$70.00
Service	LG	02/28/2023	Advise regarding extension of deadline for roundabout bids.	0.20	\$310.00	\$62.00
Service	JK	02/28/2023	Confer re: roundabout proposals and options for same	0.10	\$315.00	\$31.50
Service	RVW	02/28/2023	Research legislative bills impacting special districts and provide newsletter on same	0.10	\$365.00	\$36.50
					<b>Total</b>	<b>\$2,305.52</b>

## Detailed Statement of Account

### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5376	02/21/2023	\$1,942.03	\$0.00	\$1,942.03

5734	03/21/2023	\$1,895.61	\$0.00	\$1,895.61
------	------------	------------	--------	------------

**Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6209	04/14/2023	\$2,305.52	\$0.00	\$2,305.52
			<b>Outstanding Balance</b>	<b>\$6,143.16</b>
			<b>Total Amount Outstanding</b>	<b>\$6,143.16</b>

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.

# PROSSER

A PRIME<sup>SM</sup> Company

March 14, 2023  
 Project No: 113094.80  
 Invoice No: 49767

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 February CDD meeting.  
Professional Services from February 1, 2023 to February 28, 2023  
**Professional Personnel**

1.31.513.311  
 5

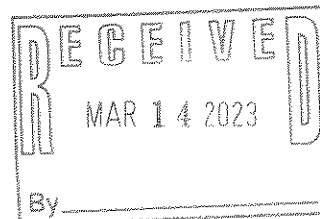
	Hours	Rate	Amount	
Principal	1.00	235.00	235.00	
Totals	1.00		235.00	
<b>Total Labor</b>				<b>235.00</b>

**Reimbursable Expenses**

Travel - Reimbursable - Mileage			17.80	
Travel - Reimbursable- Mileage Client OV			8.40	
<b>Total Reimbursables</b>	<b>1.15 times</b>		<b>26.20</b>	<b>30.13</b>
	<b>Total this Invoice</b>			<b>\$265.13</b>

**Outstanding Invoices**

Number	Date	Balance
49416	1/19/2023	249.38
49589	2/13/2023	235.00
<b>Total</b>		<b>484.38</b>



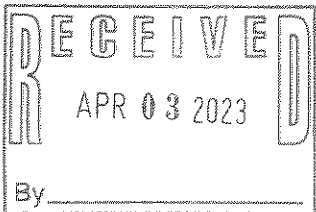
# Rivers Edge CDD

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

# INVOICE

DATE: 4/3/23  
INVOICE # CS-2023-ARP

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

DESCRIPTION	AMOUNT
Cost Share-Landscaping for April 2023 1-32-572-491	\$ 14,940.50
Cost Share- RiverTown Amenity for April 2023 - 1-32-572-422	\$ 26,379.92
	
<b>TOTAL</b>	<b>\$ 41,320.42</b>

Make check payable to:  
**Rivers Edge CDD**  
c/o GMS LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

**THANK YOU FOR YOUR BUSINESS!**

# Rivers Edge II CDD

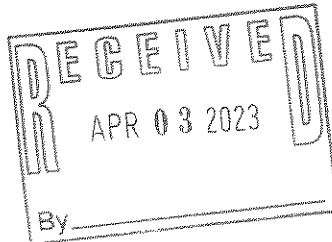
475 West Town Place, Suite 114  
St. Augustine FL 32092  
Phone (904) 940-5850 Fax (904) 940-5899

# INVOICE

DATE: 4/3/23  
INVOICE # CS-2023-ARP

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

DESCRIPTION	AMOUNT
Cost Share- RiverTown Amenity for April 2023 1.300.207.101 19	\$ 11,569.92
<b>TOTAL</b>	\$ 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!**



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



# INVOICE

**BILL TO**

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

**INVOICE #** 4880  
**DATE** 03/31/2023  
**DUE DATE** 03/31/2023  
**TERMS** Due on receipt

---

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

---

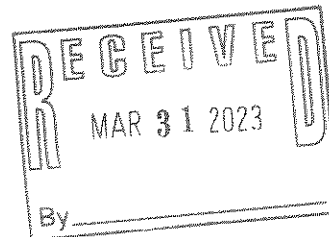
Invoice for Quarter 1 ADA Audit.

**BALANCE DUE**

**\$400.00**

Please make check payable to VGlobalTech.

1.31.513.352  
6





**INVOICE**

INVOICE #	INVOICE DATE
JAX 494488	2/27/2023
TERMS	PO NUMBER
Net 30	

**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 III

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** March 29, 2023

**Invoice Amount:** \$829.95

Description	Current Amount
-------------	----------------

February Irrigation Repairs \*\*\*\*\*Settlement Dog Park\*\*\*\*\*

Irrigation Repairs

\$829.95

Approved RECDD III  
Submitted to AP on 4-10-2023  
by Jason Davidson

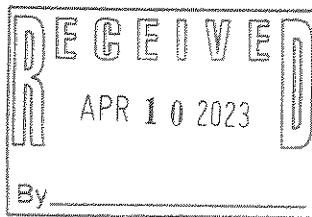
*Jason Davidson*  
1-32-572-461  
28

**Invoice Total**

**\$829.95**

*Excellence*

**IN COMMERCIAL LANDSCAPING**



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





**INVOICE**

INVOICE #	INVOICE DATE
JAX 499097	2/28/2023
TERMS	PO NUMBER
Net 30	

**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 III

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** March 30, 2023

**Invoice Amount:** \$26,914.95

Description	Current Amount
Monthly Landscape Maintenance February 2023	\$26,914.95

**Invoice Total**                      **\$26,914.95**

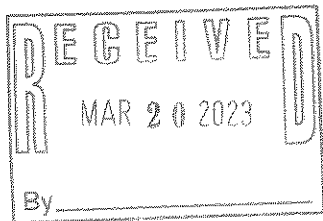
IN COMMERCIAL LANDSCAPING

Approved RECDD III  
Submitted to AP on 3-20-2023  
by Jason Davidson

*Jason Davidson*

1-32-572-461

28



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



**INVOICE**

INVOICE #	INVOICE DATE
JAX 510989	4/1/2023
TERMS	PO NUMBER
Net 30	

**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 III

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** May 1, 2023

**Invoice Amount:** \$26,914.95

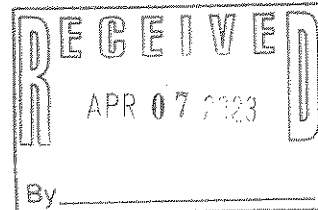
Description	Current Amount
Monthly Landscape Maintenance April 2023	\$26,914.95

Approved RECDD III  
Submitted to AP on 4-7-2023  
by Jason Davidson

*Jason Davidson*

**Invoice Total** \$26,914.95

IN COMMERCIAL LANDSCAPING



1-32-572-461  
28

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

2.

## COST-SHARE STATUS COVER SHEET

*Instructions to Staff: Please complete this form and attach as a cover sheet  
to each proposal presented for approval.*

**Proposal:** \_\_\_\_\_

**1. Is the cost for this work intended to be shared?**

Yes (Please proceed to question 2)

No, the entire cost will be paid by: \_\_\_\_\_  
(Please leave remainder of form blank)

**2. If yes, please check one of the following:**

This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are “Shared Costs”, as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

*[End of Cover Sheet]*

## COST SHARE REQUEST

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Party: \_\_\_\_\_

- Request:       Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)
- Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Total Proposed  
Compensation:      \$ \_\_\_\_\_

Cost Share  
Calculation:      \_\_\_\_\_ Rivers Edge  
                         \_\_\_\_\_ Rivers Edge II  
                         \_\_\_\_\_ Rivers Edge III

Methodology  
Consultant Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

If requesting addition of new improvements:

Engineer  
Approval:      \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)



*[Please attach this page for supplemental maintenance services for existing Improvements]*

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned supplemental maintenance services shall be subject to and governed by the Interlocal Agreement.

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

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

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

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

**RIVERS EDGE III CDD**

\_\_\_\_\_  
By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

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



Proposal #288133

Date: 02/24/2023

From: Michael Scuncio

Proposal For

Rivers Edge CDD I

c/o Vesta Property Services  
475 West Town PI Suite 114  
Saint Augustine, FL 32092

main: 904-679-5523  
mobile:  
j davidson@vestapropertyservices.com

Location

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

Property Name: Rivers Edge CDD I

Revamp irrigation at Ant Hill and repair sod from washout

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Bermuda Sod	3.00	\$1,710.00
Soil	3.00	\$150.00
Irrigation material	1.00	\$571.42
General Labor	30.00	\$2,100.00

Client Notes

Yellowstone will rework irrigation at Ant Hill so that the irrigation shoots up rather than have a rotor at top that continues to be dig out. We will add soil at the top of the mound and repair sod that was damaged from previous washouts

	SUBTOTAL	\$4,531.42
Signature	SALES TAX	\$0.00
x	<b>TOTAL</b>	<b>\$4,531.42</b>

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

Assigned To

Michael Scuncio

Office:

mscuncio@yellowstonelandscape.com

3.

**COST-SHARE STATUS COVER SHEET**

*Instructions to Staff: Please complete this form and attach as a cover sheet to each proposal presented for approval.*

Proposal: Coquina Boulder Install at RiverClub

**1. Is the cost for this work intended to be shared?**

Yes (Please proceed to question 2)

No, the entire cost will be paid by: [Choose One]  
(Please leave remainder of form blank)

**2. If yes, please check one of the following:**

This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

*[End of Cover Sheet]*

## COST SHARE REQUEST

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Party: Rivers Edge II CDD

- Request:       Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)
- Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary; Yellowstone will install Coquina Boulders at Ther RiverClub to prevent cars from driving through landscape beds and turf.

Total Proposed  
Compensation:           \$ 4,420.00

Cost Share		
Calculation:	\$1,451.09	Rivers Edge
	\$1,364.90	Rivers Edge II
	\$1604.02	Rivers Edge III

Methodology  
Consultant Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

If requesting addition of new improvements:

Engineer  
Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

*[Please attach this page for supplemental maintenance services for existing Improvements]*

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned supplemental maintenance services shall be subject to and governed by the Interlocal Agreement.

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

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

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

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

**RIVERS EDGE III CDD**

By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

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



Proposal #290153

Date: 03/03/2023

From: Michael Scuncio

Proposal For

Rivers Edge CDD II

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

main: 904-679-5523  
mobile:  
j davidson@vestapropertyservices.com

Location

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

Property Name: Rivers Edge CDD II

Install 6 Cocina Boulders at River Club

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Cocina Boulders 3' to 4'	6.00	\$3,300.00
General Labor	16.00	\$1,120.00

Client Notes

Yellowstone will install Cocina Boulders at The River Club to prevent cars from driving throw landscape beds and turf. We will use two existing boulders in middle island to complete the job

	<b>SUBTOTAL</b>	<b>\$4,420.00</b>
Signature	<b>SALES TAX</b>	<b>\$0.00</b>
x	<b>TOTAL</b>	<b>\$4,420.00</b>

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

Assigned To

Michael Scuncio  
Office:  
m scuncio@yellowstonelandscape.com



4.

**COST-SHARE STATUS COVER SHEET**

*Instructions to Staff: Please complete this form and attach as a cover sheet to each proposal presented for approval.*

Proposal: RECDD II The Manor Plant Replacement

**1. Is the cost for this work intended to be shared?**

Yes (Please proceed to question 2)

No, the entire cost will be paid by: [Choose One]  
(Please leave remainder of form blank)

**2. If yes, please check one of the following:**

This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

*[End of Cover Sheet]*

## COST SHARE REQUEST

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Party: Rivers Edge II CDD

- Request:       Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)
- Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:  
This is to repair the washout on the Mound at the RiverHouse located behind the playground.

Total Proposed Compensation:      \$ 2846.00

Cost Share Calculation:	<u>\$934.34</u>	Rivers Edge
	<u>\$878.85</u>	Rivers Edge II
	<u>\$1032.81</u>	Rivers Edge III

Methodology Consultant Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

If requesting addition of new improvements:

Engineer Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

*[Please attach this page for supplemental maintenance services for existing Improvements]*

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned supplemental maintenance services shall be subject to and governed by the Interlocal Agreement.

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

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

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

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

**RIVERS EDGE III CDD**

By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

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



Proposal #289482

Date: 03/01/2023

From: Michael Scuncio

**Proposal For**

Rivers Edge CDD II

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

main: 904-679-5523  
mobile:  
j davidson@vestapropertyservices.com

**Location**

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

Property Name: Rivers Edge CDD II

Rivers Edge CDD II Manors Entrance Plant Replacement

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
3G Walters Viburnum	118.00	\$2,006.00
General Labor	12.00	\$840.00

**Client Notes**

Yellowstone will replace Walters Viburnum at Entrance to The Manors

	<b>SUBTOTAL</b>	<b>\$2,846.00</b>
Signature	<b>SALES TAX</b>	<b>\$0.00</b>
x	<b>TOTAL</b>	<b>\$2,846.00</b>

*Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.*

**Contact**

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

**Assigned To**

Michael Scuncio  
Office:  
m scuncio@yellowstonelandscape.com

5.

*a.*

**COST-SHARE STATUS COVER SHEET**

*Instructions to Staff: Please complete this form and attach as a cover sheet to each proposal presented for approval.*

Proposal: The Settlement Landscape Addendum

**1. Is the cost for this work intended to be shared?**

Yes (Please proceed to question 2)

No, the entire cost will be paid by: [Choose One]  
(Please leave remainder of form blank)

**2. If yes, please check one of the following:**

This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

*[End of Cover Sheet]*



## COST SHARE REQUEST

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Party: Rivers Edge III CDD

- Request:       Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)
- Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:  
The Settlement Landscape Addendum from Yellowstone for services.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Total Proposed  
Compensation:            \$ 43,860.00

Cost Share		
Calculation:	\$ 14,399.24	Rivers Edge
	\$ 13,543.97	Rivers Edge II
	\$ 15,916.79	Rivers Edge III

Methodology  
Consultant Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

If requesting addition of new improvements:

Engineer  
Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

*[Please attach this page for supplemental maintenance services for existing Improvements]*

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned supplemental maintenance services shall be subject to and governed by the Interlocal Agreement.

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

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

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

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

**RIVERS EDGE III CDD**

By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

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



Landscape Maintenance Services Proposal  
prepared for

# Rivers Edge- Settlement Addendum

February 06, 2023



**YELLOWSTONE**  
LANDSCAPE

# EXHIBIT "A"

## LANDSCAPE MANAGEMENT SERVICES

### PRICING SHEET

#### RIVERS EDGE-SETTLEMENT ADDENDUM

Core Maintenance Services	
<b>Mowing</b> Includes Mowing, Edging, String Trimming, & Cleanup	\$23,778
<b>Detailing</b> Includes Shrub Pruning, Tree Pruning, & Weeding	\$11,092
<b>IPM</b> Includes Fertilization & Pest Control Applications	\$4,550
Irrigation Inspections	\$2,340
<b>Palm Pruning</b> Prune Palms 1 Time Per Year	\$2,100
<b>Total</b>	<b>\$43,860</b>

<b>Grand Total Annual:</b>	<b>\$43,860.00</b>
<b>Grand Total Monthly:</b>	<b>\$3,655.00</b>

# EXHIBIT "B"

## PERFORMANCE STANDARDS

### RIVERS EDGE-SETTLEMENT ADDENDUM

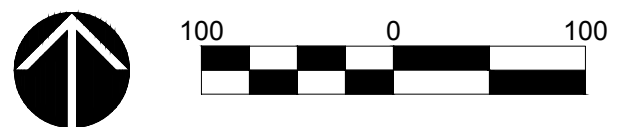
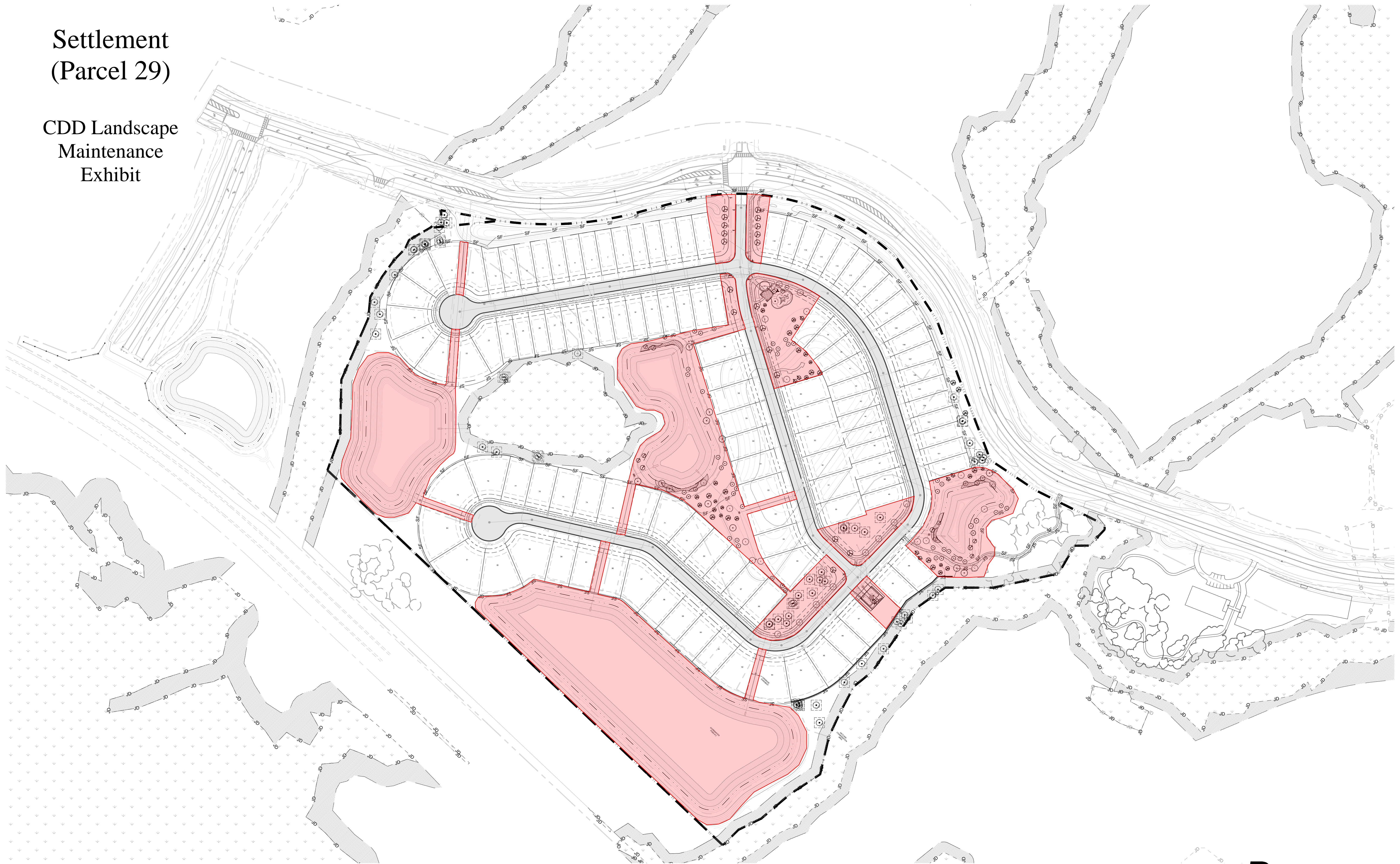
Managing the needs of your unique landscape requires careful planning and attention to detail. Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment. Should you ever have additional needs, questions or concerns, please ask us.

Geographic location and climate play a major role in the timing of our service delivery; schedules are adjusted to coincide with seasonal growth rates in order to maintain a consistent, healthy appearance. Services missed due to inclement weather will be made up as soon as possible. The following table summarizes our planned visits for completing each of the services performed on your property:

Service	Visits
Maintenance	42
Detailing	12
IPM - Fertilization & Pest Control	6-Blanket Turf Applicatons 2-Blanket Shrub Applications
Irrigation Inspections	12
Mulch	Per Request
Tree Pruning	1
Palm Pruning	1

# Settlement (Parcel 29)

## CDD Landscape Maintenance Exhibit



P:\1818004-11-RT Parcel 29-31\Prosper\Drawings\Settlement\18004\_11\_L2\_00.dwg [S: Exhibit] 2021-11-12 10:25 Tuesday

2020-07-30 prs\_pres-ArchD-vrfl-ldcp

*b.*

**COST-SHARE STATUS COVER SHEET**

*Instructions to Staff: Please complete this form and attach as a cover sheet to each proposal presented for approval.*

Proposal: The Settlement Ponds BBB,CCC,DDD & E

**1. Is the cost for this work intended to be shared?**

Yes (Please proceed to question 2)

No, the entire cost will be paid by: [Choose One]  
(Please leave remainder of form blank)

**2. If yes, please check one of the following:**

This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

*[End of Cover Sheet]*



## COST SHARE REQUEST

This cost share request (the "Request") shall be subject to and governed by the terms of that certain *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, dated November 1, 2019, as may be amended from time to time ("Interlocal Agreement").

Requesting Party: Rivers Edge III CDD

- Request:       Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)
- Addition of new improvements (Methodology Consultant and Engineer must sign)

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary: The Settlement Landscape Addendum from Yellowstone for services.

Total Proposed  
Compensation:            \$ 404.00

Cost Share		
Calculation:	\$ <u>132.63</u>	Rivers Edge
	\$ <u>124.76</u>	Rivers Edge II
	\$ <u>146.61</u>	Rivers Edge III

Methodology  
Consultant Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

If requesting addition of new improvements:

Engineer  
Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

*[Please attach this page for supplemental maintenance services for existing Improvements]*

The undersigned Parties hereby consent to the Request as specified herein, and agree that the aforementioned supplemental maintenance services shall be subject to and governed by the Interlocal Agreement.

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

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

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

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

**RIVERS EDGE III CDD**

By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

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



## Aquatic Management Agreement

This **Agreement** dated January 10, **2023**, is made between **Charles Aquatics, Inc.**, a Florida Corporation, and

Name Rivers Edge III c/o Kevin McKendree

Property Address Wambaw Dr in The Settlement

Billing Address 475 West Town Place, Suite 114, St Augustine, FL 32092

Phone 904-679-5523 Cell \_\_\_\_\_ E-Mail kmckendree@vestapropertyservices.com

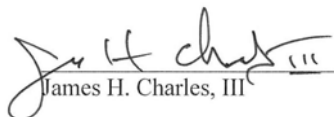
Hereinafter called "**CLIENT**".

- 1) **Charles Aquatics, Inc.**, agrees to provide monthly visual inspections of the waterway(s) and application of herbicides or algacides, as needed, in accordance with the terms and conditions of this **Agreement** and within all applicable governmental regulations for a period of twelve (12) months from the date of the execution of this **Agreement** at the following location(s): Four (4) ponds located in The Settlement in St Johns County, FL.
- 2) **CLIENT** agrees to pay **Charles Aquatics, Inc.**, the following sum(s) for the listed aquatic management services:

a) <b>Monthly Aquatic Management Services</b>	<b>\$ 404.00</b>
b) Comprehensive Service Reports following each treatment	\$ <u>Included</u>
c) Pollution Liability Insurance	\$ <u>Included</u>
d) <b>Grass Carp stocking (Upon Approval)</b>	<b>\$ 8.00/fish</b>
e) <b>Permitting for Grass Carp</b>	<b>\$ <u>Included</u></b>
f) <b>Fabrication and Installation of Aluminum Fish Barriers</b>	<b>\$ <u>55/sq. ft</u></b>

- 3) **The terms and conditions in this entire Agreement (to include pages 2 and 3) form an integral part of this Agreement and the CLIENT hereby acknowledges that he has read, is familiar with, has checked and initialed all boxes listing DISCLOSURE conditions (a) through (i) on page 2, and will comply with the contents thereof.**

**Charles Aquatics, Inc.**

  
James H. Charles, III

**Client**

**Sign** \_\_\_\_\_

**Print** \_\_\_\_\_

**Date** \_\_\_\_\_

- 4) Payment - This contract has a Net 30 payment requirements. Payments made after 30 days from the date of the invoice will be assessed interest charges in the amount of 1.5% for each month payment is late.
- 5) The offer contained herein is withdrawn and this **Agreement** shall have no further force and effect unless executed and returned by the **CLIENT** to **Charles Aquatics, Inc.** within 30 days of the issuance.

**Terms and Conditions**

- 1) **Control Methods** - Aquatic Management services will be provided by procedures consistent with environmentally safe water management practices using one or more of the following established methods and techniques where applicable and as indicated on page one (1) of this agreement for the control of non-native, invasive aquatic weeds:
- a) **Chemical Control** - Chemical control consists of periodic applications of aquatic herbicides and algaecides to control aquatic weeds and filamentous and macrophytic algae. When necessary and prior to treatment with aquatic herbicides or algaecides, oxygen tests will be conducted to ensure oxygen levels are adequate for fish and other aquatic life survival. There is no additional charge for indicated routine oxygen testing. Planktonic algae, Spikerush and Cyanobacteria will be an additional fee to control.
  - b) **Biological Control** - Biological control consists of the stocking of weed eating fish, *primarily triploid grass carp*. **CLIENT** acknowledges that prior to fish stocking, governmental permits may be required, and that there may be further requirements for the installation of fish barriers. Fish barrier installation is a separate service from fish stocking and may be provided at no additional cost.
  - c) **Mechanical Removal** - Mechanical removal consists of the physical removal of aquatic weeds from waterways. The disposal site of aquatic weeds will be determined by mutual agreement between **Charles Aquatics, Inc.** and the **CLIENT**. Mechanical removal of aquatic weeds may be performed at an additional cost to the **Client**. **This Service is not included in this agreement but available for an additional fee.**
  - d) **Trash Removal** – Trash removal consists of the physical removal of **minor** trash floating within and from the areas immediately surrounding the **Client’s** waterway(s) and may be provided at no additional cost. Minor trash is defined as the amount of trash that can fit into a 5 gallon bucket. More trash than that will be an additional cost at \$75/manhour.
- 2) **Disclosure** - **CLIENT** agrees to disclose, by checking and initialing boxes adjacent to subparagraphs (a) through (i) below, the existence of any of the following which presently exist or will be expected to exist in the treated waterway(s) during the entire term of this **Agreement** and any extension(s) thereof.

	<b>YES</b>	<b>NO</b>	<b>INITIALS</b>
a) Water used for irrigating landscape around ponds is "effluent" or reclaimed water.	_____	_____	_____
b) Water from the treated waterway(s) is used for irrigation.	_____	_____	_____
c) Water from the treated waterway(s) is used for human or animal consumption.	_____	_____	_____
d) Treated waterways are not used for swimming by humans or pets	_____	_____	_____
e) Treated waterways have been mitigated (government required aquatic planting) or are scheduled to be mitigated.	_____	_____	_____
f) Any special use of treated waterway which may conflict with treatments.	_____	_____	_____
g) The presence of fish such as triploid grass carp, tilapia or koi in the treated waterway.	_____	_____	_____
h) Restrictions on the use of any aquatic herbicides or algaecides in the waterways to be treated.	_____	_____	_____
i) Existence of other aquatic management programs being conducted in the same waterway(s) which Charles Aquatics, Inc. is treating.	_____	_____	_____

j) **CLIENT** agrees to provide **Charles Aquatics, Inc.** additional details on any conditions (s) checked “**YES**” in boxes adjacent subparagraphs (a) through (i) above on the spaces below:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

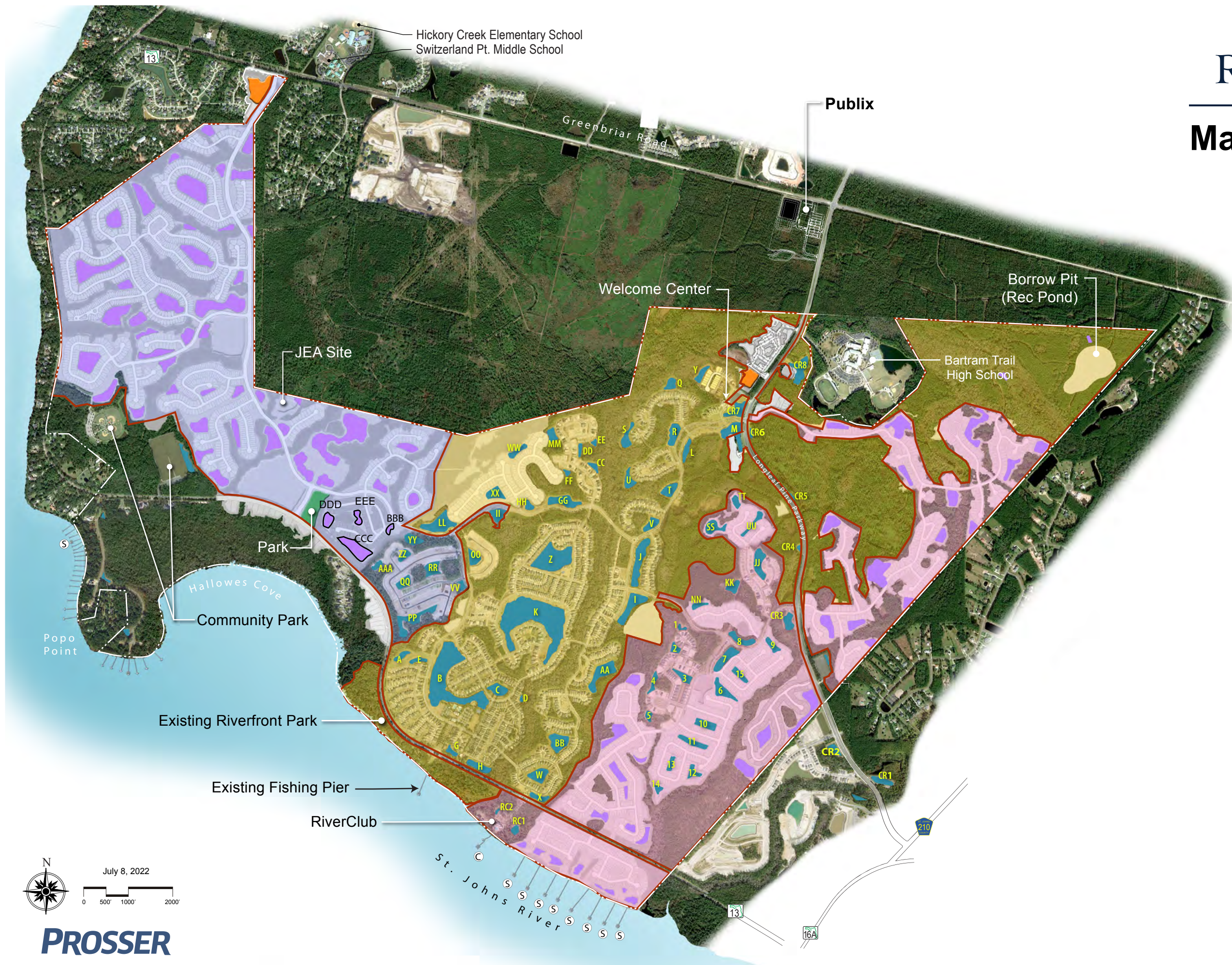
- k) **CLIENT** agrees that its failure to disclose any conditions (s) listed in (a) through (i) above may compromise **Charles Aquatics’** capacity to adequately perform satisfactory aquatic management service and may necessitate renegotiation of the **Agreement**.
- l) Any failure of **CLIENT** to disclose conditions listed in (a) through (i) above on the date of the execution of this Agreement which may hinder or significantly change **Charles Aquatics’** ability to provide satisfactory aquatic management service does not relieve **CLIENT’s** obligation to pay **Charles Aquatics, Inc.** for service provided under the terms and conditions of this **Agreement**.
- m) Disclosure by checking and initialing boxes listing **certain** conditions adjacent to subparagraphs (a) through (i)

above may be cause for **Client** and **Charles Aquatics, Inc.** to renegotiate this **Agreement** prior to the provision of any service by **Charles Aquatics, Inc.**

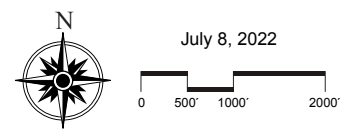
- 3) **Time-Use Restrictions** - When federal and state regulations require water time-use restrictions following the application of aquatic herbicides, **Charles Aquatics, Inc.**, will notify the **CLIENT** in writing of such restrictions at the time of treatment. It shall be the responsibility of the **CLIENT** to comply with the restrictions throughout the required period of time-use restrictions. **CLIENT** understands and agrees that notwithstanding any other provisions of this **Agreement, Charles Aquatics, Inc.** does not assume any liability for failure by any party to be notified of, or comply with, the above time-use restrictions.
- 4) **Access** - **CLIENT** agrees to provide adequate access of aquatic management equipment to waterway(s) being treated. Adequate access will be determined by **Charles Aquatics, Inc.** and the **Client**. Access routes must be a minimum of ten (10) feet in width, and ten (10) feet high; must provide a firm surface for the passage of boats, boat trailers, and towing vehicles; must have a grade no greater than forty five (45) degrees; and not require crossing bulkheads surrounding waterways. In the event it is deemed there are not adequate access routes to waterways for aquatic management equipment, this **Agreement** may be terminated or renegotiated.
- 5) **Effective Date** - The effective date of this **Agreement** is the first day of the month in which aquatic management services are first provided.
- 6) **Termination** - Termination of this **Agreement** may be made in writing at any time by **Charles Aquatics, Inc.** or by the **CLIENT**. The effective date of any termination will be the last day of the month during which written notice is received by **Charles Aquatics, Inc.** *In the event Client terminates the agreement prior to the end of the initial year, Client agrees to pay Charles Aquatics, Inc. for the balance of the agreement.*
- 7) **Renewal** - Upon completion of this **Agreement** or any extension thereof, this **Agreement** shall be extended for a period equal to its original term unless terminated by either party. To compensate for economic forces beyond the control of **CHARLES AQUATICS, Inc.**, **Client** agrees to pay an annual four percent (4%) increase for provided aquatic management services. The increase will be rounded off to the nearest dollar.
- 8) **Insurance Coverage** - **Charles Aquatics, Inc.** shall maintain the following insurance coverage: Automobile Liability, General Liability and Pollution Liability. Workers' Compensation coverage is also provided. **Charles Aquatics, Inc.** will submit copies of current insurance certificates upon request.
- 9) **Disclaimer** - Neither party to this **Agreement** shall be responsible for damages, penalties or otherwise any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, acts of God, war, governmental orders and regulations, curtailment or failure to obtain sufficient materials or other force majeure condition (whether or not the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
- 10) **Authorized Agent** - **CLIENT** warrants that he is authorized to execute this **Aquatic Management Agreement** on behalf of the riparian owner and to hold **Charles Aquatics, Inc.**, harmless for consequences of such service not arising out of the sole negligence of **Charles Aquatics, Inc.** This would include injury or death to humans or animals who swim, drink or fish in waterways.
- 11) **Monthly Payments** - The monthly amount is firm for the entire term of the original **Agreement**. **CLIENT** understands that, for convenience the annual agreement payments will be distributed equally over a twelve (12) month period and that individual monthly billings may not necessarily reflect fluctuating costs of service. **CLIENT** agrees to reimburse **CHARLES AQUATICS, Inc.** for any bank charges resulting from a returned check for insufficient funds.
- 12) **Damages** - **Charles Aquatics, Inc.** agrees to hold **CLIENT** harmless from any loss, damage or claims arising out of the sole negligence of **Charles Aquatics, Inc.** However, **Charles Aquatics, Inc.** shall in no event be liable to the **CLIENT** or to others, for indirect, special or consequential damages to property resulting from normal activities performed in a responsible manner.
- 13) **Non-Payment, Default** - In the case of non-payment by the **CLIENT, Charles Aquatics, Inc.** reserves the right following written notice to the **CLIENT** to terminate this **Agreement**, and reasonable attorneys' fees and costs of collection shall be paid by the **CLIENT**, whether suit is filed or not. In addition, interest at the rate of one and one half percent (1.5%) per month may be assessed for the period of delinquency.
- 14) **Assignment of the Agreement** - This **Agreement** is not assignable by the **CLIENT** except upon prior written consent by **Charles Aquatics, Inc.**
- 15) **Alterations and Modifications** - This three (3) page **Agreement** constitutes the entire **Agreement** of the Parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both **Charles Aquatics, Inc.** and the **CLIENT**.

# RIVERTOWN

## Master Plan 2022



- RECDD 1 Boundary
- RECDD 2 Boundary
- RECDD 3 Boundary
- Existing Stormwater Ponds
- Future Stormwater Ponds
- Stormwater Discharge
- FF** Pond Name/Number



**PROSSER**

113094.09

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

6.

04-QCD.02A-Date: March 22, 2023

This instrument prepared by  
or under the direction of:  
David M. Robertson  
Chief Counsel District Two  
Florida Department of Transportation  
1109 South Marion Avenue  
Lake City, Florida 32025-5874

PARCEL NO. 164.5  
SECTION NO. 7807-785  
F.P. NO. n/a  
STATE ROAD NO. 13  
COUNTY OF St. Johns

### QUITCLAIM DEED

THIS QUITCLAIM DEED, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT, and RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT,  
each a local unit of special-purpose government established pursuant to Chapter 190, *Florida  
Statutes*, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, grantor, to the STATE OF  
FLORIDA DEPARTMENT OF TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida  
32025-5874, grantee: (Wherever used herein the terms "grantor" and "grantee" include all the  
parties to this instrument and the heirs, legal representatives and assigns of individuals and the  
successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of One Dollar (\$1.00)  
and other valuable considerations, receipt and sufficiency being hereby acknowledged, does hereby  
remise, release, and quitclaim unto the said grantee forever, all right, title, interest, claim and  
demand, if any, which the said grantor has in and to the following described parcel of land situate in  
the County of St. Johns, State of Florida, to wit:

SEE **Exhibit "A"**, attached hereto and by reference made a part hereof.

TO HAVE AND TO HOLD, the same together with the appurtenances thereunto belonging  
or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever  
of the said grantor, either in law or equity, to the said grantee forever.



IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signed, sealed and delivered in the presence of:

Rivers Edge Community Development District

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

\_\_\_\_\_  
Witness:  
Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Chairman, Board of Supervisors

\_\_\_\_\_  
Witness:  
Print Name: \_\_\_\_\_

(Corporate Seal)

STATE OF \_\_\_\_\_

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

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as Chairman of the Board of Supervisor, of Rivers Edge Community Development District, on behalf of the District,  who is personally known to me or  who has produced \_\_\_\_\_ as identification.

(Notary Seal)

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Notary Public

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

Signed, sealed and delivered in the presence of:

Rivers Edge II Community Development District

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

\_\_\_\_\_  
Witness:  
Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Chairman, Board of Supervisors

\_\_\_\_\_  
Witness:  
Print Name: \_\_\_\_\_

(Corporate Seal)

STATE OF \_\_\_\_\_

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

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as Chairman of the Board of Supervisor, of Rivers Edge II Community Development District, on behalf of the District,  who is personally known to me or  who has produced \_\_\_\_\_ as identification.

(Notary Seal)

\_\_\_\_\_

Print Name: \_\_\_\_\_

Notary Public

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

Signed, sealed and delivered in  
District  
the presence of:

Rivers Edge III Community Development

\_\_\_\_\_  
Witness:  
Print Name: \_\_\_\_\_

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

Print Name: \_\_\_\_\_

Title: District Manager

\_\_\_\_\_  
Witness:  
Print Name: \_\_\_\_\_

(Corporate Seal)

STATE OF \_\_\_\_\_

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

The foregoing instrument was acknowledged before me, by means of  physical presence  
or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_, District Manager, of Rivers Edge III Community Development District,  
on behalf of the District,  who is personally known to me or  who has produced  
\_\_\_\_\_ as identification.

(Notary Seal)

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

Exhibit "A"

SECTION No. 7807 – (785)  
F.P. No. N/A

STATE ROAD No. 13

ST. JOHNS COUNTY

DESCRIPTION

**PARCEL No. 164A, 164B, 164C**

**FEE SIMPLE**

A Part Of The Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**PARCEL No. 164A:**

**Commence** At The Northwest Corner Of Rivertown Estate Lots, Phase 1-A, As Per Map Or Plat Thereof, Recorded In Map Book 90, Page 30, Of The Public Records Of St. Johns County, Florida, Thence North  $01^{\circ}00'35''$  East, A Distance Of 50.00 Feet To The Survey Baseline Of State Road No. 13 (A 100 Foot Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section No. 7807 (785); Thence South  $88^{\circ}59'25''$  East, Along Said Baseline, A Distance Of 367.73 Feet To A Curve To The Right, Having A Radius Of 2,864.90 Feet; Thence Along Said Baseline And Said Curve, Through An Angle Of  $27^{\circ}48'21''$ , An Arc Distance Of 1,390.35 Feet, And A Chord Bearing And Distance Of South  $75^{\circ}05'08''$  East, 1,376.74 Feet; Thence North  $28^{\circ}49'02''$  East, A Distance Of 50.00 Feet To The Northeasterly Existing Right Of Way Line Of Said State Road No. 13, And A Curve To The Left, Having A Radius Of 184.00 Feet And The **Point Of Beginning**; Thence Along Said Curve, Through An Angle Of  $43^{\circ}48'26''$ , An Arc Distance Of 140.68 Feet, And A Chord Bearing And Distance Of North  $82^{\circ}46'59''$  East, 137.28 Feet To A Curve To The Left, Having A Radius Of 79.00 Feet; Thence Along Said Curve, Through An Angle Of  $28^{\circ}35'49''$ , An Arc Distance Of 39.43 Feet, And A Chord Bearing And Distance Of North  $46^{\circ}34'51''$  East, 39.02 Feet To The Northwesterly Existing Right Of Way Line Of Grand Bridge Drive (A 100 Foot Right Of Way, As Recorded in Map Book 112, Page 63, Of The Public Records Of St. Johns County, Florida); Thence South  $32^{\circ}16'56''$  West, Along Said Northwesterly Right Of Way Line, A Distance Of 120.43 Feet To The Aforementioned Northeasterly Right Of Way Line Of State Road No. 13 And A Curve To The Left, Having A Radius Of 2,914.90 Feet; Thence Along Said Right Of Way Line And Said Curve, Through An Angle Of  $02^{\circ}16'25''$ , An Arc Distance Of 115.67 Feet, And A Chord Bearing And Distance Of North  $60^{\circ}02'45''$  West, 115.66 Feet To **The Point Of Beginning**.

Containing 4,044 Square Feet, More Or Less.

And:

**PARCEL No. 164B:**

**Commence** At The Northwest Corner Of Rivertown Estate Lots, Phase 1-A, As Per Map Or Plat Thereof, Recorded In Map Book 90, Page 30, Of The Public Records Of St. Johns County, Florida, Thence North  $01^{\circ}00'35''$  East, A Distance Of 50.00 Feet To The Survey Baseline Of State Road No. 13 (A 100 Foot Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section No. 7807 (785); Thence South  $88^{\circ}59'25''$  East, Along Said Baseline, A Distance Of 367.73 Feet To A Curve To The Right, Having A Radius Of 2,864.90 Feet; Thence Along Said Baseline And Said Curve, Through An Angle Of  $32^{\circ}02'43''$ , An Arc Distance Of 1,602.32 Feet, And A Chord

Bearing And Distance Of South 72°57'57" East, 1,581.52 Feet; Thence North 33°03'24" East, A Distance Of 50.00 Feet, To The Intersection Of The Northeasterly Existing Right Of Way Line Of Said State Road No. 13 And The Southeasterly Existing Right Of Way Line Of Grand Bridge Drive (A 100 Foot Right Of Way, As Recorded in Map Book 112, Page 63, Of The Public Records Of St. Johns County, Florida) And The **Point Of Beginning**; Thence North 32°16'56"E, Along Said Right Of Way Of Grand Bridge Drive, A Distance Of 114.16 Feet To A Curve To The Left, Having A Radius Of 108.00 Feet; Thence Along Said Curve, Through An Angle Of 88°12'53", An Arc Distance Of 166.28 Feet, And A Chord Bearing And Distance Of South 11°49'30" East, 150.34 Feet; Thence South 55°55'57" East, A Distance Of 28.83 Feet To A Curve To The Right, Having A Radius Of 980 Feet; Thence Along Said Curve, Through An Angle Of 12°48'50", An Arc Distance Of 219.17 Feet, And A Chord Bearing And Distance Of South 49°31'32" East, 218.71 Feet To The Aforementioned Northeasterly Right Of Way Line Of State Road No. 13 And A Curve To The Left, Having A Radius Of 2,914.90 Feet; Thence Along Said Right Of Way Line And Said Curve, Through An Angle Of 06°54'04", An Arc Distance Of 351.09 Feet, And A Chord Bearing And Distance Of North 53°29'34" West, 350.88 Feet To **The Point Of Beginning**.

Containing 5,270 Square Feet, More Or Less.

And:

**PARCEL No. 164C:**

Tract "RW" Of Rivertown Estate Lots, Phase 1-A, As Per Map Or Plat Thereof, Recorded In Map Book 90, Page 30, Of The Public Records Of St. Johns County, Florida,

Containing 2,793 Square Feet, More Or Less.