Rívers Edge III Community Development District

February 19, 2025



Rivers Edge III Community Development District

475 West Town Place, Suite 114 St. Augustine, Florida 32092 www.RiversEdge2CDD.com

February 12, 2025

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, February 19, 2025 at 9:00 a.m. at the RiverHouse, 156 Landing Street, St. Johns, Florida 32259.

Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Organizational Matters Oath of Office for Stacey Robertson
- IV. Staff Reports
 - A. Landscape Maintenance Report
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 - E. General Manager Monthly Operations and Pond Reports
- V. Approval of Consent Agenda
 - A. Minutes of the January 15, 2025 Regular Board of Supervisors Meeting
 - B. Financial Statements as of December 31, 2024
 - C. Check Register
- VI. Consideration of Acquisition of Claiborne Lane Improvements
- VII. Consideration of Cost Share Requests
 - A. Annual Mulch Application for Rivers Edge CDD

- B. Aquatic Maintenance of Pond 91
- C. Aquatic Maintenance of Ponds 92-95
- D. Slide Tower and Skirt Repair
- E. Waterfall Grates
- F. Landscape Maintenance of Claiborne Phase
- VIII. Selection of Audit Committee
 - IX. Consideration of Funding Request No. 46
 - X. Supervisor Requests
 - XI. Audience Comments
- XII. Next Scheduled Meetings March 19, 2025 at 9:00 a.m. at the RiverHouse
- XIII. Adjournment

PUBLIC CONDUCT: Members of the public are provided the opportunity for public comment during the meeting. Each member of the public is limited to three (3) minutes, at the discretion of the Presiding Officer, which may be shortened depending on the number of speakers. Speakers shall refrain from disorderly conduct, including launching personal attacks; the Presiding Officer shall have the discretion to remove any speaker that disregards the District's public decorum policies. Public comments are not a Q&A session; Board Supervisors are not expected to respond to questions during the public comment period.



A.



Rivers Edge CDD - I, II, and III

Landscape Update for February 2025

General Maintenance

- We have set the clock to run twice a week with the turf going dormant and cold temperatures
- We have Detailed and Cleaned up the Riverhouse and Riverclub.
- o Team is spraying for weeds throughout the community and trimming shrubs.
- o Teams are working on grass cutbacks and removing moss from trees
- We will ensure that all tree suckers are removed from the base of the trees
- o Teams will dead wood oaks throughout as we go through each section this winter season
- o Team has been spraying all mulch beds for clean appearance.
- We are removing as much Moss from trees as we get to each section
- Teams have removed numerous trees and limbs that have fallen at no charge. Larger trees will be proposed for removal by the arbor team.
- o Mattamy, Vesta, and Yellowstone are doing monthly drives throughout the community to check on status of concerned areas and the overall appearance of the community.
- Annual flowers will be installed in March along with fresh and rich soil. We raised the beds for a better show. We are installing Vic Blue Salvia, Antiqua Yellow Marigolds, and Pink Begonias. This is my favorite rotation for spring!
 - 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.
- o All clocks are being set to run two times a week due to amount of rain we have had
- o Lead tech is working with IQ system to help system run more efficiently.
- We are setting five day rain delays when we have rain
- 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.

• Fert/Chem

- o Our techs will be treating for turf weeds throughout the community.
- The turf is starting to go completely dormant. The color will change due to this but will pop and push back come spring time.
- o 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.





Date of report: 02/19/2025 Submitted by: Richard Losco & Kevin McKendree

RECDD I

Asphalt Trail around and along Waterfront Dr:

It was brought to our attention that the walking trail near the intersection of Waterfront Dr and Orange Branch Trail needed some attention. We had the damaged asphalt removed, cut away the tree roots and asphalted over the affected area. The repair part of this job is completed. The top seal coat gets performed around April due to weather conditions.

Waterslide:

We performed a rejuvenation of the interior of the waterslide. This was a buff and wax detail to remove streaking, along with caulking of the seams. During this process we had the slide inspected as well to identify any other underlying issues and have them addressed. We will look to possibly have the gel coat reapplied next offseason as there are some small slits that we need to keep eyes on but the slide is safe for riders.

Waterslide Tower Frame Issues:

While inspecting the slide tower staircase we discovered that some of the platform's support beams had excessive rust. We brought in a structural engineer who was recommended by our district engineer to inspect the tower. The slide is closed now due to it being off season and he suggested we address the issue before next season. There will need to be multiple weld repairs made near the top of the platform and the beams will need to be painted to protect them going forward on a recommended annual basis. We will present in February meeting.

Waterslide Tower Bolt Replacement:

The carriage bolts that attach the boards on the outside of the frame of the waterslide tower have rusted to the point where the heads have deteriorated. The lumber is still whole and in good shape, so we are simply looking to replace the bolts with 316 stainless steel versions for longevity. We will present in February meeting.

Filter Equipment for RiverHouse Pools:

The sand filters for both pools need repair. The sand needs to be changed out. When performing a change out there will need to be internal parts changed as they will be broken due to their age. Unfortunately, the manufacturer of these filters went out of business years ago and the parts are not

available. This will make the filters have to be replaced. The slab cracking issues are band aided as well, and the slabs need to be removed and built properly up to current codes.

RiverHouse Pool:

RFP for both pools resurfacing will be presented in February. This RFP will include a new marcite, tile, lights, coping and complete paver deck.

RiverHouse Pool Furniture:

Last off season we replaced the lounge chairs around the family pool at the RiverHouse and relocated any of the salvageable chairs to the lap pool side. This off-season we will need to order matching chairs for the lap pool side as the old ones are original to the property and have many broken welds and broken slings. We are preparing this quote from the same manufacturer as the others and will present it when available.

Waterfall Grates:

The grates that ripple the water on the Main Street waterfall entrance are rusted and broken. We need to have all of these replaced and are pricing out options. The new grates will be made of aluminum. We have one quote and are seeking comparables.

Pothole on Footbridge alleyway:

There is a large pothole that formed on one of alleyways off Footbridge in the Gardens neighborhood. We got with the District Engineer to investigate the root cause of the pothole, and it was determined to have not been caused by an underlying water or drainage issue. We cold-patched the area for now until we can get it properly repaired. Duval Asphalt addressed this pothole properly for the time being until other work is decided on.

Street Signage around Main Street:

Many of the street signs in the Main Street District have seen better days. Their reflectivity is worn down from sun damage. We have contracted Sundancer Signs to replace the decals on these signs to bring them back up to standard.

RiverHouse Parking Lot Lighting:

We were tasked with adding additional lighting to the RiverHouse parking lot for safety reasons. We will begin this process by having a lighting test done by a electrical engineer to determine proper placement of additional lights. After that we will be able to obtain quotes.

Community Garden:

We were tasked with revamping the community garden as most of the materials in it are original to its inception. This project included pavers for the walkway paths, new galvanized metal beds and fresh soil. We were able to use our in-house team labor for the complete demolition of the old beds, assembly of

the new beds and to make adjustments to the irrigation system. While we were there, we painted the shed on site as well so that the entire garden is rejuvenated. This is now complete.

Dog Parks:

We are installing new numeric keypads on the dog parks in CDD 1. Due to the size of these locks each park will need a new gate to accommodate it. The gates have excessive wear and tear and could benefit from replacement anyway. Paw Park and Northlake are complete.

Crosswalk sign:

One of the crosswalk signs leading to Riverfront Park is inoperable. We ordered a replacement circuit board and battery pack on November 7th. These parts are shipped this week 1/14 and we will have them installed as soon as they arrive. This is now complete and functional.

Midges Pond K:

Supervisor White requested we investigate applying the midge fly program that we executed on pond Z this year for pond K. It was voted on to add Gambusia fish to this pond. We have contacted Florida Waterways and will work on scheduling, which is likely due in March due to the weather.

Fencing around Rivertown BLVD:

The perimeter fence that surrounds Rivertown BLVD and connects onto Kendall Crossing is rotting. We have replaced boards that fall off and it needs painting at least. Our suggestion would be to replace this with Vinyl fencing rather than invest in painting it. We will gather quotes for this.

Lap Pool Motor Coffin:

The lap pool motor's coffin took on some water from a recent rainstorm. The breaker to the sump pump tripped during this making it inoperable. We do check and log all sump pumps in Rivertown weekly to ensure correct operation. Luckily the motor did not get wet, but it did fry some wiring. We had a electrician come out to replace some damaged wiring and breakers. This is now complete.

Water Fountain:

We are exploring the addition of a water fountain in the gym that is permanent and filtered like the ones in our newer facilities. In time this would save money due to no longer needing to provide cups or water jugs.

RECDD II

Right Side Firepit:

The control module for the right side firepit is inoperable and is being sent back to the manufacturer for warranty repair/replacement. We received a new module and are about 2 weeks out on schedule for installation.

Bar Stools:

We are purchasing new bar stools for the club as the old ones are worn out.

RiverClub Painting:

The RiverClub needs fresh paint of the exterior as the old original coat has seen better days. The interior needs a new coat as well. It was voted on to have Investment Painting perform this job. We are working on scheduling now. Looking like early March.

RECDD 3

Riverlodge Walkways:

We are looking at costs on expanding paver walkways at the Lodge, mostly around the lazy river. Although the current set up meets code and passes inspection, this will allow for safer traffic flow.

All Districts

Street sign visibility audit:

We have been working with Supervisor Cameron on street signage that is not visible due to trees blocking them. Some of the trees are owned by CDD and some are homeowner trees. We are coordinating Yellowstone on the trimming back of our trees and will be notifying the HOA of any trees that are homeowner trees so that they may notify the residents. We have also located approximately 60 signs in the main street area that are sun-faded to the point that the decals need replacing and we have begun the process of these repairs.

Christmas Lights:

We are gathering quotes to add permanent Christmas lights to all three amenity centers. This will be an extensive upfront cost but will save money long term and these lights have a lifetime warranty. They can also be color controlled to decorate for other holidays. We will likely present this in March's meetings.

(Continued)



Date of report: 02/19/2025 Submitted by: Kim Fatuch

Ongoing Projects

- The garden project has been completed.
- Getting things ramped up for the 2025 events. Lots of exciting things are coming this year
- We are exploring the idea of certain events being sponsored by local businesses

January Events

- 1.9.25 Music Bingo
 - Quite a full crowd with over 60 in attendance.
- 1.10.25 Candle and Bath Bomb Workshop
 - o 50 spots were available and sold out within 2 weeks of opening registration
 - o Everyone raved about this event and requested more workshops throughout the year



- 0
- 1.15.25 Comedy Night
 - o First Coast Comedy will be providing an Improv show.
 - o 140 tickets have been reserved for this event, 74 people showed up
 - The comedians did not disappoint. The crowd was in tears from laughing so hard with rave reviews at the end. Some residents were even invited up to join in the comedic fun.



- 1.22.25 A Walk with History
 - o Resident Steve Cassidy will be speaking on his collection of Holocaust memorabilia
 - Over 100 residents showed up to hear the amazing yet horrifying history and see the provided memorabilia.

- 1.23.25 Trivia with Ross
- 1.24.25 Davis Cook at the Café
 - o Residents favorite local musician is back to play at the café
 - o Always a big turnout for this young man
 - o The Café had sales of over \$3200 Net!
- 1.24.25 Ice Rink at RiverLodge
 - o Residents are welcome to enjoy something not done often in Florida... Ice Skating.
 - o All ages welcome. Skates provided but helmets recommended
 - Over 100 people turned out in the cold to enjoy skating at the RiverLodge



- 1.25.25 Polar Plunge at RiverHouse
 - o Residents are invited to take the plunge and jump into the icy water to start off the 2025 year
 - o The first 100 people down the slide will receive a cozy gift
 - o Cinnabon Truck did well
 - Over 100 people jumped in the pool for the polar plunge and 100 quickly went down the slide to receive their free towel



February Events

- 2.7.25 Davis Cook in the Cafe
- 2.12.25 Around the World Valentine's Dinner
 - Residents can skip the wait at busy restaurants and enjoy an evening with their valentine at the Café.
 - This is a ticketed event and filled up within 2 days. We have a total of 30 couples attending this event.
- 2.13.25 Music Bingo
- 2.21.25 Boots n Bling Daddy Daughter Hoe-Down
 - o Residents can enjoy an evening of fun Hoe-down style
 - o This is a ticketed event. We had to close registration at 300 attendees
- 2.27.25 Trivia with Ross
- 2.28.25 Boots n Bling Mother Son Hoe-Down
 - o Residents can enjoy an evening of fun Hoe-down style
 - This is a ticketed event, registrations will be available January 27th

March Events

- 3.7.25 Vann Hardin at the Cafe
- 3.8.25 Blood Drive Truck at RiverHouse
- 3.13.25 Music Bingo
- 3.15.25 Scavenger Hunt at RiverLodge
- 3.15.25 DJ at RiverHouse for Spring Break Kickoff
- 3.20.25 Star Wars Trivia Night
- 3.22.25 Bubble Bash at RiverLodge
- 3.22.25 DJ at RiverHouse closing out Spring Break
- 3.27.25 Trivia



Date of report: 02/19/2025

Submitted by: Richard Losco & Lisa McCormick

RIVERCLUB CAFÉ - 2024 SALES

TOTAL NET SALES

\$692,211.03

TOTAL TRANSACTIONS

24,585

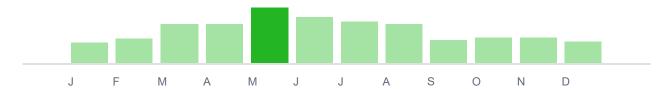
BEST DAY OF THE WEEK

Friday

COVERS

0

SALES BY MONTH



YOUR BEST MONTH

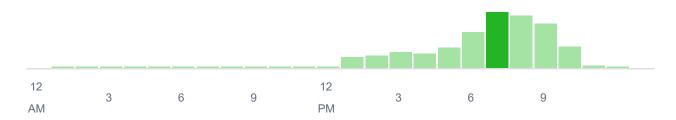


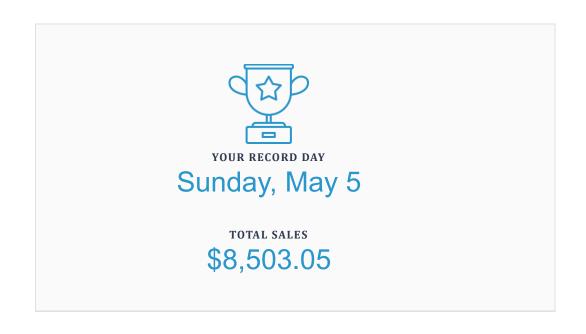
A day at your business.

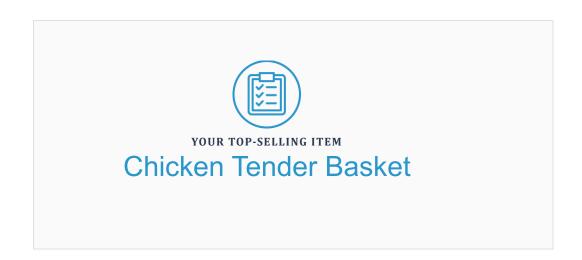
\$3,017.76

avg. daily transactions 95

AVG. SALES BY HOUR







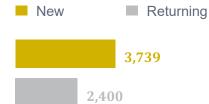
Your customers

CUSTOMERS SERVED

6,139

AVERAGE VISITS

3.52



Square POS Net Sales were up 17.1% for the month of December @ \$36,859 compared to \$31,461 prior year. It was a busy month for events at the RiverClub Facility which included MnN Duo Music, Rhythm of the Holidays @ the Amphitheatre, Annual Holiday Golf Cart Parade, Tree Lighting & Festivities, Breakfast with Santa, and Trivia. For the 12-month period ending 12-31-2024, POS Net Sales totaled \$692,211 compared to \$586,346 prior year, an 18.1% increase.

Cost of Goods Sold (Food and Beverage) was 47.4% in the month of December, compared to 37.6% prior year. This increase for the month was contributed by timing issues with purchases that occurred on December 31st but will offset in the January calculation. We will remain focused on inventory management and being cognitive of "timing of purchases" in relation to month-end and our ending inventories per week. He is our breakdown for our targeted goals for FY 2025:

Food & Beverage as % of Revenue:

Target 12-Month % Rate – 40%
Optimal 12-Month % Rate – 35%
Actual December % Rate – 47%

Gross Wages as % of net sales was 41.7% in the month of December, compared to 37.6% prior year. Labor expense is being reviewed daily with emphasis on proper scheduling and managing the staff for clock-in/clock-out times based on sales volume per day. January and December are the slowest revenue generating months. March is right around the corner for the start of the busy season for FY 2025. He is our breakdown for our targeted goals for FY 2025:

Gross Wages as % of Revenue: December 2024

Target 12-Month % Rate – 35%
Optimal 12-Month % Rate – 30%
Actual December % Rate – 42%

Our best month of the year for revenue was in May - \$96,823. The average daily sales - \$3,017.76. We served 6,139 customers in the Café. (Credit Card data), and our "Top Customer" visited 153 times, spending \$7,036.39 with credit card purchases!!!!

Revenue projections are extremely positive for calendar year 2025 with oversight of efficiencies, inventory management, and costs associated with providing a quality product and service to the residents of RiverTown. This will help with future budgeting and capital expenditure outlays. Our management team provides the skills and qualifications necessary to achieve customer service and quality of food that is expected by our residents.

Furniture options are being reviewed currently to give a new fresh and vibrant look to the Café.



Date of report: 02/19/2025 Submitted by: Richard Losco & Ken Council

RiverLodge Lazy River Hours: 10am - 5:30pm (Dusk) - (Thurs - Tues) *Closed Wednesdays*

RiverLodge Lifeguard/WAP Hours: *Closed for Season*

RiverLodge GS Hours: 10am - 9pm (Sun – Tues, & Thurs), 10am – 10pm (Fri/Sat)

RiverHouse GS Hours: 11am - 5pm (Tues - Sun) *Closed Mondays*

RiverHouse LG/Slide Hours: *Closed for Season*

RiverClub GS Hours: 10am - 9pm (Sun, Mon, Wed, & Thurs), 10am - 10pm (Fri/Sat)

- -RiverHouse: Contacted Fast Signs to see if they can edit our pickleball rules sign. They can patch over existing wording or add white lettering as needed. IAS has come out several times to work on the RiverHouse Camera System to resolve connectivity issues and see if any of the cameras need replacement. The cameras on the slide tower have a connection issue due to the existing wire runs being too long and not being able to transfer power to the cameras at that distance. We had our electrician install a 120v outlet at the bottom of the slide tower so IAS can more cost-effectively resolve this issue. Tennis cameras are back online. Still need to replace the bullet camera for the RiverHouse drive camera.
- RiverHouse Gym: Commercial Fitness rep about rusting/corrosion on handlebars of the treadmills. Excess moisture is a persistent issue that results in faster wear and tear of gym equipment. All equipment is functional. Rep is going to replace the treadmill handlebars. Pushing thorough gym cleaning to associates.
- RiverClub: Control 4 System is online for music and TVs. 5 Smooth Stones came out on 2/4/2025 and resolved connectivity issues with TVs. 5 smooth stones will come back out to replace our ceiling speaker covers and resolve issues with our Video Camera system NVR on Friday 2/7/2025. We are still awaiting a modulator to repair the upper fire pit.
- RiverLodge: Both fire stacks in the Fireplace area are now functional. Comcast was out on 1/29/2025 to run fiber lines to gym closet.
- RiverLodge Gym: All equipment is functional. Submitted service ticket with Technogym to service one of the treadmills on 1/23/2025. Currently pricing a more permanent/aesthetic floor matting for area in front of dumbbell rack.
- Hiring/Staffing: Started seasonal hiring for lifeguards. Should not have issues filling all LG openings. Requisitions are now active at vestapropertyservices.com/careers.

Service Report



Work Order

00749317

Work Order

00749317

Number

Account

Rivers Edge III CDD

Contact Address Kevin McKendree 73 Shinnecock Drive

Saint Johns, FL 32259

United States

Created Date

1/29/2025

Work Details

Specialist
Comments to
Customer

I removed shoreline debris from the banks of ponds VV, PP, QQ, AAA, ZZ, YY, RR, II, BBB, CCC, DDD and EEE. I added dye to reduce light penetration and prevent algae growth in pond RR. I used herbicides to treat for invasive and nuisance weeds on the shorelines of pond BBB. Overall, the ponds look good. Thank you for being a Solitude customer.

Prepared By

William Reneke



Work Order 00749317 Work Order

Number

00749317

Contact Kevin McKendree Address 73 Shinnecock Drive Saint Johns, FL 32259 **United States**

Account

Rivers Edge III CDD

Created Date 1/29/2025

Work Order Assets		
Asset	Status Product Work Type	
Rivers Edge CDD III Pond VV	Inspected	
Rivers Edge CDD III Pond YY	Inspected	
Rivers Edge CDD III Pond ZZ	Inspected	
Rivers Edge CDD III Pond AAA	Inspected	
Rivers Edge CDD III Pond II	Inspected	
Rivers Edge CDD III Pond PP	Inspected	
Rivers Edge CDD III Pond QQ	Inspected	
Rivers Edge CDD III Pond RR	Treated	
Rivers Edge CDD III Pond FFF	Inspected	
Rivers Edge CDD III LAKE ALL	Inspected	
Rivers Edge CDD III Pond 87	Inspected	
Rivers Edge CDD III Pond 88	Inspected	
Rivers Edge CDD III Pond BBB	Treated	
Rivers Edge CDD III Pond CCC	Inspected	
Rivers Edge CDD III Pond DDD	Inspected	
Rivers Edge CDD III Pond EEE	Inspected	
Rivers Edge CDD III Pond 83	Inspected	
Rivers Edge CDD III Pond 84	Inspected	
Rivers Edge CDD III Pond 85	Inspected	
Rivers Edge CDD III Pond 89	Inspected	
Rivers Edge CDD III Pond 80	Inspected	
Rivers Edge CDD III Pond 81	Inspected	
Rivers Edge CDD III Pond 82	Inspected	
Rivers Edge CDD III Pond 86	Inspected	
Rivers Edge CDD III Pond 90	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Rivers Edge CDD III Pond 90	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 90	MONITORING	
Rivers Edge CDD III Pond 90	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 90	ALGAE CONTROL	



Work Order

00749317

Work Order Number 00749317

Account Rivers Edge III CDD

Contact Kevin McKendree

Address 73 Shinnecock Drive

Saint Johns, FL 32259

United States

Created Date 1/29/2025		
Rivers Edge CDD III Pond 86	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 86	MONITORING	
Rivers Edge CDD III Pond 86	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 86	ALGAE CONTROL	
Rivers Edge CDD III Pond 85	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 85	MONITORING	
Rivers Edge CDD III Pond 85	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 85	ALGAE CONTROL	
Rivers Edge CDD III Pond 84	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 84	MONITORING	
Rivers Edge CDD III Pond 84	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 84	ALGAE CONTROL	
Rivers Edge CDD III Pond 83	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 83	MONITORING	
Rivers Edge CDD III Pond 83	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 83	ALGAE CONTROL	
Rivers Edge CDD III Pond 82	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 82	MONITORING	
Rivers Edge CDD III Pond 82	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 82	ALGAE CONTROL	
Rivers Edge CDD III Pond 81	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 81	MONITORING	
Rivers Edge CDD III Pond 81	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 81	ALGAE CONTROL	
Rivers Edge CDD III Pond 80	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 80	MONITORING	
Rivers Edge CDD III Pond 80	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 80	ALGAE CONTROL	
Rivers Edge CDD III Pond 89	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 89	MONITORING	
Rivers Edge CDD III Pond 89	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 89	ALGAE CONTROL	
Rivers Edge CDD III Pond 88	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 88	MONITORING	



Work Order

00749317

Work Order

00749317

Number

Account Rivers Edge III CDD

Contact Kevin McKendree

Address 73 Shinnecock Drive

Saint Johns, FL 32259

United States

Created Date	1/29/2025
Citaleu Dale	1/23/2023

Created Date	1/29/2023	
Rivers Edge CDD I	II Pond 88	LAKE WEED CONTROL
Rivers Edge CDD I	II Pond 88	ALGAE CONTROL
Rivers Edge CDD I	II Pond 87	SHORELINE WEED CONTROL
Rivers Edge CDD I	II Pond 87	MONITORING
Rivers Edge CDD I	II Pond 87	LAKE WEED CONTROL
Rivers Edge CDD I	II Pond 87	ALGAE CONTROL
Rivers Edge CDD I	II LAKE ALL	SHORELINE WEED CONTROL
Rivers Edge CDD I	II LAKE ALL	MONITORING
Rivers Edge CDD I	II LAKE ALL	LAKE WEED CONTROL
Rivers Edge CDD I	II LAKE ALL	ALGAE CONTROL
Rivers Edge CDD I	II Pond FFF	SHORELINE WEED CONTROL
Rivers Edge CDD I	II Pond FFF	MONITORING
Rivers Edge CDD I	II Pond FFF	LAKE WEED CONTROL
Rivers Edge CDD I	II Pond FFF	ALGAE CONTROL
Rivers Edge CDD I	II Pond EEE	SHORELINE WEED CONTROL
Rivers Edge CDD I	II Pond EEE	MONITORING
Rivers Edge CDD I	II Pond EEE	LAKE WEED CONTROL
Rivers Edge CDD I	II Pond EEE	ALGAE CONTROL
Rivers Edge CDD I	II Pond DDD	SHORELINE WEED CONTROL
Rivers Edge CDD I	II Pond DDD	MONITORING
Rivers Edge CDD I	II Pond DDD	LAKE WEED CONTROL
Rivers Edge CDD I	II Pond DDD	ALGAE CONTROL
Rivers Edge CDD I	II Pond CCC	SHORELINE WEED CONTROL
Rivers Edge CDD I	II Pond CCC	MONITORING
Rivers Edge CDD I	II Pond CCC	LAKE WEED CONTROL
Rivers Edge CDD I	II Pond CCC	ALGAE CONTROL
Rivers Edge CDD I	II Pond BBB	SHORELINE WEED CONTROL
Rivers Edge CDD I	II Pond BBB	MONITORING
Rivers Edge CDD I	II Pond BBB	LAKE WEED CONTROL
Rivers Edge CDD I	II Pond BBB	ALGAE CONTROL
Rivers Edge CDD I	II Pond AAA	SHORELINE WEED CONTROL
Rivers Edge CDD I	II Pond AAA	MONITORING
Rivers Edge CDD I	II Pond AAA	LAKE WEED CONTROL
Rivers Edge CDD I	II Pond AAA	ALGAE CONTROL



Work Order

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Account Rivers Edge III CDD

Contact Kevin McKendree

Address 73 Shinnecock Drive Saint Johns, FL 32259

United States

Created Date 1/29/2025

Created Date 1/29/2025	
Rivers Edge CDD III Pond ZZ	SHORELINE WEED CONTROL
Rivers Edge CDD III Pond ZZ	MONITORING
Rivers Edge CDD III Pond ZZ	LAKE WEED CONTROL
Rivers Edge CDD III Pond ZZ	ALGAE CONTROL
Rivers Edge CDD III Pond YY	SHORELINE WEED CONTROL
Rivers Edge CDD III Pond YY	MONITORING
Rivers Edge CDD III Pond YY	LAKE WEED CONTROL
Rivers Edge CDD III Pond YY	ALGAE CONTROL
Rivers Edge CDD III Pond VV	SHORELINE WEED CONTROL
Rivers Edge CDD III Pond VV	MONITORING
Rivers Edge CDD III Pond VV	LAKE WEED CONTROL
Rivers Edge CDD III Pond VV	ALGAE CONTROL
Rivers Edge CDD III Pond RR	SHORELINE WEED CONTROL
Rivers Edge CDD III Pond RR	MONITORING
Rivers Edge CDD III Pond RR	LAKE WEED CONTROL
Rivers Edge CDD III Pond RR	ALGAE CONTROL
Rivers Edge CDD III Pond QQ	SHORELINE WEED CONTROL
Rivers Edge CDD III Pond QQ	MONITORING
Rivers Edge CDD III Pond QQ	LAKE WEED CONTROL
Rivers Edge CDD III Pond QQ	ALGAE CONTROL
Rivers Edge CDD III Pond PP	SHORELINE WEED CONTROL
Rivers Edge CDD III Pond PP	MONITORING
Rivers Edge CDD III Pond PP	LAKE WEED CONTROL
Rivers Edge CDD III Pond PP	ALGAE CONTROL
Rivers Edge CDD III Pond II	SHORELINE WEED CONTROL
Rivers Edge CDD III Pond II	MONITORING
Rivers Edge CDD III Pond II	LAKE WEED CONTROL
Rivers Edge CDD III Pond II	ALGAE CONTROL
Rivers Edge CDD III Pond 90	
Rivers Edge CDD III Pond 86	
Rivers Edge CDD III Pond 82	
Rivers Edge CDD III Pond 81	
Rivers Edge CDD III Pond 80	
Rivers Edge CDD III Pond 89	

Rivers Edge CDD III Pond AAA Rivers Edge CDD III Pond ZZ Rivers Edge CDD III Pond YY Rivers Edge CDD III Pond VV



Work Order 00749317 Contact Kevin McKendree Work Order 00749317 Address 73 Shinnecock Drive Number Saint Johns, FL 32259 **United States** Created Date 1/29/2025 Rivers Edge CDD III Pond 85 Rivers Edge CDD III Pond 84 Rivers Edge CDD III Pond 83 Rivers Edge CDD III Pond EEE Rivers Edge CDD III Pond DDD Rivers Edge CDD III Pond CCC Rivers Edge CDD III Pond BBB Rivers Edge CDD III Pond 88 Rivers Edge CDD III Pond 87 Rivers Edge CDD III LAKE ALL Rivers Edge CDD III Pond FFF Rivers Edge CDD III Pond RR Rivers Edge CDD III Pond QQ Rivers Edge CDD III Pond PP Rivers Edge CDD III Pond II

Account

Rivers Edge III CDD



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, January 15, 2025 at 9:00 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
Jarrett O'Leary Supervisor

Also present were:

Corbin deNagy District Manager
Lauren Gentry District Counsel
Jason Davidson General Manager

Field Operations Manager Kevin McKendree Mike Scuncio Yellowstone Landscape Yellowstone Landscape Malcolm Santos Vesta Property Services Richard Losco Vesta Property Services Kim Fatuch Vesta Property Services Ken Council Lisa McCormick Vesta Property Services Vesta Property Services Jay King

Several Residents

The following is a summary of the discussions and actions taken at the January 15, 2025 meeting.

FIRST ORDER OF BUSINESS Roll Call

Mr. deNagy called the meeting to order at approximately 9:50 a.m.

SECOND ORDER OF BUSINESS Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS Organizational Matters

A. Consideration of Resolution 2025-04, Canvassing and Certifying the Results of the Landowner's Election

Mr. deNagy stated that during the landowner's election, 816 votes were cast for Jarrett O'Leary for Seat 3 and 816 votes were cast for Stacey Robertson for Seat 4. Seat 2 remains vacant.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2025-04, canvassing and certifying the results of the landowner's election was approved.

B. Oath of Office for Newly Elected Supervisors

Mr. deNagy stated that Mr. O'Leary was sworn in prior to the meeting. Ms. Robertson was not present to be sworn in.

C. Consideration of Resolution 2025-05, Designating Officers

Mr. deNagy stated that the current slate of officers is Mr. Smith as Chair, Mr. Thomas as Vice Chair, and the remaining supervisors as Assistant Secretaries. Additionally, there are several District Managers from GMS's office serving as District officers for document signing purposes, including Jim Oliver as Secretary and Treasurer.

There being no requests to change the slate of officers, a motion to approve followed.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2025-05, designating officers as listed above was approved.

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscape Maintenance – Monthly Report

A copy of Yellowstone's monthly landscape maintenance report was included in the agenda package for the Board's review.

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel

Ms. Gentry informed the Board that the pool repair RFP process has begun, and the bids are anticipated to be presented to the CDD 1 board in February. A workshop will be

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scheduled if the CDD 2 and CDD 3 board members are interested in being involved in the discussion of the bids. She also reported that the Vesta agreement is being finalized for execution by the Chair.

D. District Manager

There being nothing to report, the next item followed.

E. General Manager - Monthly Operations and Pond Reports

A copy of the monthly operations report was included in the agenda package.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes
 - 1. November 13, 2024 Regular Board of Supervisors Meeting
 - 2. November 22, 2024 Landowner's Election
- B. Financial Statements as of November 30, 2024
- C. Check Register

Copies of the minutes, financial statements, and check registers totaling \$1,291,239.20 were included in the agenda package for the Board's review.

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

SIXTH ORDER OF BUSINESS

Cost Share Requests

A. Ratification of Emergency Grinder Pump Repair at RiverClub Facility

Mr. Losco stated that two grinder pumps for the sewer lift at the RiverClub were replaced. The repair totaled \$32,750 with the expense to be split between the three districts with Rivers Edge III's portion coming to \$11,485.42.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for the emergency grinder pump repair was ratified.

B. Ratification of RiverClub Buffer Trimming

Mr. Losco stated that Yellowstone completed the buffer trimming at the River Club for a total cost of \$4,200. Rivers Edge III's portion came to \$1,472.94.

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On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for the RiverClub buffer trimming was ratified.

C. Ratification of RiverFront Park Buffer Trimming

Mr. Losco stated that Yellowstone completed the buffer trimming at the RiverFront Park for a total cost of \$4,900. Rivers Edge III's portion came to \$1,718.43.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for the RiverFront Park buffer trimming was ratified.

D. Consideration of Exterior Painting

Mr. Losco presented quotes for painting of the RiverClub, the amphitheater roof frame, the kayak shed, the pump room fence, and the interior of the café ceiling, shiplap in the bathrooms and the game room. He noted the quote from Five Star Painting does not include the interior painting.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for painting services with Investment Painting was approved with staff to confirm that Investment Painting will prime any bare spots before painting and assist with moving furniture.

E. Consideration of Community Garden Project Costs

Mr. Losco stated that the community garden renovation project includes replacement of the beds and soil, and the installation of paver flooring. The total cost of the project would be shared between all three districts and is \$11,742.87. Rivers Edge III's portion of that comes to \$4,118.22.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for the community garden renovation was approved.

SEVENTH ORDER OF BUSINESS Supervisor Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS	Audience Comments	
There being none, the next item fol	lowed.	
NINTH ORDER OF BUSINESS	Next Scheduled Meeting – Wednesday, February 19, 2025 at 9:00 a.m. at the RiverHouse	
TENTH ORDER OF BUSINESS	Adjournment	
On MOTION by Mr. Smith favor the meeting was adjourned.	h seconded by Mr. Thomas with all in urned.	

Secretary/Assistant Secretary

Chairman/Vice Chairman



Rivers Edge III

Community Development District

Unaudited Financial Reporting December 31, 2024



Rivers Edge III Community Development District Combined Balance Sheet December 31, 2024

Assets: Cash: Operating Account			Fund	Fund	dove	rnmental Funds
Operating Account						
	\$ 385,380	\$ -	\$ 29,992	\$ -	\$	415,373
Assessments Receivable	465,061	278,884	-	-		743,946
Due from Capital Project Fund	5,351	-	-	-		5,351
Due from Developer	-	-	114,016	-		114,016
Investments:						
State Board of Administration (SBA)	1,181	-	-	-		1,181
Custody	7,711	-	-	-		7,711
<u>Series 2021</u>						
Reserve	-	278,721	-	-		278,721
Revenue	-	324,076	-	-		324,076
Construction	-	-	-	440		440
Series 2024						
Reserve	-	347,759	-	-		347,759
Capital Interest	-	594,921	-	-		594,921
Construction	-	-	-	26,686		26,686
Deposits	1,550	-	-	-		1,550
Total Assets	\$ 866,235	\$ 1,824,362	\$ 144,008	\$ 27,126	\$	2,861,731
Liabilities:						
Accounts Payable	\$ 162,103	\$ -	\$ -	\$ -	\$	162,103
Due to General Fund	-	-	-	5,351		5,351
Due to Rivers Edge CDD	-	-	114,016	-		114,016
Total Liabilites	\$ 162,103	\$ -	\$ 114,016	\$ 5,351	\$	281,470
Fund Balance:						
Nonspendable:						
Deposits	\$ 1,550	\$ -	\$ -	\$ -	\$	1,550
Restricted for:						
Debt Service - Series	-	1,824,362	-	-		1,824,362
Capital Project - Series	-	-	-	21,775		21,775
Assigned for:						
Capital Reserve Fund	-	-	29,992	-		29,992
Unassigned	702,582	-	-	-		702,582
Total Fund Balances	\$ 704,132	\$ 1,824,362	\$ 29,992	\$ 21,775	\$	2,580,261
	\$ 866,235	\$ 1,824,362	\$			

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Proi	ated Budget		Actual	
	Budget		u 12/31/24	Thr	ru 12/31/24	Variance
Revenues:						
Special Assessments - Tax Roll	\$ 918,137	\$	882,206	\$	882,206	\$ _
Special Assessments - Direct Bill	76,160		76,160		76,160	_
Developer Contributions	845,241		404,690		404,690	_
Miscellaneous Income/Interest	2,000		500		172	(328)
Total Revenues	\$ 1,841,538	\$	1,363,557	\$	1,363,229	\$ (328)
Expenditures:						
General & Administrative:						
District Engineer	\$ 5,000	\$	1,250	\$	2,160	\$ (910)
District Counsel	25,000		6,250		5,138	1,112
District Management	31,461		7,865		7,865	(0)
Assessment Roll Administration	5,618		5,618		5,618	-
Dissemination Agent	3,933		983		983	(0)
Information Technology	1,348		337		337	0
Website Administration	2,022		506		505	0
Website Maintenance	848		212		400	(188)
Annual Audit	5,200				-	-
Trustee Fees	6,000		2,188		2,188	_
Arbitrage Rebate	600				2,100	_
Telephone	150		38		_	38
Postage & Delivery	250		250		332	(82)
Printing & Binding	1,000		250		54	196
Insurance General Liability	6,334		6,334		6,161	173
Legal Advertising	1,500		1,500		1,851	(351)
_	500		1,300		1,031	125
Other Current Charges	50		13		1	123
Office Supplies Dues, Licenses & Subscriptions	175		175		175	-
Total General & Administrative	\$ 96,989	\$	33,893	\$	33,768	\$ 125
Operations & Maintenance						
Grounds Maintenance:						
Cost Share Landscaping - Rivers Edge	\$ 103,480	\$	25,870	\$	25,870	\$ 0
Field Operations Management (Vesta)	39,438		9,860		10,090	(231)
Landscape Maintenance	476,418		119,104		190,504	(71,400)
Landscape Contingency	15,000		3,750		3,145	605
Irrigation Repairs and Maintenance	40,000		10,000		33,262	(23,262)
Lake Maintenance	18,000		4,500		5,526	(1,026)
Irrigation Water Use	7,200		7,200		60,358	(53,158)
Electric	1,000		1,000		12,548	(11,548)
Street Lighting	10,000		2,500		-	2,500
Street and Drainage Maintenance	3,000		750		-	750
Other Repair & Replacements	10,000		2,500		2,346	154
Subtotal Grounds Maintenance	\$ 723,535	\$	187,034	\$	343,649	\$ (156,615)

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 12/31/24	Thru	ı 12/31/24		Variance
Amenity Center:								
Cost Share Amenity - Rivers Edge	\$	155,848	\$	38,962	\$	38,962	\$	0
General Manager (Vesta)		46,793		11,698		11,698		(0)
Amenity Manager (Vesta)		29,632		7,408		7,408		0
Maintenance Service (Vesta)		103,123		25,781		25,781		0
Lifestyle Director (Vesta)		43,329		10,832		10,832		-
Lifeguards (Vesta)		53,507		-		-		-
Facility Attendant (Vesta)		85,718		21,430		21,430		(0)
Janitorial (Vesta)		32,875		8,219		8,219		0
Security Monitoring		1,800		450		555		(105)
Security Guards		25,000		6,250		-		6,250
Telephone		8,500		2,125		4,776		(2,651)
Insurance		14,000		14,000		80,229		(66,229)
Fitness Equipment Lease		68,488		17,122		17,224		(102)
Window Cleaning		1,500		375		-		375
Pressure Washing		15,000		3,750		-		3,750
Pool Chemicals		20,000		5,000		6,096		(1,096)
Natural Gas		500		125		-		125
Electric		20,000		5,000		-		5,000
Water & Sewer		30,000		7,500		4,231		3,269
Amenity Repairs and Replacement		10,000		10,000		11,495		(1,495)
Refuse		15,000		3,750		3,532		218
Pest Control		3,600		900		160		740
Fire Alarm System and Maintenance		2,000		500		-		500
Access Cards		1,000		250		-		250
License & Permits		1,800		450		-		450
Special Events		15,000		3,750		-		3,750
Holiday Decorations		10,000		2,500		-		2,500
Office Supplies & Postage		1,500		375		-		375
Capital Expenditures		5,500		1,375		-		1,375
Capital Reserve Funding		200,000		-		-		-
Subtotal Amenity Center	\$	1,021,013	\$	209,877	\$	252,627	\$	(42,750)
Total Operations & Maintenance	\$	1,744,548	\$	396,910	\$	596,276	\$	(199,366)
Total operations & Maintenance	Ψ	1,744,540	Ψ	370,710	Ψ	370,270	Ψ	(177,300)
Total Expenditures	\$	1,841,538	\$	430,803	\$	630,044	\$	(199,241)
Excess (Deficiency) of Revenues over Expenditures	\$	0	\$	932,754	\$	733,185	\$	(199,569)
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	_	\$	_	\$	_	\$	_
						-		-
Total Other Financing Sources/(Uses)	\$	•	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	(0)	\$	932,754	\$	733,185	\$	(199,569)
Fund Balance - Beginning	\$	-			\$	(29,053)		
Fund Balance - Ending	\$	(0)			\$	704 132		
Funu Dalance - Enumg	4	(0)			\$	704,132		

Rivers Edge III Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ - \$	49,620 \$	832,586 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	882,206
Special Assessments - Direct Bill	38,080	38,080	-	-	-	-	-	-	-	-	-	-	76,160
Developer Contributions	-	404,690	-	-	-	-	-	-	-	-	-	-	404,690
Miscellaneous Income/Interest	30	25	117	-	-	-	-	-	-	-	-	-	172
Total Revenues	\$ 38,110 \$	492,416 \$	832,703 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,363,229
Expenditures:													
General & Administrative:													
District Engineer	\$ 2,035 \$	125 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,160
District Counsel	2,132	2,107	899	-	-	-	-	-	-	-	-	-	5,138
District Management	2,622	2,622	2,622	-	-	-	-	-	-	-	-	-	7,865
Assessment Roll Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Dissemination Agent	328	328	328	-	-	-	-	-	-	-	-	-	983
Information Technology	112	112	112	-	-	-	-	-	-	-	-	-	337
Website Administration	169	169	168	-	-	-	-	-	-	-	-	-	505
Website Maintenance	-	-	400	-	-	-	-	-	-	-	-	-	400
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	2,188	-	-	-	-	-	-	-	-	-	-	-	2,188
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	
Postage & Delivery	87	217	28	-	-	-	-	-	-	-	-	-	332
Printing & Binding	11	12	31	-	-	-	-	-	-	-	-	-	54
Insurance General Liability	6,161	-	-	-	-	-	-	-	-	-	-	-	6,161
Legal Advertising	1,851	-	-	-	-	-	-	-	-	-	-	-	1,851
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	
Office Supplies	0	1	-	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 23,488 \$	5,692 \$	4,588 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	33,768
Operations & Maintenance													
Grounds Maintenance:													
Cost Share Landscaping - Rivers Edge	\$ 8,623 \$	8,623 \$	8,623 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	25,870
Field Operations Management (Vesta)	3,287	3,287	3,517	-	-	-	-	-	-	-	-	-	10,090
Landscape Maintenance	63,501	63,501	63,501	-	-	-	-	-	-	-	-	-	190,504
Landscape Contingency	-	2,020	1,125	-	-	-	-	-	-	-	-	-	3,145
Irrigation Repairs and Maintenance	9,640	11,473	12,149	-	-	-	-	-	-	-	-	-	33,262
Lake Maintenance	1,842	1,842	1,842	-	-	-	-	-	-	-	-	-	5,526
Irrigation Water Use	13,065	19,862	27,432	-	-	-	-	-	-	-	-	-	60,358
Electric	4,285	4,132	4,131	-	-	-	-	-	-	-	-	-	12,548
Street Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-
Street and Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Repair & Replacements	2,346	-	-	-	-	-	-	-	-	-	-	-	2,346

Rivers Edge III Community Development District

Month to Month

	Oct	Nov	Dec	: Jan	ı	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center:														
Cost Share Amenity - Rivers Edge	\$ 12,987 \$	12,987	\$ 12,987	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	38,962
General Manager (Vesta)	3,899	3,899	3,899	-			-	-	-	-	-	-		11,698
Amenity Manager (Vesta)	2,469	2,469	2,469	-		-	-	-	-	-	-	-	-	7,408
Maintenance Service (Vesta)	8,594	8,594	8,594	-		-	-	-	-	-	-	-	-	25,781
Lifestyle Director (Vesta)	3,611	3,611	3,611	-		-	-	-	-	-	-	-	-	10,832
Lifeguards (Vesta)	-	-	-	-		-	-	-	-	-	-	-	-	-
Facility Attendant (Vesta)	7,143	7,143	7,143	-		-	-	-	-	-	-	-	-	21,430
Janitorial (Vesta)	2,740	2,740	2,740	-		-	-	-	-	-	-	-	-	8,219
Security Monitoring	-	-	555	-		-	-	-	-	-	-	-	-	555
Security Guards	-	-	-	-		-	-	-	-	-	-	-	-	-
Telephone	1,932	1,882	961	-		-	-	-	-	-	-	-	-	4,776
Insurance	80,229	-	-	-		-	-	-	-	-	-	-	-	80,229
Fitness Equipment Lease	5,741	5,741	5,741	-		-	-	-	-	-	-	-	-	17,224
Window Cleaning	-	-	-	-		-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	-	-		-	-	-	-	-	-	-	-	-
Pool Chemicals	3,186	1,560	1,350	-		-	-	-	-	-	-	-	-	6,096
Natural Gas	-	-	-	-		-	-	-	-	-	-	-	-	-
Electric	-	-	-	-		-	-	-	-	-	-	-	-	-
Water & Sewer	1,063	1,473	1,694	-		-	-	-	-	-	-	-	-	4,231
Amenity Repairs and Replacement	8,777	900	1,817	-		-	-	-	-	-	-	-	-	11,495
Refuse	1,180	1,180	1,172	-		-	-	-	-	-	-	-	-	3,532
Pest Control	80	80	-	-		-	-	-	-	-	-	-	-	160
Fire Alarm System and Maintenance	-	-	-	-		-	-	-	-	-	-	-	-	-
Access Cards	-	-	-	-		-	-	-	-	-	-	-	-	-
License & Permits	-	-	-	-		-	-	-	-	-	-	-	-	-
Special Events	-	-	-	-		-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	-	-		-	-	-	-	-	-	-	-	-
Office Supplies & Postage	-	-	-	-		-	-	-	-	-	-	-	-	-
Capital Expenditures	-	-	-	-		-	-	-	-	-	-	-	-	-
Capital Reserve Funding	-	-	-	-		-	-	-	-	-	-	-	-	-
Subtotal Amenity Center	\$ 143,632 \$	54,260	\$ 54,734	• -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	252,627
Subtotal Amenity Center	143,032 \$	34,200	3 34,734	<u>, </u>	.	- y	- y	- 4	- 4		- ,	J	- 4	232,027
Total Operations & Maintenance	\$ 250,221 \$	169,000	\$ 177,055	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	596,276
Total Expenditures	\$ 273,709 \$	174,692	\$ 181,643	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	630,044
Excess (Deficiency) of Revenues over Expenditures	\$ (235,598) \$	317,723	\$ 651,060	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	733,185
Other Financing Sources/Uses:														
Transfer In/(Out)	\$ - \$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Other Financing Sources/Uses	\$ - \$		\$ -	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Net Change in Fund Balance	\$ (235,598) \$	317,723	\$ 651,060	\$ -	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	733,185

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 12/31/24	Thi	ru 12/31/24	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 552,665	\$	529,034	\$	529,034	\$	-
Interest Income	10,000		2,500		5,846		3,346
Total Revenues	\$ 562,665	\$	531,534		\$534,880	\$	3,346
Expenditures:							
Interest - 11/1	\$ 168,045	\$	168,045	\$	168,045	\$	-
Interest - 5/1	168,045		-		-		-
Principal - 5/1	215,000		-		-		-
Total Expenditures	\$ 551,090	\$	168,045	\$	168,045	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ 11,575	\$	363,489	\$	366,835	\$	3,346
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 11,575	\$	363,489	\$	366,835	\$	3,346
Fund Balance - Beginning	\$ 233,368			\$	514,846		
Fund Balance - Ending	\$ 244,943			\$	881,682		

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Proposed		Proi	ated Budget		Actual		
		Budget	Thr	u 12/31/24	Th	ru 12/31/24	V	ariance
Revenues:								
Special Assessment (1)	\$	-	\$	-	\$	-	\$	-
Interest Income		10,000		10,000		13,199		3,199
Total Revenues	\$	10,000	\$	10,000	\$	13,199	\$	3,199
Expenditures:								
Interest - 11/1	\$	256,796	\$	256,796	\$	256,796	\$	-
Interest - 5/1		281,849		-		-		-
Principal - 5/1		-		-		-		-
Total Expenditures	\$	538,644	\$	256,796	\$	256,796	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	(528,644)	\$	(246,796)	\$	(243,596)	\$	3,199
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	(528,644)	\$	(246,796)	\$	(243,596)	\$	3,199
Fund Balance - Beginning	\$	1,178,252			\$	1,186,277		
i una baiance - beginning	Ψ	1,170,232			Ψ	1,100,277		
Fund Balance - Ending	\$	649,608			\$	942,680		

⁽¹⁾ Bonds Series 2024 are under Capitalized Interest until 11/1/25, Assessments Start in FY26

Rivers Edge III Community Development District Statement of Revenues and Expenditures

Capital Projects Funds

Description	S	E 2021	SE 2024	Total
Revenues				
Interest Income:				
Construction	\$	5	\$ 197	\$ 202
Cost of Issuance		-	118	118
Developer Contributions		-	1,660,683	1,660,683
Transfer In		-	-	-
Total Revenues	\$	5	\$ 1,660,997	\$ 1,661,003
Expenditures				
Capital Outlay	\$	-	\$ 1,660,683	\$ 1,660,683
Transfer Out		-	-	-
Total Expenditures	\$	-	\$ 1,660,683	\$ 1,660,683
Excess Revenues (Expenditures)	\$	5	\$ 315	\$ 320
Fund Balance - Beginning	\$	(4,917)	\$ 26,371	\$ 21,455
Fund Balance - Ending	\$	(4,911)	\$ 26,686	\$ 21,775

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prora	ited Budget		Actual	
	Budget	Thru	12/31/24	Thr	ru 12/31/24	Variance
Revenues						
Capital Reserve Funding	\$ 200,000	\$	-	\$	-	\$ -
Developer Contributions	-		-		114,016	114,016
Interest	100		25		-	(25)
Total Revenues	\$ 200,100	\$	25	\$	114,016	\$ 113,991
Expenditures:						
Repair and Replacements	\$ 5,000	\$	1,250	\$	-	\$ 1,250
Capital Outlay	-		-		114,016	(114,016)
Total Expenditures	\$ 5,000	\$	1,250	\$	114,016	\$ (112,766)
Excess (Deficiency) of Revenues over Expenditures	\$ 195,100	\$	(1,225)	\$		\$ 226,757
Other Financing Sources/(Uses)						
Transfer In/(Out)	\$ -	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$ -	\$	-	\$	-	\$ -
Net Change in Fund Balance	\$ 195,100			\$		
Fund Balance - Beginning	\$ 46,016			\$	29,992	
Fund Balance - Ending	\$ 241,116			\$	29,992	

Community Development District

Long Term Debt Report

Interest Rate: 2.47% - 3.75% Maturity Date: 5/1/2051

Reserve Fund Definition 50% of Maximum Annual Debt at Issuance

Reserve Fund Requirement \$ 278,721
Reserve Fund Balance \$ 278,721

Bonds outstanding - 4/23/2021 \$ 9,880,000

 Less: May 1, 2022 (Mandatory)
 (200,000)

 Less: May 1, 2023 (Mandatory)
 (205,000)

 Less: May 1, 2024 (Mandatory)
 (210,000)

Current Bonds Outstanding \$ 9,265,000

Series 2024, Capital Improvement Revenue Bonds

Interest Rate: 4.87% - 5.95% Maturity Date: 5/1/2055

Reserve Fund Definition 50% of Maximum Annual Debt at Issuance

Reserve Fund Requirement \$ 347,759 Reserve Fund Balance \$ 347,759

Bonds outstanding - 5/17/2024 \$ 9,815,000

Current Bonds Outstanding \$ 9,815,000

RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT SUMMARY OF FISCAL YEAR 2025 ASSESSMENTS

			ASSESSED	
		SERIES 2021		
		DEBT INVOICED		TOTAL NVOICED
ASSESSED TO	# UNITS	NET	FY25 O&M	NET
MATTAMY	318	-	76,160.00	76,160.00
				-
TOTAL DIRECT BILLS	318	-	76,160.00	76,160.00
NET REVENUE TAX ROLL	570	550,581.30	918,137.74	1,468,719.05
TOTAL REVENUE	888	550,581.30	994,297.74	1,544,879.05

	RECEIVED										
			BALANCE DUE /								
SERIES 2021			(DISCOUNTS								
DEBT PAID	O&M PAID	TOTAL PAID	NOT TAKEN)								
-	76,160.00	76,160.00	-								
-	-	-	-								
-	76,160.00	76,160.00	-								
529,034.19	882,206.24	1,411,240.43	57,478.62								
520 024 10	050 266 24	1 407 400 42	F7 470 60								
529,034.19	958,366.24	1,487,400.43	57,478.62								

DIRECT BILL PERCENT COLLECTED	0.00%	100.00%	100.00%
TAX ROLL PERCENT COLLECTED	96.09%	96.09%	96.09%
TOTAL PERCENT COLLECTED	96.09%	96.39%	96.28%

(1) Bulk land owners are on a payment plan for undeveloped land. Debt service assessments – 50% due December 1, 2024, 25% due February 1, 2025 and 25% due May 1, 2025. Operations and maintenance assessments – 50% on October 31, 2024, 25% on November 30, 2024 and 25% on December 31, 2024

SUMMARY OF TAX ROLL RECEIPTS					
		SERIES 2021			
ST JOHNS COUNT DIST.	DATE	DEBT	O&M	TOTAL AMOUNT	
1	11/5/2024	231.45	385.95	617.40	
2	11/15/2024	18,094.40	30,173.85	48,268.25	
3	11/20/2024	11,429.82	19,060.13	30,489.95	
4	12/6/2024	29,996.25	50,021.10	80,017.35	
5	12/19/2024	190,398.03	317,503.74	507,901.77	
6	1/9/2025	277,698.55	463,084.24	740,782.79	
INTEREST	1/13/2025	1,185.69	1,977.23	3,162.92	
		-	-		
		-	-		
		-	-		
		-	-		
		-	-		
		-	-		
		-	-		
		-	-		
		-	-		
TOTAL TAX ROLL RECEIPTS		529,034.19	882,206.24	1,411,240.43	

C.

Community Development District

Check Run Summary

December 31, 2024

Fund	Date	Check No.	Amount
General Fund			
	12/5/24	599-646	\$ 420,587.63
	12/19/24	647-648	4,189.61
	12/31/24	649-652	566,226.87
Total			\$ 991,004.11

AP300R	YEAR-TO-DAT:	E ACCOUNTS PAYABLE	PREPAID/COMPUTER	CHECK REGISTER	RUN	2/11/25	PAGE	1
*** CHECK DATES 12/01/2024 - 12/31/20	124 ***	CENERAL FIND						

*** CHECK DATES	3 12/01/2024 - 12/31/2024 *** GE BA	ENERAL FUND ANK A RIVERS EDGE III CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
12/05/24 00021	9/30/24 6701404 202409 310-51300-4 RULE DEVELOP #10544688	48000	*	82.24	
	9/30/24 6701404 202409 310-51300-4 PUBLIC NOTICE #10545467		*	133.92	
	FORDIC NOTICE #10343407	GANNETT MEDIA CORP DBA GANNETT FL			216.16 000599
	10/28/24 FINAL 202410 320-57200-4	47300	*	1,820.65	
	RPLC POOL PIPING IN VAULT	CROWN POOLS INC			1,820.65 000600
12/05/24 00057	10/29/24 INV-5105 202410 320-57200-6	50000	*	4,750.00	
	SPARROW BUNDLE	FLOCK GROUP INC DBA FLOCK SAFETY			4,750.00 000601
12/05/24 00058	10/07/24 1039 202410 320-57200-4	47300	*	525.00	
	25% DEP PRIOR INSTALL	GET LIT JAX LLC			525.00 000602
12/05/24 00003	11/01/24 58 202411 310-51300-3	34000	*	2,621.75	
	NOV MANAGEMENT FEES 11/01/24 58 202411 310-51300-3	35100	*	168.50	
	NOV WEBSITE ADMIN 11/01/24 58 202411 310-51300-3	35100	*	112.33	
	NOV INFO TECH 11/01/24 58 202411 310-51300-3	32400	*	327.75	
	NOV DISSEM AGENT SRVCS 11/01/24 58 202411 310-51300-5	51000	*	.54	
	OFFICE SUPPLIES 11/01/24 58 202411 310-51300-4		*	83.80	
	POSTAGE 11/01/24 58 202411 310-51300-4	42500	*	11.85	
	COPIES	GOVERNMENTAL MANAGEMENT SERVICES			3,326.52 000603
12/05/24 00051	10/17/24 6893320 202410 320-57200-4		*	1,001.28	
, ,		HAWKINS INC			1.001.28 000604
	 10/28/24 6901608 202410 320-57200-4	45210		1,014.24	
	POOL CHEMICALS				
12/05/24 00013	10/16/24 10591 202409 310-51300-3	31500		 3,335.91	
12/03/21 00013	SEP GENERAL COUNSEL			•	2 225 01 000606
		KILINSKI VAN WYK			

*** CHECK DATES 12/01/2024 - 12/31/20	24 ***	GENERAL FUND						
		ACCOUNTS PAYABLE	PREPAID/COMPUTER	CHECK REGISTER	RUN	2/11/25	PAGE	2

BANK A RIVERS EDGE III CDD

	BA	NK A RIVERS EDGE III CDD			
CHECK VEND# DATE 1	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
12/05/24 00056 11	/19/24 80211 202411 320-57200-6 50% DEP MIRROR INSTALL	0000	*	900.24	
		LEE & CATES GLASS INC			900.24 000607
12/05/24 00005 10				515.41	
		PROSSER			515.41 000608
12/05/24 00011 10	/12/24 CS-2025- 202410 320-57200-4 CS LANDSCAPE OCT 2024			8,623.33	
10,	/12/24 CS-2025- 202410 320-57200-4 CS AMENITY OCT 2024	9200	*	12,987.33	
	CS AMENITI OCI 2024	RIVERS EDGE CDD			21,610.66 000609
	/02/24 CS-2025- 202412 320-57200-4 CS LANDSCAPE DEC 2024	9100	*	8,623.33	
12,	/02/24 CS-2025- 202412 320-57200-4 CS AMENITY DEC 2024	9200	*	12,987.33	
		RIVERS EDGE CDD			21,610.66 000610
12/05/24 00011 9	/05/24 CS-2024- 202409 320-57200-4 CS LANDSCAPE SEP 2024			13,576.42	
9,	/05/24 CS-2024- 202409 320-57200-4		*	20,718.83	
		RIVERS EDGE CDD			34,295.25 000611
	/05/24 CS-2024- 202409 320-57200-4 CS AMENITY SEP 2024	9300	*	3,896.08	
		RIVERS EDGE II CDD			3,896.08 000612
12/05/24 00053 9	/30/24 413982 202409 320-57200-6 FIREWALL INSTALLATION	0000	*	875.00	
		MATRIX ITG INC DBA SECURESI			875.00 000613
12/05/24 00036 11	/02/24 PSI12455 202411 320-57200-4 NOV LAKE MAINTENANCE	6800	*	1,842.00	
		SOLITUDE LAKE MANAGEMENT LLC			1,842.00 000614
12/05/24 00017 11	/01/24 11012024 202411 310-51300-4 2024 POSTAGE TAX COLLECT	2000		133.50	
		ST.JOHNS COUNTY TAX COLLECTOR			133.50 000615
12/05/24 00045 10	/17/24 61966370 202410 320-57200-4 OCT PEST CONTROL	3300		80.00	
		TURNER PEST CONTROL			80.00 000616

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/11/25 PAGE 3
*** CHECK DATES 12/01/2024 - 12/31/2024 *** GENERAL FUND

CHIECK BITTED	BANK A RIVERS EDGE III CDD			
CHECK VEND# DATE	INVOICE EXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
12/05/24 00035	10/01/24 422133 202410 330-53800-34000	*	3,899.42	
	GENERAL MANAGEMENT SRVCS 10/01/24 422133 202410 320-57200-44000 FIELD OPS	*	3,286.50	
	10/01/24 422133 202410 330-53800-34300	*	3,610.75	
	LIFESTYLE SRVCS 10/01/24 422133	*	2,469.33	
	AMENITY MANAGEMENT SRVCS 10/01/24 422133 202410 330-53800-34600 FACILITY MAINT SRVCS	*	8,593.58	
	10/01/24 422133 202410 330-53800-45300	*	2,739.58	
	10/01/24 422133 202410 330-53800-34400	*	7,143.17	
	VESTA PROPERTY SERVICES INC 10/31/24 423211 202409 320-57200-44000			31,742.33 000617
12/05/24 00035	10/31/24 423211 202409 320-57200-44000 SEP BILLABLE MILEAGE 1/3	*	118.10	
	VESTA PROPERTY SERVICES INC			118.10 000618
12/05/24 00035	VESTA PROPERTY SERVICES INC 11/01/24 422632 202411 330-53800-34000	*	3,899.42	
	GENERAL MANAGEMENT SRVCS 11/01/24 422632 202411 320-57200-44000 FIELD OPS	*	3,286.50	
	11/01/24 422632 202411 330-53800-34300 LIFESTYLE SRVCS	*	3,610.75	
	11/01/24 422632 202411 330-53800-34100 AMENITY MANAGEMENT SRVCS	*	2,469.33	
	11/01/24 422632 202411 330-53800-34600 FACILITY MAINT SRVCS	*	8,593.58	
	11/01/24 422632 202411 330-53800-45300 JANITORIAL SRVCS	*	2,739.58	
	11/01/24 422632 202411 330-53800-34400 FACILITY ATTENDANT	*	7,143.17	
	VESTA PROPERTY SERVICES INC			31,742.33 000619
12/05/24 00035	8/31/24 421967CD 202408 320-57200-60000	*	149.98	
	COURT TOOLS & WALKIES 8/31/24 421967CD 202408 320-57200-60000	*	94.94	
	WALKIE TALKIES VESTA PROPERTY SERVICES INC			244.92 000620
12/05/24 00035	9/01/24 421516 202409 330-53800-34000	*	3,899.40	
	GENERAL MANAGEMENT SRVCS 9/01/24 421516 202409 320-57200-44000 FIELD MANAGEMENT SRVCS	*	3,286.51	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/11/25 PAGE 4
*** CHECK DATES 12/01/2024 - 12/31/2024 *** CHECK DATES 12/01/2024 - 12/31/2024 ***

*** CHECK DATES	12/01/20:	24 - 12/31/2024 *** GE BA	ENERAL FUND ANK A RIVERS EDGE III CDD			
CHECK VEND# DATE	DATE	OICEEXPENSED TO INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	9/01/24	421516 202409 330-53800-3		*	3,610.73	
	9/01/24		34100	*	4,476.12	
	9/01/24			*	8,593.60	
	9/01/24		15300	*	2,739.61	
		JANITORIAL SRVCS 421516 202409 330-53800-3	34400	*	5,136.34	
		GUEST SRVCS	VESTA PROPERTY SERVICES INC			31,742.31 000621
12/05/24 00046	10/08/24	24967697 202410 330-53800-4 JANITORIAL SERVICES	 45300	*	35.98	
		JANIIORIAL SERVICES	W.B. MASON CO, INC			35.98 000622
12/05/24 00046		24985108 202410 330-53800-4	15300	*	54.99	
		JANITORIAL SERVICES	W.B. MASON CO, INC			54.99 000623
12/05/24 00046	10/22/24	24996555 202410 330-53800-4	 45300	*	99.96	
		JANITORIAL SERVICES	W.B. MASON CO, INC			99.96 000624
12/05/24 00028	10/01/24	779490 202410 320-57200-4 OCT LANDSCAPE MAINTENANCE	46100	*	63,501.48	
		OCI LANDSCAPE MAINIENANCE	YELLOWSTONE LANDSCAPE			63,501.48 000625
12/05/24 00028	10/03/24	781661 202410 320-57200-4 SEP IRR RPR 161 PALOMAR	46200	*	681.00	
			YELLOWSTONE LANDSCAPE			681.00 000626
12/05/24 00028	10/08/24	784522 202410 320-57200-4	46200	*	1,170.00	
		OCT IRR MAINLINE MAIN ST	YELLOWSTONE LANDSCAPE			1,170.00 000627
12/05/24 00028	10/08/24	784523 202410 320-57200-4	46200	*	1,933.25	
		2WIRE RPR HAVEN PLAY PARK	YELLOWSTONE LANDSCAPE			1,933.25 000628
	10/24/24	789144 202410 320-57200-4	 16200	*	3,831.00	
		OCT MAINLINE SETTLEMENT	YELLOWSTONE LANDSCAPE			3,831.00 000629
12/05/24 00028	10/30/24	791489 202410 320-57200-4	16200	*	1,094.35	
		ADD HEADS COVERAGE LODGE	YELLOWSTONE LANDSCAPE			1,094.35 000630

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/11/25 PAGE 5
*** CHECK DATES 12/01/2024 - 12/31/2024 *** GENERAL FUND

PANK A PLYERS EDGE LIL COD

В	BANK A RIVERS EDGE III CDD			
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT#	SUB SUBCLASS VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
12/05/24 00028 10/30/24 791490 202410 320-57200- HURRICANE PREP IRR SYSTEM	46200	*	930.00	
HORRICHAEL TREE TREE STOTELY	YELLOWSTONE LANDSCAPE			930.00 000631
12/05/24 00028 11/01/24 792018 202411 320-57200-	46100	*	63,501.48	
NOV LANDSCAPE MAINTENANCE	: YELLOWSTONE LANDSCAPE		6	3,501.48 000632
12/05/24 00028 9/01/24 757241 202409 320-57200-	-46100		62,256.35	
SEP LANDSCAPE MAINTENANCE	: YELLOWSTONE LANDSCAPE		6	2,256.35 000633
12/05/24 00028 9/05/24 765389 202409 320-57200-		*	2,400.00	
PALM TRIMMING-LIGHT TEST				2,400.00 000634
12/05/24 00028 9/05/24 765393 202409 320-57200-		*	2,400.00	
TREE RMVL DOG PARK	YELLOWSTONE LANDSCAPE			2,400.00 000635
12/05/24 00028 9/05/24 765394 202409 320-57200-		*	5,400.00	
DROUGHT STRESS TURF	YELLOWSTONE LANDSCAPE			5,400.00 000636
12/05/24 00028 9/10/24 767692 202409 320-57200-	46200	*	2,365.42	
MAINLINE RPR THE BLUFFS	YELLOWSTONE LANDSCAPE			2,365.42 000637
12/05/24 00028 9/10/24 767693 202409 320-57200-		*	1,966.42	
JUL IRRIG THE SETTLEMENT	YELLOWSTONE LANDSCAPE			1,966.42 000638
12/05/24 00028 9/10/24 767694 202409 320-57200-	46200	*	844.00	
MAINLINE RPR	YELLOWSTONE LANDSCAPE			844.00 000639
		*	 471.00	
AUG IRRIG RPR				471.00 000640
12/05/24 00028 9/10/24 767696 202409 320-57200-			 1,655.70	
ALC TRRIC RDR	YELLOWSTONE LANDSCAPE		•	1,655.70 000641
		*		
12/05/24 00028 9/10/24 767697 202409 320-57200- CONTROLLER RPLC		*	3,328.70	
	YELLOWSTONE LANDSCAPE			3,328.70 000642

AP300R	YEAR-TO-DATE ACCOUNT	TS PAYABLE PREPAID/COMPUTER	R CHECK REGISTER	RUN	2/11/25	PAGE	6
*** CHECK DATES 12/01/2024 - 12/31/2024	4 *** GENERAL	FUND					
	BANK A R	RIVERS EDGE III CDD					

	BANK A RIVERS EDGE III CDD			
CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT AC	TO VENDOR NAME CCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
12/05/24 00028 9/10/24 767698 202409 320-5 AUG IRR RPR 2346 MAII	N ST		576.00	
	YELLOWSTONE LANDSCAPE			576.00 000643
12/05/24 00028 9/12/24 768919 202409 320-5	7200-46200	*	343.00	
	OGE YELLOWSTONE LANDSCAPE			343.00 000644
12/05/24 00028 9/12/24 768920 202409 320-5	7200-46200 N.ST	*	1,705.00	
	YELLOWSTONE LANDSCAPE			1,705.00 000645
12/05/24 00028 9/26/24 773052 202409 320-5 SEP IRR RPR 161 PALOI	7200-46200 MAR	*	704.00	
	YELLOWSTONE LANDSCAPE			704.00 000646
12/19/24 00003 12/01/24 59 202412 310-5: DEC MANAGEMENT FEES		*	2,621.75	
12/01/24 59 202412 310-5: DEC WEBSITE ADMIN	1300-35100	*	168.50	
12/01/24 59 202412 310-5 DEC INFO TECH	1300-35100	*	112.33	
12/01/24 59 202412 310-5: DEC DISSEM AGENT SRV	1300-32400	*	327.75	
12/01/24 59 202412 310-5: POSTAGE		*	27.85	
12/01/24 59 202412 310-5		*	31.20	
	GOVERNMENTAL MANAGEMENT SERVICES			3,289.38 000647
12/19/24 00056 12/16/24 61412 202412 320-5	7200-60000	*	900.23	
	LEE & CATES GLASS INC			900.23 000648
12/31/24 00048 11/08/24 CFR 2 DM 202412 300-1	3100-1000	*	267 211 94	
11211 0 021 2021 511 11	BURNHAM CONSTRUCTION INC		2	267,211.94 000649
12/31/24 00048 11/08/24 CFR 3 PM 202412 300-1: PMNT 4 OCT 2024 SR 1:	3100-10000	*	262,815.73	
Frint 4 OC1 2024 SR 1.	BURNHAM CONSTRUCTION INC			262,815.73 000650
12/31/24 00054 11/08/24 CFR 2 SE 202412 300-1: SR 13 SEP 2024	3100-10000		17,470.38	
	NICNEVOL ENGINEERING SERVICES, IN			17,470.38 000651

AP300R *** CHECK DATES	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMM 12/01/2024 - 12/31/2024 *** GENERAL FUND BANK A RIVERS EDGE III CDD	PUTER CHECK REGISTER	RUN 2/11/25	PAGE 7
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
12/31/24 00054	11/26/24 CFR 3 OC 202412 300-13100-10000 SR 13 OCT 2024 NICNEVOL ENGINEERING SERVICE	* CES, INC.	18,728.82	18,728.82 000652
	тотат. г	 OR BANK A	991,004.11	
		OR REGISTER	991,004.11	



ACCOUN Rivers Ed	ACGOUNT # 760855	PAGE#	
INVOICE # BILLING PERIOD 0006701404 Sep 1- Sep 30, 2024		PAYMENT DUE DATE October 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH A	MT DUE*
\$0.00	\$0,00	\$1,262,6	4

BILLING ACCOUNT NAME AND ADDRESS

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

Legal Entity: Gannett Media Corp.

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

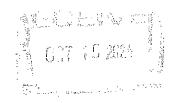
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

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

9/1/24	Balance Forward				\$1,046.48
Package A	dvertising:				
Start-End	Date Order Number	Product	Description	PO Number	Package Cost
9/	11/24 10544688	SAG St Augustine Record	RULE DEVELOPMENT		\$82.24
9/	12/24 10545467	SAG St Augustine Record	PUBLIC NOTICE	PUBLIC NOTICE	\$133.92



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Savel

\$1,262.64 Total Cash Amount Due Service Fee 3.99% \$50.38 *Cash/Check/ACH Discount -\$50.38 *Payment Amount by Cash/Check/ACH \$1,262.64 Payment Amount by Credit Card \$1,313.02

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Rivers Edge III Cdd		ACCOUNT 7608	enfilosofia for marcifi intra el afactorado a cardo en arquinta	INVOICE NUMBER 0006701404		AMOUNT PAID \$216.16
CURRENT DUE \$216.16	30 DAYS PAST DUE \$1,046.48	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$1,262.64
REMITTANCE ADI	DRESS (Include Account#	& involce# on check)	TO PAY WIT	H CREDIT CARD PLE 1-877-736-7612	ASE CALL:	TOTAL CREDIT CARD AMT DUE \$1,313.02
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244		To sign up fo	or E-mailed invoices a abgspecial(and online payme @gannett.com	nts please contact	

LOCALIO

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge Rivers Edge Iii Cdd 475 W Town PL# 114 Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

09/11/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to/me, on 09/11/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:

\$82,24

Tax Amount:

\$0.00 \$82.24

Payment Cost: Order No:

10544688

of Copies:

Customer No:

760855

PO#:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin

NOTICE OF RULE DEVELOP-MENT BY THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT n accordance with Chapters 120 and 190, Florida Statutes, and in connection with its ownership and/or operation of certain improvements, including recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenifles"), the Rivers Edge III Community Development District (the "District") hereby gives notice of its intent to adopt revised Policies Governing the River Lodge Facilities (the "Amenity Policies") and establish revised rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, "Amenity Rates").

"Amenity Rates").
The purpose and effect of the Amenity Policies and Amenity Rates are to provide for efficient and effective District operations of the District's Amenities and other properties by setting rules, rates, and fees relevant to implementation of the provisions of Section 190.035 Florida Statutes. General lega Florida Statutes. General legal authority for the District to adopt the proposed revised Amenity Poli-cles and Amenity Rates include Chapters 120 and 190, Florida Chapters 120 and 190, Florida Statutes, as amended, and specific legal authority includes Sections 190,035(2), 190,011(5), 190,012(3), 190,035, 190,041, 120,54, 120,69 and 120,81, Florida Statutes, as amended,

A public hearing on the adoption of the proposed Amenity Policies and the proposed Amenity Policies and Amenity Rates will be conducted by the District on October 16, 2024, at 9:00 a.m., at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259. A preliminary copy of the proposed revised Amenity Policies and Amenity Rates may be obtained, without cost, by contacting the District Manager's Office, Co Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Fiorida 32092; Ph. (904) 940-5850.

940-5850. District Manager

Run Date: September 11, 2024

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Rivers Edge Iii Cdd Rivers Edge Iii Cdd 475 W Town PL# 114 Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

09/12/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/12/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:

\$133.92

Tax Amount:

\$0.00

Payment Cost:

\$133.92

Order No:

10545467

of Copies:

Customer No:

760855

PO#:

PUBLIC NOTICE

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin

CROWN POOLSTEE

3002 PHILIPS HWY JACKSONVILLE, FL 32207

Phone # 904-858-4300

Date	Invoice#	
10/28/2024	FINAL	
Terms	Due Date	
Due upon receipt	10/28/2024	

Invoice

Bill	To
------	----

RIVERS EDGE CDD 3 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FL 32092

Quantity	Description	Rate	Serviced	Amount
Quantity	Approved RECDD 3 Submitted to AP 10.28.24 By Kevin McKendree Kevin McKendres OCT 28 2024 BY	1,820.65	Serviced	1,820.65
	s added every 30 days your account is delinquent. onvenience fee will be added to all invoices over \$700.00.		Total	\$1,820.65

fłock safety

Flock Group Inc dba Flock Safety www.flocksafety.com

INVOICE

Invoice Number

INV-51054

invoice Date:

10/29/2024

Due Date:

11/13/2024

Payment Terms: Net 15

PO#:

Bill

FL - Rivers Edge III CDD

To:

Notes:

Saint Johns, Florida, 32259

Billing Company Name:

FL - Rivers Edge III CDD

Richard Losco rlosco@vestapropertyservices.com

Billing Contact Name: Billing Email Address:

FL - Rivers Edge III CDD: Year 1 of 24 Month Term

Ship To:

FL - Rivers Edge III CDD

160 Riverglade Run

Saint Johns, Florida 32259

Payment Terms: Contracted Billing Structure: Net 15

Annual - First Year at Signing

ITEMS		UNIT PRICE	SALES TAX	TOTAL
Flock Safety Sparrow ® Bundle	2	\$2,375.00		\$4,750.00

Unless otherwise noted on the Order Form, the Term shall commence upon first installation and validation of Flock Hardware. Link to Location of Services: https://planner.flocksafety.com/public/354dbcb4-4482-4c91-9296-8d53748d6cff

Subtotal:

\$4,750.00

Sales Tax:

\$0.00

Credit:

\$0.00

Payments:

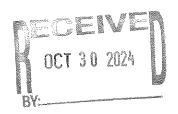
\$0.00

Balance Due:

\$4,750.00

Approved RECDD 3 Submitted to A/P 10-30-24 By Richard Losco

Richard Losco



f ock safety

INVOICE

Flock Group Inc dba Flock Safety www.flocksafety.com

Invoice Number

INV-51054

Invoice Date:

10/29/2024

Due Date:

11/13/2024

PO#:

Payment Terms: Net 15

Par	Remittance	1 #	41
Pavment	Remittance	INTOTO	าวบเกท
I CALLIACTIC	************	11110111	IUCIOII

Pay by Check:

Pay by ACH:

Payable to: Memo:

Flock Group Inc INV-51054

Mail to:

PO Box 121923

Dallas, TX 75312-1923

Account Legal Name: Account Number:

Flock Group Inc. 3302113966

Checkina

Account Type:

Routing / SWIFT Code: 121140399 / SVBKUS6S

If paying by check, please include the remittance slip below.

If paying by ACH, please include your invoice number in the memo

section of the ACH transfer request.

Please be aware that failure to pay the invoice by the due date may result in an interest penalty or disconnection of service, as specified in your contract.

Detach and Return with Pay	

Make Checks Payable to: Flock Group Inc

If sending via **USPS**:

Flock Group Inc PO Box 121923

Account:

FL - Rivers Edge III CDD

Dallas, TX 75312-1923

Invoice #

INV-51054

Or

If sending via

Flock Group Inc

Amount Due:

\$4,750.00

UPS, FedEx or USPS:

891923

1501 North Plano Rd. ste 100

Richardson, TX 75081

Amount Enclosed:

GetLitJax LLC

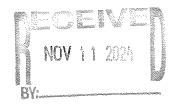
CDD 3 INVOICE

LIGHTING & HOLLDAY DECOR

INVOICE # 1039 DATE: 10/07/2024

712 Chathal Dr Orange Park, FL 32073 Sales@getlitjax.com

TO: Rivers Edge CDD 3 475 West Town PI St. Augustine, FL 32092 SHIP TO: Kim Fatuch 100 Grand Verde Dr St. Johns, FL 32259



ACTIVITY	DESCRIPTION	QTY	TOTAL
Service	RiverLodge	1	\$2,100
And of the Print of	210' Roofline WW led C9 2-48 Wreaths w RB		
	NOTE: WOULD NOT LIGHT LIGUSTRUMS OR BASE OF OAKSGETLITJAX WILL PROVIDE ALL MATERAILS Ext. Cord , Timers, installation, Equipment , takedown and Storage and BinsCOMPLETE TURN KEY		
		SUBTOTAL	\$2,10
		SALES TAX	
		SHIPPING & HANDLING	
		TOTAL DUE	\$2,10

Make all checks payable to GetLitJax LLC If you have any questions concerning this invoice, contact Matthew Fitzhugh at sales@getlitjax.com

THANK YOU FOR YOUR BUSINESS!

Governmental Management Services, LLC 1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 58

Invoice Date: 11/1/24 Due Date: 11/1/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees -November 2024 Website Administration - November 2024 Information Technology - November 2024 Dissemination Agent Services - November 2024 Office Supplies Postage Copies RECEIVED By Todd Polvere at 1:43 pm, Nov 07, 2024	2,621.75 168.50 112.33 327.75 0.54 83.80 11.85		2,621.75 168.50 112.33 327.75 0.54 83.80 11.85
	Total		\$3,326.52
	Payment	ts/Credits	\$0.00
	Balance	Due	\$3,326.52

Original



Hawkins, Inc. 2381 Rosegate Roseville, MN 55113 Phone: (612) 331-6910

INVOICE

Total Invoice \$1,001.28 Invoice Number 6893320 Invoice Date 10/17/24 Sales Order Number/Type 4649306 SL Branch Plant 74 Shipment Number 5545625

Ship To:

544867 RIVERLODGE 100 Grand Verde Dr St Johns FL 32259-7546

Sold To: 544866

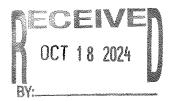
Accounts Payable RIVERS EDGE CDD 3 475 W Town PI STE 114 St Augustine FL 32092-3649

Net Due I	Date Terms	FOB Description	Ship Via		Ct	ustomer P	P.O.#	Ρ.	O. Release	Sales Agent #
11/16/24	Net 30	PPD Origin	HWTG							387
Line #	Item Number	Item Name/ Description		Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	14420	Sodium Bicarbonate	*****	N	10.0000	BG	\$40.0000	BG	500.0 LB	\$400.00
		50 LB BG (Pool Grade)			10.0000	BG			510.0 GW	
1.010	Fuel Surcharge	Freight		N	1.0000	EA	\$12.0000			\$12.00
2.000	42871	Sulfuric Acid 38-40%		N	8.0000	ďΩ	\$58.6600	DD	1,296.0 LB	\$469.28
		15 GA DD			8.0000	DD			1,376.0 GW	
2.001	699922	15 GA Blu/Black Deldrum		N	8.0000	DD	\$15.0000	RD	80.0 LB	\$120.00
		DELDRM 1H1/X1.9/250			8.0000	RD			80.0 GW	

Related Order #: 04649306

******* Receive Your Invoice Via Email ********

Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com or call 612-331-6910 to get it setup on your account.



Approved RECDD 3 Submitted to AP 10.18.24 By Kevin McKendree

Kevin McKendree

Page 1 of 1

Tax Rate

0 %

Sales Tax

\$0.00

Invoice Total

\$1,001.28

No Discounts on Freight

MPORTANT: All products are sold without warranly of
any kind and purchasers will, by their own tests,
determine suitability of such products for their own use.
Seller warrants that all goods covered by this invoice were
produced in compliance with the requirements of the Fait
Labor Standards Act of 1938, as amended. Seller
specifically disclaims and excludes any warranty of
merchantability and any warranty of fitness for a particular
purchase.

purpose. NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD

CHECK REMITTANCE: Hawkins, Inc. P.O. Box 860263

Minneapolis, MN 55486-0263 WIRING CONTACT INFORMATION:

Email: Credit.Dept@Hawkinsinc.com

one Number: (612) 331-6910 Fax Number: (612) 225-6702

FINANCIAL INSTITUTION: US Bank 800 Nicoliet Mail

Minneapolis, MN 55402 Account Name: Account #: ABA/Routing #:

Hawkins, Inc. 180120759469 091000022 USBKUS44IMT Corporate Checking ACH PAYMENTS:

CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.

For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:

Please list the Hawkins, Inc. sales order number or your purchase order number if the Invoice has not been processed yet.

Swift Code#:

Original



Hawkins, Inc. 2381 Rosegate Roseville, MN 55113 Phone: (612) 331-6910

INVOICE

Total Invoice Invoice Number

\$1,014.24 6901608

Invoice Date

10/28/24

Sales Order Number/Type

SL

Branch Plant

4656971 74

Shipment Number

5555802

Sold To: 544866

Accounts Payable RIVERS EDGE CDD 3 475 W Town PI STE 114 St Augustine FL 32092-3649 Ship To:

544867 RIVERLODGE 100 Grand Verde Dr St Johns FL 32259-7546

Net Due	Date Terms	FOB Description	Ship Via		Cı	ıstomer P	.O.#	Р.	O. Release	Sales Agent #
11/27/24	Net 30	PPD Origin	HWTG							387
Line #	Item Number	Item Name/ Description		Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 787	70-1	N	180.0000	GA	\$2.8200	GA	1,740.6 LB	\$507.60
		1 LB BLK (Mini-Bulk)			180.0000	GA			1,740.6 GW	
1.010	Fuel Surcharge	Freight		N	1.0000	EA	\$12.0000			\$12.00
2,000	14420	Sodium Bicarbonate		N	5.0000	BG	\$40.0000	BG	250.0 LB	\$200.00
		50 LB BG (Pool Grade)			5.0000	BG			255.0 GW	
3.000	42871	Sulfuric Acid 38-40%		N	4.0000	DD	\$58.6600	DĐ	648.0 LB	\$234.64
		15 GA DD			4.0000	DD			688.0 GW	
3.001	699922	15 GA Blu/Black Deldrum		N	4.0000	DD	\$15.0000	RD	40.0 LB	\$60.00
		DELDRM 1H1/X1.9/250			4.0000	RD			40.0 GW	

Approved RECDD 3 Submitted to AP 10.29.24 Related Order #: 04656971

******* Receive Your Invoice Via Email ********

By Kevin McKendree Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com or call 612-331-6910 to get it setup on your account.

Kevin McKendree

Page 1 of 1

Tax Rate

0 %

Sales Tax \$0.00

Invoice Total

\$1,014.24

No Discounts on Freight IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice ware produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of itness for a particular numbers.

purpose. NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE: Hawkins, Inc. P.O. Box 860263

Fax Number:

WIRING CONTACT INFORMATION:

Phone Number: (612) 331-6910

Email: Credit.Dept@Hawkinsinc.com

(612) 225-6702

Minneapolis, MN 55486-0263

800 Nicollet Mail Minneapolis, MN 55402 Account Name: Account #;

ABA/Routing #:

Swift Code#:

US Bank

FINANCIAL INSTITUTION:

Hawkins, Inc. 180120759469 091000022 USBKUS44IMT

Corporate Checking

ACH PAYMENTS:

CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to

Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:

Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.



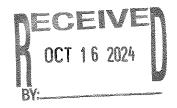
INVOICE

Invoice # 10591 Date: 10/16/2024 Due On: 11/15/2024

P.O. Box 6386 Tallahassee, Florida 32314

United States

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



River's Edge III - 01 General Counsel

Type	Attorney	Date	Notes C	Quantity	Rate	Total
Service	LG	09/03/2024	Review and revise notice of rulemaking and rule development.	0.20	\$325.00	\$65.00
Service	MGH	09/03/2024	Prepare addendum to Solitude agreement for aquatic maintenance services to add services for Pond 90; further prepare, finalize, and distribute rulemaking and rule development notices for upcoming public hearing on revised Amenity Policies; review and analyze draft agenda for September 18, 2024 special joint meeting.	0.80	\$280.00	\$224.00
Service	LG	09/04/2024	Review and revise River Lodge landscaping and aquatic addenda.	0.30	\$325.00	\$97.50
Service	MGH	09/04/2024	Further prepare, finalize, and distribute addendum to Solitude agreement for aquatic maintenance services to add services for Pond 90; review draft agenda for September 18, 2024 Board meeting and joint meeting and note legal follow-up items.	0.30	\$280.00	\$84.00
Service	LG	09/06/2024	Review draft agenda.	0.20	\$325.00	\$65.00
Service	LG	09/10/2024	Review and provide comments to August minutes.	0.30	\$325.00	\$97.50
Service	MGH	09/10/2024	Review and analyze Vesta's proposed revisions to form of amenity management agreement and exhibits.	0.20	\$280.00	\$56.00
Service	MGH	09/11/2024	Review and provide comments to Audit Engagement Letter for Fiscal Year 2024.	0.70	\$280.00	\$196.00

Service	LG	09/16/2024	Review agenda and prepare for Board meeting.	0.30	\$325.00	\$97.50
Service	LG	09/18/2024	Travel to and attend board meeting and joint meeting. Follow up on status of funding agreement for SR13 roundabout.	2.80	\$325.00	\$910.00
Expense	RB	09/18/2024	Travel: Mileage LG	89.50	\$0.67	\$59.97
Expense	RB	09/18/2024	Travel: Hotel LG	1.00	\$39.38	\$39.38
Expense	RB	09/18/2024	Travel: Meals LG	1.00	\$7.28	\$7.28
Expense	RB	09/18/2024	Travel: Mileage MGH	18.33	\$0.67	\$12.28
Service	LG	09/19/2024	Prepare construction funding agreement.	0.50	\$325.00	\$162.50
Service	LG	09/20/2024	Review and provide comments to September minutes.	0.30	\$325.00	\$97.50
Service	MGH	09/20/2024	Review District Manager meeting notes from September 18, 2024 Board meeting; review draft meeting minutes.	0.30	\$280.00	\$84.00
Service	LG	09/23/2024	Prepare resolution rescheduling hearing on amenity rules; revise joint meeting minutes.	0.40	\$325.00	\$130.00
Service	LG	09/24/2024	Review auditor engagement letter; advise regarding payment procedures for roundabout contract.	0.40	\$325.00	\$130.00
Service	LG	09/25/2024	Review draft agenda and status of follow-up items.	0.20	\$325.00	\$65.00
Service	LG	09/25/2024	Review backup documentation for River Lodge acquisition; update documents related to same.	1.00	\$325.00	\$325.00
Service	MGH	09/25/2024	Review draft agenda for October 9, 2024 Board meeting and note legal follow-up items.	0.20	\$280.00	\$56.00
Service	LG	09/26/2024	Review and revise addendum to Flock Security agreement.	0.20	\$325.00	\$65.00
Service	MGH	09/26/2024	Review, analyze, and provide comments to proposal and contract documents provided by Flock Security; prepare Addendum to Master Services Agreement with Flock Security.	0.40	\$280.00	\$112.00
Service	LG	09/30/2024	Review HOA parking restrictions legislative change; review updated Flock Safety agreement.	0.30	\$325.00	\$97.50
Non-billa	ble entrie	3			AND SECURITY OF SE	
\$\$\$\$###\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$					an inicological complete compl	nyoyopiga kayayay kataloh kati

joint Board meeting	regarding security
matters	

Service MGH 09/23/2024 Review and analyze additional Vesta	0.20	\$280.00	\$56.00
comments to draft agreement for amenity			
management services.			
$\textbf{max}_{i} = p_{i} =$			

Total \$3,335.91

Detailed Statement of Account

Other Invoices

Invoice Num	ber Due On	Amount Due Pay	ments Received B	alance Due
10164	09/20/2024	\$2,338.97	\$0.00	\$2,338.97
10404	10/12/2024	\$4,048.47	\$0.00	\$4,048.47

Current Invoice

Invoice Numb	er Due On	Amount Due	Payments Received E	Balance Due
10591	11/15/2024	\$3,335.91	\$0.00	\$3,335.91
			Outstanding Balance	\$9,723.35
		To	tal Amount Outstanding	\$9,723.35

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

Please pay within 30 days.



Pro Forma Invoice

Pro Forma No: 80211

Date:

11/19/2024

Quote:

190305

Page:

1 of 1

Site Address:

Rivers Edge Community Development District 3 100 Grand Verde Drive Saint Johns FL 32259

Bill To: Rivers Edge Community Development District 3
475 West Town PL
Suite 114
Saint Augustine FL 32092
904-430-1907-Ken Council

Quantity	Description	Size	Area	Rate	Amount
1	Mirror Install - Gym			1,800.47	1,800.47
	2 x 1/4" Mirror Clear Annealed - Over All Size 135 x 72	67-1/2" x 72"	68.00		
L	Seamed Edge	279" (2L 2S)			
	1 x Gunther Mirror Mastic (Tube)				
	1 x J-Bar - Deep (5/8") 12' Length Chrome				
	Glazing Labor				
	2 Men to install				

- Mirrors will sit 26" from the ground.
- Set in J-Bar & glued to wall
- Equipment must be moved from the wall prior to installation

Approved RECDD3
Submitted to A/P 11/20/2024
By: Kenneth Council
Kenneth Council



All custom items are made to order. Sales of these items are final and are not eligible for return, refund, or exchange.

A deposit is required before any work can commence. The balance is due upon pickup, delivery, or installation. Required Deposit:50% (\$900.24)

Subtotal:

1,800.47

Tax Exempt FL 0.0%:

0.00

Deposit Due:

900.24

Balance:

\$900.23



October 21, 2024

Project No:

P0113094.80

Invoice No:

53464

Rivers Edge III CDD

c/o Government Management Services, LLC

Attn: Daniel Laughlin

475 West Town Place, Suite 114

St.Augustine, FL 32092

Project

P0113094.80

Rivers Edge III CDD

Professional Services from September 01, 2024 to September 30, 2024

Expense Billing

Reimbursable Expenses

Travel - Reimbursable - Mileage
Travel - Reimbursable- Mileage Client OV

8.90 4.50

13.40

15.41

Total Reimbursables

Total this Task

\$15.41

Fee Billing

For services including attend September CDD meeting and coordination with staff on invoices.

Professional Personnel

Vice President

Hours 2.00 Rate

Amount

Totals

Total Labor

2.00

250.00

1.15 times

500.00 500.00

_ _ .

500.00

Total this Task

\$500.00

Total this Invoice

\$515.41

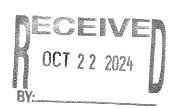
Outstanding Invoices

 Number
 Date
 Balance

 53085
 8/27/2024
 371.23

 53247
 9/12/2024
 1,291.88

 Total
 1,663.11



Rivers Edge CDD

INVOICE

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

DATE: INVOICE # 10/12/24 CS-2025-OCT

Bill To:

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

DESCRIPTION		AMOUNT
Cost Share - Landscaping for October 2024	1.320.57200.49100	\$ 8,623.33
Cost Share - Amenity for October 2024	1.320.57200.49200	\$ 12,987.33
OCT 13 2024 BY:		
	TOTAL	\$ 21,610.67

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 CDD

INVOICE

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

DATE:

12/2/24

INVOICE #

CS-2025-DEC

Bill To:

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

DESCR	IPTION		,	AMOUNT
Cost Share - Landscaping for December 2024	1.320.57200.49100		\$	8,623.33
Cost Share - Amenity for December 2024	1.320.57200.49200		\$	12,987.33
	NOV 3 0 2024	The second secon		
	Т	OTAL	\$	21,610.67

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 CDD

INVOICE

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

DATE: INVOICE # 9/5/24 CS-2024-SEP

Bill To:

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

DESCRIPTIO	N		AMOUNT
Cost Share-Landscaping for September 2024	1.320.57200.49100		\$ 13,576.42
Cost Share- RiverTown Amenity for September 2024	1.320.57200.49200		\$ 20,718.83
S from P	Consistence of the constraint		
		TOTAL	\$ 34,295.25

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

INVOICE

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

DATE: INVOICE # 9/5/24 CS-2024-SEP

Bill To:

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

DESCRIPTION		Al	MOUNT
Cost Share- RiverTown Amenity for September 2024 1.32	0.57200.49300	\$	3,896.08
SEP Ú 5 20%	The state of the s		
	TOTAL	\$	3,896.08

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

THANK YOU FOR YOUR BUSINESS!

Invoice



Date	Invoice #
9/30/2024	413982

SecureSI

P.O. Box 600947 Saint Johns, FL 32260

Bill To

Rivers Edge CDD III

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

P.O. No.	Terms	Project
ANALON SERVICE STREET,	Net 14	

		į.			
Quantity	Description		Rate		Amount
5	Ticket # 2651214 Work Role: Technician Work Type: Or Resource: Jacob Whitehurst Firewall installation - 2 CDD properties Onsite at CDD 2 - 160 Rivergrade run St Johns Florida 32 firewall here. Worked with comcast to put modem in pass to have static ip. Worked with comcast to provision a stat moved all connections to firewall and tested access with u Onsite at CDD 3 - 100 Grand Verde drive St Johns Florid second firewall here. Worked with comcast to put moden firewall to have static ip. tested internet connectivity post install.	2259 onsite to install first othrough mode to allow fi ic IP. sers. a 32259 onsite to install	irewali	175.00	875.00
	gave all ip information to Ike with security dynamics for h Configured monitoring and standard configuration on bot- configured dhcp pools for both firewalls for ike to use or -tested site to site vpn connectivity. Sales Tax	h firewalls. a security panels. NOV 0 4 2024		7.50%	0.00

Phone #	E-mail
904-425-3792	accounting@securesi.net

Total Invoice \$87	75.00
--------------------	-------



Please Remit Payment to:

Solitude Lake Management, LLC 1320 Brookwood Drive Suite H Little Rock, AR 72202 Phone #: (888) 480-5253 Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number:

PSI124554

Invoice Date:

11/2/2024

Ship

To:

Rivers Edge III CDD

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

United States

Bill

To: Rivers Edge III CDD

> 475 West Town Place, Suite 114 Saint Augustin, FL 32092

> > Customer iD

20143

Ship Via

Ship Date

11/2/2024

Due Date Terms

12/2/2024

Net 30

P.O. Number

P.O. Date

11/2/2024

Our Order No.

Total Price Quantity **Unit Price** Unit **Order Qty** Item/Description 1,842.00 1,842.00 1 1

Annual Maintenance

November Billing

11/1/2024 - 11/30/2024

Rivers Edge CDD III Pond II

Rivers Edge CDD III Pond PP

Rivers Edge CDD III Pond QQ

Rivers Edge CDD III Pond RR

Rivers Edge CDD III Pond VV

Rivers Edge CDD III Pond YY

Rivers Edge CDD III Pond ZZ

Rivers Edge CDD III Pond AAA

Rivers Edge CDD III Pond BBB

Rivers Edge CDD III Pond CCC

Rivers Edge CDD III Pond DDD

Rivers Edge CDD III Pond EEE

Rivers Edge CDD III Pond FFF Rivers Edge CDD III LAKE ALL

Rivers Edge CDD III Pond 87

Rivers Edge CDD III Pond 88

Rivers Edge CDD III Pond 89

Rivers Edge CDD III Pond 80

Rivers Edge CDD III Pond 81

Rivers Edge CDD III Pond 82

Rivers Edge CDD III Pond 83

Rivers Edge CDD III Pond 84

Rivers Edge CDD III Pond 85 Rivers Edge CDD III Pond 86

Rivers Edge CDD III Pond 90

Amount Exempt from Sales Tax

Amount Subject to Sales Tax 0.00

1,842.00

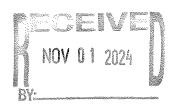
Approved RECDD III Submitted to AP on 11.4.2024 by Jason Davidson

Jason Davidson

Subtotal: 1,842.00 Invoice Discount: 0.00 **Total Sales Tax** 0.00 0.00 Payment Amount: 1,842.00 Total:

November 1, 2024

River's Edge III



INVOICE

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

Your share of the postage for the mailing of the 2024 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due:

\$

133.50

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

Sincerely,

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



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlante, Georgia 31192-2593
904-355-5309 • Fex: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE:

619663701

DATE:

10/17/2024

ORDER:

619663701

Work Location:

[931796]

904-679-5523

River Lodge Richard Losco

100 Grand Verde Drive St Johns, FL 32259

Bill To: [931796]

Rivers Edge CDD III Richard Losco 475 W Town Pl Suite 114

St Augustine, FL 32092-3648

Work Dale	Time	Targel Pesi	Technician		Time in
10/17/2024	11:04 AM				11:04 AM
Parkelins	(e)O(de)	Telijas	Last/Service Ma	o Goide	Tilmelõni
		NET 30	10/17/2024		11:33 AM

Turner Pest Control LLC

Atlanta, GA 31192-2503

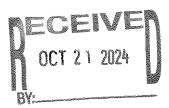
P.O. Box 952503

904-355-5300

ં સામ્યાન	Description	
СМ	Commercial Pest Control - Monthly Service	
		SUBTOTAL
		TAX
		AMT. PAID
		TOTAL

Submitted to A/P 10-21-24 By Richard Losco

Richard Losco



AMOUNT DUE

TECHNICIAN SIGNATURE

\$80.00 \$80.00 \$0.00 \$0.00 \$80,00

\$80.00

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per mouth (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

Thereby acknowledge the satisfactory completion of all services tendered. and agree to pay the cost of services as specified above.



Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Jacksonville FL 32202

Invoice

Invoice # Date 422133 10/01/2024

Terms

Net 30

Due Date

10/31/2024

Memo

Rivers Edge CDDI

Bill To

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

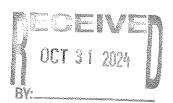
Thank you for your business.

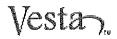
Total

31,742.33

Corbin deNagy

10/31/2024





Invoice

Invoice # Date 423211 10/31/2024

Terms

Net 30

Due Date

11/30/2024

Memo

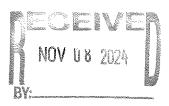
Billable Mileage split

Bill To

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

Vesta Property Services, Inc. 245 Riverside Avenue Suite 300

Jacksonville FL 32202



Desemption Billable Mileage Sept split in 3	(suciday) 1	j;%1(c) 118.10	-⁄-\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
· · · ·			

Total

118.10

<u>Vesta Mileage Report</u>

Name:	Kevin McKendree	Month	Oct-24						
Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage		
10/1	Daily mileage	Rivertown	Rivertown	27.9	Riversedge CDD		27.9		
10/2	Daily mileage	Rivertown	Rivertown	33.8	iversedge CDI)	33.8		
10/3	Daily mileage	Rivertown	Rivertown	18.6	iversedge CDI		18.6		
10/4	Daily mileage	Rivertown	Rivertown	31	Riversedge CDD		31		
10/7	Daily mileage	Rivertown	Rivertown	59.3	iversedge CD[59.3		
10/8	Daily mileage	Rivertown	Rivertown	49.9	iversedge CDI)	49.9		
10/9	Daily mileage	Rivertown	Rivertown	0	iversedge CDI)	0		
10/10	Daily mileage	Rivertown	Rivertown	42.7	iversedge CDI)	42.7		
10/11	Daily mileage	Rivertown	Rivertown	33.2	iversedge CDI)	33.2		
10/14	Daily mileage	Rivertown	Rivertown	53.2	iversedge CDI	D	53.2		
10/15	Daily mileage	Rivertown	Rivertown	26.1	iversedge CDI	D	26.1		
10/16	Daily mileage	Rivertown	Rivertown	19.6	iversedge CDI	D	19.6		
10/17	Daily mileage	Rivertown	Rivertown	24.4	iversedge CDI	D	24.4		
10/18	Daily mileage	Rivertown	Rivertown	11.3	iversedge CDI	D	11.3		
10/28	Daily mileage	Rivertown	Rivertown	56.9	iversedge CDI	D	56.9		
10/29	Daily mileage	Rivertown	Rivertown	22.8	iversedge CDI	D	22.8		
10/30	Daily mileage	Rivertown	Rivertown	30	iversedge CDI	D	30		
10/31	Daily mileage	Rivertown	Rivertown	12.9	iversedge CDI	<u>D</u>	12.9		

						Total Mileage	554		
						Reimbursement Rate	\$0.640		

\$118.10

\$354.30

11/6/24

Total

Reimbursement

Date Submitted in

Paycom



Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Jacksonville FL 32202

Invoice

Invoice # Date 422632 11/01/2024

Terms

Net 30

Due Date

11/30/2024

Memo

Rivers Edge CDDI

Bill To

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

Field Ops Lifestyle services Amenity management services Facility maintenance services Janitorial services Janitorial services 1 3,286.50 3,286.50 3,286.50 1 3,610.75 3,610.75 1 2,469.33 2,469.33 2,469.33 1 2,739.58 2,739.58	Lifestyle services Amenity management services Facility maintenance services Janitorial services	(e)): (a)(f)	3,610.75 2,469.33 8,593.58 2,739.58	3,899.42 3,286.50 3,610.75 2,469.33 8,593.58 2,739.58 7,143.17
--	--	--------------	--	--

Thank you for your business.

Total

31,742.33



11/01/2024

Corbin de Nagy



Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Jacksonville FL 32202

Invoice

Invoice # Date 421967CDD3 08/31/2024

Terms

Net 30

Due Date

09/30/2024

Memo

Bill To

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

December	engintly, face Amount
Billable Expenses Kimberly Fatuch - 2024-08-03 - AMAZON.COM*RF6T57GK2 - RECDD 3	149.98
Court Tools and Walkies Kimberly Fatuch - 2024-07-31 - AMAZON MKTPL*RF7NQ9O82 - RECDD 3 Walkie Talkies	94.94

Total

244.92

Originally received 9/10/2024 with multiple districts on one invoice (421967). Check for payment was voided. This revised invoice includes the charges for this district only.

Corbin deNagy



Details for Order #114-1051200-3559423 Print this page for your records.

Order Placed: July 30, 2024

Amazon.com order number: 114-1051200-3559423

Order Total: \$149.98

Not Yet Shipped

Items Ordered Price

1 of: Extreme Max 3005.4236 48" Commercial-Grade Screening Rake for Beach and Lawn Care with 66" Handle

\$59.99

Sold by: Amazon.com Services, Inc.

Supplied by: Other

Condition: New

1 of: YITAMOTOR 36" x 36" Durable Drag Mat Zinc and Steel Mesh Field Surface Leveling Drag Mat for Manual or Vehicle

\$104.99

\$149.98

Pulling

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

Shipping Address:

Rivers Edge 3 Community Development District 3 140 LANDING ST SAINT JOHNS, FL 32259-8763 United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:Item(s) Subtotal:\$164.98Visa ending in 8913Shipping & Handling:\$0.00Your Coupon Savings:-\$15.00

Billing address

Rivers Edge 3 Community Development District 3 Total before tax: \$149.98
140 LANDING ST Estimated tax to be collected: \$0.00

SAINT JOHNS, FL 32259-8763 United States

Grand Total:

To view the status of your order, return to Order Summary.

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Back to top

English United States Help

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Details for Order #114-6404371-8372233 Print this page for your records.

Order Placed: July 30, 2024

Amazon.com order number: 114-6404371-8372233

Order Total: \$94.94

Not Yet Shipped

Price **Items Ordered**

2 of: Wishouse Walkie Talkies for Adults Long Range-Handheld 2 Way Radios Rechargeable, Hiking Accessories Camping Gear \$49.97 Xmas Birthday Gift for Kids with Lamp, SOS Siren, NOAA Weather Alert, Easy to Use 4 Pack

Sold by: Wishouse US (seller profile)

Supplied by: Other

Condition: New

Shipping Address:

Rivers Edge 3 Community Development District 3 140 LANDING ST SAINT JOHNS, FL 32259-8763 United States

Shipping Speed:

Rush Shipping

Payme	ent i	nform	ation
-------	-------	-------	-------

Payment Method: Visa ending in 8913

\$99.94 Item(s) Subtotal: Shipping & Handling: \$2.99 Promotion Applied: -\$5.00

Billing address Rivers Edge 3 Community Development District 3

----Total before tax: \$94.94

Free Shipping:

140 LANDING ST

\$0.00

SAINT JOHNS, FL 32259-8763

Estimated tax to be collected:

United States

Grand Total: \$94.94

-\$2.99

To view the status of your order, return to Order Summary.

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United States

Help

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<u>Vesta Mileage Report</u>

Daily mileage Rivertown Rivertown 27.9 Riversedge CDD 33.	Name:	Kevin McKendree	Month	Oct-24					
Daily mileage Rivertown Rivertown 27.9 Riversedge CDD 33.1	Date	Purpose	Location (From)	Destination (To)			Non-billable Miles	Mileage	
Doily mileage Rivertown Rivertown Rivertown Riversedge CDD 18.				Rivertown	27.9	_		27.9	
Daily mileage Rivertown Rivertown 18.6 iversedge CDD 18.6	10/2	Daily mileage	Rivertown	Rivertown	33.8	iversedge CDI	D	33.8	
Daily mileage Rivertown Rivertown Sil Riversedge CDD Sil			Rivertown	Rivertown	18.6	iversedge CDI	D	18.6	
10/8 Daily mileage Rivertown Rivertown 49.9 iversedge CDD 49. 10/9 Daily mileage Rivertown Rivertown 0 iversedge CDD 0 10/10 Daily mileage Rivertown Rivertown 42.7 iversedge CDD 42. 10/11 Daily mileage Rivertown Rivertown 33.2 iversedge CDD 33. 10/14 Daily mileage Rivertown Rivertown 53.2 iversedge CDD 53. 10/15 Daily mileage Rivertown Rivertown 26.1 iversedge CDD 26. 10/16 Daily mileage Rivertown Rivertown 19.6 iversedge CDD 19. 10/17 Daily mileage Rivertown Rivertown 24.4 iversedge CDD 14. 10/18 Daily mileage Rivertown Rivertown 11.3 iversedge CDD 11. 10/28 Daily mileage Rivertown Rivertown 56.9 iversedge CDD 56. 10/30 Daily mileage Rivertown Rivertown 22.8 iversedge CDD 30. 10/31 Daily mileage Rivertown Rivertown 12.9 iversedge CDD 30. 10/31 Daily mileage Rivertown Rivertown 12.9 iversedge CDD 12. Total Mileage State 12.9 iversedge CDD 12.			Rivertown	Rivertown	31	1		31	
Daily mileage Rivertown Rivertown 49.9 iversedge CDD 49.0	10/7	Daily mileage	Rivertown	Rivertown	59 <i>.</i> 3	iversedge CDI	D	59.3	
10/9Daily mileageRivertownRivertown0iversedge CDD010/10Daily mileageRivertownRivertown42.7iversedge CDD42.10/11Daily mileageRivertownRivertown33.2iversedge CDD33.10/14Daily mileageRivertownRivertown53.2iversedge CDD53.10/15Daily mileageRivertownRivertown26.1iversedge CDD26.10/16Daily mileageRivertownRivertown19.6iversedge CDD19.10/17Daily mileageRivertownRivertown24.4iversedge CDD19.10/18Daily mileageRivertownRivertown11.3iversedge CDD24.10/28Daily mileageRivertownRivertown56.9iversedge CDD56.10/29Daily mileageRivertownRivertown22.8iversedge CDD30.10/30Daily mileageRivertownRivertown30iversedge CDD30.10/31Daily mileageRivertownRivertown12.9iversedge CDD12.10/31Daily mileageRivertownRivertown12.9iversedge CDD12.			Rivertown	Rivertown	49.9	iversedge CD	D	49.9	
10/10 Daily mileage Rivertown Rivertown 42.7 iversedge CDD 42.			Rivertown	Rivertown	0	iversedge CD	D	0	
10/11 Daily mileage Rivertown Rivertown 33.2 iversedge CDD 33. 10/14 Daily mileage Rivertown Rivertown 53.2 iversedge CDD 53. 10/15 Daily mileage Rivertown Rivertown 26.1 iversedge CDD 26. 10/16 Daily mileage Rivertown Rivertown 19.6 iversedge CDD 19. 10/17 Daily mileage Rivertown Rivertown 24.4 iversedge CDD 24. 10/18 Daily mileage Rivertown Rivertown 11.3 iversedge CDD 11. 10/28 Daily mileage Rivertown Rivertown 56.9 iversedge CDD 56. 10/29 Daily mileage Rivertown Rivertown 22.8 iversedge CDD 22. 10/30 Daily mileage Rivertown Rivertown 30 iversedge CDD 30. 10/31 Daily mileage Rivertown Rivertown 12.9 iversedge CDD 12. Total Mileage 55.			Rivertown	Rivertown	42.7	iversedge CD	D	42.7	
10/14 Daily mileage Rivertown Rivertown 53.2 iversedge CDD 53. 10/15 Daily mileage Rivertown Rivertown 26.1 iversedge CDD 26. 10/16 Daily mileage Rivertown Rivertown 19.6 iversedge CDD 19. 10/17 Daily mileage Rivertown Rivertown 24.4 iversedge CDD 24. 10/18 Daily mileage Rivertown Rivertown 11.3 iversedge CDD 11. 10/28 Daily mileage Rivertown Rivertown 56.9 iversedge CDD 56. 10/29 Daily mileage Rivertown Rivertown 22.8 iversedge CDD 22. 10/30 Daily mileage Rivertown Rivertown 30 iversedge CDD 30. 10/31 Daily mileage Rivertown Rivertown 12.9 iversedge CDD 12. Total Mileage 55.			Rivertown	Rivertown	33.2	iversedge CD	D	33.2	
10/15Daily mileageRivertownRivertown26.1iversedge CDD26.10/16Daily mileageRivertownRivertown19.6iversedge CDD19.10/17Daily mileageRivertownRivertown24.4iversedge CDD24.10/18Daily mileageRivertownRivertown11.3iversedge CDD11.10/28Daily mileageRivertownRivertown56.9iversedge CDD56.10/29Daily mileageRivertownRivertown22.8iversedge CDD22.10/30Daily mileageRivertownRivertown30iversedge CDD30.10/31Daily mileageRivertownRivertown12.9iversedge CDD12.			Rivertown	Rivertown	53.2	iversedge CD	D	53.2	
10/16Daily mileageRivertownRivertown19.6iversedge CDD19.10/17Daily mileageRivertownRivertown24.4iversedge CDD24.10/18Daily mileageRivertownRivertown11.3iversedge CDD11.10/28Daily mileageRivertownRivertown56.9iversedge CDD56.10/29Daily mileageRivertownRivertown22.8iversedge CDD22.10/30Daily mileageRivertownRivertown30iversedge CDD30.10/31Daily mileageRivertownRivertown12.9iversedge CDD12.			Rivertown	Rivertown	26.1	iversedge CD	D	26.1	
10/17Daily mileageRivertownRivertown24.4iversedge CDD24.10/18Daily mileageRivertownRivertown11.3iversedge CDD11.10/28Daily mileageRivertownRivertown56.9iversedge CDD56.10/29Daily mileageRivertownRivertown22.8iversedge CDD22.10/30Daily mileageRivertownRivertown30iversedge CDD30.10/31Daily mileageRivertownRivertown12.9iversedge CDD12.			Rivertown	Rivertown	19.6	iversedge CD	D	19.6	
10/18Daily mileageRivertownRivertown11.3iversedge CDD11.10/28Daily mileageRivertownRivertown56.9iversedge CDD56.10/29Daily mileageRivertownRivertown22.8iversedge CDD22.10/30Daily mileageRivertownRivertown30iversedge CDD30.10/31Daily mileageRivertownRivertown12.9iversedge CDD12.			Rivertown	Rivertown	24.4	iversedge CD	D	24.4	
10/28Daily mileageRivertownSé.9iversedge CDD56.10/29Daily mileageRivertownRivertown22.8iversedge CDD22.10/30Daily mileageRivertownRivertown30iversedge CDD30.10/31Daily mileageRivertownRivertown12.9iversedge CDD12.		1	Rivertown	Rivertown	1	iversedge CD	D	11.3	
10/29 Daily mileage Rivertown Rivertown 22.8 iversedge CDD 22. 10/30 Daily mileage Rivertown Rivertown 30 iversedge CDD 30 10/31 Daily mileage Rivertown 12.9 iversedge CDD 12.			Rivertown	Rivertown	56.9	iversedge CD	D	56.9	
10/30 Daily mileage Rivertown Rivertown 30 iversedge CDD 30 10/31 Daily mileage Rivertown Rivertown 12.9 iversedge CDD 12.		Daily mileage	Rivertown	Rivertown				22.8	
Total Mileage 555			Rivertown	Rivertown				30	
		Daily mileage	Rivertown	Rivertown	12.9	iversedge CD	D 	12.9	
								554 S0 640	

Reimbursement Rate \$0.640

Total \$354.30

Reimbursement

Date Submitted in Paycom \$11/6/24

\$118.10

Westan,

Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Jacksonville FL 32202

Bill To

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

Invoice

Invoice # Date 421516 09/01/2024

Terms

Net 30

Due Date

09/24/2024

Memo

Rivers Edge CDDIII

Field Lifes Ame Faci Jani	grams eral management services I management services tyle services nity management services ity maintenance services corial services st services	(21) (21) (21) (21) (21) (21) (21) (21)	3,899.40 3,286.51 3,610.73 4,476.12 8,593.60 2,739.61 5,136.34	3,899,40 3,286,51 3,610,73 4,476,12 8,593,60 2,739,61 5,136,34

Thank you for your business.

Total

31,742.31

This revised invoice was submitted 10/31/2024

11/27/2024

Corbin de Nagy

NOV 2 / 2024



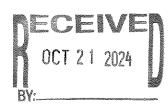


W.B.MASON CO., INC. 59 Centre St Brockton, MA 02301

Address Service Requested 888-WB-MASON www.wbmason.com

Invoice Number	249676971
Customer Number	C3189841
Invoice Date	10/08/2024
Due Date	11/07/2024
Order Date	10/01/2024
Order Number	\$147271994
Order Method	WEB

RIVERS EDGE CDD 3 475 W TOWN PL STE 114 SAINT AUGUSTINE FL 32092-3649



Delivery Address Rivers Edge CDD 3 100 Grand Verde Drive Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

Important Messages

Sign up for Paperless Invoicing at wbmason.com/paperless. Your Registration Code: 5638918228

Looking for an easier way to see and pay bills?

Visit WWW.WBMASON.COM/ACCOUNTSTATEMENT.aspx to access your account, go paperless, review invoices and account statements, and link your checking account or credit card to make fast secure payments.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
OXO1334580	MICROFIBER EXTENDABLE DUSTER	2	EA	17.99	35.98

SUBTOTAL:

TAX & BOTTLE DEPOSITS TOTAL:

ORDER TOTAL:

0,00 35.98

Total Due:

35.98

35.98

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC. PO BOX 981101 BOSTON, MA 02298-1101 Approved RECDD 3 Submitted to A/P 10-21-24 By Richard Losco

Richard Losco

Remittance Section	
Customer Number	C3189841
Invoice Number	249676971
Invoice Date	10/08/2024
Terms	Net 30
Total Due	35.98

PLEASE REFERENCE INVOICE NUMBER WHEN MAKING PAYMENT. PAY ON OUR WEBSITE OR SEND PAYMENT TO:

RIVERS EDGE CDD 3 475 W TOWN PL STE 114 SAINT AUGUSTINE FL 32092-3649

> W.B. MASON CO., INC. PO BOX 981101 BOSTON, MA 02298-1101



W.B.MASON CO., INC. 59 Centre St Brockton, MA 02301

Address Service Requested 888-WB-MASON www.wbmason.com

Invoice Number	249851083
Customer Number	C3189841
Invoice Date	10/16/2024
Due Date	11/15/2024
Order Date	10/15/2024
Order Number	S147619543
Order Method	WEB

Delivery Address Rivers Edge CDD 3 100 Grand Verde Drive Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

RIVERS EDGE CDD 3 475 W TOWN PL STE 114 SAINT AUGUSTINE FL 32092-3649

Important Messages

Sign up for Paperless Invoicing at wbmason.com/paperless. Your Registration Code: 5638918228

Looking for an easier way to see and pay bills?

Visit WWW.WBMASON.COM/ACCOUNTSTATEMENT.aspx to access your account, go paperless, review invoices and account statements, and link your checking account or credit card to make fast secure payments.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CLO32263	BLEACH, CLOROMAX, 81OZ, 6/CT	1	CT	54.99	54.99

SUBTOTAL:

TAX & BOTTLE DEPOSITS TOTAL:

ORDER TOTAL:

54.99

Total Due:

0.00 54.99

54.99

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC. PO BOX 981101 BOSTON, MA 02298-1101

> RIVERS EDGE CDD 3 475 W TOWN PL STE 114

Approved RECDD 3 Submitted to A/P 10-21-24 By Richard Losco

Richard Losco

		por 12 1 102	V	MESON CONTRACTOR	
	T 2	Magraph	202	Ļ	
rsv.				CERTAIN STREET	SERVICE CO.

Remittance Section C3189841 **Customer Number** 249851083 Invoice Number 10/16/2024 Invoice Date Net 30 Terms 54.99 **Total Due**

PLEASE REFERENCE INVOICE NUMBER WHEN MAKING PAYMENT. PAY ON OUR WEBSITE OR SEND PAYMENT TO:

SAINT AUGUSTINE FL 32092-3649 W.B. MASON CO., INC. PO BOX 981101 14 K BOSTON, MA 02298-1101



THE SOLE

W.B.MASON CO., INC. 59 Centre St Brockton, MA 02301

Address Service Requested 888-WB-MASON www.wbmason.com

Invoice Number	249965551		
Customer Number	C3189841		
Invoice Date	10/22/2024		
Due Date	11/21/2024		
Order Date	10/15/2024		
Order Number	\$147619543		
Order Method	WEE		

Delivery Address Rivers Edge CDD 3 100 Grand Verde Drive Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

RIVERS EDGE CDD 3 475 W TOWN PL STE 114 SAINT AUGUSTINE FL 32092-3649

Important Messages

Sign up for Paperless Invoicing at wbmason.com/paperless. Your Registration Code: 5638918228

Looking for an easier way to see and pay bills?

Visit WWW.WBMASON.COM/ACCOUNTSTATEMENT.aspx to access your account, go paperless, review invoices and account statements, and link your checking account or credit card to make fast secure payments.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CPC45816	ALL-PURPOSE CLEANER, PASSION FRUIT, 169 OZ. BOTTLE	4	EA	24.99	99.96

SUBTOTAL: TAX & BOTTLE DEPOSITS TOTAL:

ORDER TOTAL: Total Due: 99.96 0.00 99.96 99.96

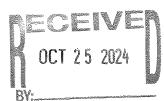
To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC. PO BOX 981101 BOSTON, MA 02298-1101 Approved RECDD 3
Submitted to A/P 10-25-24
By Richard Losco

Richard Losco

RIVERS EDGE CDD 3 475 W TOWN PL STE 114 SAINT AUGUSTINE FL 32092-3649



Remittance Section		
Customer Number	C3189841	
Invoice Number	249965551	
Invoice Date	10/22/2024	
Terms	Net 30	
Total Due	99.96	

PLEASE REFERENCE INVOICE NUMBER WHEN MAKING PAYMENT. PAY ON OUR WEBSITE OR SEND PAYMENT TO:

W.B. MASON CO., INC. PO BOX 981101 BOSTON, MA 02298-1101



Rivers Edge CDD III c/o Vesta Property Services 475 West Town PI Suite 114

Property Name: Rivers Edge CDD !!!

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
779490	10/1/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape

PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: October 31, 2024

Invoice Amount: \$63,501.48

Description Current Amount

Monthly Landscape Maintenance October 2024

\$63,501.48

Invoice Total \$63,501.48

IN COMMERCIAL LANDSCAPING



Approved RECDD III Submitted to AP on 10.2.2024 by Jason Davidson

ason Davidson



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

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
781661	10/3/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Allanta, OA 00002 1011

Invoice Due Date: November 2, 2024

Invoice Amount: \$681.00

Description Current Amount

September irrigation repairs******Mainline repair at 161 Palomar******

Irrigation Repairs

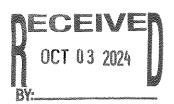
\$681.00

Invoice Total \$681.00

IN COMMERCIAL LANDSCAPING

Approved RECDD III Submitted to AP on 10.3.2024 by Jason Davidson

Jason Davidson





completed

W. O. # NAME ADDRESS DATE

River T	own		
161 Palomai	dr CD	D3	
9/24/2024	PG	OF	

#				·····	EACH EXTNSN		KTNSN
1	PVC pipe3" and pvc Fitting 3"				\$123.00	\$	123.00
							•
						ļ	
	•					\$	_
				•		\$	
						\$	-
						\$	-
						\$	-
						\$	
						\$	
						\$	
						\$	-
		w				\$	-
						\$	-
				PA	RTS TOTAL	\$	123.00
I	Please stamp here	1	DESCRIPTION	HOURS	RATE	1	TOTAL
			Tech	6	# \$93.00		558.00
						\$	-
						\$	-
		\$				\$	-
			L	ABOR & RE	NTAL TOTAL	\$	558.00
	Approved						
	Not Approved						
Comme	ents:			PR	OPOSED WORK	1	
161 pal	omar dr fixed main line 3 "			^	MATERIALS	\$	123.00
				LABOR	8 RENTAL	\$	558.00
					TOTAL	\$	681.00
	•						
	Earl		CLIEN	IT			



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

Address:

475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
784522	10/8/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: November 7, 2024

Invoice Amount:

\$1,170.00

F 20 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Current Amount
October irrigation repairs*****Mainline repair on Main St.*****	

Irrigation Repairs

\$1,170.00



IN COMMERCIAL LANDSCAPING

Approved RECDD III Submitted to AP on 10.9.2024 by Jason Davidson

)ason Davidson



completed

W. O. # NAME ADDRESS DATE

River T	own		
maln st	CDD3		
10/3/2024	PG	OF	

#				EACH	E)	TNSN
1	sllp Fix3"PVC fittings main line			\$240.00	\$	240.00
						:
					\$	
			,		\$	_
					\$	-
					\$	
					\$	-
					\$	-
					\$	-
					\$	_
					\$	
					\$	
					\$	
			PAR	IS TOTAL	\$:	240.00
<u></u>	Please stamp here DE	CRIPTION HO	DURS	RATE		TOTAL
	444-4	Tech	10 #	\$93.00		930,00
	-				\$	
					\$	-
	\$ \$				\$	
		LABO	OR & RENT	TAL TOTAL	\$	930.00
	Approved					
	Not Approved	,				
Comme			T	POSED WORK	Τ,	
main ilr	ne 3" on main st near road at Rivena	,,,, , , , , , , , , , , , , , , , , ,	1	ATERIALS	\$	240.00
		······································	LABOR	& RENTAL	\$	930.00
			-		-	•
				TOTAL	\$1	,170.00
		ed tente				
	Earl	CLIENT				



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

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
784523	10/8/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: November 7, 2024

Invoice Amount: \$1,933.25

Description Current Amount	į
Locate, troubleshoot and repair 2-wire failure*****Haven Play Park*****	

Irrigation Repairs

\$1,933.25



IN CONNERCIAL LANDSCAPING

Approved RECDD III Submitted to AP on 10.9.2024 by Jason Davidson

ason Davidson



completed

W. O. # NAME ADDRESS DATE

River	Town	
Haven Play	Park CD	D3
10/3/2024	PG	OF

#			EACH	E	XTNSN
2	Decoders		\$520.00	\$	1,040.00
15	spice kits D8Y		\$9.95	\$	149.25
				\$	-
				\$	-
				\$	
				\$	-
				\$	-
				\$	-
-				\$	-
				\$	-
		·····		\$	
				\$	-
				\$	-
				\$	-
		P#	ARTS TOTAL	\$1	1,189.25
	Please stamp here DESCRIPTION HC	ours	RATE		TOTAL
	Tech	8	# \$93.00	\$	744.00
				\$	
				\$	
<u></u>			Ш	\$	
	LABO	OR & RE	NTAL TOTAL	\$	744.00
	Approved				
	Not Approved				
Comme	ents:	P!	ROPOSED WORK	П	
at the I	Haven play park 2 Decoders		MATERIALS	\$	1,189.25
		LABO	R & RENTAL	\$	744.00
				<u> </u>	
			TOTAL	\$	1,933.25
	CLIENT				



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

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE #	INVOICE DATE
789144	10/24/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape

PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: November 23, 2024

Invoice Amount: \$3,831.00

Description

October irrigation repairs******Mainline Repair Settlement******

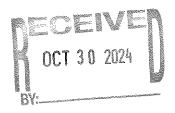
Irrigation Repairs

\$3,831.00

Invoice Total

\$3,831.00

IN TOSAMERQIAL LANDIDEPING



Approved RECDD III Submitted to AP on 10.30.2024 by Jason Davidson

Jason Davidson



Completed

W. O. # NAME ADDRESS DATE

River T	own		
Settlement	t CDD II	1	
10/14/2024	PG	OF	

#						EACH	E	XTNSN
2	3" Coupling					\$12.25	\$	24.50
4	MJ 45. Mega Lugs					\$299.40	\$1	1,197.60
2	rotors		•			\$12.95	<u> </u> ;	\$25.90
3	Decoders				\perp	\$520.00	\$1	1,560.00
					\bot		-	
							\$	-
		***************************************					\$	_
							\$	
				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	\downarrow		\$	-
					\bot		\$	-
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		***************************************					\$	-
	A to the second control of the second contro				+		\$	-
					+		\$	*
					+		\$	
						is TOTA!	\$	2,808.00
	Please stamp here		DESCRIPTION	HOURS		TS TOTAL RATE	<u> </u>	TOTAL
	r reliate against HCIC]	Tech	11		1	\$	1,023.00
				1	Í		\$	-
				\top			\$	-
		***************************************			1		\$	-
N	to a control of the state of th	······		LABOR &	RENT	TAL TOTAL	7	1,023.00
	Approved		_					
	Not Approved							
Comme	ents:				PRO	POSED WORK	П	
added i	new decoders, fixed rotors and fixed main line			\bot	M	ATERIALS	\$	2,808.00
				LA	BOR	& RENTAL	\$	1,023.00
						TOTAL	\$	3,831.00
	Earl		CLIL	ENT				



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

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE #	INVOICE DATE
791489	10/30/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape

PO Box 101017

Atlanta, GA 30392-1017

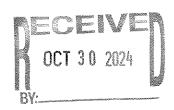
Invoice Due Date: November 29, 2024

Invoice Amount: \$1,094.35

	i ption eads for Coverage at River Town Lodge	Current Amount
Irri	igation Repairs	\$1,094.35

Invoice Total

\$1,094.35



Approved RECDD III Submitted to AP on 10.30.2024 by Jason Davidson

Jason Davidson



completed

W. O. # NAME ADDRESS DATE

Riv	er Town			
River	town Lodge	<u>C</u>	DD	皿

10/14/2024

PG OF

#				EACH	EXTN	ISN
<u></u>					\$	-
4	spray heads			\$19.95	\$80.	00
12	PVC fitting			\$4.95	\$59	40
1	PVC Pipe 20 ft 3/4"			\$24.95	\$24,	95
					\$	
					<u> </u>	
					\$	
		······································			\$	
					\$	
					\$	
					\$	-
					\$	-
					\$	-
					\$	<u> </u>
					\$	
			PAF	TS TOTAL	\$164	
	Please stamp here	DESCRIPTION	HOURS	RATE	TOT	ral
		Tech	10	# \$93.00	\$930	,00
					\$	
					\$	
					\$	-
		U	abor & Ren	TAL TOTAL	\$ 9	30.00
	Approved					
	Not Approved					
		ASPIRE # 37895	93	POSED WORK		
Comm		•	1		\$ 1	64.35
lixed li	ine on zone and added new heads and fulled hol	C WILL DICK		ATERIALS	 	
			LABOR	& RENTAL	1 3 9	30.00
					64.00	4 25
	1		L	TOTAL	\$1,09	4.35
	Earl	CLIEN	IT			



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

Irrigation Repairs

475 West Town Place Suite 114 Address:

St. Augustine, FL 32092

INVOICE

INVOICE #	INVOICE DATE
791490	10/30/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: November 29, 2024

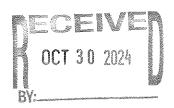
Invoice Amount: \$930.00

Description Hurricane Prep for Irrigation System	Current Amount
Irrigation Renairs	\$930.00

Invoice Total

\$930.00

IN COMMERCIAL LANDSCAPING



Approved RECDD III Submitted to AP on 10.30.2024 by Jason Davidson

Jason Davidson



completed

W. O. # NAME ADDRESS DATE

River T	own		
maln st	CDD3		
10/9/2024	PG	OF	

#			· · · · · · · · · · · · · · · · · · ·		EACH	EX	TNSN
1	turned off timers for Hurricne all t	imer for storm				\$	<u>.</u>
						\$	•
				•		\$	
						\$	
						\$	+
						\$	•
						\$	
						\$	•
						\$	*
						\$	
						\$	-
			maninim erven a			\$	
				PAI	RTS TOTAL	<u> </u>	
	Please stamp here		DESCRIPTION	HOURS	RATE	$\overline{}$	TOTAL
			Tech	10	# \$93,00		30.00
				 		\$	
				+		\$	•
<u> </u>	,,,,	\$			Ц	\$	
	A			LABOR & REN	ITAL TOTAL	\$	930.00
	Approved		a and the same of the same				
	Not Approved						
Comme	ents:	ASDIES	# 3789S	185 PR	OPOSED WORK		
turned	off all timers				MATERIALS	\$	
				LABOR	& RENTAL	\$	930.00
					TOTAL	\$9	30,00
	,						
		Earl	CLIE	NT			



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

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
792018	11/1/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: December 1, 2024

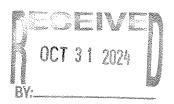
Invoice Amount: \$63,501.48

Description	Current Amount
Monthly Landscape Maintenance November 2024	\$63,501.48

Invoice Total

\$63,501.48

IN COMMERCIAL LANDSCAPING



Approved RECDD III Submitted to AP on 10.31.2024 by Jason Davidson

Jason Davidson



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

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

NVOICE#	' INVOICE DATE
757241	9/1/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: October 1, 2024

Invoice Amount: \$62,256.35

Description Current Amount

Monthly Landscape Maintenance September 2024

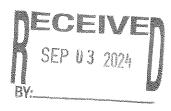
\$62,256.35

Invoice Total \$62,256.35

IN CONNERCIAL LANDSCAPING

Approved RECDD III Submitted to AP on 9.3.2024 by Jason Davidson

Jason Davidson





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

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
765389	9/5/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: October 5, 2024

Invoice Amount: \$2,400.00

Description Current Amount

Palm Trimming at River Lodge for Light Test

Landscape Enhancement CORE

\$2,400.00

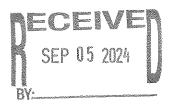
Invoice Total

\$2,400.00

IN COMMERCIAL LANDSCAPING

Approved RECDD III Submitted to AP on 9.5.2024 by Jason Davidson

Jason Davidson





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

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
765393	9/5/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: October 5, 2024

Invoice Amount: \$2,400.00

Description Current Amou	

Tree Removal at Dog Park

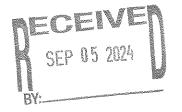
Landscape Enhancement CORE

\$2,400.00

Invoice Total

\$2,400.00

IN COMMERCIAL LANDSCAPING



Approved RECDD III Submitted to AP on 9.5.2024 by Jason Davidson

ason Davidson



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

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
765394	9/5/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: October 5, 2024

Invoice Amount: \$5,400.00

Description Current Amount

Top Dress Drought Stressed Turf Throughout

Landscape Enhancement CORE

\$5,400.00

Invoice Total

\$5,400.00

IN COMMERCIAL LANDSCAPING

SEP 05 2024

Approved RECDD III Submitted to AP on 9.5.2024 by Jason Davidson

Jason Davidson



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

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
767692	9/10/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: October 10, 2024

Invoice Amount: \$2,365.42

Description Current Amo	unt
Mainline repair*****The Bluffs*****	

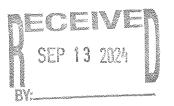
Irrigation Repairs

\$2,365.42

Invoice Total

\$2,365.42

IN COMMERCIAL LANDSCAPING



Approved RECDD III Submitted to AP on 9.13.2024 by Jason Davidson

ason Davidson



COMPLETED WORK

W. O. #		
NAME	Riv	ertown
ADDRESS	The	e bluffs
DATE		
	cdd3	

\$

691.42

#			Ī	EX	TENTION
				\$	_
1		Mainline repair		\$	691.42
				\$	-
,	Γ			\$	5.6
				\$	-
	Г		T	\$	
	Г			\$	
	Γ		Ī	\$	*
	Г			\$	_
	Γ			\$	-
	Г			\$	-
	Г		Ī	\$	-
	Γ		Î	\$	-
	T		1	\$	-
	T			\$	•
-	Γ		1	\$	_
	Г			\$	-
	T			\$	-

DATE	DESCRIPT	ION HOURS	HOURS RATI		RATE		TOTAL
						 	
			18	<u>Ş</u>	93.00	\$	1,674.00
						\$	-
						\$	-
						\$	1,674.00

PARTS TOTAL

COMMENTS:	Aspire #3599030		
<u> </u>			
		MATERIALS	\$ 691.42
		LABOR & RENTAL	\$ 1,674.00
		TOTAL	\$ 2,365.42



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

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
767693	9/10/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: October 10, 2024

Invoice Amount: \$1,966.42

Description Current Amount

July irrigation repairs*****The Settlement******

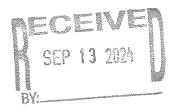
Irrigation Repairs

\$1,966.42

Invoice Total

\$1,966.42

IN COMMERCIAL LANDSCAPING



Approved RECDD III Submitted to AP on 9.13.2024 by Jason Davidson

Jason Davidson



completed

W. O. # NAME ADDRESS DATE

River Town	
Settlement CDD3	
8/1/2024	

#					EACH	EX	TNSN
1	Decoders				\$510,00	\$1,	.020.00
6	spice kits DBY				\$9.95	\$	59.70
1	Misc Parts				\$49.72	\$	49.72
						\$	
						\$	-
						\$	-
·						\$	-
						\$_	-
						\$	_
						\$	-
						\$	-
						\$	-
						\$	
						\$	_
						\$	-
				P	ARTS TOTAL	\$1	,129.42
	Please stamp here	1	DESCRIPTION	HOURS	RATE	1	TOTAL
			Tech	9	# \$93.00	\$	837.00
						\$	-
				1		\$	
	****]				\$	-
			·	.ABOR & RI	ENTAL TOTAL	\$	837.00
	Approved						
	Not Approved		and the same of th				
_					nonocrn wonk		
Comme					ROPOSED WORK	\$	1,129.42
added	new Decoder on zone #12				MATERIALS	Π	
				LABO	OR & RENTAL	\$	837.00
				I	TOTAL	II Ć	1,966.42
					TOTAL	1 4	1,500.42
		•	CLIE		- IOTAL	1.7	1,500.42



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

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
767694	9/10/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: October 10, 2024

Invoice Amount: \$844.00

Description	Current Amoun	No.
Mainline renai		

Irrigation Repairs

\$844.00

Invoice Total

\$844.00

IN COMMERCIAL LANDSCAPING

Approved RECDD III Submitted to AP on 9.13.2024 by Jason Davidson

gason Davidson Jason Davidson





COMPLETED WORK

W. O. #	MANUAL MA
NAME _	rivertown
ADDRESS _	main st by settlement
DATE	CDD III

#		EXT	ENTION
		\$	
1	pipe and fittings	\$	100.00
		\$	_
		\$	
		\$	_
		\$	-
		\$	-
		\$	-
		\$	••
		\$	-
		\$	_
•		\$	-
· /		\$	-
		\$	~
		\$	
		\$	
		\$	-
		\$	-
		\$.
	PARTS TOTAL	\$	100.00

DATE	DESCRIPTION	HOURS	RATE		•	TOTAL
		8	\$	93.00		
		8	\$	93.00	\$	744.00
					\$	
					\$	
					\$	744.00

COMMENTS:	Aspire #4654131			

		MATERIALS	Ιs	100.00
		LABOR & RENTAL	\$	744.00
		TOTAL	\$	844.00



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

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
767695	9/10/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: October 10, 2024

Invoice Amount: \$471.00

Description Current Amount
August injustion consists

August irrigation repairs

Irrigation Repairs

\$471.00

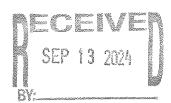
Invoice Total

\$471.00

IN CONMERCIAL LANDSCAPING

Approved RECDD III Submitted to AP on 9.13.2024 by Jason Davidson

Jason Davidson





COMPLETED WORK

W. O. #			
NAME	***************************************	rivertown	
ADDRESS		main st	
DATE			
	cdd3		

						_,		
#	Γ	•					E.	XTENTION
							\$	-
7	Γ	rotors		\$	25.00		\$	175.00
1	T	spray and nozzle		\$	17.00		\$	17.00
	Γ						\$	-
	m						\$	-
	ऻ		П				\$	-
	┢						\$	-
	T						\$	-
	ऻ						\$	-
	T		Γ				\$	-
	T						\$	-
	T						\$	_
	T		Ī				\$	-
	T		Γ				\$	_
	T		Γ				\$	_
	T		T			Γ	\$	
	T		Τ			Γ	\$	_
	T		Τ			Γ	\$	-
	t		T				\$	_
L	1	PART	ς.	TOT	-ΔΙ		5	192.00

DATE	DESCRIPTION	HOURS	RATE		٦	TOTAL
			\$	93.00		
		3	\$	93.00	\$	279.00
					\$	
			П		\$	
					Ś	279.00

COMMENTS:	Aspire #3655850	- chiel	
·····	100000000		
		MATERIALS	\$ 192.00
		LABOR & RENTAL	\$ 279.00
		TOTAL	\$ 471.00



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

Address:

475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE #	INVOICE DATE
767696	9/10/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: October 10, 2024

Invoice Amount:

\$1,655.70

Description	Current Amount
August irrigation repairs	
Irrigation Repairs	\$1,655.70

Invoice Total

\$1,655.70

COMMERCIAL LANDSCAPING

Submitted to AP on 9.13.2024

by Jason Davidson lason Davidson

Approved RECDD III



completed

W. O. # NAME ADDRESS DATE

River Town	
the Settlement CDD3	
8/19/2024	

#					EACH	E>	KTNSN
1	Decoders				\$510,00	\$1	,020.00
6	spice kits DBY				\$9.95	\$	59.70
1	12 inch spray				\$18.00	\$	18.00
						\$	-
						\$	-
						\$	-
						\$	-
						\$	-
						\$	-
						\$	-
						\$	-
						\$	
						\$	-
						\$	-
						\$	-
				PAF	RTS TOTAL	\$1	,097.70
	Please stamp here	-	DESCRIPTION	HOURS	RATE	1	TOTAL
			Tech	6	\$93.00	\$	558.00
						\$	
				1		\$	
					***************************************	\$	-
			1	LABOR & REN	ITAL TOTAL	\$	558.00
	Approved						
	Not Approved						
Comm	ents: Aspire #3665352			PRO	OPOSED WORK	7	
added	new Decoder on zone #2			N	IATERIALS	\$	1,097.70
				LABOR	& RENTAL	\$	558.00
			1				
					TOTAL	\$	1,655.70
_	•						
			CLIE	NT			



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

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
767697	9/10/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: October 10, 2024

Invoice Amount: \$3,328.70

Description Current Amount	
Controller replacement	

Irrigation Repairs

\$3,328.70

Invoice Total

\$3,328.70

IN COMMERCIAL LANDSCAPING



Approved RECDD III Submitted to AP on 9.13.2024 by Jason Davidson

Jason Davidson



completed

W. O. # NAME ADDRESS DATE

River T	own		
River Lodge	CDD I	li	
8/26/2024	PG	OF	

#						EACH	EXTNSN	
							\$ -	
1	Rain Bird timer EXP-LXD					\$3,142,70	\$3,142.70	
							\$ -	
							\$ -	
							\$ -	
							\$ -	
							\$ -	
							\$ -	
							\$ -	
							\$ -	
							\$ -	
							\$ -	
							\$ -	
					P/	ARTS TOTAL	\$3,142.70)
	Please stamp here		7	DESCRIPTION	HOURS	RATE	TOTAL	
				Tech	2	# \$93.00	\$186,00	_
						-	\$ <i>-</i>	
				:			\$ -	
	***************************************						\$ -	
				i	ABOR & RE	ENTAL TOTAL	\$ 186.0)0
		,						
Comm	ments:		 		PI	ROPOSED WORK	1 .	_
Replac	ced time ESP-LXD not working					MATERIALS	\$3,142.70	
					LABC	OR & RENTAL	\$ 186.0)0
<u></u>						***************************************		
						TOTAL	\$3,328.70)
	• •		•	<u> </u>				
		Earl		CLIEN	N I			



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

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
767698	9/10/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: October 10, 2024

Invoice Amount: \$576.00

Description Current Amount	

August irrigation repairs*****2346 Main St.******

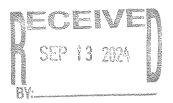
Irrigation Repairs

\$576.00

Invoice Total

\$576.00

IN COMMERCIAL LANDSCAPING



Approved RECDD III Submitted to AP on 9.13.2024 by Jason Davidson

ason Davidson



COMPLETED WORK

W. O. # CDD3

NAME RIVERTOWN

ADDRESS 2346 RIVERTOWN MAIN ST

DATE 8/29/2024

#					EX1	ENTION
7	broken 6" spray + nozzles		\$	17.00	\$	119.00
5	clog nozzles		\$	3.00	\$	15.00
2	broken 12" spray head + nozzles		\$	24,00	\$	48.00
1	broken 1" pipe fitting slip fix,pipe and couplings		\$	22.00	\$	22.00
4	strighten spray head				\$	
					\$	-
					\$	-
					\$	-
					\$	_
					\$	-
					\$	
					\$	
					\$	
					\$	-
					\$	-
					\$	-
					\$	•
					\$	-
					\$	**
		PARTS	TOT	ΓAL	\$	204,00

	DATE	DESCRIPTION	HOURS	RATE	•	TOTAL
	8/29/2024	tech	4	\$ 93.00	\$	372.00
ĺ					\$	
					\$	~
					\$	_
٠					Ś	372.00

		\	372,00
COMMENTS:			
	MATERIALS	\$	204.00
	LABOR & RENTAL	\$	372.00
	 TOTAL.	\$	576.00
		<u> </u>	

DATE COMPLETED 8/29/24 TECHI

TECHNICIAN davon albert

CLIENT



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

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
768919	9/12/2024
TERMS	PØ NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: October 12, 2024

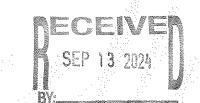
Invoice Amount: \$343.00

Description	Current Amount

August irrigation repairs******Repairs at River Lodge******

Irrigation Repairs

\$343.00



Invoice Total

\$343.00

IN COMMERCIAL LANDSCAPING

Approved RECDD III Submitted to AP on 9.13.2024 by Jason Davidson

lason Davidson



COMPLETED WORK

W. O. # NAME RIVER TOWN **ADDRESS** river lodge DATE 8/15/2024 cdd3

#					EXT	ENTION
5	repair broken 1/2 line mics fitting pipe, coupling, street ell		\$	8.00	\$	40,00
1	broken 12" spray + nozzle		\$	24.00	\$	24.00
					\$	-
					\$	-
					\$	-
					\$	-
					\$	_
					\$	-
					\$	-
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					\$	-
					\$	-
	PAI	RTS	TOT	TAL .	\$	64.00

DATE	DESCRIPTION	HOURS	-	TOTAL	
8/15/2024	tech	3	\$ 93.00	\$	279.00
				\$	
				\$	-
				\$	-
			,	\$	279.00

COMMENTS:	Aspire #3713652		

		protection of the state of the	
		MATERIALS	\$ 64.00
		LABOR & RENTAL	\$ 279.00
	· · · · · · · · · · · · · · · · · · ·	TOTAL	\$ 343,00



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

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE #	INVOICE DATE
768920	9/12/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: October 12, 2024

Invoice Amount: \$1,705.00

Description	Current Amount
September irrigation repairs*****2126 Mai	in St.*****

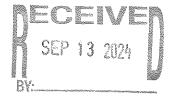
Irrigation Repairs

\$1,705.00

Invoice Total

\$1,705.00

IN COMMERCIAL LANDSCAPING



Approved RECDD III Submitted to AP on 9.13.2024 by Jason Davidson

ason Davidson



W. O. # NAME **ADDRESS** DATE

RIVERTOWN								
2126 river to	wn main	dr						
9/6/2024	PG	1 OF	7					

LANDS GA	P E												CDD3			
					RU	N DAYS										
START TIME(S)	86	M	Α		М	w	F		W	ATER S	OURC	E		REC	LAIM	
START TIME(S)			В	s	МТ	w T	F S		C	CLOCK	TYPE		RAINBIRD ESP-L			(D
START TIME(S)	81	M	С	s	Т	Т			RAIN/	FREEZI	E SWI	TCH		YES		
	1		·	,			,		T	1		T				
ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D)	S	S	S	R	mpr	mpr	S	В	R	mpr	В	S	S	S	S	S
RUN TIME	20	20	20	40	30	30	20	20	40	30	20	20	20	20	20	20
PROGRAM																
	1	S= spra	/ heads		R=rotor	heads		B≂bubb I	lers	D≍d	irip, neta	ifim or n	icro spra	ays		_
ADJUSTMENTS					ļ.	ļ			<u> </u>						<u> </u>	<u> </u>
PARTIAL CLOGS					ļ					<u> </u>			<u> </u>			
STRAIGHTENED										ļ					<u> </u>	
						<u></u>										<u> </u>
		Note: A	bove ite	ms are p	art of irri	gation w	et cneck	Г		T		1	1	1		
BROKEN PIPE								2			1					
BROKEN HEADS	1		ļ			1				1		1	ļ			
BROKEN NOZZLES																
SEVERELY CLOGGED INCORRECT NOZZLES	1				1											
CHANGE TO 6 "																
CHANGE TO 12"														······································		
CHANGE POP UP TO RISER										<u> </u>					<u> </u>	
RAISE HEADS (coverage)																
MISSING HEADS									ļ							
NON TURNING ROTORS																
VALVE FAILURE															<u> </u>	
	<u> </u>	Note: C	ircled ite	ms are c	ompleted	j										
Comments: ZONE 6 broken 12º s	nrau kaa	d and ro	na B and	11 heab	an 1/2 ni	na										
Commence Police o propert 12 3	proy ned	v ana an	, co a anu	VIVI		L ++	····						***************************************		A STATE OF THE PERSON.	
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9/6/2024

TECHNICIAN

DAVON ALBERT

CLIENT

DATE COMPLETED



Irrigation Inspection

W. O. # NAME ADDRESS DATE

RIVERTOWN										
2126 river town main dr										
9/6/2024	PG	2 OF	7							

CDD3

	Report
ELLOWSTONE	кероп

			1	,	RU	N DAYS	,	1										
START TIME(S)	81	PM	Α		М	w	F		WATER SOURCE			E	RECLAIM					
START TIME(S)			В	s	МТ	WΤ	F S		C	CLOCK TYPE			RAINBIRD ESP-LXD					
START TIME(S)	81	PΜ	С	\$	Т	Т			RAIN/i	REEZ	E SWI	тсн		Υ	ES			
								- -	· · · · · · · · · · · · · · · · · · ·									
ZONE #	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32		
TYPE (S,R,B,D)	S	S	S	R	mpr	S	В	mpr	mpr	S	S	mpr	S		В	S		
RUN TIME	20	20	20	40	15	25	20	20	20	20	20	20	20	15	25	20		
PROGRAM																		
		S= spray	heads		R=rotor	heads		8=bubb	iers	D=0	irip, neta l	afim or m	cro spra	ıγs	ļ — · · · · · · · · · · · · · · · · · ·			
ADJUSTMENTS																		
PARTIAL CLOGS						_				·····		<u> </u>						
STRAIGHTENED						.												
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	· · · · ·	Note: A	bove iter	ns are p	art of Irrig	ation w	et check				1	1	-					
BROKEN PIPE	~~~~																	
BROKEN HEADS						1												
BROKEN NOZZLES												1						
SEVERELY CLOGGED INCORRECT NOZZLES																		
CHANGE TO 6 "																		
CHANGE TO 12"																		
CHANGE POP UP TO RISER																		
RAISE HEADS (coverage)																		
MISSING HEADS				<i></i>														
NON TURNING ROTORS										,								
VALVE FAILURE											1							
Comments; ZONE 27 REPLACE BA	D DECO				mpleted													
						***************************************				·····								
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DATE COMPLETED	9/6/2024	TECHNICIAN	DAVON ALBERT	CLIENT	
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W. O. # NAME **ADDRESS** DATE

cdd:	3		
RIVERT	OWN		
2126 river tov	wn maln	dr	
9/6/2024	PG	3 OF	-

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START TIME(S)	81	PM	Α			Μ	w		F		WA	TER S	OURC	E		REC	LAIM	
START TIME(S)			В		5	МТ	W 1	Г	FS		C	LOCK	TYPE		F	RAINBIR	D ESP-L)	KD.
START TIME(S)	81	PM	С		s	Т		г			RAIN/	FREEZ	E SWI	TCH		γ	/ES	······································
ZONE #	33	34	35	3	6	37	38	3	39	40	41	42	43	44	45	46	47	48
TYPE (S,R,B,D)	S	mpr	mpr	;	S	mp	S		В	S	S	S	S	mpi	mpr	 		S
RUN TIME	20	20	35	2	0	20	20		20	20	20	20	20	20	40	20	<u> </u>	20
PROGRAM													,					
	I	S= spray	y heads			R=roto	rheads	1		B≕bubb I	lers)=(irip, net	atim or n	ucro spra	ays	T	1
ADJUSTMENTS							-	_				<u> </u>			<u> </u>			
PARTIAL CLOGS							ļ	4			ļ	ļ	ļ	ļ	<u> </u>			
STRAIGHTENED							ļ	_			<u> </u>					ļ	<u> </u>	<u> </u>
		Note: A	bove Iter	nca	ro n	art of Irr	igation	WE	check			<u> </u>		<u> </u>	<u> </u>		<u> </u>	<u> </u>
		Trote: r	bove ker	113 4	i e p	1000	Bacton	T	Concon						T		T	T
BROKEN PIPE							-	_	·····		ļ				<u> </u>	ļ		
BROKEN HEADS								-	··		-		1		<u> </u>	ļ		
BROKEN NOZZLES											ļ	ļ	<u> </u>		—		ļ	ļ
SEVERELY CLOGGED INCORRECT NOZZLES						2	ļ						3	<u> </u>	<u> </u>			ļ
· CHANGE TO 6 "															<u> </u>		ļ	
CHANGE TO 12"							<u> </u>											
CHANGE POP UP TO RISER								4										ļ
RAISE HEADS (coverage)														<u> </u>			<u> </u>	<u> </u>
MISSING HEADS								_			-							
NON TURNING ROTORS		ļ					ļ	_			ļ		ļ	ļ	<u> </u>		<u> </u>	<u> </u>
VALVE FAILURE											ļ					<u> </u>	<u> </u>	ļ
	l.	Note: C	ircled iter	ns a	re co	omplete	d											
Comments:																		
																		
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9/6/2024

TECHNICIAN

DAVON ALBERT

CLIENT

DATE COMPLETED



W. O. # NAME **ADDRESS** DATE

cdd	3		
RIVERT	OWN		
2126 RIVER TO	WN MAIN	I DR	
9/6/2024	PG	4 OF	7

RI	M	D/	V

			_		RU	IN DAYS										
START TIME(S)	81	M	А		М	W	F		WA	ATER S	OURC	E		REC	LAIM	
START TIME(S)			В	s	МТ	w T	FS		C	CLOCK	TYPE		. F	RAINBIR	D ESP-L	XD
START TIME(S)	81	PΜ	С	s	Т	Т			RAIN/	FREEZ	E SWI	тсн		Υ	ΈS	
			•													
ZONE #	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64
TYPE (S,R,B,D)	mpr	mpr	В	mpi	mpr		S	S		S	mpi	mpr	В	В	S	mpr
RUN TIME	40	20	25	30	30		30	30		25	25	30	25	25	25	25
PROGRAM																
	1	S= spray	heads	7	R≂rotor	heads		B≃bubb	iers	D≖	drip, neta	afim or m	icro spr	ays	r	
ADJUSTMENTS	<u> </u>						ļ									ļ
PARTIAL CLOGS				ļ.,. <u>.</u>												
STRAIGHTENED																
		Note: A	bove ite	ms are p	art of Irri	gation w	et check I	 		1	1	T		T	r	
BROKEN PIPE				ļ			ļ			ļ				1		
BROKEN HEADS				1						2			:			1
BROKEN NOZZLES																
SEVERELY CLOGGED INCORRECT NOZZLES																
CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)			700100													
MISSING HEADS																
NON TURNING ROTORS													·			
VALVE FAILURE			·													
<u> </u>	·L	Note: Ci	rcled ite	ns are co	mpleted			1	<u> </u>	1	1	*,		l		1
Comments:Zone 62 broken 1/2 p	olpe and z	one 52 a	nd 64 br	oken 12'	' spray he	eads										
-7 - 4°																
							· · · · · · · · · · · · · · · · · · ·						······································			
																

DATE COMPLETE	n



W. O. # NAME ADDRESS DATE

CLIENT

DAVON ALBERT

RIVERTO	NWC		
2126 RIVER TOW	/N MAII	N DR	
9/6/2024	PG	5 OF	7

CDD

TYPE (S,R,B,D)		M 66 S 25 S= spray	67 R 45	68 S 25	M T T F F F F F F F F F F F F F F F F F	70 R 40	71 R 40	72	73 mpr	74 mpr 30	75 mpr 30	тсн 76	77 S 30	AINBIR	LAIM D ESP-L) ES 79	80
START TIME(S) START TIME(S) ZONE # 6 TYPE (S,R,B,D) M RUN TIME 2 PROGRAM ADJUSTMENTS PARTIAL CLOGS STRAIGHTENED BROKEN PIPE BROKEN HEADS BROKEN NOZZLES SEVERELY CLOGGED INCORRECT NOZZLES CHANGE TO 6 " CHANGE TO 12"	65 npr 25	66 S 25	67 R 45	68 S	69 mpr 25	70 R 40	71 R	72 B 40	73 mpr 40	74 mpr 30	75 mpr 30	76 R	77 S	Y	ES	
ZONE # 6 TYPE (S,R,B,D) M RUN TIME 2 PROGRAM ADJUSTMENTS PARTIAL CLOGS STRAIGHTENED BROKEN PIPE BROKEN HEADS BROKEN NOZZLES SEVERELY CLOGGED INCORRECT NOZZLES CHANGE TO 6 " CHANGE TO 12"	65 npr 25	66 S 25	67 R 45	68 S	69 mpr 25	70 R 40	71 R	72 B 40	73 mpr 40	74 mpr 30	75 mpr 30	76 R	S			80
TYPE (S,R,B,D) RUN TIME PROGRAM ADJUSTMENTS PARTIAL CLOGS STRAIGHTENED BROKEN PIPE BROKEN HEADS BROKEN NOZZLES SEVERELY CLOGGED INCORRECT NOZZLES CHANGE TO 6 " CHANGE TO 12"	1pr 25	S= spray	R 45	S	mpr 25	R 40	R	B 40	mpr 40	mpr 30	mpr 30	R	S	78	79	80
TYPE (S,R,B,D) RUN TIME PROGRAM ADJUSTMENTS PARTIAL CLOGS STRAIGHTENED BROKEN PIPE BROKEN HEADS BROKEN NOZZLES SEVERELY CLOGGED INCORRECT NOZZLES CHANGE TO 6 " CHANGE TO 12"	1pr 25	S= spray	R 45	S	mpr 25	R 40	R	B 40	mpr 40	mpr 30	mpr 30	R	S	78	79	80
RUN TIME 2 PROGRAM ADJUSTMENTS PARTIAL CLOGS STRAIGHTENED BROKEN PIPE BROKEN HEADS BROKEN NOZZLES SEVERELY CLOGGED INCORRECT NOZZLES CHANGE TO 6 " CHANGE TO 12"	25	25 S= spray	45		25	40		40	40	30	30		ļ. —			
PROGRAM ADJUSTMENTS PARTIAL CLOGS STRAIGHTENED BROKEN PIPE BROKEN HEADS BROKEN NOZZLES SEVERELY CLOGGED INCORRECT NOZZLES CHANGE TO 6 " CHANGE TO 12"	5	S≕ spray		25			40					40	30			
ADJUSTMENTS PARTIAL CLOGS STRAIGHTENED BROKEN PIPE BROKEN HEADS BROKEN NOZZLES SEVERELY CLOGGED INCORRECT NOZZLES CHANGE TO 6 " CHANGE TO 12"			heads		R=rotor	heads		B≖bubb	lers	D≕o						
PARTIAL CLOGS STRAIGHTENED BROKEN PIPE BROKEN HEADS BROKEN NOZZLES SEVERELY CLOGGED INCORRECT NOZZLES CHANGE TO 6 " CHANGE TO 12"			heads		R=rotor	heads		B≖bubb	lers	D≕c			1		l .	
PARTIAL CLOGS STRAIGHTENED BROKEN PIPE BROKEN HEADS BROKEN NOZZLES SEVERELY CLOGGED INCORRECT NOZZLES CHANGE TO 6 " CHANGE TO 12"	1					i			1		rip, neta	tim or m	icro spra	iys		
BROKEN PIPE BROKEN HEADS BROKEN NOZZLES SEVERELY CLOGGED INCORRECT NOZZLES CHANGE TO 6 " CHANGE TO 12"					}				ļ							
BROKEN PIPE BROKEN HEADS BROKEN NOZZLES SEVERELY CLOGGED INCORRECT NOZZLES CHANGE TO 6 " CHANGE TO 12"	, h															
BROKEN HEADS BROKEN NOZZLES SEVERELY CLOGGED INCORRECT NOZZLES CHANGE TO 6 " CHANGE TO 12"		Note: A						****								
BROKEN HEADS BROKEN NOZZLES SEVERELY CLOGGED INCORRECT NOZZLES CHANGE TO 6 " CHANGE TO 12"	<u> </u>		houe ite	we are w	are of trail	gation w	at chock									
BROKEN HEADS BROKEN NOZZLES SEVERELY CLOGGED INCORRECT NOZZLES CHANGE TO 6 " CHANGE TO 12"		TOTAL A	oove kei	no are p		Battoti W	or officer									
BROKEN NOZZLES SEVERELY CLOGGED INCORRECT NOZZLES CHANGE TO 6 " CHANGE TO 12"				·····	1			······································			1					ļ
SEVERELY CLOGGED INCORRECT NOZZLES CHANGE TO 6 " CHANGE TO 12"																
CHANGE TO 6 " CHANGE TO 12"																
CHANGE POP UP TO RISER																
				***************************************				· · · · · · · · · · · · · · · · · · ·								
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE																
	7	Note: Cli	rcled iter	ns are co	mpleted											
Comments:Zone 69 and 75 broken 12	2" spra	ay heads	5		-				··			****				
	<u>-</u>													<u> </u>		

9/6/2024

TECHNICIAN

DATE COMPLETED



DATE COMPLETED

9/6/2024

TECHNICIAN

DAVON ALBERT

CLIENT

Irrigation Inspection Report

W. O. # NAME ADDRESS DATE

RIVERT	OWN		
2126 RIVER TO	IIAM MW	I DR	
9/6/2024	PG	6 OF	7

LANDS CA												CDD3				
	1		7		RU	IN DAYS	1	1								
START TIME(S)	81	M	A		М	W	F		WA	TER S	OURC	E	1.4.4.4	REC	LAIM	
START TIME(S)		···	В	s	МТ	WΤ	FS		C	LOCK	TYPE		F	RAINBIR	D ESP-L)	(D
START TIME(S)	8	M	C	s	T	Т			RAIN/	FREEZ	E SWI	TCH		Y	'ES	
	l = -	I	m=				T		T ===					1		
ZONE #	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96
TYPE (S,R,B,D)		В	mpr		R	В	 	 		mpr		mpr		S		
RUN TIME		40	40	20	20	40	30	30	30	30	20	20	20	20	40	40
PROGRAM																
	T	S= spra	y heads		R≂rotor	heads		B≕bubb	lers	D=d	rip, neta	alim or m	icro spra	aγs		
ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																
DOOMEN DIDE		Note: A	bove iter	ns are pa	art of Irri	gation w	et check									
BROKEN PIPE							 					 				
BROKEN HEADS																
BROKEN NOZZLES SEVERELY CLOGGED						ļ	ļ	<u>'</u>								
INCORRECT NOZZLES												ļ				
CHANGE TO 6 "				_												
CHANGE TO 12"																
CHANGE POP UP TO RISER					,											
RAISE HEADS (coverage)											•					
MISSING HEADS																
NON TURNING ROTORS															,	
VALVE FAILURE												,				
									·							
		Note: C	ircled iten	is are co	mpleted											· · · · · · · · · · · · · · · · · · ·
Comments: ZONE 95 TO 99 CUT V	VIRE AT S	CHOOL	CONSTRU	CTION,											ter knowle flee in con-	
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				******			*			. •						
					/											***************************************
																



DATE COMPLETED

Irrigation Inspection Report

W. O. # NAME ADDRESS DATE

CDD	3		
RIVERT	OWN		
2126 RIVER TOV	NAM NV	I DR	
9/6/2024	PG	7 OF	7

DIAM DAVC

							RU	JN I	DAYS	;										
START TIME(S)	81	M	Α			М		٧	V	ı	F		WA	TER S	OURC	E		RE	CLAIM	
START TIME(S)			В		S	м	Т	W	/ T		F S		C	LOCK	TYPE			RAINBI	RD ESP-L	XD
START TIME(S)	81	M	С		s		Т		Т]	RAIN/FREEZE SWITCH YES							
ZONE #	96	97	98	9	9	#	#	1	##		##	##	##	##	##	##	##			
TYPE (S,R,B,D)						F	?		S	L	S	mpi	mpr	S	S	R	R			
RUN TIME						4	0	1	25		15	20	20	20	20	30	30			
PROGRAM																				
		S= spray	heads			R=rc	otor	hea	ads	7		B=bubb	iers	D=(irip, neta	fim or m	icro spr	ays		
ADJUSTMENTS										_										ļ
PARTIAL CLOGS								L		L										
STRAIGHTENED																				
						Ĺ.,	.,	<u> </u>		L										
		Note: A	bove itër	ns ai	re pa	art of	ırrı	gati	on w	eto	cneck					Ţ		,	·	T
BROKEN PIPE										_		1								
BROKEN HEADS									1	L				********						
BROKEN NOZZLES																				
SEVERELY CLOGGED INCORRECT NOZZLES									2											
CHANGE TO 6 "																				
CHANGE TO 12"																				
CHANGE POP UP TO RISER		.1.																		
RAISE HEADS (coverage)																				
MISSING HEADS																				
NON TURNING ROTORS						_														
VALVE FAILURE																				
		Note: Cir	cled iten	ıs ar	e co	mple	ted													
Comments;ZONE 101 BROKEN 12	" SPRAY I	HEAD AN	ID ZONE :	105	BRO	KEN:	1/2	PIP	E											
	·····						- 	· ··	· · · ·			· /			· · · · · · · · · · · · · · · · · · ·					
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TECHNICIAN

DAVON ALBERT

CLIENT

9/6/2024



COMPLETED WORK

W. O. # CDD3

NAME RIVERTOWN

ADDRESS 2126 RIVER TOWN MAIN DR

DATE 9/6/2024

#	REPAIRS MADE AFTER IRRIGATION INSPECTION		Π		EX	TENTION
5	broken 1/2 pipe		\$	7.00	\$	35.00
3	clog nozzles		\$	3.00	\$	9,00
6	broken 12" spray head + nozzles		\$	24.00	\$	144.00
7	broken 6" sprays head + nozzles		\$	17.00	\$	119.00
9	mpr nozzles		\$	15.00	\$	135.00
1	zone 27 replace bad decoder was 27193 now 24452		\$	503.00	\$	503,00
2	DBY		\$	3.00	\$	6.00
2	DBY/Y		\$	5,00	\$	10.00
.,,					\$	_
					\$	-
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					\$	-
.,					\$	_
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					\$	-
					\$	-
					\$	**
					\$	-
		PARTS	TO	TAL	\$	961.00

DATE	DESCRIPTION	HOURS	RATE	-	TOTAL
9/6/2024	tech	8	\$ 93.00	\$	744.00
				\$	-
				\$	•
				\$	-
				5	744.00

COMMENTS:				L	
		MATE	RIALS	T \$	961.00
		LABOR 8	RENTAL	\$	744.00
			TOTAL	\$	1,705.00
DATE COMPLETED 9/6/24	TECHNICIAN davon alb	ert	CLIENT		



Rivers Edge CDD III c/o Vesta Property Services 475 West Town Pl Suite 114

Property Name: Rivers Edge CDD III

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
773052	9/26/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape

PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: October 26, 2024

Invoice Amount: \$704.00

Description	Convert America
Description	Current Amount
OCSCHOOL CONTRACTOR CO	

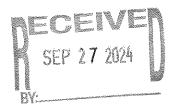
September irrigation repairs*****161 Palomar******

Irrigation Repairs

\$704.00

Invoice Total \$704.00

IN COMMERCIAL LANDSCAPING



Approved RECDD III Submitted to AP on 9.27.2024 by Jason Davidson

Jason Davidson



DATE COMPLETED 9/17/24

COMPLETED WORK

W. O. # CDD3

NAME RIVERTOWN

ADDRESS 161 PALOMAR DR

DATE 9/17/2024

#			Ι		Т	F)	XTENTION
5	broken 1/2 line misc fittings		\$	7.00	+	\$	35.00
1	broken 12" spray head + nozzle		\$	24.00		\$	24,00
6	broken 6" spray + nozzles		\$	17.00		\$	102,00
3	broken rotor		\$	25.00		\$	75.00
1	clog nozzle		\$	3.00		\$	3.00
						\$	*
			<u> </u>			\$	
						\$	-
						\$	
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			L			\$	
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			<u> </u>			\$	-
		PARTS	TO	ΓAL		\$	239.00

DATE	DESCRIPTION	HOURS	RATE	7	TOTAL
9/17/2024	tech	5	\$ 93.00	\$	465.00
				\$	-
				\$	-
				\$	-
				4	465.00

CLIENT

		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	465,00
COMMENTS:	_		
	_		
	_		
	-		
	_		
	MATERIALS	\$	239.00
	LABOR & RENTAL	\$	465.00
	TOTAL	\$	704.00
		I	

TECHNICIAN davon albert

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 59

Invoice Date: 12/1/24

Due Date: 12/1/24

Case: P.O. Number:

Balance Due

\$3,289.38

Bill To:

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

Description	Hours/Qty Re	ite Amou	int
Management Fees -December 2024 Website Administration - December 2024 Information Technology - December 2024 Dissemination Agent Services - December 2024 Postage Copies		112.33 11 327.75 32 27.85 2	1.75 8.50 2.33 7.75 7.85 1.20
	Total	\$3,289	
	Payments/Cr	edits \$0	0.00



Invoice

Invoice No:

61412

Date:

12/16/2024

Quote:

190305

Page:

1 of 1

Site Address:

Rivers Edge Community Development District 3 100 Grand Verde Drive Saint Johns FL 32259

Bill To: Rivers Edge Community Development District 3

475 West Town PL

Suite 114

Saint Augustine FL 32092 904-430-1907-Ken Council

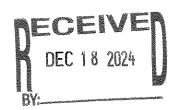
Attn: Rivers Edge Community Development District 3

Quantity	Description	Size	Area	Rate	Amount
1	Mirror Install - Gym			1,800.47	1,800.47
	2 x 1/4" Mirror Clear Annealed - Over All Size 135 x 72	67-1/2" x 72"	68.00		
L	Seamed Edge	279" (2L 2S)			
	1 x Gunther Mirror Mastic (Tube)				
	1 x J-Bar - Deep (5/8") 12' Length Chrome				
	Glazing Labor				
	2 Men to install				

- Mirrors will sit 26" from the ground.
- Set in J-Bar & glued to wall
- Equipment must be moved from the wall prior to installation

Approved RECDD 3
Submitted to A/P 12-18-24
By Richard Losco

Richard Losco



All custom items are made to order. Sales of these items are final and are not eligible for return, refund, or exchange.

Payment for any outstanding balance due on delivery.

Subtotal:

1,800.47

Tax Exempt FL

0.00

0.0%: Less Payment:

-900.24

Balance:

\$900.23

Rivers Edge III CDD

Community Development District

*Construction Funding Request #2

November 8, 2024

PAYEE		· · · · · · · · · · · · · · · · · · ·	FY 2025
Burnham Construction, Inc.			
Application for Payment 3 (September 2024) SR 13 Roundabout		\$	267,211.94
Burnham Construction, Inc.			
Application for Payment 4 (October 2024) SR 13 Roundabout			262,815.73
NicNevol Engineering Services, inc.			
Invoice #01248801-02 (9/1/24 thru 9/30/24) SR 13 Roundabout			17,470.38
	TOTAL	\$	547,498.05
		Sign	ed by:
	Signature:	(V.).	Smille
		Chair	rman/Vice Chairman
		Sign	nl by
	at .	(orb	in delagy
	Signature:	Secn	etary/Asst.Secretary

^{*} Construction Funding Agreement Between Rivers Edge III CDD and Mattamy Jacksonville, LLC from 6/1/2024 for the SR 13 Roundabout

Rivers Edge III CDD

Community Development District

*Construction Funding Request #3

November 26, 2024

PAYEE			FY 2025	
NicNevol Engineering Services, inc. Invoice #01248801-03 (10/1/24 thru 10/31/24) SR 13 Roundabout		\$	18,728.82	
	TOTAL	\$	18,728.82	
	Signature:		y: mtflu 545A9465 man/Vice Chairman	
	Signature:	Signed b	y: Levagy 78980400 rtary/Asst.Secretary	

^{*} Construction Funding Agreement Between Rivers Edge III CDD and Mattamy Jacksonville, LLC from 6/1/2024 for the SR 13 Roundabout



RIVERS EDGE III CDD

Acquisition of Parcel 37 Phase I and II Improvements and Work Product February 2025

ACQUISTION LETTER

February 19, 2025

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

RE: Acquisition of Parcel 37 Phase I and II Improvements and Work Product

Dear Mr. Oliver:

Mattamy Jacksonville LLC has completed and wishes to sell to the District completed drainage and landscaping improvements for Parcel 37 Phases I and II (the "Improvements"), together with rights to associated plans, designs, permits and other work product (the "Work Product"), as more particularly described at **Exhibit A¹**. Mattamy Jacksonville wishes to convey the Improvements and the Work Product, which were included in the District's *Master Improvement Plan Report*, dated June 5, 2020, and the *Supplemental Engineer's Report Series 2024 Bonds*, dated April 4, 2024, to the District pursuant to the *Agreement Between the District and Mattamy Regarding the Acquisition of certain Work Product, Improvements, and Real Property* with the understanding that there are currently no funds available for reimbursement of construction costs, but that if funds should become available in the future, Mattamy February be reimbursed for all or a portion of the costs of constructing the Improvements and completing the Work Product. The actual cost of constructing the Improvements and completing the Work Product, not including the portions previously conveyed, is \$________.

Notwithstanding anything to the contrary herein, to the extent any amounts remain to be paid to contractors or professionals performing the work, for retainage or otherwise, Mattamy Jacksonville agrees to timely make payment for all such amounts and to ensure that no liens are placed on the property. Additionally, to the extent any additional punch list work is required for acceptance or approval by applicable regulatory agencies, Mattamy Jacksonville agrees to perform such work.

MATTAMY JACKSONVILLE LLC, a Delaware limited liability company

	By: MATTAMY FLORIDA LLC, a Delaware
	limited liability company, its Manager
ACKNOWLEDGED AND AGREED TO BY:	
	By: CALBEN (FLORIDA)
	CORPORATION, a Florida corporation, its
	Manager
Chairman	Č
Rivers Edge III Community	
Development District	By: Cliff Nelson
•	Its: Vice President
Enclosure	

¹ Mattamy previously conveyed to the District completed dewatering and excavation for the stormwater pond improvements in Parcel 37, and nothing herein is intended to duplicate same.

EXHIBIT A: Description of Improvements and Work Product

Improvements:

All of the following located on the real property identified below:

Tracts O-1, O-2, O-3, O-4, O-5, O-6, O-7, SWMF-1, SWMF-2, SWMF-3, SWMF-4, SWMF-5, SWMF-6, SWMF-7, and LB as identified on the Plat titled "Claiborne Lane - Parcel 37 (Minor Collector)," recorded at Book 128, Pages 28 et seq., of the Official Records of St. Johns County, Florida.

Tracts O-1, O-2, O-3, O-4, O-5, O-6, O-7, O-8, O-9, O-10, O-11, R, C-1, and C-2 as identified on the Plat titled "Rivertown Parcel 37-Phase 1," recorded at Book 128, Pages 37 et seq., of the Official Records of St. Johns County, Florida.

Drainage/Surface Water Management – All drainage and surface water management systems, including but not limited to lakes, ponds, sod, surface water control structures, pipes, curbs, gutter, inlets, gravity walls, and other water conveyance structures, as well as all catch-basins and related stormwater facilities (less and except pond excavation and dewatering, which were previously conveyed).

Landscaping/Irrigation - All plants, trees, timber, shrubbery, and other landscaping and plantings, and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components now a part of the property constructed in and for the District.

Hardscaping – All signage, entry monuments and features, pavers, walkways, sidewalks, and related improvements.

Conservation/Parks/Recreation/Other - All conservation open spaces, parks, recreational spaces, trails and related improvements.

Work Product:

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

Table 1: Total Costs

Contractor	Paid to Date	Balance to Finish	Total Reimbursable Amount
Improvements			
TOTALS:			

AFFIDAVIT REGARDING COSTS PAID ACQUISITION OF PARCEL 37 PHASE I AND II IMPROVEMENTS AND WORK PRODUCT

STATE OF FL	ORIDA
COUNTY OF	

- I, Cliff Nelson, of Mattamy Jacksonville LLC ("**Developer**"), being first duly sworn, do hereby state for my affidavit as follows:
 - 1. I have personal knowledge of the matters set forth in this affidavit.
- 2. My name is Cliff Nelson and I am employed by the Developer as **Vice President**. I have authority to make this affidavit on behalf of the Developer.
- 3. Developer is the primary owner and/or developer of certain lands within the Rivers Edge III Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").
- 4. The Master Improvement Plan Report, dated June 5, 2020, and the Supplemental Engineer's Report Series 2024 Bonds, dated April 4, 2024, among other applicable reports related to the future bond series ("Engineer's Report"), describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, Florida Statutes.
- 5. Developer has acted as prime general contractor and has expended funds to construct improvements and to complete or cause to be completed certain associated work product as described in the Engineer's Report. The attached **Exhibit A** accurately identifies the improvements/work product completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, Developer agrees to timely make payment for any remaining amounts due to contractors or professionals. Evidence of costs paid, including payment applications, invoices, and other documentation, is complete and on file with the Developer, and is capable of being produced upon request.
- 6. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of accepting an acquisition of the improvements and work product described in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

1 1 1	re that I have read the foregoing Affidavit Regarding d correct to the best of my knowledge and belief.
Executed this day of Februar	ry 2025.
	MATTAMY JACKSONVILLE LLC, a Delaware limited liability company
	By: MATTAMY FLORIDA LLC, a Delaware limited liability company, its Manager
	By: CALBEN (FLORIDA) CORPORATION, a Florida corporation, its Manager
STATE OF FLORIDA COUNTY OF	By: Cliff Nelson Its: Vice President
presence or online notarization this	rn and subscribed before me by means of physical day of February 2025, by Cliff Nelson, Vice President is personally known to me or produced
(NOTARY SEAL)	
	Notary Public Signature
	(Name typed, printed or stamped) Notary Public, State of Commission No My Commission Expires:

DISTRICT ENGINEER'S CERTIFICATE ACQUISITION OF PARCEL 37 PHASE I AND II IMPROVEMENTS AND WORK PRODUCT

February , 2025

Board of Supervisors Rivers Edge III Community Development District

Re: Rivers Edge III Community Development District (St. Johns County, Florida)
Acquisition of Rivertown Parcel 37 Phase I and II Improvements and Work Product

Ladies and Gentlemen:

The undersigned, a representative of Prosser, Inc. ("District Engineer"), as District Engineer for the Rivers Edge III Community Development District ("District"), hereby makes the following certifications in connection with the District's acquisition from Mattamy Jacksonville LLC ("Developer") of certain improvements ("Improvements") and associated work product ("Work Product"), all as more fully described in Exhibit A attached hereto, and in that certain Developer Bill of Sale & Assignment [Parcel 37 Improvements and Work Product] ("Bill of Sale") dated as of or about the same date as this certificate. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

- 1. I have reviewed the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, permits, as-builts, and other documents.
- 2. The Improvements and Work Product are within the scope of the District's Capital Improvement Plan as set forth in the District's *Master Improvement Plan Report*, dated June 5, 2020, and the *Supplemental Engineer's Report Series 2024 Bonds*, dated April 4, 2024 (together, "Engineer's Report"), and specially benefit property within the District.
- 3. In my opinion, the portions of the Improvements being acquired by the District were installed consistent with all regulatory requirements, including Florida Department of Transportation and St. Johns County, Florida, standards, if applicable, and are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.
- 4. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities, including but not limited to, the Work Product that relates to the Improvements. Prosser further hereby acknowledges that the District is acquiring or has acquired the Improvements and the Work Product developed by Prosser in conjunction therewith and accordingly, the District has the unrestricted right to rely

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

5. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements and the Work Product.

FURTHER AFFIANT SAYETH NOT	
	Ryan P. Stilwell, P.E. Prosser, Inc. Florida Registration No. District Engineer
STATE OF FLORIDA COUNTY OF	-
presence or online notarization this Prosser, Inc. who is person	sworn and subscribed before me by means of physical and ally known to me or who has produced as identification, and did or did not take the oath.
	Notary Public, State of Florida Print Name: Commission No.: My Commission Expires:

DEVELOPER ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN IMPROVEMENTS AND WORK PRODUCT AND THE RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT TERMS FOR THE COMPLETION OF SAME

PARCEL 37 PHASE I AND II IMPROVEMENTS AND WORK PRODUCT

THIS DEVELOPER ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the ____ day of February 2025, by Clifford Nelson, Vice President of MATTAMY JACKSONVILLE LLC, with offices located at 4901 Vineland Road, Suite 450, Orlando, FL 32811 ("Developer"), in favor of the RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT ("District"), a local unit of special-purpose government situated in St. Johns County, Florida, with offices located at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

- **SECTION 1. DESCRIPTION OF CONTRACTOR'S SERVICES.** Developer has managed, overseen, and contracted for the construction of certain infrastructure improvements (the "Improvements") and associated plans, designs, permits and other work product (the "Work Product") related to the development of Parcel 37. The Improvements and Work Product completed and to be acquired are more generally described in the attached **Exhibit A**.
- **SECTION 2. ACQUISITION OF IMPROVEMENTS.** Developer acknowledges that the District is acquiring or has acquired the Improvements and Work Product completed or caused to be completed by Developer.
- SECTION 3. CONTRACT RIGHTS. Developer hereby expressly acknowledges the District's right to enforce the terms of all contracts, purchase orders, or other agreements under which the Improvements and Work Product were completed, including but not limited to any warranties, contract rights and remedies, standard of care provisions and other forms of indemnification provided therein and/or available under Florida law. Developer agrees to cooperate in obtaining all releases, acknowledgments, and other documents the District requires from contractors and professionals who completed work necessary to construct or produce the Improvements and/or Work Product. In the event that such releases, acknowledgments, or other documents cannot be obtained, Developer agrees to provide such additional warranties or assurances as the District February require.
- **SECTION 3. WARRANTY.** Developer hereby expressly provides to the District a one-year warranty from the effective date of this Acknowledgement on the materials and labor for the Improvements set forth in **Exhibit A**, but only to the extent that the Developer is unable to transfer and/or assign sufficient warranties from applicable contractors, and hereby expressly acknowledges the District's right to rely upon and enforce any other warranties provided under Florida law, including but not limited to those warranties provided by subcontractors, vendors, and materialmen.
- **SECTION 4. INDEMNIFICATION.** Developer indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that February be brought against or imposed upon the District in connection with the Improvements identified in **Exhibit A** because of any act or omission of Developer, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.
- **SECTION 5. CERTIFICATE OF PAYMENT.** Developer hereby acknowledges that it has fully compensated all contractors, vendors, materialmen, professionals, or others performing work related to completion of the Improvements and the Work Product. Developer further certifies that no outstanding requests for payment exist related to the Improvements or Work Product except as identified in **Exhibit A**, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no

disagreement as to the appropriateness of payment made for the Improvements or Work Product. Notwithstanding the foregoing, to the extent any amounts remain to be paid to contractors or professionals performing the work, Developer agrees to timely make payment for all such amounts and to ensure that no liens are placed on the property.

SECTION 6. PUBLIC RECORDS. Developer acknowledges that all documents connected with the Improvements, Work Product, and acquisition thereof February be public records and treated as such in accordance with Florida law, and agrees to, upon request, produce such documentation, including but not limited to documentation of funds expended to construct the Improvements and complete the Work Product, such as invoices, payment applications, and other payment records.

SECTION 7. EFFECTIVE DATE. This Developer Acquisition and Warranty Acknowledgement shall take effect upon execution.

ATTEST	MATTAMY JACKSONVILLE LLC, a Delaware limited liability company
	By: MATTAMY FLORIDA LLC, a Delaware limited liability company, its Manager
[print name]	By: CALBEN (FLORIDA) CORPORATION, a Florida corporation, its Manager
	By: Cliff Nelson Its: Vice President
[print name]	_
STATE OF FLORIDA COUNTY OF	
or online notarization this	as sworn and subscribed before me by means of physical presenced physical presenced physical presenced as a sworn and subscribed before me by means of physical presenced and take the oath.
	Notary Public, State of Florida Print Name: Commission No.: My Commission Expires:

EXHIBIT A [DESCRIPTION OF IMPROVEMENTS AND WORK PRODUCT]

CONTRACTOR ACKNOWLEDGEMENT AND RELEASE ACQUISITION OF IMPROVEMENTS

THIS RELEASE is made to be effective as of the ____ day of February 2025, by Burnham Construction, Inc. ("Contractor"), a Florida Corporation with a principal address of 11413 Enterprise East Blvd., Macclenny, FL 32063, in favor of the Rivers Edge III Community Development District ("District"), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

RECITALS

WHEREAS, pursuant to that certain agreement dated _______, as amended and supplemented from time to time, between Contractor and Mattamy Jacksonville LLC, a Delaware limited liability company ("Developer"), attached hereto as Exhibit A ("Contract"), Contractor has constructed for Developer certain improvements related to the construction of Parcel 37 ("Improvements"); and

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

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

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

- **SECTION 1. GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
- **SECTION 2. ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contracts, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contracts for same, including all warranties.
- **SECTION 3.** WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contracts, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.
- **SECTION 4. INDEMNIFICATION.** Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that February be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor hereby confirms there remain no other liens or outstanding amounts due related to the Improvements identified in Exhibit A, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer for the Improvements identified in Exhibit A, except for the retainage amounts withheld pursuant to the Contract, for which the Developer is responsible for paying.

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

BURNHAM CONSTRUCTION, INC.

	By: Its:
STATE OF I	
presence or	oregoing instrument was sworn and subscribed before me by means of physical online notarization this day of February, 2025, by
produced the oath.	M CONSTRUCTION, INC., who is personally known to me or who has as identification, and did or did not take
	Notary Public, State of Florida
	Print Name:
	Commission No.:
	My Commission Expires:

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

PARCEL 37 PHASE I AND II IMPROVEMENTS AND WORK PRODUCT

THIS RELEASE is made the ____ day of February 2025, by Prosser, Inc. ("Professional"), a Florida corporation, with an address of 13901 Sutton Park Drive S, Suite 200A, Jacksonville, FL 32224, in favor of Rivers Edge III Community Development District ("District"), a local unit of special purpose government, being situated in St. Johns County, Florida, and having offices located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

RECITALS

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

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

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

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

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

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release. Professional acknowledges that the District is acquiring the Work Product from the Developer, and acquiring the Improvements to which it relates, and for that purpose the District has requested that Professional confirm the release of all restrictions on the District's right to use and rely upon the Work Product.

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

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

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

PROSSER, INC.

By:	By: Ryan Stilwell Its:
STATE OF FLORIDA COUNTY OF The foregoing instrument was	- sworn and subscribed before me by means of physical
presence or online notarization this Inc. , who is personally	day of February 2025, by Ryan Stilwell of Prosser known to me or who has produced as identification, and did or did not take the oath.
	Notary Public, State of Florida Print Name: Commission No.:

Exhibit A: Description of Improvements and Work Product

ATTEST

EXHIBIT A: Description of Improvements and Work Product

DEVELOPER BILL OF SALE & ASSIGNMENT PARCEL 37 PHASE I AND II IMPROVEMENTS AND WORK PRODUCT

This Developer Bill of Sale & Assignment (Drainage Improvements and Work Product) evidencing the conveyance of certain Improvements and Work Product described herein is made to be effective the day of February 2025, by Mattamy Jacksonville LLC ("Grantor"), a Delaware limited liability company, whose address 4901 Vineland Road, Suite 450, Orlando, Florida 32811, and to the Rivers Edge III Community Development District ("Grantee"), a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

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

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

- 1. **Description of Improvements:** [to be added]
- 2. Work Product: All of the right, title, interest and benefit of Grantor, if any, in, to, and under any and all site plans, construction and development drawings, plans, and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements (together, "Work Product"); and
- 3. All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the Improvements and the Work Product ("Warranty and Indemnity Rights"), which Warranty and Indemnity Rights are being assigned on a non-exclusive basis to be held jointly with Grantor (provided however that the Grantor and Grantee February independently exercise such rights);

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

This instrument is subject to the following provisions:

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

proceedings relating to such transferred and assigned rights, title, interests, and benefits and do all other such acts and things in relation thereto as Grantee, in its sole discretion, shall deem advisable.

- b. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Improvements and Work Product; (ii) the Improvements are free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Improvements and Work Product; and (iv) the Grantor will warrant and defend the sale of the Improvements and Work Product hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.
- c. The Grantor represents that, without independent investigation, it has no knowledge of any defects in the Improvements or Work Product, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which February have caused any defects, including, but not limited to, any and all warranties and other forms of indemnification. That being the case, this conveyance is made on an "as is" basis, with no warranties whatsoever except as expressly stated herein, provided however, that if any Improvements are anticipated to be turned over to St. Johns County, Florida ("County") the Developer shall provide any warranties required by the County in connection with the turnover, but only to the extent that the Developer is unable to transfer and/or assign sufficient warranties from applicable contractors.
- d. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form.
- e. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.
- f. This instrument shall be governed by, and construed under, the laws of the State of Florida.
- g. This instrument shall inure to the benefit of, and be binding upon, the respective legal representatives, successors, and assigns of the parties hereto.
- h. As consideration for the sale of the Improvements and the Work Product, and subject to (and without intending to alter) the provisions of that certain *Acquisition Agreement Between the Rivers Edge III Community Development District and Mattamy Jacksonville LLC Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property dated June 15*, 2020, among any other applicable acquisition agreements related to future bond series, the Grantee shall make payment for the cost of the Improvements and Work Product up to the amounts set forth in **Exhibit A** from the proceeds of any applicable current or future series of bonds, should such funds be or become available.

[Signature on following page]

IN WITNESS WHEREOF, this day of February 2025.	the Grantor has caused this instrument to be executed in its name
	MATTAMY JACKSONVILLE LLC, a Delaware limited liability company
	By: MATTAMY FLORIDA LLC, a Delaware limited liability company, its Manager
	By: CALBEN (FLORIDA) CORPORATION, a Florida corporation, its Manager
	By: Cliff Nelson Its: Vice President
STATE OF FLORIDA COUNTY OF	
presence or online notarization this Mattamy Jacksonville LLC, a limited	ras acknowledged before me by means of <i>(check one)</i> physical s day of February 2025, by Cliff Nelson, as Vice President of diability company, on behalf of the company, <i>(check one)</i> who is as produced a as identification.
(Affix Notary Seal)	Notary Public, State of Florida My Commission Expires:

This instrument was prepared by:

Lauren Gentry, Esq. Kilinski | Van Wyk PLLC 517 E. College Avenue Tallahassee, Florida 32301

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made and entered into this ____ day of February 2025, by and among:

Mattamy Jacksonville LLC, a Delaware limited liability company, whose address 4901 Vineland Road, Suite 450, Orlando, Florida 32811 ("**Grantor**"); and

Rivers Edge III Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**" or "**Grantee**").

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH:

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("Act"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, roadway improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, the Grantor is conveying or plans to convey to the Grantee certain improvements located on the property identified as:

Tracts O-1, O-2, O-3, O-4, O-5, O-6, O-7, SWMF-1, SWMF-2, SWMF-3, SWMF-4, SWMF-5, SWMF-6, SWMF-7, and LB as identified on the Plat titled "Claiborne Lane-Parcel 37 (Minor Collector)," recorded at Book 128, Pages 28 et seq., of the Official Records of St. Johns County, Florida.

Tracts O-1, O-2, O-3, O-4, O-5, O-6, O-7, O-8, O-9, O-10, O-11, R, C-1, and C-2 as identified on the Plat titled "Rivertown Parcel 37-Phase 1," recorded at Book 128, Pages 37 et seq., of the Official Records of St. Johns County, Florida; and

WHEREAS, Grantor desires to grant to the Grantee easements over the properties being more particularly described herein (collectively, "Easement Area(s)") for the purposes of access and maintenance to the improvements; and

WHEREAS, Grantor and District acknowledge that use of the Easement Areas is necessary for the District to carry out its essential purpose; and

WHEREAS, the District has requested that Grantor grant to the District a perpetual easement over the Easement Areas and Grantor is agreeable to granting such an easement on the terms and conditions set forth herein.

NOW THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

- 1. <u>Recitals</u>. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.
- **2.** Grant of Non-Exclusive Easement. Grantor hereby to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the Easement Area(s) described below to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, "Easement"):
 - (a) The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of improvements, located on the property identified as:

Tracts O-1, O-2, O-3, O-4, O-5, O-6, O-7, SWMF-1, SWMF-2, SWMF-3, SWMF-4, SWMF-5, SWMF-6, SWMF-7, and LB as identified on the Plat titled "Claiborne Lane - Parcel 37 (Minor Collector)," recorded at Book 128, Pages 28 et seq., of the Official Records of St. Johns County, Florida; together with:

Tracts O-1, O-2, O-3, O-4, O-5, O-6, O-7, O-8, O-9, O-10, O-11, R, C-1, and C-2 as identified on the Plat titled "Rivertown Parcel 37-Phase 1," recorded at Book 128, Pages 37 et seq., of the Official Records of St. Johns County, Florida.

- **3.** <u>Inconsistent Use</u>. Grantor agrees and covenants that it shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.
- **4.** Beneficiaries of Easement Rights. This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.
- 5. <u>Binding Effect.</u> This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Area.
- 6. <u>Default</u>. A default by any Party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which February include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

- 7. Enforcement of Agreement. In the event that either District or Grantor seeks to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.
- 8. Notices. Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or February desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party February by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Grantor and counsel(s) for Grantee February deliver Notice on behalf of the Grantor and Grantee, respectively.
- **9.** Assignment. Neither party February assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent Grantee from assigning its maintenance obligations for the Improvements to a third party without the consent of the Grantor.
- 10. <u>Controlling Law; Venue.</u> This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in St. Johns County, Florida.
- 11. <u>Public Records</u>. Grantor understands and agrees that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.
- 12. <u>Severability</u>. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.
- 13. <u>Binding Effect</u>. This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the Parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.
- **14.** <u>Authorization</u>. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.
- **15.** Amendments. Amendments to and waivers of the provisions contained in this Easement Agreement February be made only by an instrument in writing which is executed by both Parties hereto.

- **16.** Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.
- 17. <u>Counterparts</u>. This instrument February be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, February be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, Grantor and Grantee have caused these presents to be executed on the day and year first above written.

[Signatures on following page]

WITNESSES	MATTAMY JACKSONVILLE LLC, a Delaware limited liability company
	By: MATTAMY FLORIDA LLC, a Delaware limited liability company, its Manager
By:	<u></u>
Name:Address:	By: CALBEN (FLORIDA) CORPORATION, a Florida corporation, its Manager
By:	By: Cliff Nelson
Name:Address:	Its: Vice President
STATE OF COUNTY OF The foregoing instrument was	acknowledged before me by means of □ physical presence or □ bruary 2025, by Cliff Nelson as Vice President of Calben (Florida
Corporation, on behalf of Mattamy Jacks	sonville, LLC, who appeared before me this day in person, and who duced as identification.
	NOTARY PUBLIC, STATE OF
(NOTARY SEAL)	
	Name:
	(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

[Signatures continue on following page]

WITNESSES

RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

By:	By:
Name:	Name: Orville Richard Smith, III (D.J.)
Address:	Title: Chairman, Board of Supervisors
By:	
Name:	
Address:	
online notarization, this day of Rivers Edge III Community Developm oursuant to Chapter 190, <i>Florida Stat</i>	s acknowledged before me by means of □ physical presence or □ f February 2025, by Orville Richard Smith, III, as Chairman of the ment District, a local unit of special-purpose government established tutes, on behalf of said entity, who appeared before me this day in ally known to me, or produced as
	NOTARY PUBLIC, STATE OF
(NOTARY SEAL)	
,	Name:
	(Name of Notary Public, Printed, Stamped or
	Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.



A.

COST-SHARE STATUS COVER SHEET

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

Pr	Rivers Edge CDD I - Annual Mulching
1.	Is the cost for this work intended to be shared?
	Yes (Please proceed to question 2)
	☐ No, the entire cost will be paid by: [Choose One] (Please leave remainder of form blank)
2.	If yes, please check one of the following:
	This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the <i>Interlocal Agreement</i> , and such Shared Costs are budgeted expenses in the current fiscal year budget.
	☐ This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party:	Rivers Edge CDD
Request:	Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)
Ī	Addition of new improvements (Methodology Consultant and Engineer must sign)
Attach service ma	e scope of supplemental services or describe the additional improvements requested to be added. aps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary: Edge Community Development District
(Yellowstone Lands	scape)
Total Proposed Compensation:	<u>\$</u> 168,018.24
Cost Share	(*50.005.00
Calculation:	\$53,295.38 Rivers Edge \$55,798.86 Rivers Edge II \$58,924.00 Rivers Edge III
Methodology Consultant Appro	val:(Signature)
	(Date)
If requesting addi	tion of new improvements:
Engineer Approval:	
	(Signature)
	(Date)

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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

By:	_
By: Chair □ Vice-Chair, Board of Superviso	rs
Date:	-
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT	
By: Chair □ Vice-Chair, Board of Superviso	- rs
Date:	
RIVERS EDGE III CDD	
By: Chair □ Vice-Chair, Board of Supervisor	or:
Date:	



From: Michael Scuncio

Landscape Enhancement Proposal for Rivers Edge CDD I

Jason Davidson
Vesta Property Services
475 West Town Pl Suite 114
Saint Augustine, FL 32092
jdavidson@vestapropertyservices.com

LOCATION OF PROPERTY

Proposal #: 514340

Date: 2/3/2025

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

Rivers Edge CDD I Mulch Install 2025

DESCRIPTION	QTY	UNIT PRICE	AMOUNT			
Brown Mulch	1,100	\$53.43	\$58,768.71			
Pine Straw	14,500	\$7.53	\$109,249.53			

Yellowstone will install brown mulch and pine straw in CDD I.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

	AUTHORIZATION TO PERFORM WORK:
Ву	
	Print Name/Title
Date	
	Rivers Edge CDD I

Proposal Total	\$168,018.24
Sales Tax	\$0.00
Subtotal	\$168,018.24

THIS IS NOT AN INVOICE



COST-SHARE STATUS COVER SHEET

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

Pro	Pond Maint. Addendum - Amenity Pond 91-RECDD III
1.	Is the cost for this work intended to be shared?
	Yes (Please proceed to question 2)
	☐ No, the entire cost will be paid by: [Choose One] (Please leave remainder of form blank)
2.	If yes, please check one of the following:
	☐ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the <i>Interlocal Agreement</i> , and such Shared Costs are budgeted expenses in the current fiscal year budget.
	■ This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party	Rivers Edge III CDD						
Request: Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page							
[☐ Addition of new improvements (Methodology Consultant and Engineer must sign)						
	ne scope of supplemental services or describe the additional improvements requested to be added. aps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:						
Adding additional po	and services for Amenity Pond - #91						
(Solitude Lake)							
Total Proposed Compensation:	\$ <u>4,632.00</u>						
Cost Share Calculation:	\$1,469.27 Rivers Edge \$1,538.29 Rivers Edge II \$1,624.44 Rivers Edge III						
Methodology Consultant Appro	oval:(Signature)						
	(Date)						
If requesting add	ition of new improvements:						
Engineer Approval:							
	(Signature)						
	(Date)						

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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

D
By: ☐ Chair ☐ Vice-Chair, Board of Supervisor
Date:
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
By: ☐ Chair ☐ Vice-Chair, Board of Supervisor
Date:
RIVERS EDGE III CDD
By: ☐ Chair ☐ Vice-Chair, Board of Supervisor
Date:



AMENDMENT TO ANNUAL SERVICES AGREEMENT

PROPERTY NAME: Rivers Edge III CDD CUSTOMER NAME: Rivers Edge III CDD

SERVICE DESCRIPTION: Monthly Maintenance of One (1) Additional Pond (91 a.k.a. Amenity Center Pond) at Rivers

Edge III CDD in St. Johns, FL 32259.

EFFECTIVE DATE: The 1st of the month following acceptance by the Customer

SUBMITTED TO: Kevin McKendree, Field Operations Manager - kmckendree@vestapropertyservices.com

SUBMITTED BY: David Cottrell, North Florida Business Development Consultant

This Amendment to the Annual Services Agreement (the "Amendment") is dated as of this <u>27</u> day of <u>January</u>, <u>2025</u>, by and between the Customer identified above ("Customer"), and SOLitude Lake Management, LLC ("SOLitude" or "Company"). By executing this Amendment, Customer and SOLitude agree to make certain amendments to the Annual Services Agreement executed between the parties on the 1st Day of November, 2023 (the "Services Agreement") as further described herein.

- 1. <u>SERVICES</u>. The Services to remain the same.
- 2. <u>PAYMENT TERMS</u>. The Amendment Price is **\$4,632.00**. SOLitude shall invoice Customer **\$386.00 per month** for the Services to be provided under this Amendment. The price indicated in this Amendment shall be billed in addition to the regular monthly contract invoice amount.

3. MISCELLANEOUS.

- a. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Services Agreement.
- b. The remainder of the Services Agreement shall be and remain in full force and effect and unmodified, except as the same is specifically modified or amended hereby. All covenants, terms, obligations and conditions of the Agreement which are not modified or amended herein are hereby ratified and confirmed.
- c. This Amendment may be executed in multiple counterparts by the parties, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.
- d. The parties acknowledge and agree that this Amendment may be executed or accepted using electronic or facsimile signatures, and that such a signature shall be legally binding to the same extent as a written cursive signature by a party's authorized representative.

By signing below, the Parties agree to be bound by the terms and conditions of this Amendment and any accompanying exhibits as of the Amendment Effective Date.



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Please Mail All Notices and Agreements to:

SOLitude Lake Management, LLC 1253 Jensen Drive, Suite 103 Virginia Beach, VA 23451

SOLITUDE LAKE MANAGEMENT, LLC.	Rivers Edge III CDD
Signature:	Signature:
Name:	Name:
Title:	Title:
Date:	Date:
Please Remit All Payments to:	Customer's Address for Notice Purposes:
SOLitude Lake Management, LLC 1320 Brookwood Drive Suite H Little Rock AR 72202	



SCHEDULE A - SERVICES ANNUAL POND MANAGEMENT SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the Pond two time per month.

Monitoring: Pond 91 (Amenity Center Pond)

- A SŌLitude Biologist will visit the site and inspect the pond at a minimum of two (2) times per month basis, with additional monthly visits as needed to control weeds and algae at the discretion of the Biologist and company.
- Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below. 7

Aquatic Weed Control: Pond 91 (Amenity Center Pond)

- Pond will be inspected at a minimum of two (2) times per month basis, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.
- aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation inspection shall be treated and controlled through the application of aquatic herbicides and Any growth of undesirable aquatic weeds and vegetation found in the pond with each found in the pond at the time of application. \ddot{c}
- designed to allow for selective control of unwanted species while allowing for desirable species herbicides at the rate appropriate for control of the target species. Application rates will be Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic of submersed and emergent wetland plants to prosper. ω.

Shoreline Weed Control: Pond 91 (Amenity Center Pond)

- Shoreline areas will be inspected at a minimum of two (2) times per month basis, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.
- pond areas shall be treated and controlled through the application of aquatic herbicides and Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the aquatic surfactants as required for control of the plants present at time of application. \ddot{c}
- bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present Any growth of unwanted plants or weeds growing in areas where stone has been installed for at the time of application. ж.

Pond Algae Control: Pond 91 (Amenity Center Pond)

- Pond will be inspected at a *minimum of two (2) times per month basis*, with additional monthly visits as needed to control algae at the discretion of the Biologist and company.
- application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of Any algae found in the pond with each inspection shall be treated and controlled through the the algae present at the time of service. $\ddot{\circ}$



<u>Irash Removal</u>: Pond 91 (Amenity Center Pond)

- and debris removal services are for the pond areas only, and do not include any trash or debris Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash Trash and light debris will be removed from the pond with each service and disposed off site. removal from the surrounding terrestrial (dry land) areas.
- Trash is defined as man-made litter and must be larger than four inches. Styrofoam packaging materials are excluded. The cleanup is intended to provide an acceptable level of trash emoval; removal of 100% of lake trash during each cleanup is not guaranteed. \ddot{c}

Service Reporting:

Customer will be provided with a service report detailing all of the work performed as part of this contract after each visit.

General Qualifications:

- Company is a licensed pesticide applicator in the state in which service is to be provided.
- Right of Way, and Turf/Ornamental as required in the state in which service is to be provided. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, \ddot{c}
- applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual herbicides, algaecides, adjuvants, and water quality enhancement products necessary to encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic properly treat our Customers' lakes and ponds as part of an overall integrated pest management program. е,
- appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a Company guarantees that all products used for treatment are EPA registered and labeled as manner consistent with their labeling. 4.
- algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES treatments are made. All staff will be fully trained to perform all applications in compliance with All pesticide applications made directly to the water or along the shoreline for the control of of the Company's legal regulatory requirements as set forth by the EPA and related state compliance standards as applicable in and determined by the specific state in which all federal, state, and local law. 5
- required to provide the foregoing at its expense. The application method and equipment (boat, Company will furnish the personnel, vehicles, boats, equipment, materials, and other items ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results. ý.





Rivers Edge III CDD - Pond 91

C.

COST-SHARE STATUS COVER SHEET

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

Pr	Pond Maint. Addendum - Ponds 92-95 - RECDD III
1.	Is the cost for this work intended to be shared?
	Yes (Please proceed to question 2)
	☐ No, the entire cost will be paid by: [Choose One] (Please leave remainder of form blank)
2.	If yes, please check one of the following:
	☐ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the <i>Interlocal Agreement</i> , and such Shared Costs are budgeted expenses in the current fiscal year budget.
	■ This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party	. Rivers Edge III CDD		
Request: Supplemental maintenance services for existing Improvements (i.e. enhancement of exist improvement areas). (Methodology Consultant must sign. Please attach party signature party Addition of new improvements (Methodology Consultant and Engineer must sign)			
Adding additional po	nd services for Ponds 92 -95		
(Solitude Lake)			
Total Proposed Compensation:	<u>\$3,624.00</u>		
Cost Share			
Calculation:	\$1,149.53 Rivers Edge \$1,203.53 Rivers Edge II \$1,270.94 Rivers Edge III		
Methodology Consultant Appro	oval:(Signature)		
	(Signature)		
	(Date)		
If requesting addi	tion of new improvements:		
Engineer Approval:			
	(Signature)		
	(Date)		

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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

By: Chair □ Vice-Chair, Board of Supervisors
☐ Chair ☐ Vice-Chair, Board of Supervisors
Date:
RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT
Ву:
☐ Chair ☐ Vice-Chair, Board of Supervisors
Date:
RIVERS EDGE III CDD
RIVERS EDGE III CDD
D.
By: Chair □ Vice-Chair, Board of Supervisors
- Chan - Vice-Chan, Board of Supervisors
Date:



AMENDMENT TO ANNUAL SERVICES AGREEMENT

PROPERTY NAME: Rivers Edge III CDD CUSTOMER NAME: Rivers Edge III CDD

SERVICE DESCRIPTION: Monthly Maintenance of Four (4) Additional Ponds (92-95) at Rivers

Edge III CDD in St. Johns, FL 32259.

EFFECTIVE DATE: The 1st of the month following acceptance by the Customer

SUBMITTED TO: Kevin McKendree, Field Operations Manager - kmckendree@vestapropertyservices.com

SUBMITTED BY: David Cottrell, North Florida Business Development Consultant

This Amendment to the Annual Services Agreement (the "Amendment") is dated as of this <u>27</u> day of <u>January</u>, <u>2025</u>, by and between the Customer identified above ("Customer"), and SOLitude Lake Management, LLC ("SOLitude" or "Company"). By executing this Amendment, Customer and SOLitude agree to make certain amendments to the Annual Services Agreement executed between the parties on the 1st Day of November, 2023 (the "Services Agreement") as further described herein.

- 1. <u>SERVICES</u>. The Services to remain the same.
- 2. <u>PAYMENT TERMS</u>. The Amendment Price is **\$3,624.00**. SOLitude shall invoice Customer **\$302.00 per month** for the Services to be provided under this Amendment. The price indicated in this Amendment shall be billed in addition to the regular monthly contract invoice amount.

3. MISCELLANEOUS.

- a. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Services Agreement.
- b. The remainder of the Services Agreement shall be and remain in full force and effect and unmodified, except as the same is specifically modified or amended hereby. All covenants, terms, obligations and conditions of the Agreement which are not modified or amended herein are hereby ratified and confirmed.
- c. This Amendment may be executed in multiple counterparts by the parties, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.
- d. The parties acknowledge and agree that this Amendment may be executed or accepted using electronic or facsimile signatures, and that such a signature shall be legally binding to the same extent as a written cursive signature by a party's authorized representative.

By signing below, the Parties agree to be bound by the terms and conditions of this Amendment and any accompanying exhibits as of the Amendment Effective Date.



Δ	CC	EP	ΓED	ΔN	D A	ΔΡΙ	PRC	VED:

Please Mail All Notices and Agreements to:

SOLitude Lake Management, LLC 1253 Jensen Drive, Suite 103 Virginia Beach, VA 23451

SOLITUDE LAKE MANAGEMENT, LLC.	Rivers Edge III CDD
Signature:	Signature:
Name:	Name:
Title:	Title:
Date:	Date:
Please Remit All Payments to:	Customer's Address for Notice Purposes:
SOLitude Lake Management, LLC 1320 Brookwood Drive Suite H Little Rock AR 72202	



SCHEDULE A - SERVICES ANNUAL POND MANAGEMENT SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the Ponds two time per month.

Monitoring: Ponds 92-95

- A SŌLitude Biologist will visit the site and inspect the ponds at a minimum of two (2) times per month basis, with additional monthly visits as needed to control weeds and algae at the discretion of the Biologist and company.
 - Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below. $\ddot{\circ}$

Aquatic Weed Control: Ponds 92-95

- Ponds will be inspected at a minimum of two (2) times per month basis, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.
- aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation inspection shall be treated and controlled through the application of aquatic herbicides and Any growth of undesirable aquatic weeds and vegetation found in the ponds with each found in the ponds at the time of application. $\ddot{\circ}$
- designed to allow for selective control of unwanted species while allowing for desirable species herbicides at the rate appropriate for control of the target species. Application rates will be Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic of submersed and emergent wetland plants to prosper. е,

Shoreline Weed Control: Ponds 92-95

- Shoreline areas will be inspected at a *minimum of two (2) times per month basis*, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company,
- pond areas shall be treated and controlled through the application of aquatic herbicides and Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the aquatic surfactants as required for control of the plants present at time of application. \ddot{c}
- bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present Any growth of unwanted plants or weeds growing in areas where stone has been installed for at the time of application. ж.

Pond Algae Control: Ponds 92-95

- Ponds will be inspected at a *minimum of two (2) times per month basis*, with additional monthly visits as needed to control algae at the discretion of the Biologist and company.
- application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of Any algae found in the ponds with each inspection shall be treated and controlled through the the algae present at the time of service. $\ddot{\circ}$



<u> Trash Removal</u>: Ponds 92-95

- and debris removal services are for the pond areas only, and do not include any trash or debris Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash Trash and light debris will be removed from the ponds with each service and disposed off site. removal from the surrounding terrestrial (dry land) areas.
- Trash is defined as man-made litter and must be larger than four inches. Styrofoam packaging materials are excluded. The cleanup is intended to provide an acceptable level of trash emoval; removal of 100% of lake trash during each cleanup is not guaranteed. $\ddot{\circ}$

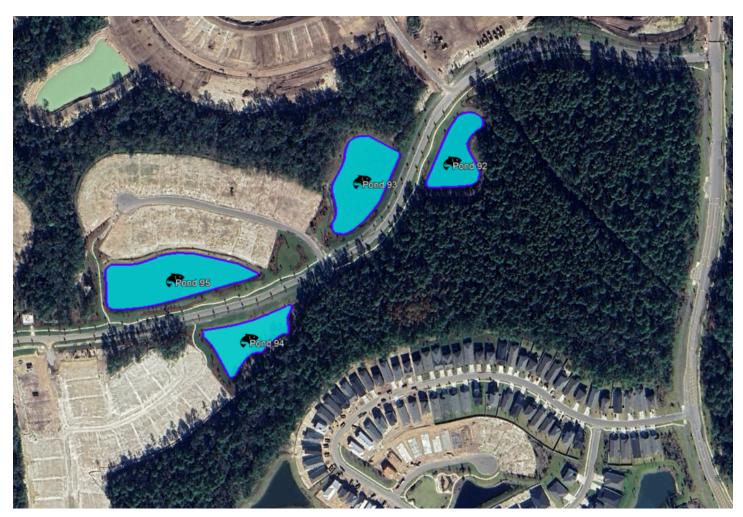
Service Reporting:

Customer will be provided with a service report detailing all of the work performed as part of this contract after each visit.

General Qualifications:

- Company is a licensed pesticide applicator in the state in which service is to be provided.
- Right of Way, and Turf/Ornamental as required in the state in which service is to be provided. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, \ddot{c}
- applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual herbicides, algaecides, adjuvants, and water quality enhancement products necessary to encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic properly treat our Customers' lakes and ponds as part of an overall integrated pest management program. е,
- appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a Company guarantees that all products used for treatment are EPA registered and labeled as manner consistent with their labeling. 4.
- algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES treatments are made. All staff will be fully trained to perform all applications in compliance with All pesticide applications made directly to the water or along the shoreline for the control of of the Company's legal regulatory requirements as set forth by the EPA and related state compliance standards as applicable in and determined by the specific state in which all federal, state, and local law. 5
- required to provide the foregoing at its expense. The application method and equipment (boat, Company will furnish the personnel, vehicles, boats, equipment, materials, and other items ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results. ý.





Rivers Edge II CDD - Ponds 92-95



COST-SHARE STATUS COVER SHEET

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

Proposal: Slide Tower & Skirt Repair - RECDD I 1. Is the cost for this work intended to be shared? Yes (Please proceed to question 2) No, the entire cost will be paid by: [Choose One] (Please leave remainder of form blank) 2. If yes, please check one of the following: This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the Interlocal Agreement, and such Shared Costs are budgeted expenses in the current fiscal year budget. This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party:	Rivers Edge CDD		
Request: Supplemental maintenance services for existing Improvements (i.e. enhancement improvement areas). (Methodology Consultant must sign. Please attach party sign.			
	Addition of new improvements (Methodology Consultant and Engineer must sign)		
_	scope of supplemental services or describe the additional improvements requested to be added. s that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:		
Repair/replace steel mer	nber and redesign of the framing and upper decking with watershed Pan for slide tower.Replace rusted bolts		
on slat wall (skirt) with	new stainless steel bolts.		
Total Proposed Compensation:	\$		
Cost Share			
Calculation:	Rivers Edge Rivers Edge II Rivers Edge III		
Methodology Consultant Approva	al: (Signature)		
	(Date)		
If requesting addition	on of new improvements:		
Engineer Approval:	(Signature)		
	(Date)		

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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

By: Chair □ Vice-Chair, Board of Supervisors
Date:
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
By: Chair □ Vice-Chair, Board of Supervisors
Date:
RIVERS EDGE HI CDD
By: Chair □ Vice-Chair, Board of Supervisor
Date:



Date of request: **02/19/24**Submitted by: **Kevin McKendree**

Repair of Slide Tower and Skirt:

Repair/replace steel member and redesign of the framing and upper decking with watershed pan for slide tower. Replace rusted bolts on slat wall (skirt) with new stainless steel bolts.

Vendor	Job Scope	Warranty	Cost
Sterling Specialties, Inc.	Replace all rusted/deteriorated steel member & redesign the landing with open breathable framing & open decking with watershed pan. Replace rusted bolts on tower slat walls with new stainless-steel bolts.	None	\$20,885.00
Skyline Construction	Repair/reinforce framing with new angles or plates on existing conditions. Replace rusted bolts on tower slat walls with new stainless-steel bolts.	None	\$30,199.00

Should you have any comments or questions feel free to contact me directly.



7000 US Highway 1 North, Ste 601 St. Augustine, FL 32095

Phone: 904-829-5006 Fax: 904-829-5008

Customer

Rivers Edge CDD-1

Proposal

Date	Proposal #
12/12/2024	2412074

St Augustine, FL 32092	St. John's, Fl. 32259		
Des	cription		
Proposal to Replace Rusted Bolts w/ New Stainless Steel Bolts	for the Exterior 2x12 Slat Wall		
Bolt Replacement at Tower Slat Walls: \$7,325.00			
Remove Existing & Install New Carriage bolts to the 2x12 Slat v	wall Exterior at the Slide Tower		
Includes:			
-Furnish All Required Stainless steel Carriage Bolts w/ Hex Nut & Flat Washer 2 Bolts per Connection, 5 Connections per 2x12 Slat to all 4 sides of the tower (Approx 600 Bolts) -Labor to Mechanically Remove all Existing Bolts (Use of Abrasive cut off disc at Seized / heavily rusted existing bolts) -Grind off any rusted metal at all old bolted connection holes -Touch Paint all Abraded area w/ Cold Galvanizing Spray & Satin Black finish paint -Install New Bolts as work progresses			
Excludes: -Any Exterior Color paint to Visible Carriage bolt heads -Any Wood Replacement			

Project Location

River House (CDD-1)

This proposal may be withdrawn by us if not accepted within 10 days. Any deviations from these specifications will be executed only upon written order, and may become an extra charge over and above the below total. All agreements are contingent upon strikes, accidents or delays beyond our control. Customer agrees that the prices, specifications and conditions listed herein are satisfactory and are hereby accepted. Sterling Specialties, Inc. is authorized to start and complete project as specified; 50% deposit due and balance upon completion. PLEASE NOTE THAT WE DO NOT ACCEPT AMERICAN EXPRESS CARDS. HOA REVIEW FEES WILL BE ADDITIONAL. All past due balances are subject to service charges of 1.5% per month (18% annually), or the maximum permitted by law. Should we have to refer your account to an attorney for collection, the prevailing party shall be entitled to recover all out of pocket expenses, court costs and reasonable attorney's fees.

Additionally, it is the responsibility of the property owner to locate all private utilities including but not limited to gas lines, irrigation, and satellite cables and assumes responsibility for repair to any unmarked private utilities. All materials remain property of Sterling Specialties Inc. until contract amount is paid in full.

Signature:	Date:	Total	\$7,325.00
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7000 US Highway 1 North, Ste 601 St. Augustine, FL 32095

Phone: 904-829-5006 Fax: 904-829-5008

Proposal

Date	Proposal #
12/12/2024	2412075

Customer	Project Location
Rivers Edge CDD-1	River House (CDD-1)
475 West Town Place Suite 114	Kendall Crossing Dr.
St Augustine, FL 32092	St. John's, Fl. 32259

Description

Proposal to Rehab/Repair the Top Landing Level at the Water Slide

Deck Rehab: \$13,560.00

Furnish all labor & Materials to make repairs to the top landing at the Water Slide tower at the River House

Intent- to replace all rusted/ deteriorated steel member & redesign the landing to have open breathable framing & open Decking w/ Watershed Pan Under the Landing area at the entry to the Slide itself (No Drip Pan)

Includes:

- -Design & Shop Drawings for New Finished Decking to be 5/4 thick Synthetic Decking Boards
- -Demolition of Existing Concrete Decking
- -Removal of Existing Steel Decking
- -Removal & Replacement of Badly Deteriorated Steel Members for Structural Deck support
- -Grinding & Cleaning of All Mildly rusted areas
- -Cold Galvanize & Paint Black all Steel Members at the Deck Framing

Finish Paint to be 2-Part Urethane in Satin Black

- -Install New 14 Gauge Formed Stainless Steel Sheet Metal Pan Under the Slide Entry area to prevent "Dripping" Onto waiting pedestrians below
- -Install New Aluminum Tube Framing for support of new Decking
- -Modify Railing Posts to Mount to Top of New Decking in Same Location
- -Re-Install Railings after Others Completion of New Decking

Other Work Required:

- -Supply & Installation of approximately 100 square feet of 5/4 x 6 Synthetic decking material
- -Supply Dumpster w/ Debris Chute for removal of demolished materials

Excludes:

Additionally, it is the responsibility of the property owner to locate all private utilities including but not limited to gas lines, irrigation, and satellite cables and assumes responsibility for repair to any unmarked private utilities. All materials remain property of Sterling Specialties Inc. until contract amount is paid in full.

Signature:	Date:	Total
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7000 US Highway 1 North, Ste 601 St. Augustine, FL 32095

Phone: 904-829-5006 Fax: 904-829-5008

Proposal

Date	Proposal #	
12/12/2024	2412075	

Customer	Project Location	
Rivers Edge CDD-1 475 West Town Place Suite 114 St Augustine, FL 32092	River House (CDD-1) Kendall Crossing Dr. St. John's, Fl. 32259	
Des	cription	
-Dumpster or Refuse Container -Finished Decking -Any Permitting or Engineering		
This proposal may be withdrawn by us if not accepted within 10 days. Any demay become an extra charge over and above the below total. All agreements a Customer agrees that the prices, specifications and conditions listed herein are start and complete project as specified; 50% deposit due and balance upon co CARDS. HOA REVIEW FEES WILL BE ADDITIONAL. All past due balan maximum permitted by law. Should we have to refer your account to an attorn expenses, court costs and reasonable attorney's fees.	re contingent upon strikes, accidents satisfactory and are hereby accepted. mpletion. PLEASE NOTE THAT WE ces are subject to service charges of 1	or delays beyond our control. Sterling Specialties, Inc. is authorized to DO NOT ACCEPT AMERICAN EXPRESS .5% per month (18% annually), or the
Additionally, it is the responsibility of the property owner to locate all private assumes responsibility for repair to any unmarked private utilities. All materia	č	, ,
Signature:	Date:	Total \$13.560.00



Skyline Construction

1535 Whitlock Ave. Jacksonville, Florida 32211 (904) 744-0350 Skylinesteel15@gmail.com

"Specializing in Structural Steel"

Date: October 7, 2024

To.: To: Vesta Property Services

160 Riverglade Run St Johns, FL 32259

Attn: Kevin McKendree

Field Operation Manager

Re: RiverTown

140 Landing St. St Johns, FL 32259

www.steelbyskyline.com

PROPOSAL

Pursuant our field meetings at the above address. Skyline Construction is pleased to offer pricing for providing the necessary repair work for the waterslide tower in accordance with your instructions. listed work to be performed and prices:

1-Grind, clean rusted and pitted steel framings under the existing deck. Reinforced with the framing with new steel angles or plates as deem necessary up-on exposing the existing conditions. All repaired areas will receive one coat of standard primer only after completion, no finish coat Included.

Pricing:

1. Lump Sum =

*\$ 14,160.00*Sales Tax Included

- 2. Remove and replace all existing carriage steel bolts. Replacement bolts to be partially treaded Hex Head Cap Screws Coarse 316 Stainless Steel.
 - 1- Flat Washer-18-8 Stainless steel on the outside face of the existing Planks.
 - 1-Split Lock 18-8 Stainless steel washer and 1-F594 Hex Head Nut-316 stainless steel

Pricing:

1. Lump Sum =

\$ 16,039.00 Sales Tax Included

Above prices include proper Standard Insurance. Inspection cost and approval by Engineer not included

Term of Payment:	
Payment to be made not later than	15 days after completion if work and receipt of invoice
Please issue your written acceptar work.	nce as soon as possible if you wish us to proceed with this
Do not hesitate to contact us shou you	ald you have any questions or need additional information. hank
Sincerely,	
	Frank Steffe
	Project Manager/Estimator
	Sam Ramkissoon
	Owner
	Skyline Construction
Accepted By:	Date:
Authorized Company Officer	



COST-SHARE STATUS COVER SHEET

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

Proposal: WaterFall Grates - Replacement (Main Ent.)

1.	Is the cost for this work intended to be shared?
	Yes (Please proceed to question 2)
	☐ No, the entire cost will be paid by: [Choose One] (Please leave remainder of form blank)
2.	If yes, please check one of the following:
	☐ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the <i>Interlocal Agreement</i> , and such Shared Costs are budgeted expenses in the current fiscal year budget.
	■ This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: River	rs Edge CDD	
	lemental maintenance services for existing Improvements (i.e. enhancement of experiment areas). (Methodology Consultant must sign. Please attach party signature	
☐ Addit	tion of new improvements (Methodology Consultant and Engineer must sign)	
	e of supplemental services or describe the additional improvements requested to be clearly identify new or enhanced maintenance areas. Attach additional sheets if	
Replacement of Waterfall Gra	ates @ Main Entrance @ Welcome Center. Remove and replace eighteen (18) aluminum	
grates and hooks. Labor, mate	erials, and fabrication included.	
Total Proposed Compensation:	\$	
Cost Share Calculation:	Rivers Edge Rivers Edge II Rivers Edge III	e
Methodology Consultant Approval:	(Signature)	
((Date)	
If requesting addition of	new improvements:	
Engineer Approval:		
	(Signature) (Date)	

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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

By: Chair □ Vice-Chair, Board of Supervisors
Date:
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
By: Chair □ Vice-Chair, Board of Supervisors
Date:
RIVERS EDGE III CDD
By: Chair □ Vice-Chair, Board of Supervisors
Date:



Date of request: 02/19/2025 Submitted by: **Kevin McKendree**

Replacement of Waterfall Grates:

Replacement of Waterfall Grates @ Main Entrance @ Welcome Center. Remove and replace eighteen (18) aluminum grates and hooks. Labor, materials, and fabrication included.

Vendor	Job Scope	Warranty	Cost
Sterling Specialties	Replace existing Grating to Waterfall Feature. Remove the existing and install new aluminum grating. Labor, materials, and fabrication included. Eighteen grates and aluminum hooks.	None	\$12,350.00
Wilson Machine & Welding	Labor and material to fabricate eighteen aluminum grates and hook racks. Labor to install eighteen hook racks.	None	\$25,277.00

Should you have any comments or questions feel free to contact me directly.



7000 US Highway 1 North, Ste 601 St. Augustine, FL 32095

Phone: 904-829-5006 Fax: 904-829-5008

Proposal

Date	Proposal #
1/9/2025	2501046

ieto	Ta a Ya	1 2

Rivers Edge CDD-1 475 West Town Place Suite 114 St Augustine, FL 32092

Project Location

Entry Waterfalls Longleaf Oine & Rivertown Main st. St. Johns, Fl. 32259

Description

Proposal to Replace Existing Grating to Waterfall Feature at Main St. Entry to Rivertown

Remove Existing & Install New Aluminum Gratings to Waterfall feature: \$12,350.00

Furnish all labor & Materials to Remove Existing, Fabricate & Install New Aluminum Gratings to the entry waterfall feature

Intent- to replace all rusted/ deteriorated steel Gratings w/ new removable aluminum gratings

Includes

- Fabricate New Gratings to Match Existing Gratings from 1/4"th. x 3/4"w. Solid Aluminum Flat Bar Welded solid to match pattern & size of existing gratings
- New Grating to be installed on 1/4"th. Bent Aluminum bar J-Hook for ease of removal for maintenance & cleaning
- J-Hooks Mounted to Conc Structure w/ (2)1/4" x 2" Stainless steel conc. Screws per hook using 4 hooks per grating panel
- Shop Drawings for Approval

Alternate in Stainless steel Bar Gratings: \$28,160.00

- New Gratings & J-Hooks to be Fabricated from 1/4" x 3/4" Grade 304 Stainless steel Flat Bar
- -All other inclusion & specification to match aluminum option.

Excludes:

-any permitting or engineering

This proposal may be withdrawn by us if not accepted within 10 days. Any deviations from these specifications will be executed only upon written order, and may become an extra charge over and above the below total. All agreements are contingent upon strikes, accidents or delays beyond our control. Customer agrees that the prices, specifications and conditions listed herein are satisfactory and are hereby accepted. Sterling Specialties, Inc. is authorized to start and complete project as specified; 50% deposit due and balance upon completion. PLEASE NOTE THAT WE DO NOT ACCEPT AMERICAN EXPRESS CARDS. HOA REVIEW FEES WILL BE ADDITIONAL. All past due balances are subject to service charges of 1.5% per month (18% annually), or the maximum permitted by law. Should we have to refer your account to an attorney for collection, the prevailing party shall be entitled to recover all out of pocket expenses, court costs and reasonable attorney's fees.

Additionally, it is the responsibility of the property owner to locate all private utilities including but not limited to gas lines, irrigation, and satellite cables and assumes responsibility for repair to any unmarked private utilities. All materials remain property of Sterling Specialties Inc. until contract amount is paid in full.

Signature:	Date:	Total	\$12,350.00
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Wilson Machine & Welding Works, Inc.

5760 US 1 North Saint Augustine, Florida 32095 Ph:904- 829-3737 E-Mail: wilsonsmachine@hotmail.com **Estimate**

Date	Estimate #		
2/10/2025	2557		

Rivers Edge II Community Developement Dis 475 West Town Pl. Suite 114 St. Augustine, Fl. 32092

P.O. No.

Item	Des	scription	Qt	y	Cost	Total
LABOR AND M	LABOR AND MATERIA EIGHTEEN ALUMINUM ALUMINUM HOOK RAG	I GRATES EIGHTEEN			17,717.00	17,717.00
LABOR	LABOR TO INSTALL EI	GHTEEN HOOK RACKS.			7,560.00	7,560.00
			Subt	total	\$25,277.00	
Phone #	Fax#	E-mail		Sale	s Tax (6.5%)	\$0.00
904-829-3737		wilsonsmachine@hotmail	.com	Tot	al	\$25,277.00



COST-SHARE STATUS COVER SHEET

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

Proposal: Claibourne Addendum - RECDD III					
1.	Is the cost for this work intended to be shared?				
	Yes (Please proceed to question 2)				
	☐ No, the entire cost will be paid by: [Choose One] (Please leave remainder of form blank)				
2.	If yes, please check one of the following:				
	☐ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the <i>Interlocal Agreement</i> , and such Shared Costs are budgeted expenses in the current fiscal year budget.				
	This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).				
	[End of Cover Sheet]				

COST SHARE REQUEST

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

Requesting Party	Rivers Edge III CDD
Request:	■ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)
	☐ Addition of new improvements (Methodology Consultant and Engineer must sign)
	ne scope of supplemental services or describe the additional improvements requested to be added. aps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:
Additional landscape	e and maintenance services for Claibourne - RECDD III
(Yellowstone Landso	cape)
Total Proposed Compensation:	\$ 89,976.00
Cost Share Calculation:	\$28,540.39 Rivers Edge
	\$29,881.03 Rivers Edge II \$31,554.58 Rivers Edge III
Methodology Consultant Appro	oval:(Signature)
	(Date)
If requesting addi	ition of new improvements:
Engineer Approval:	
	(Signature)
	(Date)

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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

By:	
☐ Chair ☐ Vice-Chair, Board of Superviso	rs
Date:	_
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT	
By: □ Chair □ Vice-Chair, Board of Superviso	- ors
Date:	
RIVERS EDGE III CDD	
By: Chair □ Vice-Chair, Board of Supervis	ors
Date:	



Landscape Maintenance Services Proposal prepared for

Rivers Edge III-Claibourne Addendum

January 16, 2025



EXHIBIT "A" LANDSCAPE MANAGEMENT SERVICES PRICING SHEET

RIVERS EDGE III- CLAIBOURNE ADDENDUM

Core Maintenance Services	
Maintenance Includes Mowing, Edging, String Trimming, Shrub Pruning, Tree Pruning, Weeding & Cleanup	\$71,692
IPM Includes Fertilization & Pest Control Applications	\$9,300
Irrigation Inspections Monthly	\$5,184
Palm Pruning Prune 85 Palms 1 Time Per Year	\$3,800
Total	\$89,976

Grand Total Annual:	\$89,976.00
Grand Total Monthly:	\$7,498.00

EXHIBIT "B" PERFORMANCE STANDARDS

RIVERS EDGE III- CLAIBOURNE ADDENDUM

Managing the needs of your unique landscape requires careful planning and attention to detail.

Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment.

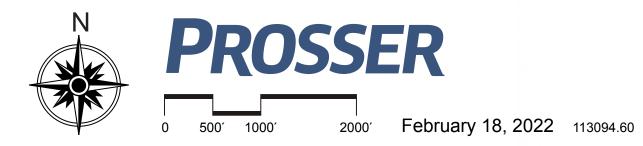
Should you ever have additional needs, questions or concerns, please ask us.

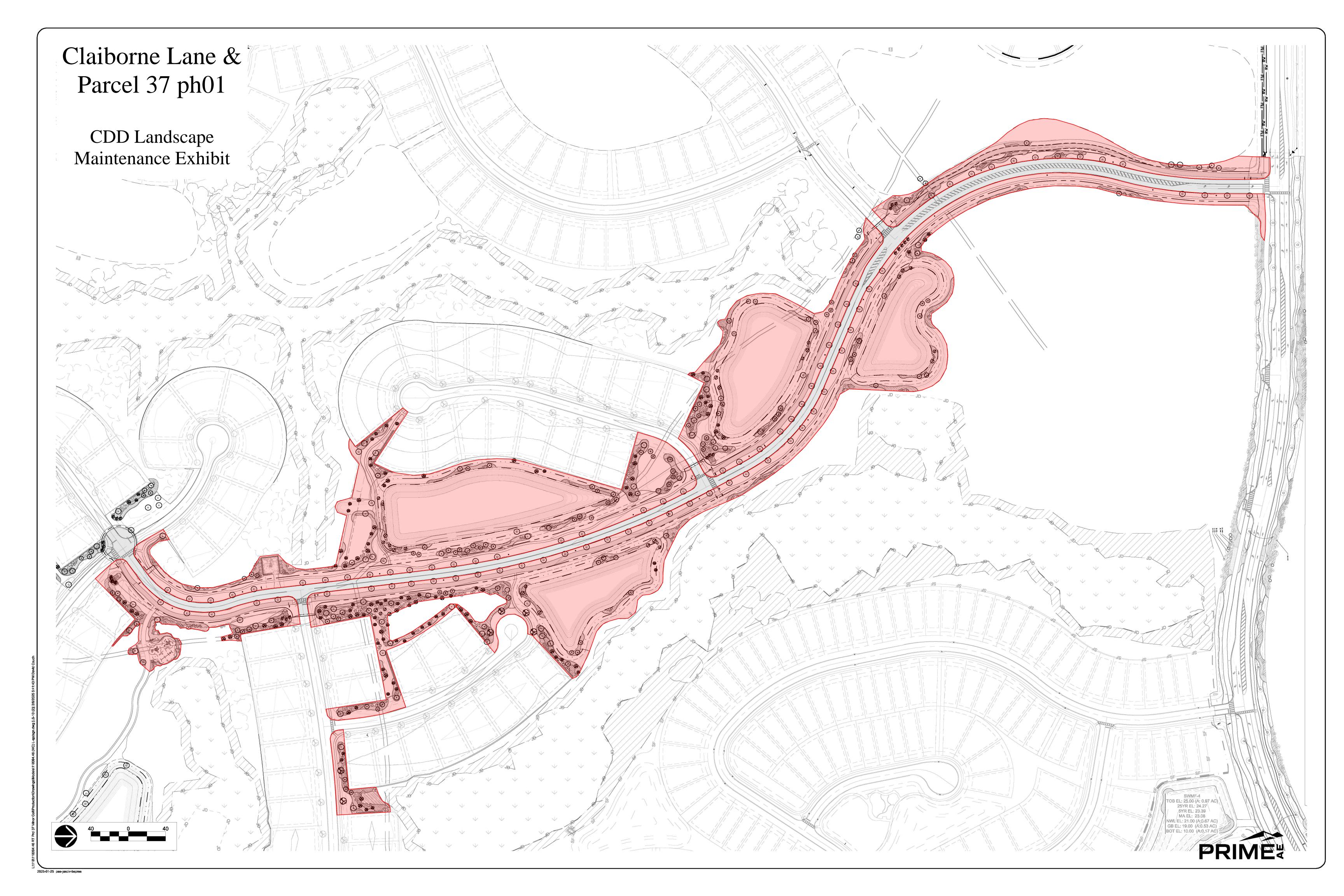
Geographic location and climate play a major role in the timing of our service delivery; schedules are adjusted to coincide with seasonal growth rates in order to maintain a consistent, healthy appearance. Services missed due to inclement weather will be made up as soon as possible. The following table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

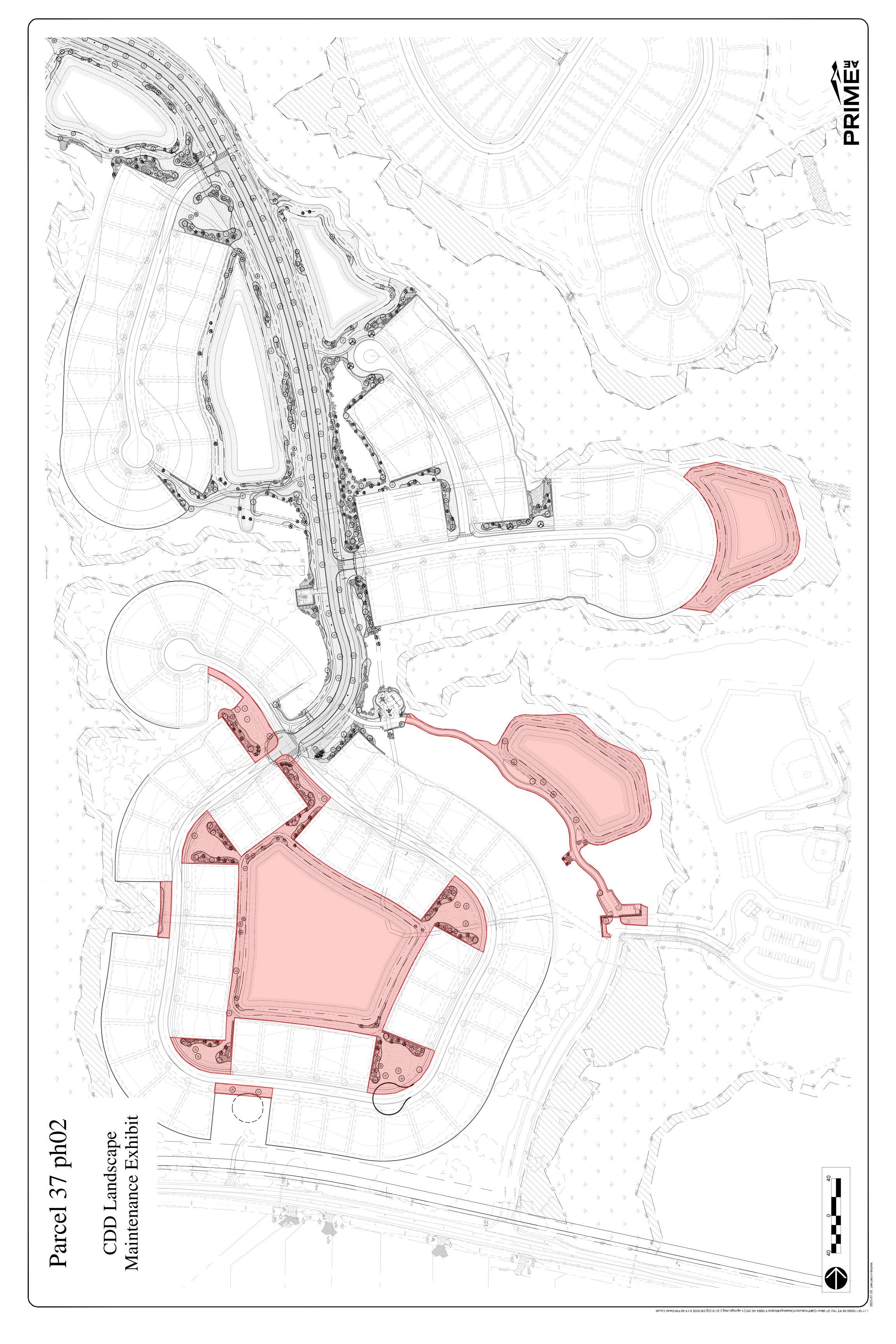
Service	Visits
Site Visits	52
Maintenance	52
Detailing	With Each Visit
IPM - Fertilization & Pest Control	Turf: 6 blanket and spot treatments as needed Shrubs/Trees/Palms: 2 blanket and spot treatments as needed
Irrigation Inspections	12
Mulch	Per Request
Tree Pruning	Up to 10ft above grade - above 10ft will be proposed
Palm Pruning	1

RIVERTOWN LANDSCAPE MAINTENANCE MAP LEGEND RIVER'S EDGE CDD (RE) Welcome Center — Future RECDD ROADWAYS, PARKS, AMENITY - **R1** Future ROADWAYS Bartram Trail High School Arbor — RIVER'S EDGE II CDD Future RIVER'S EDGE II CDD ⊢ Cove RIVER'S EDGE III CDD Future RIVER'S EDGE III CDD WATERSONG/SHORES Future Watersong RiverTown Fields 1 and 2 Settlement - High Pointe AMENITY (A) A1 RiverHouse A2 RiverClub ROADWAY (R) Manor R1 Longleaf Pine R2 RiverTown Main Street Haven -R3 Orange Branch Trail R4 RiverTown Blvd. & 13 RAB R5 Conspan R6 Keystone Corners **R3** st. Johns River NEIGHBORHOODS (N) N1 Landings, Main Street, Lakes I & II N2 Garden District, Preserve **R4**-N3 Enclaves, Groves, Orchards & Greens N4 Homestead I & II N5 NorthLake I, II & III Existing Riverfront Park N6 Haven Estates, Westlake N7 Arbors PH 1,2,3 RiverHouse -N8 Settlement & Cove N9 High Pointe & Manor **Existing Fishing Pier** RiverClub -

L0.0









Rivers Edge III Community Development District FY 2025 Funding Request #46 (Pickleball Court Project) 7-Feb-25

Description	Ar	nount
Brogdon Builders Pay Application 1, 2, 3, and 4-retainage (cost share	25%) \$	114,016.00
Total Amount Due	\$	114,016.00
Signature:		
Signature: Chairman/Vice Chairman		
Chairman/Vice Chairman		

Rivers Edge - Pickleball Court Cost Share Brogdon Builders

Application	Date	Amount	RE1 Share	RE2 Share	RE3 Share
1	September	\$ 185,318.40	\$ 61,772.80	\$ 61,772.80	\$ 61,772.80
2	October	\$ 77,679.60	\$ 25,893.20	\$ 25,893.20	\$ 25,893.20
3	November	\$ 61,947.60	\$ 20,649.20	\$ 20,649.20	\$ 20,649.20
4-retainage		\$ 17,102.40	\$ 5,700.80	\$ 5,700.80	\$ 5,700.80
		\$ 342,048.00	\$ 114,016.00	\$114,016.00	\$ 114,016.00