

Rivers Edge III
Community Development District

May 17, 2023

AGENDA

**Rivers Edge III
Community Development District**
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.RiversEdge3CDD.com

May 10, 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, May 17, 2023 at 9:30 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of Consent Agenda
 - A. Minutes of the April 19, 2023 Board of Supervisors Meeting
 - B. Financial Statements as of March 31, 2023
 - C. Check Register
- IV. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager – Report on the Number of Registered Voters (406)
 - D. Operations & Maintenance
 1. Monthly Operations Report
 2. Pond Report
 - E. Landscape and Irrigation Maintenance – Monthly Report
- V. Business Items
 - A. Items to be Considered
 1. Resolution 2023-09, Approving a Proposed Budget for Fiscal Year 2024 and

Setting a Public Hearing Date for Adoption

2. Funding Request No. 35

- VI. Other Business
- VII. Supervisor Requests
- VIII. Audience Comments
- IX. Next Scheduled Meeting – June 21, 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, April 19, 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
Amber King	Supervisor

Also present were:

Howard McGaffney	District Manager
Lauren Gentry	District Counsel
Ryan Stilwell	District Engineer
Jason Davidson	Vesta
Kevin McKendree	Vesta
Erik Olsen	Vesta
Jay King	Vesta
Mike Scuncio	Yellowstone Landscape
Garrett Cannady	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the April 19, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the meeting to order at 9:34 a.m.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Val DeSoabo, 257 Dahlia Falls, stated that she had three concerns including when the final paving will be done, the light on the Haven sign needing to be addressed, and paver stones breaking in the playground.

Mr. Brad Farmer, 135 Sydney Circle, stated that he lives next to the path that leads to the dog park and gravel was installed, then grass was removed between the sidewalk and the street. Kids like to slide their bikes, which throws gravel into the sidewalk, into the street and into his driveway. He asked if it could be paved. He also informed the Board that behind the house it appears some brush has been cleared, so he's wondering when the landscaping is put

in for the path, if that area will be backfilled. Lastly, he stated that the first Haven sign has no light on it at all and it would be nice to at least have solar lights.

THIRD ORDER OF BUSINESS **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**

Copies of the minutes, the financial statements and the check register totaling \$177,020.24 were included in the agenda package for the Board’s review.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the consent agenda was approved.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

Mr. Stilwell reported that staff is still working through the right of way acquisition.

C. District Manager – Overview of the Fiscal Year 2024 Budget

Mr. McGaffney pointed the Board’s attention to the preliminary budget for Fiscal Year 2024 and stated that he will be focusing on cost share items such as landscaping, aquatics and any other improvements the developer plans to transfer to the District.

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.

E. Landscape and Irrigation Maintenance – Monthly Report

Mr. Scuncio provided an overview of Yellowstone’s monthly landscape maintenance report, a copy of which was included in the agenda package. He noted his team has made an effort to begin maintaining common areas that were previously missed.

Mr. McGaffney asked that Mr. Scuncio ensure any proposed improvements funnel through Jason Davidson first so that staff can look at whether the budget would fund the improvement.

Mr. Smith stated that he would like to see the grass greened up this year.

FIFTH ORDER OF BUSINESS

Items to be Considered

A. Acceptance of the Fiscal Year 2022 Audit Report

Mr. McGaffney noted the audit presented fairly and is what is considered a clean audit.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the Fiscal Year 2022 Audit Report was accepted.

B. Items to be Considered

1. Consideration of Funding Request No. 34

A copy of funding request 34 totaling \$114,186.13 was included in the agenda package.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor funding request number 34 was approved.

2. Proposal for Mound Repair (Cost Share Item)

Mr. Davidson informed the Board that repair of the mound at the RiverHouse was approved at last month’s Rivers Edge CDD board meeting.

Mr. Smith asked if staff would keep people off of the mound until it can handle use and how the same issue would be prevented in the future.

Mr. Davidson responded that the mound would be roped off and staff would continue to monitor it.

Mr. Scuncio stated that pins would be used in the sod, and posts will be installed to keep people off of it for two weeks.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proposal from Yellowstone to repair the mound at the RiverHouse totaling \$4,531.42 was approved.

3. Proposal for Coquina Boulder Installation (Cost Share Item)

Mr. Davidson informed the Board the purpose of the coquina boulders is to prevent turf damage in high traffic areas.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proposal from Yellowstone to install coquina boulders totaling \$4,420 was approved.

4. Proposal for Plant Material Replacement for The Manor

Mr. Davidson informed the Board Mr. Smith requested a not to exceed amount be set for this work during the last Rivers Edge II CDD meeting, which was maintained.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor plant material replacement for The Manor was approved.

5. Addition of The Settlement to the Landscape Maintenance and Aquatic Management Contracts (Cost Share Items)

- a. Landscape Maintenance**
- b. Aquatic Management**

Ms. Gentry stated that when areas are being transferred to the District, proposals are sought to add the landscape areas to the landscape contract and the aquatic areas to the aquatic contract so those can be maintained. This would be part of an acquisition package. The amounts that would be applicable to each District through the cost share agreement were included on the cost share cover sheets in the agenda package.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor adding The Settlement to the District's landscape maintenance and aquatic management contracts was approved.

6. FDOT Right-of-Way Conveyance

Ms. Gentry informed the Board that FDOT has requested a quitclaim deed from all three districts for the property that is going to be conveyed in connection with the State Road 13 roundabout.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor conveying the right-of-way for the State Road 13 roundabout to FDOT was approved.

SIXTH ORDER OF BUSINESS **Other Business**

There being no other business, the next item followed.

SEVENTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Thomas asked that with the preparation of the FY24 budget, an accurate lot count be identified. He also noted there will be two neighborhoods platted in July, so they will need to be reflected on the roll.

EIGHTH ORDER OF BUSINESS **Audience Comments**

A resident asked for clarification as to why the Manor was brought up in this meeting when it is located in Rivers Edge II.

Ms. Gentry responded that all three districts have a cost share agreement where they share costs of all of the common landscape improvements.

NINTH ORDER OF BUSINESS **Next Scheduled Meeting – May 17, 2023 at 9:30 a.m. at the RiverTown Amenity Center**

Mr. McGaffney noted that a proposed budget will be brought to the next meeting for approval.

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
March 31, 2023



Rivers Edge III
Community Development District
Combined Balance Sheet
March 31, 2023

	<u>Governmental Fund Types</u>			Totals (Memorandum Only)
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
Assets:				
Cash	\$244,819	---	---	\$244,819
Due From Developer	\$91,560	---	---	\$91,560
Due From Other	\$5,387	---	---	\$5,387
Custody	\$208,192	---	---	\$208,192
Investment - SBA	\$1,074	---	---	\$1,074
<u>Series 2021</u>				
Reserve	---	\$275,400	---	\$275,400
Revenue	---	\$469,279	---	\$469,279
Capital Interest	---	\$4,254	---	\$4,254
Acquisition & Construction	---	---	\$3,363	\$3,363
Utility Deposits	\$1,890	---	---	\$1,890
Total Assets	\$552,922	\$748,933	\$3,363	\$1,305,218
Liabilities:				
Accounts Payable	\$92,186	---	---	\$92,186
Accrued Expenses	\$27,516	---	---	\$27,516
Fund Balances:				
Nonspendable	\$1,890	---	---	\$1,890
Restricted for Debt Service	---	\$748,933	---	\$748,933
Restricted for Capital Projects	---	---	\$3,363	\$3,363
Unassigned	\$431,329	---	---	\$431,329
Total Liabilities and Fund Equity	\$552,922	\$748,933	\$3,363	\$1,305,218

Rivers Edge III
Community Development District
Statement of Revenues & Expenditures
For The Period Ending March 31, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
Revenues:				
Developer Contributions	\$595,511	\$527,072	\$527,072	\$0
Assessments-Tax Roll	\$280,950	\$280,950	\$277,078	(\$3,871)
Administrative Assessments on Unplatted Land	\$78,950	\$78,950	\$78,950	\$0
Miscellaneous Income/Interest	\$0	\$0	\$1,806	\$1,806
Total Revenues	\$955,411	\$886,971	\$884,906	(\$2,065)

Expenditures

Administrative

Engineering	\$5,000	\$2,500	\$1,012	\$1,488
Arbitrage	\$600	\$300	\$0	\$300
Dissemination Agent	\$3,500	\$1,750	\$1,750	(\$0)
Attorney	\$25,000	\$12,500	\$7,785	\$4,715
Trustee Fees	\$4,000	\$2,188	\$2,188	\$0
Management Fees	\$28,000	\$14,000	\$14,000	\$0
Annual Audit	\$5,800	\$5,800	\$5,000	\$800
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Information Technology	\$1,200	\$600	\$600	\$0
Website Administration	\$1,800	\$900	\$900	\$0
Telephone	\$150	\$75	\$48	\$27
Postage	\$250	\$125	\$63	\$62
Printing & Binding	\$1,000	\$500	\$227	\$273
Insurance	\$5,822	\$5,822	\$7,614	(\$1,792)
Legal Advertising	\$1,500	\$750	\$302	\$448
Other Current Charges	\$800	\$400	\$400	\$0
Office Supplies	\$150	\$75	\$6	\$69
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$89,747	\$53,460	\$47,069	\$6,390

Grounds Maintenance

Landscape Maintenance	\$201,455	\$100,728	\$163,294	(\$62,567)
Landscape Contingency	\$0	\$0	\$8,880	(\$8,880)
Irrigation Repairs	\$0	\$0	\$3,643	(\$3,643)
Lake Maintenance	\$7,000	\$3,500	\$5,645	(\$2,145)

Rivers Edge III
Community Development District
Statement of Revenues & Expenditures
For The Period Ending March 31, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
Electric	\$1,500	\$750	\$169	\$581
Sewer/Water/Irrigation	\$13,800	\$6,900	\$2,319	\$4,581
Cost Share Landscaping- Rivers Edge	\$179,286	\$89,643	\$89,643	\$0
Repair & Replacements	\$7,225	\$7,225	\$23,018	(\$15,793)
Total Field Operations	\$410,266	\$208,746	\$296,610	(\$87,865)
<i>Amenity Center</i>				
Insurance	\$0	\$0	\$3,757	(\$3,757)
Cost Share Amenity- Rivers Edge	\$316,559	\$158,280	\$158,280	(\$0)
Cost Share Amenity- Rivers Edge II	\$138,839	\$69,420	\$69,420	(\$0)
Total Field Operations	\$455,398	\$227,699	\$231,456	(\$3,757)
Total Expenditures	\$955,411	\$489,904	\$575,136	(\$85,231)
Excess Revenues/Expenses	\$0		\$309,771	
Net Change in Fund Balance	\$0		\$309,771	
Fund Balance - Beginning	\$0		\$123,449	
Fund Balance - Ending	\$0		\$433,219	

Rivers Edge III
Community Development District
Debt Service Fund - Series 2021
Statement of Revenues & Expenditures
For The Period Ending March 31, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
Revenues:				
Assessments - Tax Roll	\$193,442	\$193,442	\$190,776	(\$2,666)
Assessments - Direct Bill	\$357,352	\$357,352	\$268,014	(\$89,338)
Interest Income	\$1,500	\$1,500	\$8,694	\$7,194
Total Revenues	\$552,294	\$552,294	\$467,484	(\$84,810)
Expenditures				
Series 2021				
Interest 11/1	\$173,025	\$173,025	\$173,025	\$0
Interest 5/1	\$205,000	\$0	\$0	\$0
Principal 5/1	\$173,025	\$0	\$0	\$0
Total Expenditures	\$551,050	\$173,025	\$173,025	\$0
Excess Revenues (Expenditures)	\$1,244	\$379,269	\$294,459	(\$84,810)
Net Change in Fund Balance	\$1,244	\$379,269	\$294,459	(\$84,810)
Fund Balance - Beginning	\$183,222		\$454,474	
Fund Balance - Ending	\$184,466		\$748,933	

Reserve	\$275,400
Revenue	\$469,279
Capitalized Interest	\$4,254
	<u>\$748,933</u>

Rivers Edge III
Community Development District
Capital Projects Funds
Statement of Revenues & Expenditures
For The Period Ending March 31, 2023

Description	SERIES 2021
Revenues:	
Interest Income	\$57
Bond Proceeds	\$0
Total Revenues	\$57
Expenditures:	
Capital Outlay	\$0
Cost of Issuance	\$0
Underwriters Discount	\$0
Total Expenditures	\$0
Excess Revenues (Expenditures)	\$57
Other Sources & Uses:	
Transfer In/ (Out)	\$0
Total Other Sources & Uses	\$0
Net Change in Fund Balance	\$57
Fund Balance - Beginning	\$3,305
Fund Balance - Ending	\$3,363

Rivers Edge III
Community Development District
Long Term Debt Report

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

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

Funding Request #	Date of Request	Date Received Developer	Total Amount Received	Total Funding Request FY 22	Total Funding Request FY 23	Balance (Due From Developer)/ Due To
28	10/12/22	11/1/22	\$36,661.67	\$32,720.94	\$3,940.73	\$0.00
29	11/8/22	12/12/22	\$116,197.36	\$6,173.19	\$110,024.17	\$0.00
30	12/7/22	12/22/22	\$59,235.86	\$0.00	\$59,235.86	\$0.00
31	1/9/23	2/1/23	\$88,433.30	\$0.00	\$88,433.30	\$0.00
32	2/8/23	3/8/23	\$173,877.24	\$0.00	\$173,877.24	\$0.00
33	3/8/23		\$91,560.29	\$0.00	\$91,560.29	(\$91,560.29)
Total				\$38,894.13	\$527,071.59	(\$91,560.29)

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

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

RECEIVED			
SERIES 2021 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
268,014.33	78,950.00	346,964.33	89,338.11
-	-	-	-
268,014.33	78,950.00	346,964.33	89,338.11
190,776.16	277,078.13	467,854.29	6,537.08
458,790.49	356,028.13	814,818.62	95,875.19

DIRECT BILL PERCENT COLLECTED	75.00%	100.00%	79.52%
TAX ROLL PERCENT COLLECTED	40.21%	98.62%	98.62%
TOTAL PERCENT COLLECTED	83.30%	98.92%	89.47%

(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
8	3/30/2023	12,818.66	5,227.04	7,591.62
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
TOTAL TAX ROLL RECEIPTS		467,854.29	190,776.16	277,078.13

C.

Rivers Edge III

Community Development District

Check Run Summary

March 31, 2023

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

* 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	AMOUNTCHECK..... AMOUNT #
3/13/23	00011	2/07/23 02072023	202302 320-57200-60000		REIMBURSE CS ITEMS	*	409.33	
					RIVERS EDGE CDD			409.33 000282
3/13/23	00019	2/01/23 CS-2023-	202302 300-20700-10100		CS AMENITY FEB 2023	*	11,569.92	
					RIVERS EDGE II CDD			11,569.92 000283
3/13/23	00019	2/01/23 02012023	202302 320-57200-60000		REIMBURSE CS ITEMS	*	622.67	
					RIVERS EDGE II CDD			622.67 000284
3/13/23	00019	2/01/23 02012023	202302 320-57200-60000		REIMBURSE CS ITEMS	*	1,177.32	
					RIVERS EDGE II CDD			1,177.32 000285
3/13/23	00019	2/07/23 02072023	202302 320-57200-60000		REIMBURSE CS ITEMS	*	984.21	
					RIVERS EDGE II CDD			984.21 000286
3/13/23	00028	10/15/22 JAX44506	202210 320-57200-46100		OCT LANDSCAPE MAINTENANCE	*	26,914.95	
		11/15/22 JAX45912	202211 320-57200-46100		NOV LANDSCAPE MAINTENANCE	*	26,914.95	
		12/01/22 JAX47044	202212 320-57200-46100		DEC LANDSCAPE MAINTENANCE	*	27,516.46	
		1/01/23 JAX47985	202301 320-57200-46100		JAN LANDSCAPE MAINTENANCE	*	27,516.46	
					YELLOWSTONE LANDSCAPE			108,862.82 000287
TOTAL FOR BANK A							177,020.24	
TOTAL FOR REGISTER							177,020.24	

INVOICE



Customer	Rivers Edge III Community Development District
Acct #	1017
Date	01/06/2023
Customer Service	Kristina Rudez
Page	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	
Invoice Summary	\$ 3,143.00
Payment Amount	
Payment for:	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 ,	3,143.00

Total
\$ 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 sclimer@egisadvisors.com	Date
		01/06/2023

Charles Aquatics, Inc.

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

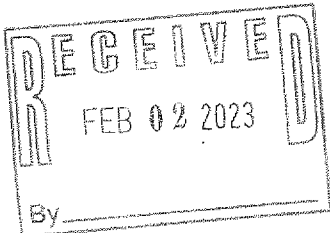
Invoice

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	<p>Monthly Aquatic Management Services for 5 ponds - 1 pond at Main Street Phase 2 and 6 ponds at The Haven</p> <p>Approved RECDD III Submitted to AP on 2-1-2023 by Jason Davidson <i>Jason Davidson</i></p> <p>This is for monthly pond services - JD 1.32.572.468 10</p> 	766.00	766.00

Thank you so much for your business!	Balance Due	\$766.00
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Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

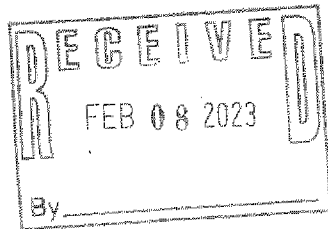
Invoice

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 1-31-513-51		0.24	0.24
Postage 1-31-513-42		4.80	4.80
Copies 1-31-513-425 3		10.35	10.35



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

Grau and Associates

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

Phone: 561-994-9299

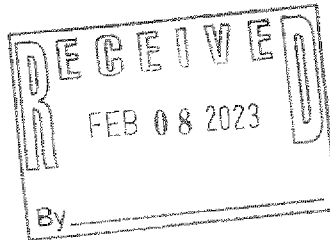
Fax: 561-994-5823

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
Total						\$1,942.03

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
Outstanding Balance				\$3,749.11
Total Amount Outstanding				\$3,749.11

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

Please pay within 30 days.

PROSSER

A PRIMESM Company

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

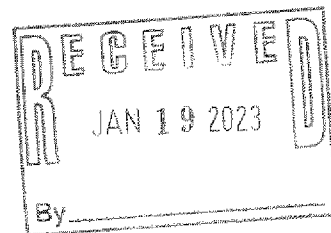
1-31-513-311
 5

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	
Total Labor				235.00
Reimbursable Expenses				
Travel - Reimbursable - Mileage			8.90	
Travel - Reimbursable- Mileage Client OV			3.60	
Total Reimbursables	1.15 times		12.50	14.38
		Total this invoice		\$249.38

Outstanding Invoices

Number	Date	Balance
49223	12/13/2022	292.50
Total		292.50



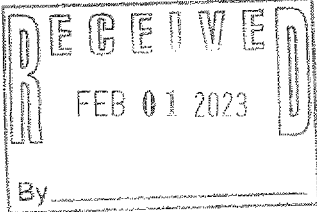
Rivers Edge CDD

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
	
TOTAL	\$ 41,320.42

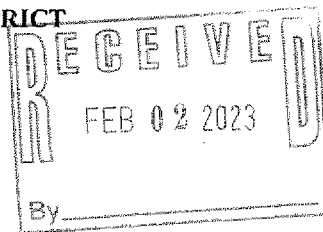
Make check payable to:
Rivers Edge CDD
c/o GMS LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

THANK YOU FOR YOUR BUSINESS!

Rivers Edge 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
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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
(Attach supporting documentation for request.)



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

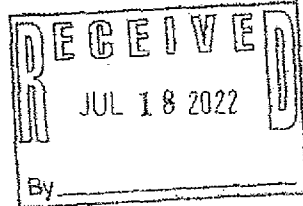
Johnathan Perry

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

Investment Painting Of North Florida

RiverTown
Rivers Edge GDD 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

1.32.572.60
141

INVOICE



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

Total	\$4,850.00
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Deposit	\$500.00
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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

(904) 440-5668
j davidson@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

1-32-572-60
141

Price includes labor materials and taxes.

Total			\$4,850.00
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INVOICE	#3034
SERVICE DATE	Oct 17, 2022
INVOICE DATE	Jul 16, 2022
DUE	Upon receipt
DEPOSIT DUE	\$2,175.00

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



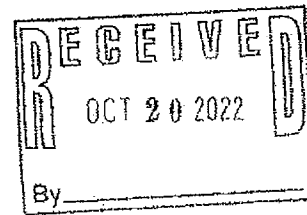
Exterior painting quote Entry Way Towers At Long Leaf And keystone 1.0 \$4,850.00 \$4,850.00

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.



Total		\$4,850.00
Deposit	1.33-572.457 317	\$2,175.00

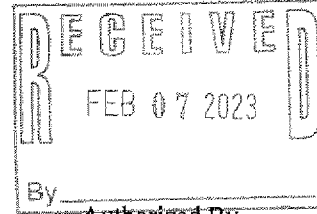
Payment History

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
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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>



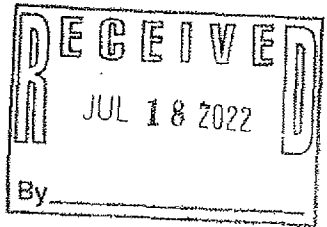
Approved RECDD 2 Pirate Ship painting sent to AP on 07/18/22 by Johnathan Perry

Johnathan Perry

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

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



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	1,321,572.00	\$3,840.00
Deposit	141	\$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 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	\$1,670.00

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

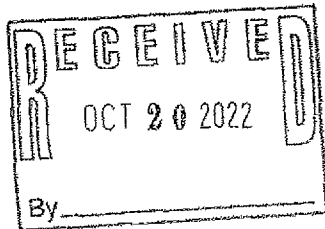
(904) 307-6649
 Investmentpaintingfl@yahoo.com

INVOICE



Exterior 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	1-33-572-457 317		\$1,670.00



Payment History

Aug 25	Thu 5:42pm	Check	\$500.00
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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

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

(904) 440-5668
j davidson@vestapropertyservices.com

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

SERVICE ADDRESS

CONTACT US
229 S Torwood Drive
Saint Johns, FL 32259

(904) 307-6649
Investmentpaintingfl@yahoo.com

INVOICE

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
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
Total			\$3,840.00

1,320,572.60
141

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.

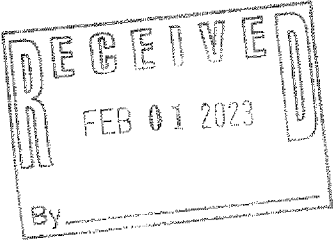
Rivers Edge II CDD

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
TOTAL	\$ 11,569.92

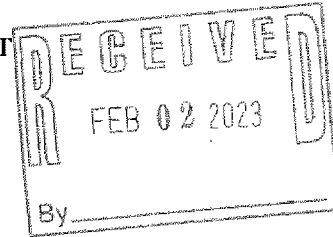
Make check payable to:
Rivers Edge CDD
c/o GMS LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

THANK YOU FOR YOUR BUSINESS!

Rivers Edge III
COMMUNITY DEVELOPMENT DISTRICT

General Fund

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
(Attach supporting documentation for request.)

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

50% deposit approved RECD2 furniture reupholstery sent to AP on 10/25/2022 by Johnathan Perry

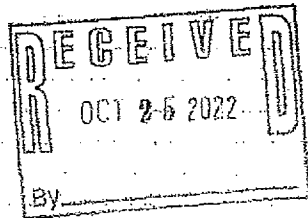
Johnathan Perry

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	
TOTAL	\$ 1,715.82

Make checks payable to
 Vincent & Son Upholstery

1-32-572-60

149

Signature _____

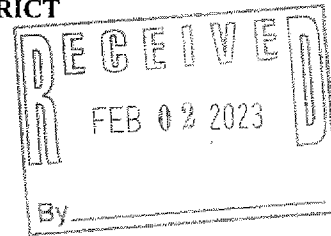
Date: _____ TBD

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

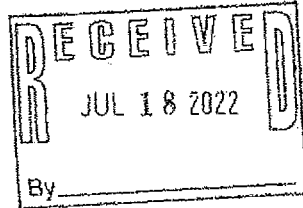
Johnathan Perry

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

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

1.32.572.60
141

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.

Total	\$4,850.00
Deposit	\$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 job.



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

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



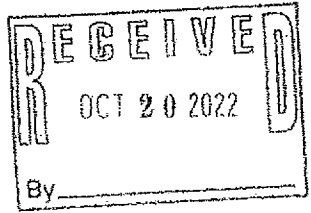
Exterior painting quote Entry Way Towers At Long Leaf And keystone 1.0 \$4,850.00 \$4,850.00

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.



Total		\$4,850.00
Deposit	1,335.72 + 457.37	\$2,175.00

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

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

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>



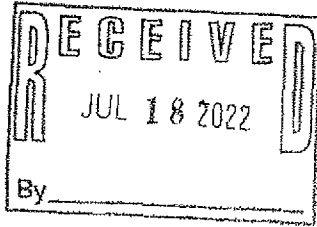
Approved RECDD 2 Pirate Ship painting sent to AP on 07/18/22 by Johnathan Perry

Johnathan Perry

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

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

Service	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	1,321,572.60	\$3,840.00
Deposit	141	\$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 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	\$1,670.00

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

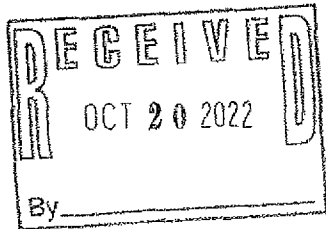
(904) 307-8313
 jerry@vestapropertyservices.com

(904) 307-6649
 Investmentpaintingfl@yahoo.com

INVOICE

Services	Qty	Unit Price	Amount
Exterior Staining quote For Pirate Shp 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	1-33-572-457 317	\$1,670.00



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 than 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

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	\$1,670.00

SERVICE ADDRESS

CONTACT US

229 S Torwood Drive
 Saint Johns, FL 32259

(904) 307-6649
 Investmentpaintingfl@yahoo.com

INVOICE

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
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
Total			\$3,840.00

1.32.512.60
 141

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

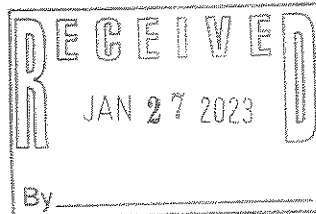
Description	Current Amount
Monthly Landscape Maintenance - Rivers Edge CDD III October 2022	\$26,914.95

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

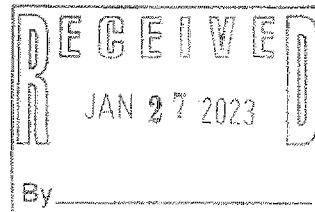
Description	Current Amount
Monthly Landscape Maintenance - Rivers Edge III November 2022	\$26,914.95

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

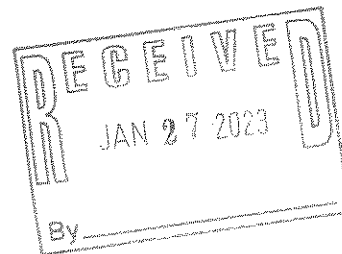
Description	Current Amount
Monthly Landscape Maintenance December 2022	\$27,516.46

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

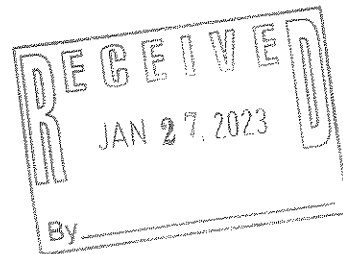
Description	Current Amount
Monthly Landscape Maintenance January 2023	\$27,516.46

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.

April 21, 2023

Rivers Edge III Community Development District
Attn: Courtney Hogge, Recording Secretary
475 West Town Place, Ste. 114
St. Augustine, FL 32092

Dear Ms. Hogge:

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

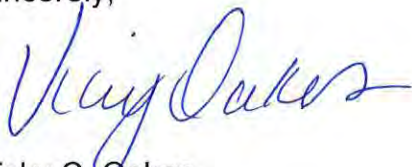
Rivers Edge III CDD

406 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2023.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes
Supervisor of Elections

VO/db

D.

1.

RIVERTOWN

RECDD III Operation Report

Date of report: 5/17/23

Submitted by: Jason Davidson & Kevin McKendree

RECDD I

Gym Equipment update:

Commercial Fitness provided us with an update from their Logistics Coordinator. Our order is scheduled to ship the week of May 15th. Once it ships it will take a few days to arrive at their warehouse(s). From there, the equipment will need to be inspected and assembled. Assuming everything ships on time, and everything is received, we're looking at late May/early June.

Family Pool Feature Pump:

The motor for the feature pump at the Family Pool became inoperable. We worked with one of our trusted vendors to execute the replacement. The warranty for the motor is three years from the manufacturer and one year on labor.

Family Pool VFD:

We are experiencing issues with the VFD (variable frequency drive) overheating. We are replacing the VFD with a soft start which will save significant money and will last longer due to VFD's sensitivity to lightning strikes.

Lap Pool Coping:

Approximately 12 feet of coping broke loose and was in danger of falling in the lap pool. We worked with one of our vendors to execute the repair in a timely manner.

RECDD III

Haven Playground Sign Lettering:

Some of the raised letters on the Haven playpark sign have been damaged. We have contacted BNS signs to repair them as they are the original installers of the lettering. They will be providing us with the letters and our team will remove the old and install the new.

Haven Playground Steps:

The playground step pavers were reported in last month's meeting as being loose. Our team has made this repair a couple of times already. When we do we use a superior grade adhesive and at this point none of the pavers that we have repaired have broken loose. We inspected every step again after the meeting and found one loose upon which we made the repair immediately.

Monument lighting at The Haven

It was reported by a resident in last month's CDD meeting that there have been numerous concerns within the Haven of the monument lights not working and/or absent. We replaced the nonoperational solar light on the sign farthest away from Main Street under a warranty claim. The sign closest to Main Street does not have lighting. We will investigate the area and see if we can tie into power to make this happen and gather a quote.

RIVERTOWN

RECDD III Lifestyle Report

Date of report: 05/17/23

Submitted by: Eric Olsen

April Events:

Easter Egg Hunt – April 15th, 2023

Our free event on Saturday, April 15th, was a massive success with arts and crafts, tattoo artists, face painters, bounce houses, obstacle courses, food trucks, music, and eight thousand easter eggs! We had tons of positive feedback about the event.

The Goonies Movie Night at the RiverClub Amphitheater – April 25th, 2023

There was an excellent turnout for the Goonies movie night; it seems the turnout is better for the older movies than the newer movies, as most people just saw them in the theaters. The oldies are more nostalgic.

RiverTown Community Garage Sale – April 29th, 2023

We had an awesome Garage Sale throughout the neighborhood, with over 50 houses on our “official map” and many more that participated without it. We made an interactive Google map so people could see all the houses and zoom into the specific neighborhoods they wanted to go to first! We’ll do another one in the fall.

May Events:

May The Fourth Be with You – May 4th, 2023

Fabulous costumes, fantastic weather, and an incredible night of Star Wars Trivia at the RiverClub and Star Wars: A New Hope at the Amphitheater!

Cornhole Championship – May 20th, 2023

The only actual test of athletic skill and courage is, of course, cornhole! Residents will team up and compete in a bracket until the thrilling showdown at the end. With sharp aim and determination, anyone can be a champion!

RiverTown Baseball Night with the Jacksonville Jumbo Shrimp – May 26th, 2023

Prepare to cheer on the home team and enjoy a fun-filled day with your RiverTown neighbors at the ballpark! From the crack of the bat to the smell of fresh popcorn, a Jumbo Shrimp baseball game is sure to be a home run for everyone in the community.

June Events:

Adult Movie Night at the RiverClub Pool – JAWS – June 10th, 2023

The RiverClub will be full of fright on Saturday, June 10th, as we show the movie JAWS at the RiverClub pool for an adult-only movie night!

Tastefull: RiverClub Amphitheater Summer Concert Series – June 16th, 2023

The band Tastefull will stop on their national tour to play a concert in RiverTown! Music is from 7:00 PM to 9:00 PM.

Hawaiian Luau at the RiverHouse – June 17th, 2023

The RiverHouse is about to be transformed into a Tropical Paradis! From fire dancing to hula lessons to the best dance troupe Jacksonville has to offer, this will be a fantastic day to be a part of!

2.



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date : April, 2023

Field Techs: Mike Liddell
Justin Powers

Client: RiverTown

Pond A: Treated baby tears around pond.



Pond B: Algae treatments have been effective.

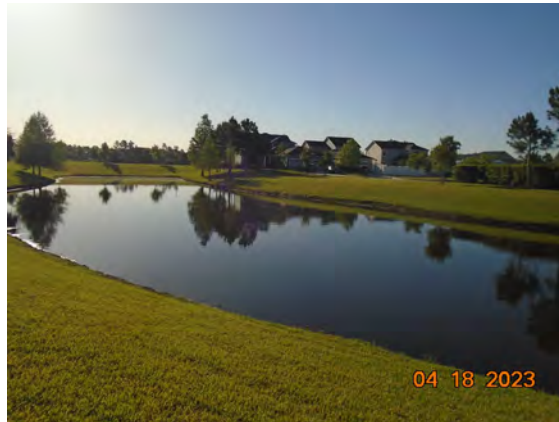


Pond C: Applied algaecide to pond.

Pond D: Applied pond dye.



Pond E: Applied algaecide around edge of pond.



Pond G: Applied algaecide.



Pond H: Applied algae treatment.



Pond I: Treated perimeter vegetation and algae.



Pond J: Treated perimeter vegetation.



Pond K: Perimeter vegetation treatment scheduled for early May.



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: Pond in good condition



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



Pond T: Pond is in good condition.



Pond U: Pond in good condition



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: Treated for algae.



Pond DD: treated for algae.



Pond EE: Treated for algae.



Pond FF: Treated for algae.



Pond GG: Treated perimeter vegetation.



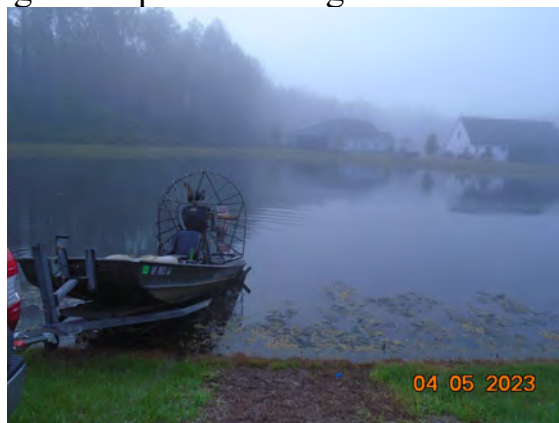
Pond HH: Treated perimeter vegetation.



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, previous treatment effective.



Pond MM: Treated algae.



Pond NN: Treated algae around pond.

Pond OO: Treated perimeter weeds,



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: Treated perimeter vegetation.



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: No water in pond, just mud.



Water Song

Pond 1: Treated heavily for algae.



Pond 2: Will treat perimeter vegetation on next visit, access was very wet.



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: Treated perimeter vegetation.



Pond 7: Treated for minor pennywort.



Pond 8: Treated algae.



Pond 9: Treated perimeter vegetation.



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: Vegetation is decaying.



Pond 14: Water level is too shallow for boat and too far from shore to treat cattails with gator. Will bring waders to walk out and spray them on next visit.



Pond 15: Applied algaecide to pond.

E.



Rivers Edge CDD – I, II, and III

Landscape Update for May 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 May.
- Annual flowers have been installed along with fresh and rich soil. We raised the beds for a better show. We will install Yellow Coleus in the back, Lipstick Pentas in the middle, and Purple Angelonia in front. This will give the Summer feel and look amazing. The next rotation will be June.
 - 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 four 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
- We are running system 4 to 5 days a week during the drought we are in. Irrigation is supplemental to the amount of rainfall we get. Turf will recover and look much better once we receive rain.

- **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 roses with bone meal and liquid fertilizer

- **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.

1.

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 170, AND/OR 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Rivers Edge III Community Development District ("**District**") prior to June 15, 2023, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

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

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

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

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 170, and/or 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**", Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. If levied pursuant to Chapter 170, Florida Statutes, the Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2023, or, if levied pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes, the Assessments shall be collected on the tax roll of St. Johns County, Florida, and paid as directed therein.

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

DATE: August 16, 2023
HOUR: 4:30 p.m.
LOCATION: RiverTown Amenity Center
156 Landing Street
St. Johns, Florida 32259

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

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

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed in Florida law.

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

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

PASSED AND ADOPTED THIS 17th DAY OF MAY, 2023.

ATTEST:

**RIVERS EDGE III COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget

Rivers Edge III
Community Development District

Proposed Budget
Fiscal Year 2024



Rivers Edge III

Community Development District

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Rivers Edge III
Community Development District
 General Fund
 Operating Budget

Description	Adopted Budget FY2023	Actuals as of 3/31/23	Projected Next 6 Month	Total Projected 9/30/23	Proposed Budget FY2024
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Revenues

Developer Contributions	\$ 595,511	\$ 527,072	\$ 127,581	\$ 654,652	\$ 1,234,556
Assessments-Tax Roll	\$ 280,950	\$ 277,078	\$ 3,871	\$ 280,950	\$ 280,950
Administrative Assessments on Unplatted Land	\$ 78,950	\$ 78,950	\$ -	\$ 78,950	\$ 78,950
Miscellaneous Income/Interest	\$ -	\$ 1,806	\$ 750	\$ 2,556	\$ 1,500

Total Revenues	\$ 955,411	\$ 884,906	\$ 132,202	\$ 1,017,108	\$ 1,595,956
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Expenditures

Administrative

District Engineer	\$ 5,000	\$ 1,012	\$ 3,988	\$ 5,000	\$ 5,000
District Counsel	\$ 25,000	\$ 7,785	\$ 17,215	\$ 25,000	\$ 25,000
District Management	\$ 28,000	\$ 14,000	\$ 14,000	\$ 28,000	\$ 29,680
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Dissemination Agent	\$ 3,500	\$ 1,750	\$ 1,750	\$ 3,500	\$ 3,710
Information Technology	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,272
Website Administration	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,908
Annual Audit	\$ 5,800	\$ 5,000	\$ -	\$ 5,000	\$ 5,100
Trustee Fees	\$ 4,000	\$ 2,188	\$ 1,500	\$ 3,688	\$ 4,000
Arbitrage	\$ 600	\$ -	\$ 600	\$ 600	\$ 600
Telephone	\$ 150	\$ 48	\$ 102	\$ 150	\$ 150
Postage	\$ 250	\$ 63	\$ 187	\$ 250	\$ 250
Printing & Binding	\$ 1,000	\$ 227	\$ 773	\$ 1,000	\$ 1,000
Insurance	\$ 5,822	\$ 7,614	\$ -	\$ 7,614	\$ 8,756
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

Total Administrative	\$ 89,747	\$ 47,069	\$ 43,359	\$ 90,428	\$ 94,351
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Grounds Maintenance

Cost Share Landscaping- Rivers Edge	\$ 179,286	\$ 89,643	\$ 89,643	\$ 179,286	\$ 162,917
Field Operations Management (Vesta)	\$ -	\$ -	\$ -	\$ -	\$ 18,626
Landscape Maintenance	\$ 201,455	\$ 163,294	\$ 102,300	\$ 265,594	\$ 467,076
Landscape Contingency	\$ -	\$ 8,880	\$ 1,120	\$ 10,000	\$ 10,000
Irrigation Repairs and Maintenance	\$ -	\$ 5,645	\$ 1,500	\$ 7,145	\$ 5,000
Lake Maintenance	\$ 7,000	\$ 3,643	\$ 5,362	\$ 9,005	\$ 20,000
Irrigation Water Use	\$ 13,800	\$ 2,319	\$ 4,500	\$ 6,819	\$ 13,800
Electric	\$ 1,500	\$ 169	\$ 331	\$ 500	\$ 3,000
Street Lighting	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Street and Drainage Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Other Repair & Replacements	\$ 7,225	\$ 23,018	\$ 15,000	\$ 38,018	\$ 10,000

Total Grounds Maintenance	\$ 410,266	\$ 296,610	\$ 219,757	\$ 516,367	\$ 730,420
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Amenity Center

Cost Share Amenity- Rivers Edge	\$ 316,559	\$ 158,280	\$ 158,279	\$ 316,559	\$ 248,626
Cost Share Amenity- Rivers Edge II	\$ 138,839	\$ 69,420	\$ 20,578	\$ 89,997	\$ 46,753
General Manager (Vesta)	\$ -	\$ -	\$ -	\$ -	\$ 24,086
Amenity Manager (Vesta)	\$ -	\$ -	\$ -	\$ -	\$ 7,791
Maintenance Service (Vesta)	\$ -	\$ -	\$ -	\$ -	\$ 31,535

Rivers Edge III
Community Development District
 General Fund
 Operating Budget

Description	Adopted Budget FY2023	Actuals as of 3/31/23	Projected Next 6 Month	Total Projected 9/30/23	Proposed Budget FY2024
Lifestyle Director (Vesta)	\$ -	\$ -	\$ -	\$ -	\$ 7,627
Lifeguards (Vesta)	\$ -	\$ -	\$ -	\$ -	\$ 47,390
Facility Attendant (Vesta)	\$ -	\$ -	\$ -	\$ -	\$ 26,371
Pool Maintenance (Vesta)	\$ -	\$ -	\$ -	\$ -	\$ 8,000
Janitorial (Vesta)	\$ -	\$ -	\$ -	\$ -	\$ 13,305
Security Monitoring	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Security Guards	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ 8,500
Insurance	\$ -	\$ 3,757	\$ -	\$ 3,757	\$ 75,000
Fitness Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Window Cleaning	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Pool Chemicals (Poolsure)	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Natural Gas	\$ -	\$ -	\$ -	\$ -	\$ 500
Electric	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Amenity Repairs and Replacement	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Refuse	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Fire Alarm System and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Access Cards	\$ -	\$ -	\$ -	\$ -	\$ 1,000
License / Permits	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Speical Events	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Office Supplies / Postage	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Total Amenity Center	\$ 455,398	\$ 231,456	\$ 178,857	\$ 410,313	\$ 741,185
General Reserve Fund	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Total Expenditures	\$ 955,411	\$ 575,136	\$ 441,973	\$ 1,017,108	\$ 1,595,956
Excess Revenues (Expenditures)	\$ -	\$ 309,771	\$ (309,771)	\$ -	\$ 0

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.

Rivers Edge III
Community Development District
General Fund

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.

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.

Rivers Edge III
Community Development District
General Fund

Postage

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

Printing & Binding

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

Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Grounds Maintenance:

Cost Share Landscaping - Rivers Edge

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

Field Operations Management (Vesta)

The District has contracted with Vesta Property Services, Inc to provide field operations management to oversee all day-to-day operation of all the Districts assets, common grounds, and service providers.

Landscape Maintenance

The District contracted with Yellowstone to maintain the common areas of the District and Amenity Center.

Landscape Contingency

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

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

Irrigation Repairs and Maintenance

The cost of miscellaneous irrigation repairs and maintenance incurred.

Lake Maintenance

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

Irrigation Water Use

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

Location	Meter	Monthly	Annual
300 Dahlia Falls Dr	89882808	\$ 500	\$ 6,000
438 Meadowcreek Dr	89241610	\$ 140	\$ 1,680
Contingency for new accounts		\$ 510	\$ 6,120
Total		\$ 13,800	

Electric

Estimated costs for electric billed to the District by FPL.

Location	Account	Monthly	Annual
435 Meadow Creek Dr #IRR	9443314324	\$ 150	\$ 1,800
Contingency for new accounts		\$ 100	\$ 1,200
Total		\$ 3,000	

Streetlighting

Estimated costs for electric billed to the District by FPL.

Street and Drainage Maintenance

The estimated costs for street and drainage repairs.

Other Repairs and Maintenance

Estimated costs for other repairs and maintenance incurred by the district.

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.

Rivers Edge III
Community Development District
General Fund

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.

General Manager

The District has contracted with Vesta Property Services, Inc. to provide general amenity management, facility administration, and special event coordinator services.

Amenity Manager

The District contracted with Vesta Property Services to provide management services for the Amenity Center.

Maintenance Services

The District has contracted with Vesta Property Services, Inc to provide maintenance and repairs necessary for upkeep of the Amenity Center and common grounds area.

Lifestyle Director

The District has contracted with Vesta Property Services, Inc to provide planning, implementation, and supervision of the day-to-day social, recreational group activities and entertainment for the residents living at the community.

Lifeguards/Pool Attendants

The District has contracted with Vesta Property Services, Inc. to provide pool lifeguards/or pool attendants during the operating season for the pool.

Facility Attendant

The District has contracted with Vesta to provide community facility staff for the amenity center to greet patrons, providing facility tours, issuance of access cards and policy enforcement.

Pool Maintenance

The District is under contract with Vesta Property Services, Inc. for the maintenance of the Amenity Center Swimming Pools.

Rivers Edge III
Community Development District
General Fund

Janitorial Services

The District is under contract with Vesta Property Services, Inc. to provide janitorial cleaning for the Amenity Center.

Security Monitoring

Maintenance costs of the security alarms/cameras provided by Sonitrol and quarterly monitoring by.

Security Guards

The district is contracted with Giddens Security to provide security patrols and mileage reimbursement for District Property at \$15.34/hour and .56/mile and St. Johns Sherriff's office to provide off-duty patrol.

Telephone

The estimated cost for telephone and Internet services for the Amenity Center provided by AT&T.

Insurance

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity and other District facilities.

Fitness Equipment Lease

The District has contracted with Municipal Asset Management, Inc. to rent fitness equipment.

Window Cleaning

The District will have windows cleaned inside and outside three times a year.

Pressure Washing

Estimated costs to have the District Amenity Center pressure washed.

Pool Chemicals (Poolsure)

The District is under contract with Poolsure for the chemicals of the Amenity Center Swimming Pools.

Natural Gas

The District is under contract with TECO Peoples Gas to provide gas for fire place and gas grills.

Electric

Estimated costs for electric billed to the district by FPL.

Rivers Edge III
Community Development District
General Fund

Water & Sewer

Estimated costs for sewer, water, and irrigation for the amenity center billed to the district by JEA.

Amenity Repair and Replacements

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

Refuse Service

Garbage disposal services for the Amenity Centers provided Republic Services.

Pest Control

The District is contracted with Turner's Pest Control to provide for pest control services.

Fire Alarm System and Maintenance

Estimated costs of fire alarm systems and maintenance.

Access Cards

Represents the estimated cost for access cards to the District's Amenity Center.

License/Permits

Represents license fees for amenity center and permit fees paid to the Florida Department of Health in St. Johns County for the swimming pool.

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Decorations

Represents estimated costs for the District to decorate the Amenity center for the holidays.

Office Supplies/Postage

Costs of supplies and postage incurred for the operation of the Amenity Center.

Capital Expenditures

Represents new capital related purchases for the operation of the Amenity Center.

General Reserve

Establishment of general reserve to fund future replacements of Capital items.

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
Total		<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 Assessmets on Unplatted Land	\$78,950

FY 2024 Budget

Administrative	94,351
Field and Grounds	730,420
Amenity Center	741,185
Capital Reserve Fund	30,000
Less: Dev contr	(1,234,556)
Less: Admin Assess on Unplatted Land	(78,950)
Less: Interest	<u>(1,500)</u>
Net Assessments	<u>280,950</u>

Rivers Edge III
Community Development District
Series 2021
Debt Service Budget

Description	Adopted Budget FY2023	Actuals as of 3/31/23	Total Projected 9/30/23	Proposed Budget FY2024
Revenues				
Special Assessments Tax Roll	\$ 550,794	\$ 453,563	\$ 550,794	\$ 550,794
Interest Income	\$ 1,500	\$ 1,290	\$ 2,500	\$ 1,500
Carryforward Surplus	\$ 183,222	\$ 176,735	\$ 176,735	\$ 183,222
Total Revenues	\$ 735,516	\$ 631,589	\$ 730,029	\$ 735,516
Expenditures				
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
Total Expenditures	\$ 551,050	\$ 173,025	\$ 173,025	\$ 551,130
Excess Revenues/(Expenditures)	\$ 184,466	\$ 458,564	\$ 557,004	\$ 184,386

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	202		\$205,789.10
Less Disc. + Collections 6%			(\$12,347.35)
Direct Invoice			\$357,352.44
Net Annual Assessment			\$550,794.19

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

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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
		\$9,475,000	\$6,057,450	\$15,532,450

Rivers Edge III
Community Development District
Capital Reserve Fund Budget

Description	Proposed Budget FY2023	Actual as of 03/31/23	Next Next 6 Months	Total Projected 9/30/23	Proposed Budget FY2024
REVENUES:					
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ 100
Capital Reserve Funding - Transfer In	\$ -	\$ -	\$ -	\$ -	\$ 30,000
TOTAL REVENUES	\$ -	\$ -	\$ -	\$ -	\$ 30,100
EXPENDITURES:					
Repair and Replacements	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ -	\$ -	\$ -	\$ 30,100

2.

Rivers Edge III Community Development District

FY2023 Funding Request #35
11-May-23

Vendor	Amount
1 Charles Aquatics	
May Lake Maintenance Inv #47998 5/1/23	\$ 766.00
Additional 4 Pond Maintenance Inv #48061 5/3/23	\$ 404.00
2 Governmental Management Services	
May Invoice Inv #38 5/1/23	\$ 2,892.94
3 Integrated Access Solutions	
Access Cards Inv #3035 5/2/23	\$ 571.57
4 Kilinski Van Wyk	
March General Counsel Inv #6492 4/17/23	\$ 2,229.54
5 Prosser	
March Professional Services Inv #50020 4/19/23	\$ 232.78
April Professional Services Inv #50194 5/8/23	\$ 378.38
6 Rivers Edge CDD	
CS Landscape May 2023 Inv #CS-2023-MAY 5/1/23	\$ 14,940.50
CS Amenity May 2023 Inv #CS-2023-MAY 5/1/23	\$ 26,379.92
7 Rivers Edge CDD II	
CS Amenity May 2023 Inv #CS-2023-MAY 5/1/23	\$ 11,569.92
8 Yellowstone Landscape Maintenance	
February Irrigation Repairs Inv #JAX 494483 2/27/23	\$ 1,216.17
May Landscape Maintenance Inv #JAX 525757 5/1/23	\$ 26,914.95
Mulch Install 2023 Inv #JAX 527758 5/12/23	\$ 53,239.88
April Irrigation Repairs Inv #JAX 527759 5/12/23	\$ 473.45
April Irrigation Repairs Inv #JAX 527760 5/12/23	\$ 272.50
April Irrigation Repairs Inv #JAX 527761 5/12/23	\$ 1,435.50
Total Amount Due	\$ 143,918.00

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 #
5/1/2023	47998

Due Date
5/31/2023

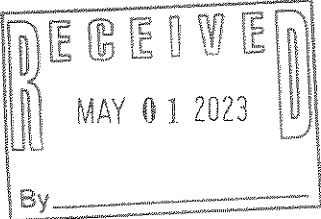
Bill To
Rivers Edge CDD 3 475 West Town Place, Suite 114 St Augustine, FL 32092

Vendor #

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 5 ponds - 1 pond at Main Street Phase 2 and 6 ponds at The Haven	766.00	766.00

Approved RECDD III
Submitted to AP on 5-1-2023
by Jason Davidson

Jason Davidson



Thank you so much for your business!

Balance Due

\$766.00

Charles Aquatics, Inc.

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

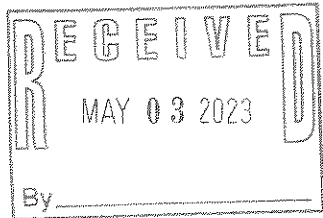
Invoice

Date	Invoice #
5/3/2023	48061

Due Date
6/2/2023

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: Addition of 4 ponds in The Settlement - BBB, CCC, DDD, & EEE Monthly Pond Services for new ponds that came online in the Settlement Approved RECDD III Submitted to AP on 5-3-2023 by Jason Davidson <i>Jason Davidson</i> 	404.00	404.00

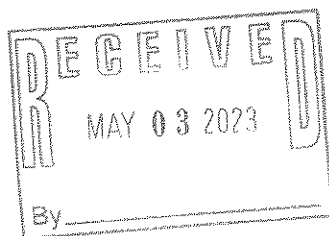
Thank you so much for your business!

Balance Due

\$404.00

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**
Invoice #: 38
Invoice Date: 5/1/23
Due Date: 5/1/23
Case:
P.O. Number:
Bill To:Rivers Edge III CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

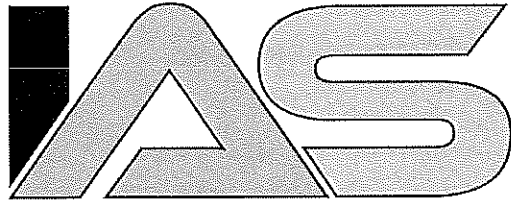
Description	Hours/Qty	Rate	Amount
Management Fees - May 2023		2,333.33	2,333.33
Website Administration - May 2023		150.00	150.00
Information Technology - May 2023		100.00	100.00
Dissemination Agent Services - May 2023		291.67	291.67
Office Supplies		0.24	0.24
Postage		4.80	4.80
Copies		12.90	12.90



Total	\$2,892.94
--------------	-------------------

Payments/Credits	\$0.00
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Balance Due	\$2,892.94
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Integrated Access Solutions
INTEGRATION THAT WORKS FOR YOU

Integrated Access Solutions
(904)894-8114
2227 Crystal Cove Dr
Green Cove Springs, FL 32043
United States

Billed To
Rivers Edge CDD (Rivertown)
475 West Town Place
ste. 114
St. Augustine Fl. 32092

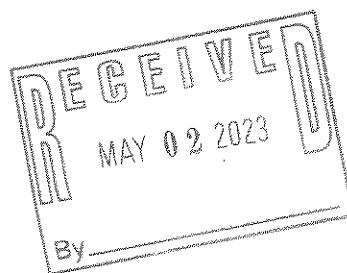
Date of Issue
05/02/2023

Due Date
05/02/2023

Invoice Number
0003035

Amount Due (USD)
\$1,575.00

Description	Rate	Qty	Line Total
Prox Cards With Rivertown Logo	\$6.30	250	\$1,575.00
Approved Cost Shared			
RECDD I - \$517.07			
RECDD II - \$486.36			
RECDD III - \$571.57			
<i>Jason Davidson</i>			
		Subtotal	1,575.00
		Tax	0.00
		Total	1,575.00
		Amount Paid	0.00
		Amount Due (USD)	\$1,575.00





KILINSKI | VAN WYK

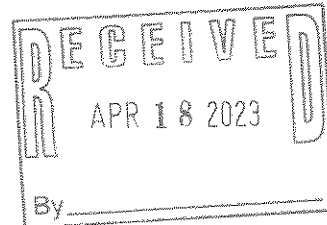
Kilinski | Van Wyk, PLLC

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

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

INVOICE

Invoice # 6492
Date: 04/17/2023
Due On: 05/17/2023



RE3CDD-01

River's Edge III - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	03/01/2023	Review February minutes.	0.20	\$310.00	\$62.00
Service	JK	03/02/2023	Review multiple e-mails and field calls from district manager re: acquisition process and documents related to same	0.50	\$315.00	\$157.50
Service	LG	03/02/2023	Confer with District Manager regarding acquisition process.	0.20	\$310.00	\$62.00
Service	LG	03/03/2023	Review draft agenda and provide comments.	0.20	\$310.00	\$62.00
Service	JK	03/06/2023	Review interlocal agreement request from St. Johns County on bridge and roadway repair work and transmit comments/questions on same; review conservation easement final form and TA and confer with staff on same	0.20	\$315.00	\$63.00
Expense	AL	03/13/2023	Rental Car Expenses: Rental car for Lauren to attend BOS	1.00	\$44.12	\$44.12
Expense	AL	03/13/2023	Hotel: Hotel for Lauren to attend BOS	1.00	\$93.42	\$93.42
Service	LG	03/14/2023	Prepare for Board meeting.	0.30	\$310.00	\$93.00
Service	LG	03/15/2023	Travel to and attend Board meeting.	2.40	\$310.00	\$744.00
Service	MG	03/15/2023	Review meeting notes	0.10	\$175.00	\$17.50
Service	MG	03/15/2023	Prepare work authorization with Yellowstone for replacement plants	0.40	\$175.00	\$70.00

Service	JK	03/16/2023	Confer re: status of acquisition of the Settlement parcels and addendums for landscaping; coordination preparation of same	0.20	\$315.00	\$63.00
Service	MG	03/16/2023	Research records for conveyances of Settlement Parcel 29	0.40	\$175.00	\$70.00
Service	MG	03/17/2023	Draft acquisition documents for Rivertown Settlement	1.60	\$175.00	\$280.00
Service	LG	03/20/2023	Advise regarding cost-share procedures.	0.10	\$310.00	\$31.00
Service	JK	03/20/2023	Review correspondence on acquisition package; confer re: bridge cost sharing	0.10	\$315.00	\$31.50
Service	JK	03/23/2023	Confer re: conservation easement Unit 12 and transmit same; transmit authority to sign resolution	0.20	\$315.00	\$63.00
Service	LG	03/27/2023	Review and provide comments to March minutes.	0.20	\$310.00	\$62.00
Service	LG	03/28/2023	Review and provide comments to FY 2022 draft audit.	0.40	\$310.00	\$124.00
Service	RVW	03/30/2023	Research legislative bills impacting special districts and provide newsletter on same	0.10	\$365.00	\$36.50
Total						\$2,229.54

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5734	03/21/2023	\$1,895.61	\$0.00	\$1,895.61
6209	04/14/2023	\$2,305.52	\$0.00	\$2,305.52

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6492	05/17/2023	\$2,229.54	\$0.00	\$2,229.54
Outstanding Balance				\$6,430.67
Total Amount Outstanding				\$6,430.67

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

Please pay within 30 days.



April 19, 2023
 Project No: 113094.80
 Invoice No: 50020

Rivers Edge III CDD
 c/o Government Management Services, LLC
 Attn: Daniel Laughlin
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Project 113094.80 Rivers Edge III CDD
 For services including attend March CDD meeting and coordinate with staff on turnover.

Professional Services from March 1, 2023 to March 31, 2023

Professional Personnel

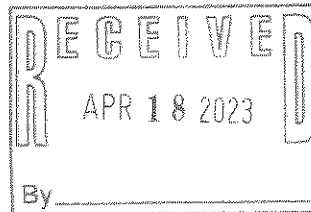
	Hours	Rate	Amount	
Engineer	.75	140.00	105.00	
Principal	.50	235.00	117.50	
Totals	1.25		222.50	
Total Labor				222.50

Reimbursable Expenses

Printing - Reimbursable			3.70	
Travel - Reimbursable - Mileage			3.56	
Travel - Reimbursable- Mileage Client OV			1.68	
Total Reimbursables	1.15 times		8.94	10.28
	Total this Invoice			\$232.78

Outstanding Invoices

Number	Date	Balance
49767	3/14/2023	265.13
Total		265.13





May 8, 2023
 Project No: 113094.80
 Invoice No: 50194

Rivers Edge III CDD
 c/o Government Management Services, LLC
 Attn: Daniel Laughlin
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Project 113094.80 Rivers Edge III CDD
 For services including attend April CDD meeting.
Professional Services from April 1, 2023 to April 30, 2023

Professional Personnel

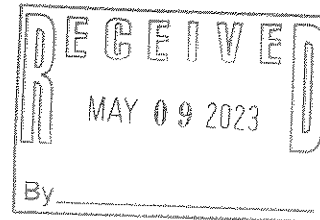
	Hours	Rate	Amount	
Principal	1.50	235.00	352.50	
Totals	1.50		352.50	
Total Labor				352.50

Reimbursable Expenses

Postage - Reimbursable			22.50	
Total Reimbursables		1.15 times	22.50	25.88
				Total this Invoice
				\$378.38

Outstanding Invoices

Number	Date	Balance
49767	3/14/2023	265.13
50020	4/19/2023	232.78
Total		497.91



Rivers Edge CDD

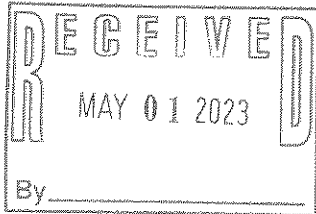
475 West Town Place, Suite 114
St. Augustine FL 32092
Phone (904) 940-5850 Fax (904) 940-5899

INVOICE

DATE: 5/1/23
INVOICE # CS-2023-MAY

Bill To:

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

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

Make check payable to:

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

THANK YOU FOR YOUR BUSINESS!

Rivers Edge II CDD

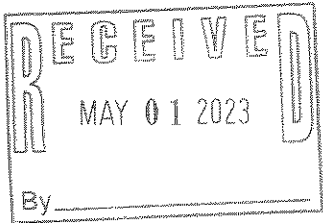
475 West Town Place, Suite 114
St. Augustine FL 32092
Phone (904) 940-5850 Fax (904) 940-5899

INVOICE

DATE: 5/1/23
INVOICE # CS-2023-MAY

Bill To:

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

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

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

THANK YOU FOR YOUR BUSINESS!



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 494483	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: \$1,216.17

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

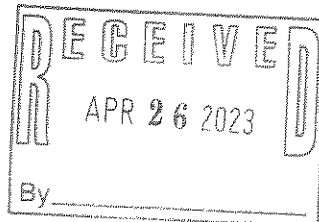
February Irrigation Repairs *****2126 Rivertown--Main Dr.*****

Irrigation Repairs	\$1,216.17
Approved RECDD III Submitted to AP on 4-26-2023 by Jason Davidson	

Jason Davidson

Invoice Total \$1,216.17

THE COMMERCIAL LANDSCAPING



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



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 525757	5/1/2023
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: May 31, 2023

Invoice Amount: \$26,914.95

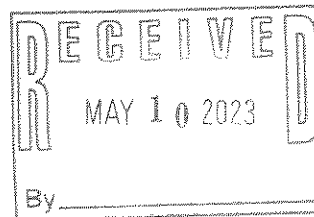
Description	Current Amount
Monthly Landscape Maintenance May 2023	\$26,914.95

Approved RECDD III
Submitted to AP on 5-10-2023
by Jason Davidson

Jason Davidson

Invoice Total **\$26,914.95**

IN COMMERCIAL LANDSCAPING



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



INVOICE

INVOICE #	INVOICE DATE
JAX 527758	5/12/2023
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: June 11, 2023

Invoice Amount: \$53,239.88

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

Mulch Install 2023

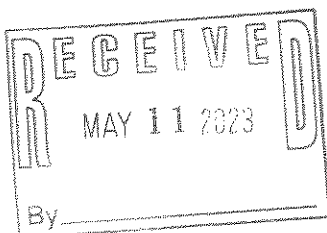
Mulch (Sub)

\$53,239.88

Invoice Total

\$53,239.88

IN COMMERCIAL LANDSCAPING



Approved RECDD III
Submitted to AP on 5-11-2023
by Jason Davidson

Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
JAX 527759	5/12/2023
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: June 11, 2023

Invoice Amount: \$473.45

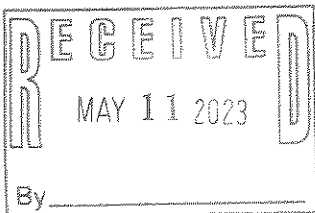
Description	Current Amount
-------------	----------------

April irrigation repairs*****Bubbler installation*****

Irrigation Repairs	\$473.45
--------------------	----------

Invoice Total **\$473.45**

IN COMMERCIAL LANDSCAPING



Approved RECDD III
Submitted to AP on 5-11-2023
by Jason Davidson

Jason Davidson

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



Irrigation Inspection Report

W. O. #

NAME

RIVERTOWN

ADDRESS

right side 50 sydney cv

DATE

4/12/2023

PG 1 OF 1

CDD1

RUN DAYS

START TIME(S)	10pm
START TIME(S)	
START TIME(S)	

A
B
C

	M				F	
S	M	T	W	T	F	S
S	M	T	W	T	F	S

WATER SOURCE

RECLAIM

CLOCK TYPE

RAINBIRD ESP-LXD

RAIN/FREEZE SWITCH

YES

ZONE #	1	2	3	4	5	6	7	8	9	10	11	12				
TYPE (S,R,B,D)	mrp	mpr	s	s	s	s	s	mpr	b	s	s	mpr				
RUN TIME	30	30	15	15	15	15	5	30	45	15	15	30				
PROGRAM	A	A	A	A	A	A	A	A	A	A	A	A				

S=spray heads R=rotor heads B=bubblers D=drip, netalim or micro sprays

ADJUSTMENTS	1		1								1	1				
PARTIAL CLOGS																
STRAIGHTENED																

Note: Above items are part of Irrigation wet check

BROKEN PIPE																
BROKEN HEADS			1	1						1						
BROKEN NOZZLES		1					5									
SEVERELY CLOGGED INCORRECT NOZZLES																
CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE																

Note: Circled items are completed

Comments: ZONE 3 AN 10 BROKEN 12" SPRAY

DATE COMPLETED

4/12/2023

TECHNICIAN

DAVON ALBERT

CLIENT



**COMPLETED
WORK**

W. O. # _____
 NAME RIVER TOWN
 ADDRESS RIGHT SIDE SYDNEY CV
 DATE 4/12/2023
 CDD3

#			EXTENTION
1	BROKEN 6" SPRAY AN NOZZLES	\$ 16.00	\$ 16.00
2	BROKEN 12" SPRAY + NOZZLES	\$ 23.00	\$ 46.00
5	BROKEN NOZZLES	\$ 2.50	\$ 12.50
1	MPR NOZZLE	\$ 12.00	\$ 12.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 86.50

DATE	DESCRIPTION	HOURS	RATE	TOTAL
4/12/2023	TECH	2	\$ 93.00	\$ 186.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ 186.00

COMMENTS :REPLACE 2 BROKEN 12" SPRAY
 DO ADJUSTMENTS TO FOUR SPRAYS

	MATERIALS	\$ 86.50
	LABOR & RENTAL	\$ 186.00
	TOTAL	\$ 272.50

DATE COMPLETED 4/12/23 TECHNICIAN DAVON ALBERT CLIENT _____



INVOICE

INVOICE #	INVOICE DATE
JAX 527760	5/12/2023
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: June 11, 2023

Invoice Amount: \$272.50

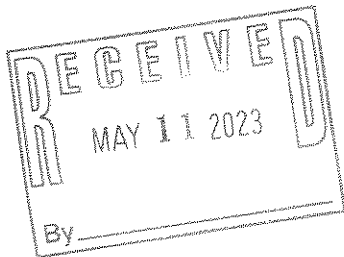
Description	Current Amount
-------------	----------------

April irrigation repairs*****Right side of Sydney Cove*****

Irrigation Repairs	\$272.50
--------------------	----------

Invoice Total **\$272.50**

IN COMMERCIAL LANDSCAPING



Approved RECDD III
Submitted to AP on 5-11-2023
by Jason Davidson

Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
JAX 527761	5/12/2023
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: June 11, 2023

Invoice Amount: \$1,435.50

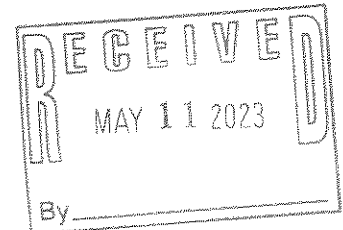
Description	Current Amount
April irrigation repairs*****Locate, troubleshoot, and repair 2-wire failure*****	
Irrigation Repairs	\$1,435.50

Invoice Total \$1,435.50

IN COMMERCIAL LANDSCAPING

Approved RECDD III
Submitted to AP on 5-11-2023
by Jason Davidson

Jason Davidson



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



YELLOWSTONE

PROPOSAL

W. O. #
NAME
ADDRESS
DATE

River Town
Main st CDD3
4/19/2023 PG OF

#		EACH	EXTNSN
10	splic kits	\$9.95	\$ 99.50
1	Decoders	\$202.00	\$202.00
			406.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ 505.50
PARTS TOTAL			\$ 901.50

Please stamp here

DESCRIPTION	HOURS	RATE	TOTAL
Tech	10	\$93.00	\$930.00
			\$ -
			\$ -
			\$ -
LABOR & RENTAL TOTAL			\$ 930.00

Approved _____
Not Approved _____

Comments: *Aspin # 2602134*

	PROPOSED WORK	
replaced decoder and fixed cutt 2 wire in 3 places .	MATERIALS	\$ 301.50
	LABOR & RENTAL	\$ 930.00
	TOTAL	\$ 1,231.50

Earl CLIENT *#1435.50*



INVOICE

INVOICE #	INVOICE DATE
JAX 527762	5/12/2023
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: June 11, 2023

Invoice Amount: \$186.00

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

April irrigation repairs*****Main St.*****

Irrigation Repairs	\$186.00
--------------------	----------

Invoice Total \$186.00

IN COMMERCIAL LANDSCAPING

Approved RECDD III
Submitted to AP on 5-11-2023
by Jason Davidson

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

