Rívers Edge III Community Development District

June 18, 2025



Rivers Edge III Community Development District

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

June 11, 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, June 18, 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. Financing Matters
- 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 May 9, 2025 Special Joint Meeting, May 21, 2025 Board of Supervisors Meeting and May 21, 2025 Audit Committee Meeting
 - B. Financial Statements as of April 30, 2025
 - C. Check Register
 - D. Ratification of Construction Funding Request Nos. 9 and 10

- VI. Ratification of Temporary Construction and Access Easement Agreement for Driveways Adjacent to the State Road 13 Roundabout
- VII. Acceptance of the Audit Engagement Letter with Grau & Associates for Fiscal Year 2025
- VIII. Consideration of Yellowstone Hurricane Pre-Approval Authorization
 - IX. Discussion of the Fiscal Year 2026 Budget
 - X. Continued Discussion of the Event Sponsorship Policy
 - XI. Supervisor Requests
- XII. Audience Comments
- XIII. Next Scheduled Meeting July 16, 2025 at 9:00 a.m. at the RiverHouse
- XIV. 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 July 2025

• General Maintenance

- Our maintenance team has mowed all common grounds throughout community and have been cleaning up shrub beds
- We have Detailed and Cleaned up the Riverhouse and Riverclub.
- o Team is spraying for weeds throughout the community and trimming shrubs.
- Team has been spraying all mulch beds for clean appearance.
- Mattamy, Vesta, and Yellowstone are doing monthly drives throughout the community to check on status of concerned areas and the overall appearance of the community.
- We have started Installing Pine Straw and Mulch Throughout the community. We are Finishing mulching the week of July 7th
- Annual flowers have been installed, along with fresh and rich soil. We raised the beds for a better show. We will install Purple Angelonia in the back, Gold Lace Coleus in the middle, and Lipstick Pentas in front. This will give the Summer feel and look amazing. The next rotation will be October.
 - The low beds have caused the flowers in the past to decline prematurely and not show off as intended.
 - This is caused by the flowers staying too saturated which causes the roots to rot.
- Proper mowing heights for each type of turf will be achieved throughout the winter and early spring months.
 - Because of this you will see scalping occasionally until the proper height is achieved.
 - Ex. If you want to maintain a height of 4in you need to drop the level of the existing canopy of the turf to between 3.5-3.75 so that the new green growth is what is showing after each mowing occurrence moving forward.

• Irrigation

- Techs have been running through system and making repairs as we go.
- All clocks are being set to run three times a week due to Warm temperatures and the drought we are in. We are experiencing Low pressure due to JEA not having enough water supply.
- Drought stressed turf is recovering from the little amount of rain. We anticipate more consistent rain coming in July
- Lead tech is working with IQ system to help system run more efficiently.
- O We are setting three day rain delays when we have rain
- We have cut the water bill in half
- Other options are being looked at to make the system more efficient and save on the annual water cost.
 - Items being looked at:
 - Eliminating bubblers on established trees that do not need them anymore
 - Making sure all rain sensors are operational
 - Adding rain sensors to battery operated valves
 - Each area will be different depending on layout and justification of cost.
 - Some will be looked at to be added to a clock with wiring.
 - Others will be looked at for rain sensor installation and hidden by plant material if required.
- o Full Irrigation inspection report will be sent over once we have run through entire system
- We are running system 4 to 5 days a week during the drought we are in. Irrigation is supplemental to the amount of rainfall we get. Turf will recover and look much better once we receive rain.

• Fert/Chem

- Our techs will be fertilizing the entire property this month with Liquid Fertilizer. Lots of Iron in this treatment to get turf to push and green up.
- We will treat for turf weeds throughout community.
 - Seasonal weeds such as chamber bitter is popping up in a lot of areas already.
- The turf is starting to push growth. We have had record warm temperatures during this time, so our team has been doing full maintenance throughout community.
- Lead tech is Treating roses with bone meal and liquid fertilizer

Arbor

 We will continue to lift low hanging trees throughout community each week for line of site issues, safety issues, aesthetics, and improved tree health with balanced weight distribution from the branches.





Date of report: **06/18/2025** Submitted by: **Kevin McKendree & Richard Losco**

RECDD I

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. We will be gathering quotes for this from Crown Pools as they are remodeling the pool and are best suited to perform this task. We will also be inquiring about the pool heater repair/replacement as well during this process.

RiverHouse Pool:

Crown Pools has ordered the pavers, and the project has been ordered to start right after Labor Day per the board's direction. Pavers arrived on April 28th and are stored on site.

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 have ordered these and are awaiting their arrival. We have also ordered new tables and chairs for the top deck area. The loungers and tables have arrived and are in place.

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. This was approved to be completed by Burnham Construction in April's meeting, and we will coordinate through the District Engineer to get it completed.

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.

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. Work will commence on this right after Labor Day coinciding with the pool remodel.

RiverHouse Family Pool Leak:

The expansion joint that opened is being repaired by Crown Pools. This repair started Monday 5/12. We opened Memorial Day. This is now complete.

Basketball Court Lights:

The new Basketball Court lights do not stay on for more than 10 minutes before the breaker trips. I contacted the GC of the project, and he sent his electrician back out who adjusted a few things, but this did not fix the issue. I then contacted my electrician to come out and assess the problem and he discovered that where they tied in for power only had 106 volts coming out of it. Essentially there is a voltage drop from the building to the court which is over 500 feet away. I met with both electricians on site to discuss and both agreed to a new dedicated service panel with larger gauge wire that needs to be run from the building to the courts that will only power these lights. This repair will be performed by All Service Electric who was the subcontractor of the job. This is now complete.

Splash Pad:

The splash pad by the welcome center was closed by the health department due to a malfunctioning chemical controller. During this change out it was discovered that the chemical pumps are rotted out as well, they are on order and will be installed asap once they arrive.

Entrance Waterfall:

The Rivertown Main St entrance waterfall keeps shutting off. This is due to the VFD (variable frequency drive) going into protection mode due to the high heat inside of the coffin. Replacement fans have been ordered for the VFD itself and the coffin exhaust. These will be installed by a professional once they arrive.

RECDD II

Umbrellas for RiverClub:

Fifteen umbrellas and bases were ordered for the RiverClub to replace all the old broken ones. These will match the existing umbrellas as they are from the same manufacturer and color. They are 4 weeks out for delivery.

Tiles on RiverClub Pool:

Some of the border tiles at the expansion joint began coming off due to a leak at the joint. We had the pool puttied last month and the tiles will be replaced soon. We needed to ensure the leak was secured before replacing the tiles.

Keystone Corners Entrance Fountain:

The fountain at the entrance of Keystone Corners and Longleaf is broken beyond repair due to corrosion. We are gathering quotes for the replacement of the unit to present to the board. Solitude will be installing a 5HP replacement and the product has been ordered. These units are built to order so it will be a month or so before it gets installed.

RECDD 3

Riverlodge Door Leak:

Water is leaking through the doors that overlook the pond in the gym. The building is a year old, and this has never been an issue before. We installed rubber door sweeps on the outside of the doors to stop water intrusion.

Settlement Green Space:

The grass in the green space as you drive into the Settlement is looking rough. This is due to the large amount of use by neighborhood children, specifically during the dormant season when the rhizomes in the grass cannot regenerate. We have tried to top-dress this area but did not find it successful as we have in other areas. We have resodded half of this area and will resod the rest soon when we get more rain in the forecast. We switched to Bermuda turf from Zoysia as we believe it will fare better to the extensive foot traffic.

Haven Play Park Sign:

The Haven play park sign was destroyed over the weekend beyond repair. A replacement has been ordered.

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. This is ongoing as trees have begun new growth with spring and are encroaching again on signs we have already fixed. We are working with Yellowstone's tree division to make a 15 ft clearance cut throughout the problematic areas.

CDD owned truck:

The truck appears to be leaking coolant again and is overheating. It is currently in the shop for repair.

Action items from last month's CDD meeting:

• Standing Water at Roycroft and Ruskin:

This roadway is owned by Saint John's County and is not maintained by the CDD; therefore we cannot perform any maintenance on it. I called the county's Roads and Bridges department and placed a complaint which they may or may not address depending on whether they view this as a real issue.

• Ligustrum in center roundabout:

A treatment for fungus was performed in April and seems to have been effective as the tree is bouncing back. We will continue to monitor

Golf cart path going into the Lodge:

An irrigation break blew out some asphalt and made a crater. The irrigation has been fixed, and we are awaiting a hot patch when they asphalt further down Rivertown Main. The area is coned off for now for safety.

• Street light base at the Preserves Cul de Sac:

There is a break at the bottom of this base. Sternberg light accessories must be ordered in large quantities so we may need to weld a plate and paint this to repair it.

(Continued)



Date of report 06/18/2025

Submitted by: Kim Fatuch

Ongoing Projects

- Budgeting for the Renaissance Fair to allocate sponsorships
- Ready to show Holiday Lighting Quotes to the board

May Events

- 5.2.25 Jeremy Weinglass at the Cafe
 - Jeremy Weinglass will be playing piano in the café again. A resident favorite.
- 5.10.25 Mom's Day Brunch n Bubbly
- Residents are invited to the café for a brunch buffet and local businesses offering pampering services 5.16.25 Barks n Brews
 - Residents and their four-legged family members are invited to an evening just for the four legged ones. This event will have a pet parade, vendors for pets, wine and beer and good tunes.



5.17.25 - Women's Self Defense Class

- 40 women and teens are invited to participate in a self-defense class put together by St. Johns County
- This class is meant to teach women to be more aware of their surroundings and be prepared to protect themselves if necessary

5.18.25 - Julia Gulia at the Amphitheater

• Local band has been invited to put on an amazing show for Rivertown residents and their guests.

 Huge turnout for this event with roughly 160 people attending. Despite the 100-degree weather, people seemed to enjoy it.



5.24.25 - Touch - A - Truck

- We have partnered with St. Johns County to bring many emergency vehicles to Rivertown for residents of all ages to check out the many vehicles used for emergency services.
- This includes cop cars, k9 units, Command Center and more



5.26.25 - Memorial Day Festivities

- RiverHouse: British Swim Schools is hosting a pool party meet n greet complete with a DJ and face painter
- RiverClub: MnN Duo playing at the café. The café will also be offering many specials
- RiverLodge: Pool Party with DJ Mike and Sunset Slush

June Events

- 6.6.25 Violette Lani at the Café
- 6.7.25 Let's Get Nauti Adult Pool Party
 - Adults are invited to a fun nautical themed event at the Riverclub complete with pool games and more! Of course, there are amazing Café specials to go along with this event as well.
 - 200 attendees and a great day in the sun!



- 6.20.25 Dustin Bradley at the Café
 - Live music is always a huge hit in the café, and we are pleased to bring some new musicians this summer
- 6.21.25 Annual Luau
 - Lanakilas are back for a second year to regale the community with their Hawaiian flare and fire show at the Riverhouse Pool. Backwoodz and Sunset Slush will be onsite for food and beverage needs as well. Don't forget to dive into the tiki hut for a cool treat or slide down the inflatable slide.
- 6.28.25 Buddy Bus
 - We have partnered with Baptist Health to bring the Buddy Bus here to Rivertown to offer Mammogram services right in the neighborhood.

(Continued)



RECDD's Amenity Manager Report

Date of report 06/18/2025

Submitted by: Ken Council & Richard Losco

RiverHouse

Guest Services Hours:

Sun, Tues, Wed, Thurs: 11am – 7pm

• Fri & Sat: 11am – 9pm

Closed Mondays

Recreational & Lap Pool:

- Open: 30 minutes after sunrise until 30 minutes before sunset
- **Lifeguard/Slide Hours:** 11am 7pm
- Full repair of both pools scheduled to begin Sept 2, 2025.

Closed Mondays

Fitness Center:

- 4am 12am
- Matrix is going to replace several machines and parts damaged by rust and corrosion. Working out delivery/installation dates.

Other Updates:

- Fire Sprinkler Service completed 5.29.2025
- **Rec Pool Repair:** Expansion joint damage fixed, RiverHouse family pool and slide opened on Monday 5.26.2025.

RiverClub

Amenity Hours:

- Sun, Mon, Wed, Thurs: 10am 9pm
- Fri & Sat: 10am 10pm
- *Closed Tuesdays*

Updates:

- Interior & Exterior painting of main building complete
- 5 Smooth Stones replacing two blown landscaping speakers. Will provide a quote to potentially replace the staked landscape speakers with the more durable 360 speakers.

RiverLodge

Amenity Hours (Airnasium, Fireplace Patio, Lounge Area):

- Sun, Mon, Tues, Thurs: 10am 9pm
- Fri & Sat: 10am 10pm
- *Closed Wednesdays*

Water Activity Pool & Lifeguard Hours:

- 10am 8pm
- *Closed Wednesdays*

Lazy River & Volleyball Court Hours:

- 10am Dusk
- *Closed Wednesdays*

Fitness Center:

- 4am 12am
- MoveFit Flooring completed install of 1" tile rubber flooring in Dumbbell Area on 6/5/2025.

Other Updates:

- RiverHouse Cabana Rentals made prior to the pool expansion joint closing were relocated to the Lounge seating area at the RiverLodge. Will now resume at the RiverHouse Cabana.
 - Wayne Automatic conducted the regular inspection of the fire system at the RiverLodge on 6/5/2025.

(Continued)



RECDD's Café Report

Date of report: 06/18/2025 Submitted by: Lisa McCormick & Richard Losco

Square POS Net Sales were up 24.6% for the month of April @ \$84,386 compared to \$67,729 prior year. Events around the community included Music Bingo, Trivia, Jazz Quintet, Rockability on the River, Spring Fling Vendor Fair, Build A Bunny, and Community Garage Sale.

Cost of Goods Sold (Food and Beverage) were @ 38.8% in the month of April, compared to 39.4% prior year, a decrease of <0.6>%. We will continue to minimize food and beverage costs while maintaining food quality.

Food & Beverage as % of Revenue:

Target	12-Month	% Rate – 40%
Optimal	12-Month	% Rate – 35%
Actual	April '25	% Rate - 39%

Gross Wages as % of net sales were 24.1% in the month of April, compared to 25.5% prior year, a decrease of <1.4>%. We exceeded our 12-month "Optimal Rate" of 30% due to high sales volume for the month and the continuous monitoring of staffing levels and hours.

Gross Wages as % of Revenue:

Target	12-Month	% Rate – 35%
Optimal	12-Month	% Rate – 30%
Actual	April '25	% Rate – 24%

We continue to pursue qualified candidates for all restaurant positions and to maintain our current employee base. The human resource department has been a strategic partner in coordinating such hires and we appreciate all that they do for us.

Additional equipment is needed such as a new commercial turbo oven, ice machine, and prep table refrigerator, to keep up with current sales volume. Also, creating additional storage space is a necessity for inventory management and control. We will be submitting a Request for Funds at the June '25 meeting for approval of an ice machine and possible prep table refrigerator to mitigate some of the square footage/layout issues that are being brought forth to improve efficiencies and service in the Café. New bar stools have arrived at the café with us finalizing booth design and purchase with Chairman Smith's input; these decisions are influenced by the Café Survey responses from the residents.

It does appear that the current trends in revenue and expenses will allow us to better understand and predict future financial outcomes so to budget and plan for the needs of the Café.

Service Report



Work Order

00809485

Work Order

Number

00809485

Rivers Edge III CDD Account Contact Kevin McKendree

Address 73 Shinnecock Drive

Saint Johns, FL 32259

United States

Created Date

5/23/2025

Work Details

Specialist Comments to Customer

Report reflects work done on 5/22/25.

Water levels are continuing to drop from lack of

Herbicide was used to control invasive and nuisance vegetation along the banks. Any accessible trash was removed.

I did a follow up treatment with the persistant herbicide in pond 85 for the excessive slender spikerush. The erosion is horrible on this pond. Algaecide was used to control any algae and aquatic herbicide was added to manage submersed growth.

I used the high pressure spray system on the

boat for ponds 81 & PP.

Dye was added to some ponds to help reduce light penetration and suppress growth.

Probiotics were added to ponds VV & ZZ to help

control nutrients.

Thank you for being a Solitude customer!

Prepared By

KYLE FOLLANSBEE



Work Order Work Order 00809485

Number

00809485

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

Account

United States

Rivers Edge III CDD

Created Date 5/23/2025

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

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

00809485

Work Order

Number

00809485

00009403

Account Rivers Edge III CDD

Contact Kevin McKendree

Address 73 Shinnecock Drive Saint Johns, FL 32259

United States

Created Date 5/23/2025		
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

00809485

Work Order

00809485

Number

Account Rivers Edge III CDD

Contact Kevin McKendree

Address 73 Shinnecock Drive

Saint Johns, FL 32259

United States

Created Date	5/23/2025

Created Date	3/23/2023	
Rivers Edge CDD	III Pond 88	LAKE WEED CONTROL
Rivers Edge CDD	III Pond 88	ALGAE CONTROL
Rivers Edge CDD	III Pond 87	SHORELINE WEED CONTROL
Rivers Edge CDD	III Pond 87	MONITORING
Rivers Edge CDD	III Pond 87	LAKE WEED CONTROL
Rivers Edge CDD	III Pond 87	ALGAE CONTROL
Rivers Edge CDD	III LAKE ALL	SHORELINE WEED CONTROL
Rivers Edge CDD	III LAKE ALL	MONITORING
Rivers Edge CDD	III LAKE ALL	LAKE WEED CONTROL
Rivers Edge CDD	III LAKE ALL	ALGAE CONTROL
Rivers Edge CDD	III Pond FFF	SHORELINE WEED CONTROL
Rivers Edge CDD	III Pond FFF	MONITORING
Rivers Edge CDD	III Pond FFF	LAKE WEED CONTROL
Rivers Edge CDD	III Pond FFF	ALGAE CONTROL
Rivers Edge CDD	III Pond EEE	SHORELINE WEED CONTROL
Rivers Edge CDD	III Pond EEE	MONITORING
Rivers Edge CDD	III Pond EEE	LAKE WEED CONTROL
Rivers Edge CDD	III Pond EEE	ALGAE CONTROL
Rivers Edge CDD	III Pond DDD	SHORELINE WEED CONTROL
Rivers Edge CDD	III Pond DDD	MONITORING
Rivers Edge CDD	III Pond DDD	LAKE WEED CONTROL
Rivers Edge CDD	III Pond DDD	ALGAE CONTROL
Rivers Edge CDD	III Pond CCC	SHORELINE WEED CONTROL
Rivers Edge CDD	III Pond CCC	MONITORING
Rivers Edge CDD	III Pond CCC	LAKE WEED CONTROL
Rivers Edge CDD	III Pond CCC	ALGAE CONTROL
Rivers Edge CDD	III Pond BBB	SHORELINE WEED CONTROL
Rivers Edge CDD	III Pond BBB	MONITORING
Rivers Edge CDD	III Pond BBB	LAKE WEED CONTROL
Rivers Edge CDD	III Pond BBB	ALGAE CONTROL
Rivers Edge CDD	III Pond AAA	SHORELINE WEED CONTROL
Rivers Edge CDD	III Pond AAA	MONITORING
Rivers Edge CDD	III Pond AAA	LAKE WEED CONTROL
Rivers Edge CDD	III Pond AAA	ALGAE CONTROL



Work Order

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Work Order

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Number

Account Rivers Edge III CDD

Contact Kevin McKendree

Address 73 Shinnecock Drive

Saint Johns, FL 32259

United States

Created Date 5/	23/2025
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Created Date	3/23/2023	
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 PP	
Rivers Edge CDD	III Pond QQ	
Rivers Edge CDD	III Pond II	
Rivers Edge CDD	III Pond CCC	
Rivers Edge CDD	III Pond DDD	
Rivers Edge CDD	III Pond AAA	



Work Order Work Order

Number

00809485

00809485

Account Rivers Edge III CDD

Contact Kevin McKendree

Address 73 Shinnecock Drive

Saint Johns, FL 32259 United States

Created Date	5/23/2025
Rivers Edge CDI	D III Pond BBB
Rivers Edge CDI	D III Pond YY
Rivers Edge CDI	D III Pond ZZ
Rivers Edge CDI	D III Pond RR
Rivers Edge CDI	D III Pond VV
Rivers Edge CDI	D III Pond 80
Rivers Edge CDI	D III Pond 81
Rivers Edge CDI	D III Pond 88
Rivers Edge CDI	D III Pond 89
Rivers Edge CDI	D III LAKE ALL
Rivers Edge CDI	D III Pond 87
Rivers Edge CDI	D III Pond EEE
Rivers Edge CDI	D III Pond FFF
Rivers Edge CDI	D III Pond 84
Rivers Edge CDI	D III Pond 85
Rivers Edge CDI	D III Pond 82
Rivers Edge CDI	D III Pond 83
Rivers Edge CDI	D III Pond 86
Rivers Edge CDI	D III Pond 90



Rivertown CDD Corbin deNagy GMS Services LLC 475 W. Town Place, Suite 114 Saint Augustine, FL 32092

NAME / ID:	Deputy				
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS	
	SJSO25CAD103426			4	

ACTIVITY / COMMENTS:

SJSO25CAD103469, SJSO25CAD103476, SJSO25CAD103483, SJSO25CAD103497, SJSO25CAD103508, SJSO25CAD103525

6 written warnings for excessive speed, assisted Cpl. Sims on one of his traffic stops, and actively looked for e-bike violations however observed none.

Multiple rounds of patrols conducted throughout the entire neighborhood.



Rivertown CDD Corbin deNagy GMS Services LLC 475 W. Town Place, Suite 114 Saint Augustine, FL 32092

NAME / ID:	Sergeant			
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD108719			3

ACTIVITY / COMMENTS:

Total Contacts:3 Citations:0 Warnings:3 Top speed meausred by Radar was, **38 MPH on RiverTowwn Main Street

An illegally parked vehicle was observed on Orange Branch Trail and Fiddlewood Dr. Vehicle did not have a tag, was parked within 15 feet of a hydrant and was parked against the flow of traffic. Contact was made with the owner who moved the vehicle.

Multiple rounds of patrols conducted throughout the entire neighborhood.



Rivertown CDD Corbin deNagy GMS Services LLC 475 W. Town Place, Suite 114 Saint Augustine, FL 32092

NAME / ID:	Deputy			
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD113003			4

ACTIVITY / COMMENTS:

SJSO25CAD113010, SJSO25CAD113016	6, SJSO25CAD113026	, SJSO25CAD113020,	SJSO25CAD113034,
SJSO25CAD113071			

6 written warnings for excessive speed.

Multiple rounds of patrols conducted throughout the entire neighborhood to include the construction site.



Rivertown CDD Corbin deNagy GMS Services LLC 475 W. Town Place, Suite 114 Saint Augustine, FL 32092

NAME / ID:	Sergeant				
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS	
	SJSO25CAD113895			6	
ACTIVITY / COMMENTS:					
Total Contacts:8 Citations:3 Warnings:7 Top speed meausred by Radar was, **40 MPH on RiverTowwn Main Street					
Multiple rounds of patrols conducted throughout the entire neighborhood.					
RollKall Invoice#: 5031259					



Rivertown CDD GMS Services LLC 475 W. Town Place, Suite 114 Saint Augustine, FL 32092

Deputy			
CAD#	TIME IN	TIME OUT	TOTAL HOURS
SJSO25CAD115000			6
	CAD#	CAD # TIME IN	CAD # TIME IN TIME OUT

ACTIVITY / COMMENTS:

Total Contacts:7 Citations: 4 Warnings:3 Top speed meausred by radar was; , **47MPH onKeystone Corners**
***Responded to a crash with injuries just south of Rivertown on SR 13 ***



Rivertown CDD Corbin deNagy GMS Services LLC 475 W. Town Place, Suite 114 Saint Augustine, FL 32092

NAME / ID:	Deputy			
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD116593			4

ACTIVITY / COMMENTS:

SJSO25CAD116627, SJSO25CAD116640, SJSO25CAD116660, SJSO25CAD116683, SJSO25CAD116700

4 written warnings for excessive speed, 1 written warning for illegal tint, 1 verbal warning for failure to provide driver's license and 1 verbal warning for failure to provide proof of insurance.

Multiple rounds of patrols conducted throughout the entire neighborhood.



A.

Minutes of Special Meeting Rivers Edge, Rivers Edge II, Rivers Edge III Community Development District

A special meeting of the Board of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Friday, May 9, 2025 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Rivers Edge

Mac McIntyreChairmanFrederick BaronSupervisorRobert CameronSupervisorChristopher WhiteSupervisor

Rivers Edge II

DJ Smith Chairman
Jason Thomas Vice Chairman
Jarrett O'Leary Supervisor
Donna WeMett Supervisor
James Reid Supervisor

Rivers Edge III

DJ Smith Chairman
Jason Thomas Vice Chairman
Jarrett O'Leary Supervisor
Stacey Robertson Supervisor

Also present were:

Corbin deNagy District Manager
Lauren Gentry by phone District Counsel
Mary Grace Henley District Counsel

Richard Losco Vesta General Manager
Jason Davidson Vesta Regional Manager
Vesta Property Services

Kevin McKendree Vesta Field Operations Manager

Kimberly Fatuch

Ken Council

Vesta Lifestyle Director

Vesta Amenity Manger

Ryan Stillwell

District Engineer

Ryan Stillwell District Engine Brad Correia Crown Pools The following is a summary of the discussions and actions taken at the May 9, 2025 joint special meeting.

FIRST ORDER OF BUSINESS Roll Call

Mr. deNagy called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS Discussion on Pool Repairs

Mr. McKendree informed the Boards that over the course of the last year there have been a lot of issues with the joint expansion repair. About three weeks ago, a resident pointed out that the tile that surrounds the joint started to crack and the joint opened up wider than it has been before. The pool had to be shut down for safety reasons. There are two options to fix the problem: a temporary repair of the expansion joint or moving forward with the pool resurfacing project. The downtime for the temporary repair would be two weeks and it would cost \$12,500 with a \$5,000 contingency for potential plaster repairs due to delamination after draining the pool. The downtime for the pool resurfacing is about 60 days.

Mr. Cameron pointed out that 2,200 gallons of water are being lost each day since the pool has been closed. He's concerned that the water is going under the pool and asked if the contractor will check for a void under the pool when the resurfacing project is done.

Mr. Correia stated that he looked into making the repair part of the remodel, however it will not work. He recommended making the repair now to get the pool up and running by Memorial Day. In response to Mr. Cameron's concerns about a void, Mr. Correia stated that some holes could be drilled off to the side to get an idea if there's a void.

Mr. Baron asked what the full resurfacing will involve.

Mr. Crown responded we drain it. We'll obviously try our best to keep the plaster as saturated as possible. The purpose of putting the \$5,000 contingency in there is there are some rough spots in there and if that pops up, they probably won't. But I've got to put it in there, drain the pool down, cut that tile out, pull out the joint compound, clean that up, reset a true two by two tile like we use now and put the elastomeric caulk back in and give it a good four day dry time and

then fill the pool back up. The work itself will take about a week. It's really that you can't fill that pool back up immediately. The joint compound needs to set up properly. The repair is pretty close to what we would be doing anyhow. We just don't need to go through the whole process all the way up the walls, through the gutter, into the backsplash because we don't have any failure. And we'll pull out all that joint compound because it needs to have elasticity. The pool's moving. But when you stick pool putty in there to fill it, because that's about the only product you can fill water in, it hardens up. So that particular tile is a pretty weak tile. So basically, when it tries to move, that joint compound is so hard, it's breaking that whole nose all that time.

Ms. WeMett asked if Mr. Correia thinks the patch will hold to September.

Mr. Correia responded absolutely. We're going to get the elastomeric caulk in the entire joint, but there's no reason to pull out the rest of the tile that's just below water level. So, I'm just trying to keep this emergency repair expense to a minimum, since we are coming back in.

Mr. Baron asked is your highest risk the void, or is it something else we haven't foreseen?

Mr. Correia responded I would say I think our biggest risk is that \$5,000 contingency. When you drain the pool and that plaster starts to dry up. If it pops up or delaminates, then we have to do a little bit of a patch. Not the end of the world. But right now, as Kevin said, it's more of a safety hazard having that sharp glass down there. If you go pack more pool putty in there, then you probably will have more issues.

Mr. Cameron asked when you have the pool drained down, are you going to take a cursory look at everything else?

Mr. Correia responded we can, because that's something even if we step off a foot from that joint and drill a 2-inch or 3-inch hole or just enough to see if there's a void, we can patch that and it's not going to be a problem.

Mr. Cameron stated I'm talking about the rest of the expansion joint.

Mr. Correia stated I do believe that the majority of what's failing is that hard compound in there and that pool wanting to move like it does and breaking that tile. So, we're going to pull all that out and follow it. We're just not going to do all that tile there because it's really not necessary.

Mr. McIntyre stated my concern is initially we were headed towards fixing the pool because we've already been on long past borrowed time. It was the residents that I guess decided that they needed to have that one pool out of three and stretch that grace period even further.

Now we're looking at exactly what we've warned about for repair, that we're looking at \$12,500, at least, \$17,500 on the other end. If it stops there, depending on what's found, the pool's already shut down. My thing is that \$17,500 or \$12,500 ultimately needs to be spent someplace else or will need to be spent someplace else important in the future and we're draining our coffer of a big expense for a temporary repair. I just think it's time to rip the band aid off and get it done and be done with it. The pool's already closed. The residents are already pissed off. They're going to be pissed off even more to potentially find out, well, now that it's off limits and broken, we're just going to go ahead and fix it. So, all three boards are going to lose either way. But where we could win is saving that money for a temporary fix that's necessary for feelings and happiness, but not necessary from a fiscal financial standpoint.

Mr. Correia stated you're basically spending the \$12,500 to give them the pool for the summer.

Mr. McIntyre stated right. But in my opinion, I may be by myself. I just don't see that as a responsible use of funds because it's not something that if you fix it, we're good for another three to five years and that's the end of it. You guys have to come back and fix it anyway. So, we're paying twice for the same job. One is just an emergency repair, but it's not really an emergency. We're just trying to, I guess, keep everyone happy. But I just don't think that's a reasonable usage of either CDD's money because something else will follow this year where that amount, if not more, can be put to better use. We're all adults, and there are two other pools. There's a lazy river and they still have the lap pool. So, it's not a situation that the community is pool less and everybody now has to go, well, there goes the summer. It's an inconvenience for some, but not for most or all because there were two other facilities. That's my opinion.

Ms. WeMett stated I agree with you. Our job is to protect the amenity centers and provide safe facilities for the residents. I think at that last meeting there was too much emotion. It's great if we have community goodwill for our swim team, but there are other facilities in the area, other communities and I'm sure would lend them their pools if they need extra pools. We have the River Lodge, we have River Club. Some communities only have one pool. We have three pools and the Watersong residents have four pools. So, it's not like we're shutting down the whole summer. We shouldn't be wasting money to patch something that we're going to spend seven hundred and some thousand dollars for you to fix. I know some residents will be upset. There's a British Swim Club. I looked up British Swim Club the other day. It's a franchise. They're all over

Jacksonville and this county. You can go anywhere and get swim lessons. So, I think we emotionally got a little carried away. But I agree that you never know what's going to pop up later this year. Something could get struck by lightning. We need to be more conservative with our funds.

Mr. White stated I know we slated it out and originally cleaned it for September. How fast could you start? That's question number one. And then I have a follow up.

Mr. Correia that's kind of tough. Obviously if we don't do this repair and we're going to keep the pool closed, we are going to try our hardest to get in there sooner than later. Our original durations were set up to basically have these things done I think by July 4th and the manpower we have, we're not really picking up much time doing one and doing the other later. The durations are about the same because we have enough men to put on both pools. My problem right now is giving you guys a date. If we don't do this and we keep the pool closed, when could we actually come in? I do think that July 4th, we're not going to meet that. So, we're already getting into, if we don't do this, that pool is pretty much shut down for the summer.

Mr. White stated so my next question is, then, if we were to keep the pool closed, we would have to immediately drain it, because right now, water's leaking. What is that costing us per day?

- Mr. Cameron stated I don't have per day. But monthly, it's around \$181 plus chemicals.
- Mr. White stated how much more damage is going to occur.
- Mr. Correia stated the concern with draining it and leaving it open is just the reality is draining that pool and letting everything dry out is good for you guys. It's good for us. We get all the loose material out of there. It's the liability of having that open shell. We can drill holes and prevent, but it's just not typically the smartest move to just leave a pool sitting empty.
- Mr. White stated and if it stayed full, we're going to lose 2,000 gallons of water a day, and we're going to be paying for that, too.

Mr. McIntyre stated we're also wondering where the water is going to go and if it's going to find a weak spot. Because obviously this isn't the first repair. It's had other repairs and the same spot. So we also have to worry about was there anything previously? We're just stringing this along.

Mr. White stated agreed. And that's where I sit on this. I understand there's two other pools. My thing is more so we have an issue with the void that we don't know anything about. It

could be an issue. It could not be an issue. We've got water that's draining out of there every day. We drain it. That's great for the refurbish, but then that opens up for liability because the other pool's still open and there's kids running around with an empty pool. One kid falls five feet. Which that was an issue with the liability piece and insurance at the last meeting we had. So, I feel like there's other things at play.

Mr. Smith stated there's no fix besides this?

Mr. Correia stated I mean we can do the putty. Somebody can jump in there and pull those pieces of tile off and just pack it with the pool putty. I mean it could last until September.

Mr. McKendree stated we've actually puttied it numerous times though. That putty's not going to hold.

Mr. Correia stated typically from season to season, going from cold to warm and warm to cold is when that stuff starts breaking down.

Mr. Smith stated you'll be getting in before the next season.

Mr. Correia stated correct. So that is on your side. So with that thought process, it could hold. I mean it might move a little bit more and pop some off and you jump back in there. You could definitely do that if Kevin's willing to do it. Obviously if you're hiring us to come out and keep doing that, you're going to end up spending this. You would just go ahead and do this. Unless somebody here on staff can buy a case of it and just put it in there.

Mr. Thomas stated \$12,500 or \$17,500 is relatively a small amount of money for our cost share program to keep the pool open for two months. I think we need to look at it that way, guys. Keep it open for Memorial Day. We'll keep it open for 4th of July. It seems like a no brainer to me.

Mr. Reid stated I know I'm relatively new up here, but for the last two years before that I sat in the audience many, many months by myself. The resident turnout here is for whatever reason pretty abysmal. But the day when we discussed the pool, that was by far the most crowded I've ever seen it. And the vast majority of people came here because they were very adamant about wanting the pool open during the summer. I don't think \$12,500 is a whole lot of money in the grand scheme of things.

Mr. Baron motioned to approve resurfacing the pool entirely.

Ms. Henley asked are we talking about just the family pool. We could still keep the lap pool open?

Mr. Correia stated that's a good point. We can segment off with temporary fencing the lap pool from the family pool. Keep the lap pool open. I think that's an option.

Mr. Cameron asked how much would the fencing set us back?

Mr. Correia stated probably a couple thousand dollars.

Mr. McIntyre stated asked how confident are you that we can securely block off the regular pool from the lap pool to ensure that we have the highest level of safety and blockage from residents looking or some kid just wandering.

Mr. McKendree stated at the end of the day anything can be broken into. The question is, do you want to just segment off that pool with a six-foot temporary fence and leave the four-foot boundary fence or do you want to do six foot temporary fence around all of that in the pool.

Mr. Correia stated when we discussed some of these projects, Kevin and I looked at basically running right through the gate right here, the entry exit to the family pool. Right at the entry right there, come across that sidewalk and then go back to the back and close that whole area off. What that would do is close off that access back by that pool equipment on the back right. What he's saying is, do we put a temporary fence up around the entire perimeter where you still have deck access around the pool?

Mr. McIntyre stated I think there should be no access whatsoever. No deck, no nothing. I can't get through anywhere. That's what it would have to be to ensure the highest level of success of safety.

Mr. White stated we've been doing a lot with the dog park and the locks in the past year. How much could you estimate we've spent repairing that, that whole piece there.

Mr. Davidson responded around \$1,600. Those locks are about \$800 each.

Mr. McKendree stated and we had to get a new fence or gate. So about \$3,000 on that one dog park

Mr. White stated was that cost shared across all three or is it just CDD one?

Mr. Davidson stated it is part of repair and replacements. So, my understanding, yes, that will be cost shared.

Mr. White stated I'm just trying to figure out we've spent that much money to keep nonresidents out. We're talking about trying to let residents use an amenity and we're just pissing

money away. I just, I don't understand that. I feel like it's an amenity, we should use it. We have how many more houses in here than we did last year. There's going to be an influx on the other amenity centers. Fencing it off is a huge liability. Which that concerns me. Like some kid's going to drop in that pool at some point or some kid's going to hop in to go skate it or do something.

Mr. Correia stated you guys have gotten by pretty well on these pools over the past 20 years. We have to replace those expansion joints every five to seven years on the new pools that we've built out. So, you think about a ten to fifteen thousand dollar expense. Most of these properties are needing to prepare for that within that five-to-seven-year range, depending how many people are picking at it and the elevation chemistry. Because the only product out there has a 5 part per million chlorine rate and we know these pools exceed that on a regular basis.

Ms. Henley stated had talked about earlier doing potentially a phased approach to this whole thing where we do the family pool first and then the lap pool. Is that essentially what you're thinking?

Mr. Baron stated yes, for the family pool to be done.

Mr. White stated but that puts us at an unknown start date for that. Or does that hold us out until September, that it's shut down?

Mr. Correia stated I will do everything in my power.

Mr. Baron stated it's doing it right is what it's doing. I think Mac made it very clear on how he expressed it of how the community has reacted. I understand, but fiscally and everything else, it's the right thing to do it in the right way.

Mr. White stated I mean, I get it. We also just talked about spending on Christmas lights the last meeting. So like this is where I sit.

Mr. Thomas stated it's four grand per CDD.

Mr. Smith stated we're paying the majority of this in CDDs II and III.

Mr. Cameron stated I'm willing to do the repair in my opinion, as long as we have some guarantee that after we do the repair, before they do the final repair of the pool in September, that we make sure that there's no void under there. When we have the pool drained at that time we need to core through the pool.

Mr. Correia stated we can try. The problem is asking for a guarantee is extremely tough in a situation like that. I mean, if we drill a hole and we can probe down a foot, then yes, maybe we do a small grout injection. But if there's a one inch void between dirt, what else can we do?

We don't want to get into cutting that shovel. So, we can take those precautions just as an extra check.

Mr. White stated that void would exist if we do this repair or not do the repair. Because the waters already leaked. It's more about stopping the leak or drip, redoing the whole thing and leaving it empty.

Mr. Cameron stated I just want it looked at when we do the final. The main reason I want it looked at is, yes, normally a pool is put in properly. Nothing else in this pool situation was put in properly by the original vendor. Because I went through the plans. They do not match anything that was approved by the county, and I have the final plans. Okay, so that's my concern. I know that you would put rock down before. I'm not sure that they did. You're telling us that there's not a void because of the way you would build it.

Mr. Correia stated that's correct.

Mr. Cameron stated okay. So as long as we had a guarantee that we are going to investigate it at the time that we rebuild the pool, I have the thing for the amount of money. You know, we spend that much money on the bathroom. You talk about the dog park, and our people in this community use that dog park. We use the bathroom at the River Front Park and we've spent probably \$4,000 last year just repairing it. Sooner or later, that belongs to the county. And that's really an amenity for everybody in the county. So, if we can spend \$4,000 there, we can waste \$17,000 here. So, unless somebody else wants to go with Fred's motion, I motion that we do the repair now with the stipulation that we look to see that there's a void at a later date.

Mr. McInture seconded the motion to approve resurfacing the pool entirely.

Mr. Baron stated I'm taking the advice of the engineer. You made the case earlier that the right way to do it is to do the full repair. As an engineer myself and having some experience with pools and having investigated this a little bit, a void is a serious issue that you can get. Seeing 2,000 gallons go. I want it repaired correctly the first time.

Mr. Stillwell stated just to clarify, you're referring to my comments several months ago? Mr. Baron responded yes.

On VOICE VOTE as follows, the motion to approve resurfacing the pool entirely failed 2-2.

Rivers Edge CDD:

Supervisor Baron – Aye

Supervisor McIntyre – Aye

Supervisor White – Nay

Supervisor Cameron – Nay

Mr. Cameron stated I move that we do the patch as outlined in the quote.

On MOTION by Mr. Cameron, seconded by Mr. White, the quote to patch the expansion joints at an amount not to exceed \$17,500 failed 2-2.

Rivers Edge CDD:

Supervisor Baron – Nay

Supervisor McIntyre – Nay

Supervisor White – Aye

Supervisor Cameron – Aye

Mr. deNagy stated we need direction on this.

Mr. White stated I'll make one more comment. Theoretically, we are voted into these positions by the homeowners in this community. I know at times we're just appointed because we have someone that runs against us, but we're placed here because of this community and because of people that live here. I understand it was brought up that we should run like a business. And I don't disagree, but I feel like we have an obligation to this community, to kids, to the parents, to the mom who wants to bring her kid early in the morning to go in the pool and doesn't want to be bothered with another pool that's overcrowded for a couple months. I feel like, as a CDD, we have an obligation to everyone that lives here. Further, if there's a void, the void's going to be there today, it's going to be there tomorrow. It'll be there four months from now when it gets worked on. If it's there, it's there. There's nothing we can do about it. So, we'd love to get it fixed and addressed if we get there. My concern is we have an issue now and we just need to fix it. We've also spent a lot more money on other things that I've seen. Everyone's passionate about something a little bit different. That's where we spend the money. We were willing to put in cameras and do all kinds of crazy stuff to keep people with their dogs out of the dog park and I think that was more than what we're talking about right now from a cost

standpoint. And that was just a temporary fix and a test. So, we want to do that for one single amenity that only a small subset of the community uses.

Mr. Cameron stated I'd say 75% of our community uses that dog park. I'm sure that the pool is the same. My problem is in the future, what are they going to do when Mattamy builds out? Because by that time the River Club pool's going to need repaired and they'll really be bitching because it'll really be crowded then.

Mr. White stated I get that. I'm talking about right now. I think there's an obligation for the community to do what's right.

Mr. deNagy asked could we hear from Rivers Edge II and Rivers Edge III? I know that they can't necessarily vote on this project, but maybe that could allow us to move forward.

Mr. Smith stated I'm with Bob and Chris. That's my stance on it. They're arguing about \$4,000. It's going to be fixed. This is just to allow people to use the pool for the summer.

Mr. Thomas stated I agree we should do it the right way. But if we can postpone the right way for a couple months to let the residents enjoy pool, it's \$3 a resident. Maybe not even that much.

Mr. Correia stated the reality behind the discussion of a patch and a full repair, what we're doing is what we would do at the full repair. We're just calling it a patch because there's areas up top that we don't need to get into. We're going through the same exact motion of what we would do if we were doing the full blown remodel. There's one way to do it.

Mr. McIntyre stated unfortunately, without Scott here, we're stuck and everything is dead in the water. We can't move forward either way. That right there I find unacceptable because we can't just leave here today with it just in limbo. So, for the sake of moving forward and team spirit with guarantees that it's going to get done correctly and hopefully there aren't any issues, I'm willing to change my vote. I still feel how I feel, but I'm willing to change my vote to move forward so that we don't leave here in a stalemate. Because I think that then would be a waste of everybody's time for even showing up today.

On MOTION by Mr. White, seconded by Mr. Cameron, the quote to patch the expansion joints at an amount not to exceed \$17,500 was approved 3-1.

Rivers Edge CDD:

Supervisor Baron – Nay

Supervisor McIntyre – Aye

Supervisor White – Aye Supervisor Cameron – Aye

Ms. Henley stated we'll do a change order to the contract we already have. Does this replace the expansion point repair that's in the agreement already?

Mr. Correia stated no, it's in addition to that.

Mr. Cameron stated how long does it take to drain the pool?

Mr. Correia stated a couple hours.

Mr. Cameron stated because we have the same consideration when we're draining the pool that it's not safe for the kids to.

Mr. McKendree stated that's a good point. Mr. Cameron. What do we do in the meantime while the pools draining? Do we shut down the lap pool and the family pool facilities over there?

Mr. White stated I think shut the whole thing down.

Mr. McIntyre stated there's got to be some compromise. It's either it's done for the summer, or they give us a week or two weeks of the whole pool facility being shut down.

Mr. White stated and we need to get a hold of everyone that's using that for the next couple weeks from when we start.

Mr. McIntyre stated I do have a question. And it kind of goes back to securing the area that I mentioned earlier. I guess it feels like it came across as if it was really not a feasible option of the fencing because at some point, somewhere, somebody's going to get in there or skate in there. Would it not be the same precaution when they do come to do the full repair? Because then we'd have to leave the lap pool open and then worry about fencing off the area. So, we're kind of back in that same scenario, of having to seal off one side of the pool.

Mr. Cameron stated unless we shut the entire situation down for the two weeks.

Mr. McIntyre stated when we initially said we just want the whole thing done. Drain it, leave it, just do the whole thing we were talking about fencing, it appeared that the discussion was, well, that's a little too risky because somebody's kid's going to get in there or teenagers are going to come at night and figure, oh, let's skateboard. So how are we going to do the fencing?

Mr. McKendree stated everything will be shut down.

Mr. McIntyre stated okay, I didn't want to bump up against the whole thing about residents being upset that the lap pool's closed and Bartram's upset, like, because again, if we're bending to make this happen, then I just want to make sure if there's bending the other way, that

it's possible. But it doesn't appear that we're going to be looking at that because everything's shut down twice. Once for two weeks and then the second time for however long it takes to get it done. Because swim season is over.

Mr. deNagy stated since the cost share was brought up, I ran the numbers really quick and based on my quick math, with \$17,500 total cost, the River's Edge CDD's portion would be \$5,551.07. Rivers Edge II CDD's portion would be \$5,811.88. Rivers Edge III CDD's portion would be \$6,137.05.

Ms. Henley stated we would just need motions to approve the cost-share from the Rivers Edge II and Rivers Edge III boards.

On MOTION by Mr. Reid, seconded by Mr. Smith, sharing the cost of the expansion joint patch totaling \$17,500 was approved 4-1.

Rivers Edge II CDD:

Supervisor Smith – Aye

Supervisor Thomas – Aye

Supervisor O'Leary – Aye

Supervisor Reid – Aye

Supervisor WeMett – Nay

On MOTION by Mr. Smith, seconded by Mr. Thomas, sharing the cost of the expansion joint patch totaling \$17,500 was approved 4-0.

Rivers Edge III CDD:

Supervisor Smith – Aye

Supervisor Thomas – Aye

Supervisor O'Leary – Aye

Supervisor Robertson – Aye

On MOTION by Mr. White, seconded by Mr. Cameron, sharing the cost of the expansion joint patch totaling \$17,500 was approved 4-0. Rivers Edge CDD:

Supervisor McIntyre – Aye

Supervisor Baron – Ave

Supervisor Cameron – Aye

Supervisor White – Aye

FOURTH ORDER OF FBUSINESS

Discussion of Basketball Court Lighting

Mr. McKendree stated we got resident concerns of the basketball court lights not working so we started diving into it. We had the contractor come back out to diagnose why the breaker

was tripping, and he found a dead time clock that actually controls the playground equipment. He bypassed that, got it back up, says everything's good, turns it on. They hold for a little bit. Turns out they don't hold for 10 minutes. So, as they warm up, it starts tripping the breaker. I had our electrician coming out because their guy couldn't figure it out. And he looks into it and it turns out when they tied in for a power source it has just enough power to supply it, but the wire supplying it is 500ft away from the breaker and it's too small of a wire, so it ends up tripping the breaker. So, both of the electricians had to be on site to come up with a solution for this. They both agreed that running a larger gauge wire out to a separate control panel that the basketball court lights will be affixed to. We have a quote from the original installer for \$5,200.

Mr. Stilwell stated by way of history, if everyone will step back to when we said move forward with the pickleball courts. Pickleball courts were a project previously. The boards had gotten quotes for basketball lighting over the years, multiple times, I think over the lifetime that I've been up here for basketball court lighting. We did not design the lighting. We included lighting plans from a lighting manufacturer in the bid that required the bidder to investigate the location of the power source and provide that which was similar to how it was bid previously. So, there was not an electrical engineer involved on anyone's account from that perspective. I'm not an electrical engineer, just so everyone knows. What Kevin said is more than I even understand from that perspective. That being said, we have electrical contractors that are professionals. What we as staff discussed and the reason I'm here today is because we can choose to go hire an electrical engineer to investigate this situation, do these things because I'm not capable of doing that, Kevin's not capable of doing that, or Vesta from that perspective. But we thought better served to bring this to the board because it's \$5,200 and by the time we hire an electrical engineer, investigate from that perspective, we're going to spend a couple thousand dollars.

Mr. Cameron stated they were supposed to investigate the breakers, the wire and everything and they dropped the ball. The contractor we hired dropped the ball because the way you described and the way you wrote the bid is they, they found the source and wrote what the requirements were. So why didn't they size the wire? They size the wire for the size of the breaker. If a 30amp breaker, you put a number 10. But you also figure the footage, the distance. I've done DC all my life. If I run DC from 12 feet, it's two 750s. If I run it 25 feet it's four 750s. Every time you go further, it's more. They failed to figure that out.

Mr. Stilwell stated you understand that. I do not. That's why I'm here to ask the board if they would like us to hire an engineer to pursue this. That was not done in the original contract. If you would like us to make that move, we will make that move and bring that to the board of the next month's meeting.

Mr. Baron stated I think the question is back to legal. From the standpoint of the contract, the way the contract is written, does it say in there within the bid that the contractor supplies the breaker and wire from the source all the way to the lighting? If it does, then Mr. Cameron is correct.

Ms. Henley stated it says the contractor will be required to locate the source of power for the proposed lighting sources and produce conduit as needed. So, we had asked about this before the meeting and the general opinion was this particular issue would have been a change order regardless if this had come up during construction. I am not an expert on electrical engineering either.

Mr. Stilwell stated they located a power source. Again, outside my area of expertise. The lights turned on. We validated that with construction. We did not leave them on long enough that the amperage built up, that the wire then shorted. That's what I understand.

Mr. Cameron stated yeah. The wire's heating up, causing additional resistance going to the. Going to the lights. I understand it perfectly.

Mr. White stated in my opinion, that's on the contractor to make sure of that. We just turn the lights on because we didn't come on for a duration of what we would use the space for.

Mr. Thomas stated it would have been a change order.

Mr. Smith stated they would have upsized the wire at that time.

Mr. White stated I guess my question is, why wasn't that done to test it? Because now we're having an issue where the amperage is too high and it's killing it. So, at some point then it's going to just continue to damage fixtures. I get it, you found the power source, but it wasn't enough to run what needed to be there. That change order shouldn't happen if it was supposed to happen. You should have called that out at the beginning. So I don't know where we stand from a contractual standpoint, like, if there's anything there that we can leverage.

Mr. Stilwell stated what I didn't want to do is spend eight hours going back and forth with the contractors when we would have to bill the board for it. That's the whole reason I'm here. If you would like us to take that motion or that action, we will absolutely take that action.

- Mr. Cameron stated my question to Kevin is the original contractor, his price is 5,000?
- Mr. McKendree responded the original contractor, it was about \$5,200 to make the necessary work to make it okay.
 - Mr. Cameron stated what did the other contractor do?
- Mr. Stilwell stated he originally was going to give me a bid, and he said he didn't want anything to do with it. Essentially running that gauge wire 500ft, there wasn't an amount of money that would be okay for him to do it. It's a terrible job.
 - Mr. Thomas asked why is that?
 - Mr. McIntyre stated that's a long way for conduit to run.
 - Mr. Cameron stated is the conduit size big enough to run the four gauge?
 - Mr. Stilwell stated it's an inch and a half. It should be.
 - Mr. McKendree stated that price sounds really good.
 - Mr. Cameron stated he's going to guarantee it'll work then?
 - Mr. McKendree stated yes.
- Mr. Stilwell stated so that quote is \$5,200. So, we would either need to move forward with that or move forward with staff going back to the contractor.
 - Mr. McIntyre asked who is the contractor.
 - Mr. Stillwell responded Brogden Builders.
 - Mr. McIntyre stated isn't that the Rivertown resident?
 - Mr. Stilwell stated yes, sir.
- Mr. McIntyre stated if it was done for expediency and cost savings, that kind of sucks even more if that was the case being a resident. The \$5,200 is Brogdon's price?
- Mr. McKendree responded that is the subcontractor's price. Brogdon sent out their subcontractor to meet with us.
- Mr. White asked can we get Brogdon to meet with us then if he's a homeowner in the community?
- Mr. Stilwell stated I'm happy to do that. What I didn't want to do is have you guys pay me to meet with Brogdon and continue to go through this process and spend \$5,000 that we didn't have to. That was the whole purpose. There was an opportunity because you're having a joint meeting. We just wanted to get direction.

Mr. White stated I would love to have them here today. So maybe we invite him to be here at the next meeting to talk through it. Because this is a much bigger thing for me.

Mr. McIntyre stated I can't speak for anybody else, but if I owned the company and my company did something here in Rivertown, and I was a resident, I would go so far above and beyond because I would want to make it the best that it could be because one, I live here. Number two, I would hope that that would garner more work from an outstanding level of going above and beyond. But it seems like seems, strictly my opinion, no allegation, that it was just run of the mill. This is how it's going to be done. If there's no change order, just run it. At the very least if they didn't want to do the extra as hey, we're just going to go above and beyond, then maybe a greater case should have been made to say hey, I get it, but from a professional standpoint you have to know that this is a very high risk of happening and you should reconsider maybe making this a change order. I just don't know if the proper case was made for the understanding. I don't do electric. But as soon as I heard the length and under gauge wire, I knew exactly what was going on. That it was too far of a stretch with low gauge and not enough power is continuing to fully travel.

Mr. McKendree stated it's essentially a junction box in that playground. That's where they're tying into.

Mr. White asked were they running 500 feet of wire?

Mr. McKendree responded no, there's 500-feet of wire from the breaker out to the playground. And then they tied into the junction box that's out on the playground to control the playground lights.

Mr. McIntyre stated okay that changes the whole thing.

Mr. McKendree stated they got 106 volts, which should have been enough to supply the lights. But they weren't able to know where that came from.

Mr. McIntyre stated okay, so the problem is they didn't actually run the wire so they couldn't have made any upgrades.

Mr. Cameron stated you're telling me that there's not a separate meter or power source at the playground. So, from the playground to 140 here where the panel is, did we move the problem? Is the wire correct from the panel in 140 to the playground?

Mr. McKendree responded that is the wire that is being replaced.

Mr. McIntyre stated so this estimate includes putting in a new breaker and upgrading the wire.

Mr. McKendree stated they're putting a separate sub panel out there at the basketball court with just the lights on it and that's it.

Mr. Baron stated they never touched it. If it came in, it would have come in as a work order change. The work order change would have added this from the main to the sub panel where they work from the sub panel out to the lighting of the courts. You would have ended up with this charge anyway.

Mr. Stilwell stated I think you have paid more up front had it been a change order, because you would been paying the general contractor as well.

On MOTION by Mr. McIntyre, seconded by Mr. Cameron, electrical work to repair the basketball court lighting issues totaling \$5,200 was approved 4-0.

Rivers Edge CDD:

Supervisor McIntyre – Aye

Supervisor Baron – Aye

Supervisor White – Aye

Supervisor Cameron – Aye

Mr. deNagy stated for the cost share, with \$0.02 in rounding, you're looking at \$1,733.16 split in thirds between the districts.

On MOTION by Mr. Reid, seconded by Ms. WeMett, sharing one third of the cost of the basketball court lighting repairs totaling \$5,200 was approved 5-0.

Rivers Edge II CDD:

Supervisor Smith – Aye

Supervisor Thomas – Aye

Supervisor O'Leary – Aye

Supervisor Reid – Aye

Supervisor WeMett – Aye

On MOTION by Mr. Thomas, seconded by Mr. Smith, sharing one third of the cost of the basketball court lighting repairs totaling \$5,200 was approved 4-0.

Rivers Edge III CDD:

Supervisor Smith – Aye

Supervisor Thomas – Aye Supervisor O'Leary – Aye Supervisor Robertson – Aye

On MOTION by Mr. McIntyre, seconded by Mr. White, sharing one third of the cost of the basketball court lighting repairs totaling \$5,200 was approved 4-0.

Rivers Edge CDD:

Supervisor McIntyre – Aye

Supervisor Baron – Aye

Supervisor Cameron – Aye

Supervisor White – Aye

FIFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McIntyre, seconded by Mr. White, adjourning the meeting was approved 4-0.

Rivers Edge CDD:

Supervisor McIntyre – Aye

Supervisor Baron – Aye

Supervisor Cameron – Aye

Supervisor White – Aye

On MOTION by Ms. WeMett, seconded by Mr. Reid, adjourning the meeting was approved 5-0.

Rivers Edge II CDD:

Supervisor Smith – Aye

Supervisor Thomas – Ave

Supervisor O'Leary – Aye

Supervisor Reid – Aye

Supervisor WeMett – Aye

On MOTION by Mr. Thomas, seconded by Mr. O'Leary, adjourning the meeting was approved 4-0.

Rivers Edge III CDD:

Supervisor Smith – Aye

Supervisor Thomas – Aye

Supervisor O'Leary – Aye

Supervisor Robertson – Aye

May 9, 2025	Rivers Edge I, II & III CDDs
Secretary/Assistant Secretary	Chairman/Vice Chairman

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, May 21, 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
Stacey Robertson Supervisor

Also present were:

Corbin deNagy District Manager
Lauren Gentry District Counsel
Mary Grace Henley by phone District Counsel
Ryan Stilwell by phone District Engineer
Richard Losco General Manager

Jason DavidsonRegional General ManagerKevin McKendreeField Operations ManagerGarrett CannadyYellowstone LandscapeMike ScuncioYellowstone LandscapeMalcolm SantosYellowstone LandscapeKim FatuchAssistant General Manager

Ken Council Amenity Manager
Cynthia Wilhelm *by phone* Bond Counsel

Sete Zare *by phone*MBS Capital Markets
Kendall Bulleit *by phone*MBS Capital Markets

Several Residents

The following is a summary of the discussions and actions taken at the May 21, 2025 meeting.

FIRST ORDER OF BUSINESS Roll Call

Mr. deNagy called the meeting to order at approximately 9:07 a.m.

SECOND ORDER OF BUSINESS Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

A. Presentation of the Supplemental Engineer's Report

Mr. Stilwell presented the supplemental engineer's report. The improvements include the stormwater management system, the RiverLodge, and connector roadways. The report has been updated to include the actual costs for prior phases of the MainStreet RiverTown project and the River Lodge. The total cost for the Phase 3 project is \$28,498,550.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the supplemental engineer's report was approved in substantial form.

B. Presentation of the Supplemental Assessment Methodology Report

Ms. Gentry noted the supplemental assessment methodology report will be updated once the bonds have been priced and the final numbers have come in.

Mr. deNagy stated that the total par amount is \$9.9 million. The bond will be paid back over a period of 30 years at an average coupon rate of 6% and will mature in 2056. The estimated maximum annual debt service amount is \$719,029. The gross annual debt service amount per unit ranges from \$980 for the townhomes up to \$3,380 for 80-foot plus lots.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the supplemental assessment methodology report was approved in substantial form.

C. Consideration of Delegated Award Resolution 2025-06

- 1. Supplemental Indenture
- 2. Preliminary Limited Offering Memorandum
- 3. Bond Purchase Agreement
- 4. Continuing Disclosure Agreement

Ms. Wilhelm stated that the delegated award resolution serves two main purposes, which are first to delegate the Chair the authority to enter into the bond purchase agreement so long as it meets the parameters shown in Schedule I, attached to the resolution. The second is to approve the forms of the documents needed to market, price and sell the bonds, including the bond purchase agreement, the supplemental indenture, the preliminary limited offering

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memorandum and the continuing disclosure agreement. The maximum principal amount of the bond is not to exceed \$11 million.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the delegated award resolution, number 2025-06, was approved.

- **D.** Consideration of True-Up Agreement
- E. Consideration of Completion Agreement
- F. Consideration of Collateral Assignment Agreement

Ms. Gentry stated that the true-up agreement provides that if the product mix that secures the bonds changes in a way that would result in increased assessments, the developer would agree to make a true-up payment to keep the assessments from exceeding what is set forth based on the final numbers. The completion agreement provides that the developer will complete the improvements, and the district will not have to issue additional bonds to fund the improvements. The collateral assignment agreement provides that in the event there were a default in the project, the developer would assign the rights necessary to complete the improvements to the district. She also noted there is an acquisition agreement still in place from a previous bond issuance that provides the right for the district to acquire infrastructure completed by the developer and reimburse them from any bond proceeds available.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the true-up agreement, completion agreement and collateral assignment agreement were approved in substantial form.

Ms. Zare presented a supplement to the investment banking agreement with MBS Capital Markets, noting all existing terms from the original investment banking agreement are still in place.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the supplement to the investment banking agreement with MBS Capital Markets was approved.

G. Consideration of Supplemental Assessment Resolution 2025-07

Ms. Gentry stated that the supplemental assessment resolution delegates authority to approve the final engineer's report and assessment methodology report and gives flexibility to close on whatever schedule works for the bond procedures. Additionally, it makes findings that the Phase 3 project will benefit all of the remaining developable property in the district and that the benefits yielded by the project equal or exceed the amount of the funds needed. Once finalized, it will levy the assessments that secure the bonds based on the final numbers.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the supplemental assessment resolution, number 2025-07, 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. Mr. Scuncio informed the Board that a lot of the Holly trees are declining due to the soil in the area. They've found Japanese Blueberries do well, so when the Holly trees are replaced, that is what they recommend.

B. District Engineer

Mr. Stilwell reported that the roundabout project is still in progress.

C. District Counsel – Rates for 2026 and 2027

Ms. Henley reported that the legislative session has ended. The bill to increase the sovereign immunity limits did not pass, nor did the bill that would shift liability of a fallen tree to the owner of the property from which the tree is located.

Next, Ms. Gentry presented proposed rate increases for her firm for 2026 and 2027. She noted there is a typo in the paralegals rates. It should be \$175-\$190

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the rate increases for Kilinski | Van Wyk for 2026 and 2027 were approved as revised.

D. District Manager – Report on the Number of Registered Voters (715)

Mr. deNagy informed the Board that there are 715 registered voters reported to be residing within the District's boundaries.

E. General Manager - Monthly Operations and Pond Reports

A copy of the monthly operations report was included in the agenda package. Mr. Losco provided a financial update for the RiverClub. He also reported that the RiverHouse pool repairs are still underway. Staff will inform the residents of an opening date for the pool once it's available.

FIFTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Minutes of the April 16, 2025 Meeting
- B. Financial Statements as of March 31, 2025
- C. Check Register
- D. Ratification of Construction Funding Request No. 8

Copies of the minutes, financial statements, check register totaling \$133,435.46, and construction funding request #8 totaling \$49,873.86 were included in the agenda package for the Board's review.

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

SIXTH ORDER OF BUSINESS

Acceptance of the Audit Committee's Recommendation

Mr. deNagy stated that the audit committee ranked Grau & Associates as the number one audit firm.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the audit committee's recommendation to rank Grau & Associates as the number one audit firm and Berger Toombs Elam Gaines & Frank as the number two audit firm, and to award a contract to Grau & Associates, was accepted.

SEVENTH ORDER OF BUSINESS Cost Share Requests

A. Ratification of Slide Tower Decking

Mr. Losco stated that this cost share request is for additional decking on the slide tower that had to be installed. He noted this project was approved at the February meeting. The total cost of the project is \$8,696.48. Rivers Edge III's portion of the cost share is \$3,049.86.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor cost sharing the \$8,696.48 slide tower decking expense was ratified.

B. Repairing the Fountain at the Keystone Corners Entrance

Mr. Losco presented two proposals from Solitude to replace the fountain at the Keystone Corners entrance with an Airmax product. The first option is a 3-horsepower model for a total of \$14,580. The second option is a 5-horsepower model for a total of \$19,347.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share for the proposal from Solitude for the 5-horsepower model totaling \$19,347 was approved.

C. Emergency RiverHouse Pool Repair

Mr. Losco reminded the Board that the proposal from Crown Pools for a total of \$12,500 with an additional \$5,000 contingency for plaster repairs for a total not-to-exceed amount of \$17,500 to repair the expansion joints in the RiverHouse pool was approved at the special joint meeting held on May 9th. The project is underway. Rivers Edge III's portion totals \$4,383.75

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor cost sharing the expense for the RiverHouse expansion joint repairs totaling not-to-exceed \$17,500 was ratified.

D. RiverHouse Pool Resurfacing and Pool Deck Replacement

Mr. Losco reminded the Board that the pool resurfacing, and pool deck replacement project was awarded to Crown Pools at the February meeting, whose proposal totaled \$798,412.92. Rivers Edge III's portion totals \$280,003.41

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor cost sharing the expense to resurface the RiverHouse pool and replace the pool deck at a total cost of \$798,412.92.

E. Basketball Court Lighting Repair

Mr. Losco reminded the Board that the proposal from All Service Electric Group totaling \$5,200 was approved at the May 9th special joint meeting. Rivers Edge III's portion totals \$1,733.33.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor cost sharing the expense for the basketball court lighting repair totaling \$5,200 was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date

Mr. deNagy provided an overview of the proposed fiscal year 2026 budget, noting a 20% increase in assessments is being proposed.

Mr. Thomas stated that the debt assessments seem low on PDF page 591.

Ms. Gentry stated that the main purpose is to approve the budget associated with the operations and maintenance assessments, so there is flexibility with adjusting the debt service assessments if they need to be corrected.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor Resolution 2025-08, approving the proposed budget for fiscal year 2026 as presented and setting a public hearing for August 20, 2025 at 9:00 a.m. was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Adopting a Policy for Event Sponsorships

Ms. Gentry stated that Ms. Fatuch has come up with an idea to offer event sponsorships to offset the cost of future events. She advised getting some guidelines in place so there is no question as to why some advertisements may be denied. A copy of the proposed policy was included in the agenda package for the Board's review. The policy lays out the application

process, prohibited advertisements and states that the District is not endorsing the sponsor, content or message.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2025-09, adopting a policy for event sponsorships approved.

TENTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS Audience Comments

A resident asked what portion of the 20% proposed assessment increase is due to ongoing cost increases, versus what portion will go towards setting aside for future expenses.

Mr. deNagy responded that a large portion of the increase is in anticipation of future expenses.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meetings – June 18, 2025 at

9:00 a.m. at the RiverHouse

THIRTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary Chairman/Vice Chairman

MINUTES OF MEETING RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

The audit committee meeting of the Rivers Edge III Community Development District was held on Wednesday, May 21, 2025 at 9:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present were:

DJ Smith Chairman
Jason Thomas Vice Chairman
Jarrett O'Leary Supervisor
Stacey Robertson Supervisor

Also present were:

Corbin deNagy District Manager
Lauren Gentry District Counsel

FIRST ORDER OF BUSINESS

Call to Order

Mr. deNagy called the meeting to order at 9:00 p.m.

SECOND ORDER OF BUSINESS

Review and Ranking of Proposals for Audit Services

Mr. deNagy noted there were two proposals received in response to the request for proposals from Berger Toombs Elam Gaines & Frank and Grau &Associates. The Board scored the proposers based on five previously approved criteria, each weighted equally at 20 points. Each proposer was given 20 points for ability of personnel, proposer's experience, understanding scope of work, and ability to furnish the requires services. For the fifth criteria, price, Berger Toombs was given 15 points and Grau was given 20 points.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor ranking Grau & Associates #1 with 100 points and Berger Toombs #2 with 95 points was approved.

THIRD ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Adjournment

The audit committee meeting was adjourned.



Rivers Edge III

Community Development District

Unaudited Financial Reporting April 30, 2025



Rivers Edge III Community Development District Combined Balance Sheet April 30, 2025

	General Fund	İ	Debt Service Fund	Сар	oital Reserve Fund	Сар	oital Project Fund	Totals Governmental Funds		
Assets:										
Cash:										
Operating Account	\$ 762,392	\$	-	\$	29,900	\$	-	\$	792,292	
Due from Capital Project Fund	5,351		-		-		-		5,351	
Investments:										
State Board of Administration (SBA)	1,198		-		-		-		1,198	
Custody	7,396		-		-		-		7,396	
Series 2021										
Reserve	-		279,374		-		-		279,374	
Revenue	-		630,878		-		-		630,878	
Construction	-		-		-		446		446	
<u>Series 2024</u>										
Reserve	-		347,759		-		-		347,759	
Capital Interest	-		608,366		-		-		608,366	
Construction	-		-		-		27,068		27,068	
Deposits	1,550		-		-		-		1,550	
Total Assets	\$ 777,888	\$	1,866,376	\$	29,900	\$	27,514	\$	2,701,678	
Liabilities:										
Accounts Payable	\$ 172,806	\$	-	\$	-	\$	-	\$	172,806	
Accrued Expenses	18,020		-		-		-		18,020	
Due to General Fund	-		-		-		5,351		5,351	
Due to Rivers Edge CDD	-		-		114,016		-		114,016	
Total Liabilites	\$ 190,826	\$		\$	114,016	\$	5,351	\$	310,193	
Fund Balance:										
Nonspendable:										
Deposits	\$ 1,550	\$	-	\$	-	\$	-	\$	1,550	
Restricted for:										
Debt Service - Series	-		1,866,376		-		-		1,866,376	
Capital Project - Series	-		-		-		22,163		22,163	
Assigned for:										
Capital Reserve Fund	-		-		(84,116)		-		(84,116)	
Unassigned	585,512		-		-		-		585,512	
Total Fund Balances	\$ 587,062	\$	1,866,376	\$	(84,116)	\$	22,163	\$	2,391,485	
Total Liabilities & Fund Balance	\$ 777,888	\$	1,866,376	\$	29,900	\$	27,514	\$	2,701,678	

Rivers Edge III

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Pro	rated Budget		Actual	
	Budget		u 04/30/25	Thi	ru 04/30/25	Variance
			, ,			
Revenues:						
Special Assessments - Tax Roll	\$ 918,137	\$	918,137	\$	919,518	\$ 1,381
Special Assessments - Direct Bill	76,160		76,160		76,160	-
Developer Contributions	845,241		845,241		1,004,690	159,449
Miscellaneous Income/Interest	2,000		2,000		3,751	1,751
Total Revenues	\$ 1,841,538	\$	1,841,538	\$	2,004,120	\$ 162,581
Expenditures:						
General & Administrative:						
District Engineer	\$ 5,000	\$	5,000	\$	10,628	\$ (5,628)
District Counsel	25,000		14,583		19,332	(4,748)
District Management	31,461		18,352		18,352	(0)
Assessment Roll Administration	5,618		5,618		5,618	-
Dissemination Agent	3,933		2,294		2,644	(350)
Information Technology	1,348		787		786	0
Website Administration	2,022		1,180		1,179	0
Website Maintenance	848		848		800	48
Annual Audit	5,200		6,700		6,700	-
Trustee Fees	6,000		2,188		2,188	-
Arbitrage Rebate	600		-		-	-
Telephone	150		88		2	85
Postage & Delivery	250		250		441	(191)
Printing & Binding	1,000		583		113	471
Insurance General Liability	6,334		6,334		6,161	173
Legal Advertising	1,500		1,500		2,025	(525)
Other Current Charges	500		292		-	292
Office Supplies	50		29		3	27
Dues, Licenses & Subscriptions	175		175		175	-
Total General & Administrative	\$ 96,989	\$	66,800	\$	77,148	\$ (10,348)
Operations & Maintenance						
Grounds Maintenance:						
Cost Share Landscaping - Rivers Edge	\$ 103,480	\$	60,363	\$	60,363	\$ 0
Field Operations Management (Vesta)	39,438		23,006		23,381	(375)
Landscape Maintenance	476,418		277,910		452,008	(174,098)
Landscape Contingency	15,000		15,000		61,275	(46,275)
Irrigation Repairs and Maintenance	40,000		40,000		53,226	(13,226)
Lake Maintenance	18,000		10,500		12,894	(2,394)
Irrigation Water Use	7,200		7,200		127,001	(119,801)
Electric	1,000		1,000		29,317	(28,317)
Street Lighting	10,000		5,833		-	5,833
Street and Drainage Maintenance	3,000		1,750		-	1,750
Other Repair & Replacements	10,000		5,833		4,446	1,388
Subtotal Grounds Maintenance	\$ 723,535	\$	448,395	\$	823,910	\$ (375,515)

Rivers Edge III

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

		Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 04/30/25	Thr	u 04/30/25		Variance
Amenity Center:								
Cost Share Amenity - Rivers Edge	\$	155,848	\$	90,911	\$	90,911	\$	0
General Manager (Vesta)		46,793		27,296		27,694		(398)
Amenity Manager (Vesta)		29,632		17,285		17,285		0
Maintenance Service (Vesta)		103,123		60,155		60,155		0
Lifestyle Director (Vesta)		43,329		25,275		25,275		-
Lifeguards (Vesta)		53,507		7,692		7,692		-
Facility Attendant (Vesta)		85,718		50,002		50,002		(0)
Janitorial (Vesta)		32,875		19,177		19,177		0
Security Monitoring		1,800		1,050		1,110		(60)
Security Guards		25,000		14,583		-		14,583
Telephone		8,500		8,500		9,644		(1,144)
Insurance		14,000		14,000		80,229		(66,229)
Fitness Equipment Lease		68,488		39,951		40,189		(238)
Window Cleaning		1,500		875		-		875
Pressure Washing		15,000		8,750		-		8,750
Pool Chemicals		20,000		11,667		15,833		(4,166)
Natural Gas		500		292		-		292
Electric		20,000		11,667		-		11,667
Water & Sewer		30,000		17,500		8,303		9,197
Amenity Repairs and Replacement		10,000		10,000		15,620		(5,620)
Refuse		15,000		8,750		8,443		307
Pest Control		3,600		2,100		560		1,540
Fire Alarm System and Maintenance		2,000		1,167		-		1,167
Access Cards		1,000		583		-		583
License & Permits		1,800		1,050		-		1,050
Special Events		15,000		8,750		8,823		(73)
Holiday Decorations		10,000		5,833		-		5,833
Office Supplies & Postage		1,500		875		-		875
Capital Expenditures		5,500		3,208		-		3,208
Capital Reserve Funding		200,000		-		-		-
Subtotal Amenity Center	\$	1,021,013	\$	468,945	\$	486,946	\$	(18,001)
Tatal On austinus 0 Maintanana	¢	1 744 540	¢	017.241	¢	1 210 057	¢.	(202 517)
Total Operations & Maintenance	\$	1,744,548	\$	917,341	\$	1,310,856	\$	(393,516)
Total Expenditures	\$	1,841,538	\$	984,141	\$	1,388,004	\$	(403,864)
Excess (Deficiency) of Revenues over Expenditures	\$	0	\$	857,398	\$	616,115	\$	(241,282)
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	=	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	(0)	\$	857,398	\$	616,115	\$	(241,282)
Fund Balance - Beginning	\$	-			\$	(29,053)		
Fund Balance - Ending	\$	(0)			\$	587,062		
I wild Datalice Diluling	Ψ	(0)			Ψ	307,002		

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 \$	- \$	30,666 \$	6,646 \$	- \$	- \$	- \$	- \$	- \$	- \$	919,518
Special Assessments - Direct Bill	38,080	38,080	-	-	-	-	-	-	-	-	-	-	76,160
Developer Contributions	-	404,690	-	-	-	-	600,000	-	-	-	-	-	1,004,690
Miscellaneous Income/Interest	30	25	117	844	1,089	928	718	-	-	-	-	-	3,751
Total Revenues	\$ 38,110 \$	492,416 \$	832,703 \$	844 \$	31,755 \$	7,574 \$	600,718 \$	- \$	- \$	- \$	- \$	- \$	2,004,120
Expenditures:													
General & Administrative:													
District Engineer	\$ 2,035 \$	125 \$	- \$	- \$	391 \$	1,115 \$	6,962 \$	- \$	- \$	- \$	- \$	- \$	10,628
District Counsel	2,132	2,107	899	2,280	3,349	5,446	3,120	-	-	-	-	-	19,332
District Management	2,622	2,622	2,622	2,622	2,622	2,622	2,622	-	-	-	-	-	18,352
Assessment Roll Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Dissemination Agent	328	328	328	578	328	328	428	-	-	-	-	-	2,644
Information Technology	112	112	112	112	112	112	112	-	-	-	-	-	786
Website Administration	169	169	168	169	169	169	169	-	-	-	-	-	1,179
Website Maintenance	-	-	400	-	-	400	-	-	-	-	-	-	800
Annual Audit	-	-	-	-	-	-	6,700	-	-	-	-	-	6,700
Trustee Fees	2,188	-	-	-	-	-	-	-	-	-	-	-	2,188
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	-	-	-	2	-	-	-	-	-	-	-	-	2
Postage & Delivery	87	217	28	10	36	53	10	-	-	-	-	-	441
Printing & Binding	11	12	31	1	12	39	7	-	-	-	-	-	113
Insurance General Liability	6,161	-	-	-	-	-	-	-	-	-	-	-	6,161
Legal Advertising	1,851	-	-	-	-	88	86	-	-	-	-	-	2,025
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	0	1	-	0	1	0	0	-	-	-	-	-	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 23,488 \$	5,692 \$	4,588 \$	5,774 \$	7,019 \$	10,371 \$	20,216 \$	- \$	- \$	- \$	- \$	- \$	77,148
Operations & Maintenance													
Grounds Maintenance:													
Cost Share Landscaping - Rivers Edge	\$ 8,623 \$	8,623 \$	8,623 \$	8,623 \$	8,623 \$	8,623 \$	8,623 \$	- \$	- \$	- \$	- \$	- \$	60,363
Field Operations Management (Vesta)	3,287	3,287	3,517	3,431	3,287	3,287	3,287	-	-	-	-	-	23,381
Landscape Maintenance	63,501	63,501	63,501	63,501	63,501	63,501	70,999	-	-	-	-	-	452,008
Landscape Contingency	-	7,620	6,725	35,730	5,600	5,600	-	-	-	-	-	-	61,275
Irrigation Repairs and Maintenance	9,640	11,473	12,149	9,543	3,866	6,555	-	-	-	-	-	-	53,226
Lake Maintenance	1,842	1,842	1,842	1,842	1,842	1,842	1,842	-	-	-	-	-	12,894
Irrigation Water Use	13,065	19,862	27,432	26,747	12,045	11,117	16,733	-	-	-	-	-	127,001
Electric	4,285	4,132	4,131	4,554	4,306	3,922	3,986	-	-	-	-	-	29,317
Street Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-
Street and Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Repair & Replacements	2,346	-	-	2,100	-	-	-	-	-	-	-	-	4,446
Subtotal Grounds Maintenance	\$ 106,588 \$	120,340 \$	127,921 \$	156,072 \$	103,071 \$	104,448 \$	105,470 \$	- \$	- \$	- \$	- \$	- \$	823,910

Rivers Edge III Community Development District

Month to Month

		Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center:														
Cost Share Amenity - Rivers Edge	\$	12,987 \$	12,987 \$	12,987 \$	12,987 \$	12,987 \$	12,987 \$	12,987 \$	- \$	- \$	- \$	- \$	- \$	90,911
General Manager (Vesta)		3,899	3,899	3,899	3,899	4,030	4,027	4,039	-	-	-	-	-	27,694
Amenity Manager (Vesta)		2,469	2,469	2,469	2,469	2,469	2,469	2,469	-	-	-	-	-	17,285
Maintenance Service (Vesta)		8,594	8,594	8,594	8,594	8,594	8,594	8,594	-	-	-	-	-	60,155
Lifestyle Director (Vesta)		3,611	3,611	3,611	3,611	3,611	3,611	3,611	-	-	-	-	-	25,275
Lifeguards (Vesta)		-	-	-	-	-	4,360	3,332	-	-	-	-	-	7,692
Facility Attendant (Vesta)		7,143	7,143	7,143	7,143	7,143	7,143	7,143	-	-	-	-	-	50,002
Janitorial (Vesta)		2,740	2,740	2,740	2,740	2,740	2,740	2,740	-	-	-	-	-	19,177
Security Monitoring		-	-	555	-	-	555	-	-	-	-	-	-	1,110
Security Guards		-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone		1,932	1,882	961	1,217	1,217	1,217	1,217	-	-	-	-	-	9,644
Insurance		80,229	-	-	-	-	-	-	-	-	-	-	-	80,229
Fitness Equipment Lease		5,741	5,741	5,741	5,741	5,741	5,741	5,741	-	-	-	-	-	40,189
Window Cleaning		-	-	-	-	-	-	-	-	-	-	-	-	
Pressure Washing		-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals		3,186	1,560	1,350	-	3,010	3,596	3,131	-	-	-	-	-	15,833
Natural Gas		-	-	-	-	-	-	-	-	-	-	-	-	-
Electric		-	-	-	-	-	-	-	-	-	-	-	-	
Water & Sewer		1,063	1,473	1,694	963	928	894	1,287	-	-	-	-	-	8,303
Amenity Repairs and Replacement		8,777	900	1,817	447	2,014	731	934	-	-	-	-	-	15,620
Refuse		1,180	1,180	1,172	1,214	1,227	1,235	1,235	-	-	-	-	-	8,443
Pest Control		80	80	80	-	160	80	80	-	-	-	-	-	560
Fire Alarm System and Maintenance		-	-	-	-	-	-	-	-	-	-	-	-	
Access Cards		-	-	-	-	-	-	-	-	-	-	-	-	-
License & Permits		-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events		-	-	-	7,798	525	500	-	-	-	-	-	-	8,823
Holiday Decorations		-	-	-		-	-	-	-	-	-	-	-	
Office Supplies & Postage		-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Expenditures		-	-	-	-	-	-	-	-	-	-	-	-	
Capital Reserve Funding		-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center	\$	143,632 \$	54,260 \$	54044 A	58,824 \$	56,396 \$	60,480 \$	58,540 \$	- \$	- \$	- \$	- \$	- \$	486,946
Subtotal Amenity Center	•	143,032 \$	54,200 \$	54,814 \$	58,824 \$	30,390 \$	60,480 \$	58,540 \$	- 3	- 3	- 3	- 3	- 3	480,940
Total Operations & Maintenance	\$	250,221 \$	174,600 \$	182,735 \$	214,896 \$	159,467 \$	164,927 \$	164,010 \$	- \$	- \$	- \$	- \$	- \$	1,310,856
Total Expenditures	\$	273,709 \$	180,292 \$	187,323 \$	220,670 \$	166,486 \$	175,299 \$	184,226 \$	- \$	- \$	- \$	- \$	- \$	1,388,004
Excess (Deficiency) of Revenues over Expenditures	\$	(235,598) \$	312,123 \$	645,380 \$	(219,826) \$	(134,731) \$	(167,725) \$	416,492 \$	- \$	- \$	- \$	- \$	- \$	616,115
Other Financing Sources/Uses:														
Transfer In/(Out)	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Other Financing Sources/Uses	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	•
Net Change in Fund Balance	\$	(235,598) \$	312,123 \$	645,380 \$	(219,826) \$	(134,731) \$	(167,725) \$	416,492 \$	- \$	- \$	- \$	- \$	- \$	616,115

Rivers Edge III

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 04/30/25	Thi	ru 04/30/25	1	Variance
Revenues:							
Special Assessments - Tax Roll	\$ 552,665	\$	552,665	\$	551,409	\$	(1,256)
Special Assessments - Prepayments	-		-		60,460		60,460
Interest Income	10,000		10,000		17,175		7,175
Total Revenues	\$ 562,665	\$	562,665		\$629,044	\$	66,379
Expenditures:							
Interest - 11/1	\$ 168,045	\$	168,045	\$	168,045	\$	-
Principal Prepayment - 2/1	-		-		65,000		(65,000)
Interest - 2/1	-		-		594		(594)
Interest - 5/1	168,045		-		-		-
Principal - 5/1	215,000		-		-		-
Total Expenditures	\$ 551,090	\$	168,045	\$	233,639	\$	(65,594)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,575	\$	394,620	\$	395,405	\$	785
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 11,575	\$	394,620	\$	395,405	\$	785
Fund Balance - Beginning	\$ 233,368			\$	514,846		
Fund Balance - Ending	\$ 244,943			\$	910,251		

Rivers Edge III

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Proposed	Proi	ated Budget		Actual		
	Budget	Thr	u 04/30/25	Th	ru 04/30/25	1	Variance
Revenues:							
Special Assessment (1)	\$ -	\$	-	\$	-	\$	-
Interest Income	10,000		10,000		26,644		16,644
Total Revenues	\$ 10,000	\$	10,000	\$	26,644	\$	16,644
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)	\$	(230,152)	\$	16,644
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ (528,644)	\$	(246,796)	\$	(230,152)	\$	16,644
Fund Balance - Beginning	\$ 1,178,252			\$	1,186,277		
	, , , , , ,			•	, ,		
Fund Balance - Ending	\$ 649,608			\$	956,125		

⁽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

For The Period Ending April 30, 2025

Description	SE 2021		SE 2024			Total
Revenues						
Interest Income:						
Construction	\$	11	\$	578	\$	590
Cost of Issuance		-		118		118
Developer Contributions		-		2,352,364		2,352,364
Transfer In		-		-		-
Total Revenues	\$	11	\$	2,353,060	\$	2,353,072
Expenditures						
Capital Outlay	\$	-	\$	2,352,364	\$	2,352,364
Transfer Out		-		-		-
Total Expenditures	\$		\$	2,352,364	\$	2,352,364
Excess Revenues (Expenditures)	\$	11	\$	697	\$	708
Fund Balance - Beginning	\$	(4,917)	\$	26,371	\$	21,455
-				25.060	•	
Fund Balance - Ending	\$	(4,905)	\$	27,068	\$	22,163

Rivers Edge III

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prora	ated Budget		Actual	
	Budget	Thru	04/30/25	Thr	u 04/30/25	Variance
Revenues						
Capital Reserve Funding	\$ 200,000	\$	-	\$	-	\$ -
Developer Contributions	-		-		-	-
Interest	100		58		-	(58)
Total Revenues	\$ 200,100	\$	58	\$	-	\$ (58)
Expenditures:						
Repair and Replacements	\$ 5,000	\$	2,917	\$	-	\$ 2,917
Capital Outlay	-		-		114,016	(114,016)
Bank Fee	-		-		93	(93)
Total Expenditures	\$ 5,000	\$	2,917	\$	114,109	\$ (111,192)
Excess (Deficiency) of Revenues over Expenditures	\$ 195,100	\$	(2,858)	\$	(114,109)	\$ 111,134
Other Financing Sources/(Uses)						
Transfer In/(Out)	\$ -	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$ -	\$	-	\$	-	\$ -
Net Change in Fund Balance	\$ 195,100			\$	(114,109)	
Fund Balance - Beginning	\$ 46,016			\$	29,992	
Fund Balance - Ending	\$ 241,116			\$	(84,116)	

Rivers Edge III

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 \$ 279,374
Reserve Fund Balance \$ 279,374

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)

 Less: February 1, 2025 (Prepayment)
 (65,000)

Current Bonds Outstanding \$ 9,200,000

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	-			
551,409.10	919,518.18	1,470,927.28	(2,208.23)			
551,409.10	995,678.18	1,547,087.28	(2,208.23)			

DIRECT BILL PERCENT COLLECTED	0.00%	100.00%	100.00%
TAX ROLL PERCENT COLLECTED	100.15%	100.15%	100.15%
TOTAL PERCENT COLLECTED	100.15%	100.14%	100.14%

(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			
7	2/20/2025	18,389.48	30,665.90	49,055.38			
8	4/8/2025	3,399.69	5,669.26	9,068.95			
INTEREST	4/20/2025	585.74	976.78	1,562.52			
		-	-				
		-	-				
		-	-				
		-	-				
		-	-				
		-	-				
TOTAL TAX ROLL RECEIPTS		551,409.10	919,518.18	1,470,927.28			

C.

Rivers Edge III

Community Development District

Check Run Summary April 30, 2025

Fund	Date	Check No.	Amount
General Fund			
	4/14/25	777-786	\$ 14,294.16
	4/22/25	787-790	978,432.03
Total			\$ 992,726.19

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/10/25 PAGE 1
*** CHECK DATES 04/01/2025 - 04/30/2025 *** GENERAL FUND

*** CHECK DATES	04/01/2025 - 04/30/2025 *** G	BENERAL FUND BANK A RIVERS EDGE III CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
4/14/25 00021	3/05/25 7039392 202503 310-51300- 3/5 MARCH MTG #11074378			87.68	
	3/3 PARCH FIIG #110/43/0	GANNETT MEDIA CORP DBA GANNETT 1	FL		87.68 000777
4/14/25 00003	4/01/25 63 202504 310-51300-	-34000	*	2,621.75	
	APR MANAGEMENT FEES 4/01/25 63 202504 310-51300-		*	168.50	
	APR WEBSITE ADMIN 4/01/25 63 202504 310-51300-	-35100	*	112.33	
	APR INFO TECH 4/01/25 63 202504 310-51300-	-32400	*	327.75	
	APR DISSEM AGENT SRVCS 4/01/25 63 202504 310-51300- OFFICE SUPPLIES	-51000	*	.42	
	4/01/25 63 202504 310-51300-	-42000	*	9.66	
	POSTAGE 4/01/25 63 202504 310-51300- COPIES	-42500	*	6.75	
	COFIES	GOVERNMENTAL MANAGEMENT SERVICE:	S		3,247.16 000778
4/14/25 00012	4/01/25 27276 202504 310-51300- AUDIT FYE 09/30/2024	-32200	*	6,700.00	
	AUDII FIE 09/30/2024	GRAU AND ASSOCIATES			6,700.00 000779
	3/31/25 7024302 202503 320-57200- POOL CHEMICALS	-45210		1,364.64	
	3/31/25 7024302 202503 320-57200-	-45210	*	45.00-	
	RETORN ACID BARREDS	HAWKINS INC			1,319.64 000780
4/14/25 00036	4/01/25 PSI15359 202504 320-57200-	-46800	*	1,842.00	
	APR LAKE MAINTENANCE	SOLITUDE LAKE MANAGEMENT LLC			1,842.00 000781
4/14/25 00045	4/U3/Z5 0ZU5Z59/ ZUZ5U4 3ZU-5/ZUU-	-43500	*	80.00	
	AFR FEST CONTROL	TURNER PEST CONTROL			80.00 000782
	3/31/25 425902 202503 330-53800- MAR BILLABLE MILEAGE 1/3	-34000	*	127.62	
	MAR BILLABLE MILLEAGE 1/3	VESTA PROPERTY SERVICES INC			127.62 000783
4/14/25 00006	3/31/25 7173 202503 310-51300- ADA WEBSITE MAINTENANCE	-35200	*	400.00	
		VGLOBALTECH			400.00 000784

RE3C RV ED III OKUZMUK

AP300R YEAR-TO-DATE *** CHECK DATES 04/01/2025 - 04/30/2025 *** G B	ACCOUNTS PAYABLE PREPAID/COMPUTER CHE ENERAL FUND ANK A RIVERS EDGE III CDD	CK REGISTER	RUN 6/10/25	PAGE 2
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT#		STATUS	AMOUNT	CHECK AMOUNT #
4/14/25 00046 3/27/25 25324392 202503 320-57200- JANITORIAL SERVICES	60000	*	259.92	
UANITORIAL SERVICES	W.B. MASON CO, INC			259.92 000785
4/14/25 00060 4/08/25 20360 202504 320-57200- DISINFECTANT WIPES CASE				
DISINFECIANI WIPES CASE	WIPES.COM			230.14 000786
4/22/25 00048 3/17/25 CFR 6 PM 202504 300-13100- PMNT 7 JAN 2025	10000	*	675,842.79	
	BURNHAM CONSTRUCTION INC			675,842.79 000787
4/22/25 00048 3/17/25 CFR 6 PM 202504 300-13100- PMNT 8 FEB 2025		*	263,045.07	
	BURNHAM CONSTRUCTION INC			263,045.07 000788
4/22/25 00054 3/17/25 01248801 202504 300-13100- CFR 6 DEC 2025 SR 13 RNBT		*	20,112.91	
	NICNEVOL ENGINEERING SERVICES, INC.			20,112.91 000789
4/22/25 00054 3/17/25 01248801 202504 300-13100-	10000		19,431.26	
CFR 6 JAN 2025 SR 13 RNBT	NICHEVOL ENGINEERING SERVICES INC			19,431.26 000790
	TOTAL FOR BANK A	<u>.</u>	992,726.19	
	TOTAL FOR REGIST	ER	992,726.19	

RE3C RV ED III

OKUZMUK



ACCOU	NT NAME	ACCOUNT#	INV DATE
Rivers E	dge lii Cdd	760855	04/01/2025
INVOICE#	INVOICE PERIOD	CURRENT INVO	DICE TOTAL
0007039392	Mar 1- Mar 31, 2025	\$87.6	38
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH /	AMT DUE*
\$0.00	\$0.00	\$87.6	88

BILLING ACCOUNT NAME AND ADDRESS

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

PAYMENT DUE DATE: APRIL 30, 2025

Legal Entity: Gannett Media Corp.

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

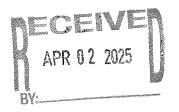
All funds payable in US dollars.

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

FEDERAL ID 47-2390983

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

ackage	Advertising:				
				4. 最高的talk All trade and a complete to the first all the first and the first and talk and talk and talk and the	
Start	-End Date Order Number	Product	Description	PO Number	Package Cos



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 Save!

Cincinnati, OH 45263-1244

Total Cash Amount Due \$87.68
Service Fee 3.99% \$3.50
*Cash/Check/ACH Discount -\$3.50
*Payment Amount by Cash/Check/ACH \$87.68
Payment Amount by Credit Card \$91.18

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

	N T NAME dge lii Cdd		T NUMBER 0855		NUMBER 39392	487.68	
CURRENT DUE \$87.68	30 DAYS PAST DUE \$0.00	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*	
	DDRESS (Include Account)			Y BY PHONE PLEASE 1-877-736-7612	CAUL:	TOTAL CREDIT CARD AMT DUE \$91.18	
Ga	annett Florida Loca PO Box 631244	aliQ					

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

LOCALIQ

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 Govt 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:

03/05/2025

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 03/05/2025

Legal Clerk

Notary, State of Wl, County of Brown

My commission expires

Publication Cost:

\$87.68

Tax Amount:

\$0.00

Payment Cost:

Order No:

\$87.68 11074378

of Copies:

Customer No:

760855

PO#;

RE III March Mtg

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin

RIVERS EDGE HI COMMUNITY DEVELOPMENT DISTRICT NOTICE OF AUDIT COMMITTEE MEEITNG AND NOTICE OF REGULAR BOARD OF

REGULAR BOARD OF SUPERVISORS MEETING Notice is hereby given that an Audit Committee meeting of the Rivers Edge III Community Development District will be held on Wednesday, March 19, 2025 at 9:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida to select auditor selection evaluation criteria. Immediately following innmediately odiournment of the Audit Committee meeting, a regular meeting of the Board of Supervisors ("Board") will be held where the Board moy be held where the Board moy consider any business that moy properly come before it. An electronic copy of the agenda may be obtained by contacting the office of the District Management Services, LLC, at (904) 940-5850 ("District Manager's Office") and will olso be available on the District's website, www.RiversEdge3CDD.com.

www.RiversEdge3CDD.com.
The Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meetings may be cantinued to a date, time, and place to be specified on the record at such Meeting.

Meeting, Any person requiring special accom-Any person requiring special accom-modations at the Meetings because of a disability or physical impair-ment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meetings. If

(48) hours prior to the Meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dioling 7-1-1, ar 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contocting the District Manager's Office. Each person who decides to appeal only decision made by the Baard with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that the person may need to ensure that a verbatim record of the proceed-ings is made, including the testi-mony and evidence upon which such appeal is to be based.

Corbin deNagy District Manager Pub: 03/05/25 #11074378

Governmental Management Services, LLC

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

Invoice

Invoice #: 63
Invoice Date: 4/1/25

Due Date: 4/1/25

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - April 2025 Website Administration - April 2025		2,621.75 168.50 112.33	168.50
Information Technology - April 2025 Dissemination Agent Services - April 2025 Office Sympton		327,75 0.42	327.75
Office Supplies Postage Copies	iliga talah iliku sada w	9.66 6.75	9.66
			·
APR 0 3 2025			
		The second secon	
	1		<u> </u>

Total	\$3,247.16
Payments/Credits	\$0.00
Balance Due	\$3,247.16

Grau and Associates

1001 W. Yamato Road, Suite 301 Boca Raton, FL 33431 www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No.

27276

Date

04/01/2025



SERVICE

Audit FYE 09/30/2024 \$ 6,700.00

Current Amount Due \$ 6,700.00

Original



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

Total Invoice Invoice Number

Invoice Date 3/31/25

Sales Order Number/Type 4770915

\$1.364.64

7024302

Branch Plant 74 Shipment Number 5705099

Ship To:

544867

RIVERLODGE 100 Grand Verde Dr St Johns FL 32259-7546

Sold To: 544866 Accounts Pavable RIVERS EDGE CDD 3 475 W Town PI STE 114 St Augustine FL 32092-3649

Net Due	Date Terms	FOB Description	Ship Via		Cu	ıstomer F	.O.#	Ρ.	O. Release	Sales Agent #
4/30/25	Net 30	PPD Origin	HWTG		····					387
Line #	Item Number	Item Name/ Description		Tax	Oty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 787	70-1	N	300.0000	GA	\$2.8200	GA	2,901.0 LB	\$846.00
		1 LB BLK (Mini-Bulk)			300.0000	GA	1 1100		2,901.0 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	\$61.6600	DD	648,0 LB	\$246,64
		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 4.1.25
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.

APR 0 1 2025

Page 1 of 1

Tax Rate

0 %

Sales Tax

\$0.00

Invoice Total

\$1,364.64

No Discounts on Freight IMPDRTANT: 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 were 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 filness for a particular

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

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

Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:

Phone Number: (612) 331-6910

Fmail: Credit.Dept@Hawkinsinc.com

FINANCIAL INSTITUTION: US Bank 800 Nicollet Mall 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

CREDIT MEMO

Total Invoice (\$45.00)
Invoice Number 7024420

Invoice Date 3/31/25

Sales Order Number/Type 4770944 CO

Branch Plant 74
Shipment Number 5705

5705131

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	ustomer P	.O.#	Ρ.	O. Release	Sales Agent#
4/30/25	Net 30	COL Origin	HWTG		EN	I PTIES				387
Line #	Item Number	Item Name/ Description		Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.001	699922	15 GA Blu/Black Deldrum		N	2.0000-	DD	\$15.0000	DD	20:0- LB	(\$30.00)
		DELDRM 1H1/X1.9/250			2.0000-	DD			20.0- GW	
				Relate	d Order #: 047	26209				
1.002	699922	15 GA Blu/Black Deldrum		N	1.0000-	DD	\$15.0000	DD	10.0- LB	(\$15.00)

Related Order #: 04736599

1.0000-

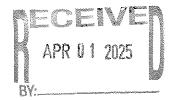
DD

******* 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 4.1.25 By Kevin McKendree

Kevin McKendres



Page 1 of 1

Tax Rate

0 %

DELDRM 1H1/X1.9/250

Sales Tax

\$0.00

Invoice Total

(\$45.00)

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.
Selfer warrants that all goods covered by this invoice were
produced in compliance with the requirements of the Fair
Labor Standards Act of 1938, as amended. Selfer
specifically disclaims and excludes any warranty of
merchantability and any warranty of fitness for a particular

purpose. NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION. CHECK REMITTANCE: Hawkins, Inc.

P.O. Box 860263 Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION: Email: Credit,Dept@Hawkinsinc.com

Phone Number: (612) 331-6910 Fax Number: (612) 225-6702 FINANCIAL INSTITUTION: US Bank 800 Nicollet Mail

800 Nicollet Mail
Minneapolis, MN 55402

Account Name: Hawkins, Inc.

Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKU544IMT
Type of Account: 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.

10.0- GW

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.



Please Remit Payment to:

Solitude Lake Management, LLC 1320 Brookwood Drive Suite H Little Rock, AR 72202 Phone #: (88B) 480-5253 Fax #: (888) 358-0088

Bill

To:

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

INVOICE

Page: 1

Invoice Number:

PSI153590

Invoice Date:

4/1/2025

Ship

To:

Rivers Edge III CDD 475 West Town Place, Suite 114

St. Augustine, FL 32092

United States

Customer ID

20143

P.O. Number

P.O. Date

4/1/2025

Our Order No.

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

Annual Maintenance

April Billing

Ship Via

Ship Date

Due Date

Terms

4/1/2025 - 4/30/2025

Rivers Edge CDD III Pond II

4/1/2025

5/1/2025 Net 30

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 8BB

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 Subject to Sales Tax Amount Exempt from Sales Tax 1,842.00 Approved RECDD 3 Submitted to AP 4.2.25 By Kevin McKendree

Kevin McKendree



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

> Total: 1,842.00



PAYMENT ADDRESS: Turnet Pest Control LLC • P.O. Box 600323 • Jacksonville, Fforida 32260-0323 904-356-5368 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

Turner Pest Control LLC PO Box 600323 Jacksonville, FL 32260-0323 904-355-5300

INVOICE: 620525974

DATE: 04/03/2025

ORDER: 620525974

Work Location:

[931796]

904-679-5523

River Lodge-CDD III Richard Losco 100 Grand Verde Driv

100 Grand Verde Drive St Johns, FL 32259

Bill To: [931796]

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

St Augustine, FL 32092-3648

onk Date 04/03/2025	Time 12:22 PM se Order	Target Pest Terms L	Technician ast Service Map Code		Fine I 12:22 PM Fine ©
		NET 30	04/03/2025		01:35 PM
Sg	ervice		Description		Price
PCM		Commercial Pest Control - M	onthly Service	SUBTOTAL TAX AMT. PAID TOTAL	\$80.00 \$0.00 \$0.00 \$0.00
		Approved RECDD 3 Submitted to A/P 04-0 By Richard Losco Richard Losco		AMOUNT D	DUE \$80.00
		APR 0 4 20%	and the second s	<u></u>	AN SIGNATURE sarah ER 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.

37

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.



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 425902 03/31/2025

Terms

Net 30

Due Date

04/30/2025

Memo

Billable Mileage split

Description March 2025	(Ortenathy)	Blatte	Ayesterfield
Billable Mileage Sep t split in 3	1	127.62	127.62

Total

127.62

APR 0 9 2025

Received 04/07/2025

Corbin de Nagy 4/9/2025

\$382.86

Total Reimbursement Date Submitted in Paycom

4/1/25

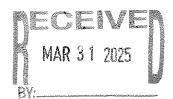
		Vest	Vesta Mileage Report				
Name:	Name: Kevin McKendree	Month	Mar-25				
dio C	Pitthogo	i location (From)	Destination (To)	Billable Mies	Community Billed To:	Non-billable Miles	Mileage
3/3	Daily mileage	Rivertown	Rivertown	58.9	Riversedge CDD		58.9
3/4	Daily mileage	Rivertown	Rivertown	46.3	iversedge CDD		46.3
3/5	Daily mileage	Rivertown	Rivertown	22	iversedge CDD		22
3/6	Daily mileage	Rivertown	Rivertown	25.4	Riversedge CDD		25.4
3/7	Daily mileage	Rivertown	Rivertown	15.8	iversedge CDD		15.8
3/10	Daily mileage	Rivertown	Rivertown	49.7	iversedge CDD		49.7
3/11	Daily mileage	Rivertown	Rivertown	44.1	iversedge CDD		44.1
3/12	Daily mileage	Rivertown	Rivertown	21.2	iversedge CDD		21.2
3/13	Daily mileage	Rivertown	Rivertown	35.9	iversedge CDD		35.9
3/14	Daily mileage	Rivertown	Rivertown	18.3	iversedge CDD		18.3
3/17	Daily mileage	Rivertown	Rivertown	36.4	iversedge CDD		36.4
3/18	Daily mileage	Rivertown	Rivertown	38.5	iversedge CDD		38.5
3/19	Daily mileage	Rivertown	Rivertown	12.6	iversedge CDD		12.6
3/20	Daily mileage	Rivertown	Rivertown	29.3	iversedge CDD		29.3
3/21	Daily mileage	Rivertown	Rivertown	8.5	iversedge CDD		8.5
3/24	Daily mileage	Rivertown	Rivertown	60.4	iversedge CDD		60.4
3/25	Daily mileage	Rivertown	Rivertown	31.2	iversedge CDD		31.2
3/26	Daily mileage	Rivertown	Rivertown	33.9	iversedge CDD		33.9
3/27	Daily mileage	Rivertown	Rivertown	23.6	iversedge CDD		23.6
3/28	Daily mileage	Rivertown	Rivertown	29.8	iversedge CDD		29.8
3/31	Daily mileage	Rivertown	Rivertown	54.3	iversedge CDD		54.3
	The state of the s						
						Total Mileage	969
					1	Reimbursement Rate	\$0.550

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



NVOICE

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



Web Maintenance:ADA Website 1 400.00 400.00
Maintenance
Ongoing website maintenance for
ADA and WCAG Compliance

Invoice for Quarter 1 ADA Audit.

BALANCE DUE

AMOUNT

400.00

400.00

400.00

Please make check payable to VGlobalTech.

PM



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

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

,
253243924
C3189841
03/27/2025
04/26/2025
03/25/2025
S151665389
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
GOJ501504	PURELL SANITIZER, REFRESHING GEL, 1.5 LITER PUMP BOTTLE, 4/CS	1	CT	66.89	66.89
SAN2103011	MARKER,CHALK,ASST,5PK,AST	1	PK	14.09	
	WIPES, SCRIM,4PLY,POPUP,WH(W202)	2	CT	63.49	126.98
	GENUINE JOE ANTIBACTERIAL LOTION SOAP, 1GAL,4/CT	4	EA	12.99	51.96

 SUBTOTAL:
 259.92

 TAX & BOTTLE DEPOSITS TOTAL:
 0.00

 ORDER TOTAL:
 259.92

Total Due: 259.92

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 04-01-25
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	253243924
Invoice Date	03/27/2025
Terms	Net 30
Total Due	259.92

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

Wipes LLC

PO Box 324 Northville, MI 48167 sales@wipes.com www.wipes.com



INVOICE

32092

BILL TO Rivers Edge CDD 3, 475 West Town Rivers Edge CDD 3, RiverLodge, 100 SHIP VIA

SHIP TO Place, Suite 114, St. Augustine, Fl Grand Verde Drive, Saint Johns, Fl

32259-7546

SHIP DATE

04/08/2025 UPS

INVOICE DATE

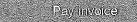
20360 04/08/2025

TERMS DUE DATE Net 30 05/08/2025

Wipes.com Disinfectant Wipes Case	DESCRIPTION One (1) Case - Four (4) - 800 count registered disinfecting wipes		2	98.96	197.92
Shipping	Freight Cost		2	16.11	32.22
Sales Tax	Sales Tax		1	0.00	0.00
NVOICE # MUST APPEA	R ON ALL EFT & CHECK PAYMENTS.	SUBTOTAL		ne was need to be all the district of the second of the se	230.14
		TOTAL			230.14

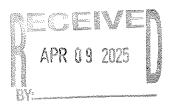
BALANCE DUE

\$230.14



Approved RECDD 3 Submitted to A/P 04-09-25 By Richard Losco

Richard Losco



Rivers Edge III CDD

Community Development District

*Construction Funding Request #6

March 17, 2025

PAYEE	· · · · · · · · · · · · · · · · · · ·		FY 2025
Burnham Construction, Inc. Application for Payment 7 (January 2025) SR 13 Roundabout		\$	675,842.79
Burnham Construction, Inc. Application for Payment 8 (February 2025) SR 13 Roundabout			263,045.07
Typication for Taymoneo (Footquiy 2020) ox 10 foundabout			203,045.07
NicNevol Engineering Services, inc. Invoice #01248801-05 (12/1/24 thru 12/31/24) SR 13 Roundabout			20,112.91
NicNevol Engineering Services, inc. Invoice #01248801-06 (1/1/25 thru 1/31/25) SR 13 Roundabout			19,431.26
	TOTAL	\$	978,432.03
	Signature:	1).5.	ned by Smith Differences That or several That of several
	Sign ature;	(orla	of hy On Magy On Many 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 #9

May 21, 2025

PAYEE FY 2025

NicNevol Engineering Services, inc.

Invoice #01248801-09 (4/1/25 thru 4/30/25) SR 13 Roundabout

26,405.11

TOTAL

26,405.11

Signature:

DIC

Signed by:

\$

21107AD545A946E...

Chairman/Vice Chairman

Signature:

9C8879D789D84CC... Secretary/Asst.Secretary

 $^{{\}rm *Construction\ Funding\ Agreement\ Between\ Rivers\ Edge\ III\ CDD\ and\ Mattamy\ Jackson ville,\ LLC\ from\ 6/1/2024\ for\ the\ SR\ 13\ Roundabout\ Rivers\ Rive$

INVOICE

Engineering Services

Remit Payment to: NicNevol Engineering Services, Inc.

3728 Philips Hwy, Suite 11A

Jacksonville, FL 32207

Tel: 904.423.1083, Fax: 904.329.4647

BILLED TO:

RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

Attn.: Ryan Stilwell 475 West Town Place

Suite, 114

St. Augustine. FL 32092

NicNevol Invoice No: 01248801-09

Client Job No.: FDOT Permit No. 2021-C-297-00002 Description: SR 13 Rivertown Roundabout Construction

CEI and Geotech/Material Testing Services

St. Johns County, Florida

Purchase Order No:

WORK PERFORMED:			BIL	LED	LAS	T PERIOD	TOTA	AL BILLED
01-Apr-25	thru	30-Apr-25	THIS P	ERIOD	TO	D DATE	T	O DATE
Item Description	U/M	Per/Unit	Qty	Value	Qty	Value	Qty	Value
LABORATORY TESTING					0.00		0.00	
LBRs	Ea.	\$325.00		\$0.00	0.00	\$0.00	0.00	\$0.00
Proctors	Ea.	\$110.00		\$0.00	0.00	\$0.00	0.00	\$0.00
Organic Content	Ea.	\$50.00		\$0.00	0.00	\$0.00	0.00	\$0.00
PH	Ea.	\$20.00		\$0.00	0.00	\$0.00	0.00	\$0.00
Percent Finer than # 200 (75-Micron)	Ea.	\$45.00		\$0.00	0.00	\$0.00	0.00	\$0.00
Sieve Analysis	Ea.	\$65.00		\$0.00	0.00	\$0.00	0.00	\$0.00
Atterberg Limits	Ea.	\$85.00		\$0.00	0.00	\$0.00	0.00	\$0.00
Concrete Breaks	Ea.	\$13.00		\$0.00	0.00	\$0.00	0.00	\$0.00
Additional Concrete Early Breaks	Ea.	\$13.00		\$0.00	0.00	\$0.00	0.00	\$0.00
Concrete Beams	Ea.	\$40.00		\$0.00	0.00	\$0.00	0.00	\$0.00
Additional Concrete Beams	Ea.	\$40.00		\$0.00	0.00	\$0.00	0.00	\$0.00
Professional Services								
Senior Project Engineer	hr.	\$203.26	8.00	\$1,626.08	68.00	\$13,821.68	76.00	\$15,447.76
Project Administrator	hr.	\$140.85	20.00	\$2,817.00	160.00	\$22,536.00	180.00	\$25,353.00
Senior Geotechnical and Materials Engineer	hr.	\$186.45	8.00	\$1,491.60	68.00	\$12,678.60	76.00	\$14,170.20
Senior Inspector	hr.	\$104.87	189.00	\$19,820.43	1084.50	\$113,731.52	1273.50	\$133,551.95
Lab Testing (LUMP SUM)	hr.	\$6,500.00	0.10	\$650.00	0.70	\$4,550.00	0.80	\$5,200.00
SUBTOTAL				\$26,405.11		\$167,317.80	:	\$193,722.91
]				
NET DRAW FOR THIS INVOICE		—	S	26,405.11		\$167,317.80		\$193,722.91

THANKS FOR YOUR BUSINESS

	Prior Invoice	es	
Invoice No.	Date	Amount	Paid Amount

Total Due Today

\$26,405.11

Bensa Nukunya, P.E.

Sr. Geotechnical & Materials Engineer

08-May-25

Date

Proj Name: SR 13 Rivertown Roundabout Construction

Client: RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

 Project ID:
 0124-88-01
 Ref:
 Month/Year:
 Apr-25

	Sr. Insp	Ewk Tech OT	Rdway Tech	Rdway Tech (OT)	Conc Tech	Cyl Break	Proctor	Webert Ewk	LBR	Soil Class	Corey Asph Pav	John	Fred	Bensa QCM	Webert Asph Pav
	-														
4/1/2025	8.00												8.00		
4/2/2025	8.00												8.00		
4/3/2025	8.00												8.00		
4/4/2025	8.00												8.00		
4/5/2025															
4/6/2025															
4/7/2025	8.00												8.00		
4/8/2025	8.00												8.00		
4/9/2025	8.00												8.00		
4/10/2025	8.00												8.00		
4/11/2025	8.00												8.00		
4/12/2025	-														
4/13/2025															
4/14/2025	9.00												9.00		
4/15/2025	9.00												9.00		
4/16/2025	9.00												9.00		
4/17/2025	9.00												9.00		
4/18/2025	-														
4/19/2025	-														
4/20/2025															
4/21/2025	9.00												9.00		
4/22/2025	10.00												10.00		
4/23/2025	10.00												10.00		
4/24/2025	10.00												10.00		
4/25/2025	8.00												8.00		
4/26/2025	8.00												8.00		
4/27/2025															
4/28/2025	9.00												9.00		
4/29/2025	8.00												8.00		
4/30/2025	9.00												9.00		
	-														
	-														
Total	189.00												189.00		

Rivers Edge III CDD

Community Development District

*Construction Funding Request #10

June 9, 2025

PAYEE FY 2025

Burnham Construction, Inc.

Application for Payment 10 (April 2025) SR 13 Roundabout

424,642.59

TOTAL

424,642.59

Signature:

DIC

\$

21107AD545A946E... Chairman/Vice Chairman

Chairman, vice Cha

Signature:

-9C8879D789D84CC... Secretary/Asst.Secretary

 $^{{\}rm *Construction\ Funding\ Agreement\ Between\ Rivers\ Edge\ III\ CDD\ and\ Mattamy\ Jackson ville,\ LLC\ from\ 6/1/2024\ for\ the\ SR\ 13\ Roundabout\ Rivers\ Rive$

APPLICATION AND CERTIFICATE FOR PAYMENT



"Building the Road to Excellence"

TO: Rivers Edge III Community Development District

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

PROJECT: SR 13 Roundabout **APPLICATION NO:**

10

PERIOD FROM: PERIOD TO: 3/25/2025 4/25/2025

PROJECT: PROJECT NO:

SR 13 Roundabout 24007

Prosser, Inc. 13901 Sutton Park Drive South, Suite 200

Jacksonville, FL 32224

904-739-3655

ENGINEER:

CONTRACT DATE:

CONTRACT NO:

FROM (CONTRACTOR): **Burnham Construction, Inc.** 11413 Enterprise East Blvd Macclenny, Florida 32063

904-259-5360

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SU	MMARY		
CHANGE ORDERS A		ADDITIONS	DEDUCTIONS
PREVIOUS MONTHS	BY OWNER		
	TOTAL		
APPROVED THIS MO	NTH		
NUMBER 1	DATE APPROVED	19,504.32	
	TOTALS	19,504.32	<u>-</u>
NET CHANGE BY CH	ANGE ORDERS		19,504.32

THE UNDERSIGNED CONTRACTOR CERTIFIES THAT TO THE BEST OF THE CONTRACTOR'S KNOWLEDGE, INFORMATION AND BELIEF THE WORK COVERED BY THIS APPLICATION FOR PAYMENT HAS BEEN COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THAT ALL AMOUNTS HAVE BEEN PAID BY THE CONTRACTOR FOR WORK FOR WHICH PREVIOUS CERTIFICATES FOR PAYMENT WERE ISSUED AND PAYMENTS RECEIVED FROM THE OWNER, AND THAT CURRENT PAYMENT SHOWN HEREIN IS NOW DUE.

CONTRACTOR:

Burnham Construction, Inc. Project Manager: Tyler Mobley

BY:

APPLICATION IS MADE FOR PAYMENT, AS SHOWN BELOW, IN CONNECTION WITH THE CONTRACT. CONTINUATION SHEET, PAGE 2, IS ATTACHED

1. ORIGINAL CONTRACT SUM	\$ 5,164,480.14
2. NET CHANGE BY CHANGE ORDERS	\$ 19,504.32
3. CONTRACT SUM TO DATE (LINE 1 & 2)	\$ 5,183,984.46
4. TOTAL COMPLETED & STORED TO DATE	\$ 4,502,096.10
5. RETAINAGE: a. 10% OF COMPLETED WORK	
TOTAL RETAINAGE (LINE 5a + 5b)	\$ 450,209.61
6. TOTAL EARNED LESS RETAINAGE	\$ 4,051,886.49
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 3,627,243.90
8.CURRENT PAYMENT DUE	\$ 424,642.59

STATE OF: FLORIDA SUBSCRIBED AND SWORN TO BEFORE ME THIS 24

COUNTY OF: BAKER

,2025.

1.132.097.97

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

MELODI WYATT Notary Public State of Florida Comm# HH419848 Expires 7/10/2027

ENGINEER'S CERTIFICATE FOR PAYMENT

IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, BASED ON ON-SITE OBSERVATIONS AND THE DATA COMPRISING THE ABOVE APPLICATION. THE ENGINEER CERTIFIES TO THE OWNER THAT TO THE BEST OF THE ENGINEER'S KNOWLEDGE, INFORMATION AND BELIEF THE WORK HAS PROGRESSED AS INDICATED, THE QUALITY OF THE WORK IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND THE CONTRACTOR IS ENTITLED TO PAYMENT OF THE AMOUNT CERTIFIED

AMOUNT CERTIFIED.....\$

(ATTACH EXPLANATION IF AMOUNT CERTIFIED DIFFERS FROM THE AMOUNT APPLIED FOR.)

9. BALANCE TO FINISH, PLUS RETAINAGE.....

ENGINEER:

DATE:

THIS CERTIFICATE IS NOT NEGOTIONABLE. THE AMOUNT CERTIFIED IS PAYABLE ONLY TO THE CONTRACTOR NAMED HEREIN. ISSUANCE, PAYMENT AND ACCEPTANCE OF PAYMENT ARE WITHOUT PREJUDICE TO ANY RIGHTS OF THE OWNER AND CONTRACTOR UNDER THIS CONTRACT.

Rivers Edge III Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32092

Application No:	10	
Application Date:	4/25/2025	
Period To:	4/25/2025	
Contract No:	24007	
Project:	SR 13 Roundahout	



Burnham Construction, Inc.

11413 Enterprise East Macclenny, Florida 32063 904-259-5360

"Building the Road to Excellence"

Α	В	C		D		E	F	G		Н	1
				WORK COM MATERIAL				TOTAL			
ITEM NO	DESCRIPTION OF WORK	CONTRAC	т	FROM PREVIOUS APPLICATION (D+E)	,	'HIS PERIOD	MATERIALS PRESENTLY STORED OT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G+C)	ALANCE TO INISH (C-G)	RETAINAGE 10%
1	General Conditions	\$ 1,241,54	.70	\$ 961,369.82	\$	55,171.01	\$ - 1	\$ 1,016,540.83	81.88%	\$ 225,000.87	\$101,654.08
2	Erosion Control	\$ 114,198	.44	\$ 63,178.62	\$	17,345.75	\$ _	\$ 80,524.38	70.51%	\$ 33,674.06	\$8,052.44
3	Clearing and Demolition	\$ 266,539	.71	\$ 174,109.71	\$	92,430.00	\$ -1	\$ 266,539.71	100.00%	\$ *	\$26,653.97
4	Earthwork	\$ 643,653	.11	\$ 599,704.35	\$	5,182.50	\$ -	\$ 604,886.85	93.98%	\$ 38,764.26	\$60,488.69
5	Storm Drainage System	\$ 547,668	.55	\$ 508,166.29	\$	31,673.95	\$ -	\$ 539,840.24	98.57%	\$ 7,828.31	\$53,984.02
6	Potable Water System	\$ 304,80	.55	\$ 304,296.95	\$	510.59	\$ -	\$ 304,807.54	100.00%	\$ 0.01	\$30,480.75
7	Reuse Water Main System	\$ 184,573	.61	\$ 184,351.61	\$	222.00	\$ -	\$ 184,573.61	100.00%	\$ 0.00	\$18,457.36
8	Force Main	\$ 67,333	.96	\$ 67,266.36	\$	66.60	\$ - 1	\$ 67,332.96	100.00%	\$ 	\$6,733.30
9	Roadways	\$ 1,623,35	.17	\$ 1,148,322.98	\$	220,077.69	\$ - 1	\$ 1,368,400.67	84.29%	\$ 254,950.50	\$136,840.07
10	Grassing	\$ 121,670	.34	\$ -	\$	7.4	\$ -	\$ -	0.00%	\$ 121,670.34	\$0.00
11	Guard Rails	\$ 49,14	.00	\$ -	\$	49,145.00	\$ -	\$ 49,145.00	100.00%	\$ 	\$4,914.50
12	CO 1 -	\$ 19,504	.32	\$ 19,504.32	\$	-	\$ -	\$ 19,504.32	100.00%	\$ - 2	\$1,950.43
	TOTAL	\$ 5,183,984	.46	\$ 4,030,271.00	\$	471,825.10	\$	\$ 4,502,096.10	86.85%	\$ 681,888.36	\$ 450,209.61

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

TO OWNER:

Upon receipt by the undersigned of a check from Rivers Edge III CDD in the sum of \$ 424,642.59

payable to BURNHAM CONSTRUCTION, INC., and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of State Road 13 Roundabout, located at SR 13 and Grandbridge Dr, St.

Johns, FL to the following extent.

This release covers a progress payment for labor, services, equipment, or material furnished to <u>Rivers Edge III CDD</u> through <u>4/25/25</u> only, and does not cover any retentions retained before or after the release date; extras furnished before the release date for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment or material covered by this release if that furnished labor, services, equipment or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

4/24/2025

BURNHAM CONSTRUCTION, INC.

11413 Enterprise East Blvd

Macclenny, Florida 32963

BCI_	SR 13 Roundabout Pay App# 10										
Burnham Construction, Inc. "Building the Road to Excellence"	Unit	Qty.	Unit Price	Total Price	Previously Installed	Installed This Period	Billed this Pay App	Previously Billed	Balance to Complete		
General Conditions											
General Conditions	LS	1.00 \$			0.75	0.05	\$ 13,161.41				
Bonds & Insurance	LS	1.00 \$			1		\$	\$ 44,373.86	-		
Payment & Performance Bonds	LS	1.00 \$			1		\$	\$ 93,747.58 \$	-		
Surveying	LS	1.00 \$			0.75	0.05	\$ 5,756.10				
As Builts	LS	1.00 \$		\$ 86,336.53	0.7	0.05	\$ 4,316.83				
Construction Materials Testing	LS	1.00 \$			0.75	0.05	\$ 2,874.93		11,499.71		
Maintenance of Traffic	LS	1.00 \$	581,234.96		0.75	0.05	\$ 29,061.75	\$ 435,926.22	116,246.99		
		S	ubtotal	\$ 1,241,541.70			\$ 55,171.01	\$ 961,369.81	225,000.88		
rosion Control					= -						
ilt Fence Type III	LF	3634.00 \$			3634			\$ 17,261.50 \$			
ree Protection	LF	2000.00 \$			2000			\$ 15,000.00 \$			
Temporary Sod	SY	6000.00 \$				2000	\$ 14,520.00				
lay Bales	EA	100.00 \$			100			\$ 18,259.00 \$			
nlet Protection	EA	10.00 \$				5	\$ 1,017.45				
NPDES Permit Compliance	LS	1.00 \$			0.7	0.1	\$ 1,808.30				
		Si	ubtotal	\$ 114,198.44			\$ 17,345.75	\$ 63,178.63	33,674.06		
learing and Demolition											
Demo Storm Pipe	LF	110.00 \$			110		\$ -	\$ 8,710.90 \$			
Demo Storm Structures	EA	4.00 \$			4			\$ 26,313.60 \$			
Demo Exisiting Utility Pipe & Fittings (WM, FM, RW)	LF	840.00 \$			840			\$ 45,519.60 \$	-		
Demo Existing Asphalt Temp Road	SY	2844.00 \$				2844	\$ 92,430.00				
Demo Existing Asphalt SR 13	SY	2862.00 \$			2862		\$	\$ 56,066.58 \$			
Clearing	LS	1.00 \$	37,499.03		1		\$ -	\$ 37,499.03 \$	•		
				\$ 266,539.71			\$ 92,430.00	\$ 174,109.71			
Earthwork											
Strip Topsoil	CY	3344.00 \$		\$ 24,009.92	3344		\$ -	\$ 24,009.92 \$	-		
laul Off Strippings	CY	3344.00 \$	11.63	\$ 38,890.72	3344		\$ -	\$ 38,890.72 \$	-		
emporary Ditch	CY	694.00 \$			347		\$ -	\$ 9,396.76			
Place & Compact Fill	CY	16369.00 \$			16369		\$ -	\$ 150,103.73	-		
Purchase Import Fill Material	CY	16369.00 \$			16369			\$ 300,207.46 \$			
Remove Unsuitables	CY	1736.00 \$			1736		\$ -	\$ 33,001.36 \$	-		
Replace Unsuitables	CY	1736.00 \$			1736		\$ -	\$ 44,094.40 \$	-		
Final Dressout	SY	13820.00 \$	2.50	\$ 34,550.00		2073	\$ 5,182.50				
		St	ubtotal	\$ 643,651.11			\$ 5,182.50	5 599,704.35	38,764.26		
Storm Drainage System											
Dewater Storm Drain	LF	1128.00 \$			1128		\$ -	\$ 23,315.76 \$			
Type J-5 Curb Inlet	EA	10.00 \$			10		\$ -	\$ 96,048.60 \$			
ype J-7 Storm Manhole	EA	6.00 \$			6		\$ -	\$ 49,603.53 \$			
torm Top Adjustments	EA	16.00 \$			16			\$ 18,134.40 \$			
Storm Inverts	EA	16.00 \$			16		\$ -	\$ 18,374.40 \$	-		
Inderdrain Stubs from Inlets	LF	400.00 \$			400		\$ -	\$ 24,376.00 \$			
emporary Manhole Tops	EA	4.00 \$			4	/		\$ 14,812.96 \$			
4" Mitered End Section	EA	1.00 \$			1			\$ 8,159.86 \$	-		
4"x23" Mitered End Section	EA	2.00 \$	7 582.08	\$ 15,164.16		2	\$ 15,164.16	\$ - \$	-		
8" RCP	LF	904.00 \$			904		\$	\$ 212,584.64 \$			
24" RCP	LF	120.00 \$			120			\$ 31,749.60 \$	-		
4"x23" ERCP 0-6' Deep	LF	104.00 \$			41.6	62.40	\$ 16,509.79				
Punch Out Storm Drain	LF	1128.00 \$						\$ - \$			

BCI	SR 13 Roundabout Pay App# 10										
Burnham Construction, Inc. "Building the Road to Excellence"	Unit	Qty.	Unit Price		Total Price	Previously Installed	Installed This Period	Billed this Pay App	Previously Billed	Balance to Complete	
TV Storm Drain	LF	1128.00	\$ 4	.69 \$	5,290.32			\$ -	\$ -	\$ 5,290.32	
			Subtotal	\$	547,668.55			\$ 31,673.95	\$ 508,166.28	\$ 7,828.32	
Otable Water Main											
2 DR18 PVC Water Main	LF	900.00	¢ 02-	.95 \$	208,757.75	900	_		\$ 208,757.75	S -	
0" DR18 PVC Water Main	EA	20.00		.70 \$		20		\$ -			
0"x10" Tap Siv. and Valve	EA	2.00		.04 \$		2		\$ - \$ -			
2" Gate Valve	EA	2.00		.16 \$		2		\$ -	\$ 32,344.08 \$ 14,328.32		
/alve Box Installation	EA	4.00		.40 \$		4					
	EA	6.00				6		4			
Sample Point Locate Wire Box	EA	3.00		.67 \$	2,668.02 1,006.14	3		\$	\$ 2,668.02 \$ 1,006.14		
Punch Out for Water Main	LF	920.00				920					
Flushing & BT's for Water Main	LF	920.00		.70 \$		920		\$	\$ 2,484.00 \$ 1,352.40		
ocate Wire Test for Water Main	LF	920.00		.47 \$	1,352.40	460	460	\$ 510.60			
ocate wire Test for Water Main Pressure Test for Water Main	LF	920.00		.11 \$		920	400				
Jessing Lest IOI Maret Marit	LF			.25 \$		920		\$ -			
		M	Subtotal	_	\$304,807.55		1	\$ 510.60	\$ 304,296.95	\$	
Reuse Water Main System											
L2" DR18 PVC Reuse Main	LF	260.00	\$ 251	.18 \$	65,306.68	260		\$ -	\$ 65,306.68	\$	
LO" DR18 PVC Reuse Main	LF	140.00		.93 \$		140		\$ -	\$ 66,490.23		
10"x10" Tap Slv. and Valve	EA	3.00		.04 \$	48,516.12	3			\$ 48,516.12		
/alve Box Installation	EA	3.00		.40 \$		3			\$ 961.20		
ocate Wire Box	EA	1.00		.38 \$		1		\$	\$ 335.38	\$ -	
Punch Out for Reuse Main	LF	400.00		.70 \$		400			\$ 1,080.00		
Flushing for Reuse Main	LF	400.00		.35 \$	540.00	400			\$ 540.00		
ocate Wire Test for Reuse Main	LF	400.00		.11 \$	444.00	200	200		\$ 222.00		
Pressure Test for Reuse Main	LF	400.00		.25 \$		400	200		\$ 900.00		
Tessary Fest of Rease Harri			Subtotal	\$		100		\$ 222.00			
							-				
Force Main											
F PVC DR 18 Force Main	LF	120.00		.64 \$	42,196.88	120		\$ -	\$ 42,196.88		
1"x4" Tap Slv. and Valve	EA	2.00		.35 \$		2		\$ -	\$ 23,270.70		
Valve Box Installation	EA	2.00		.40 \$	640.80	2			\$ 640.80		
Locate Wire Box	EA	1.00		.38 \$		11		\$ -	\$ 335.38		
Punch Out Force Main	LF	120.00		.70 \$	324.00	120		\$.	\$ 324.00		
Flushing for Force Main	LF	120.00		.35 \$	162.00	120		\$ -	\$ 162.00		
ocate Wire Test for Force Main	LF	120.00		.11 \$		60	60	\$ 66.60			
Pressure Test for Force Main	LF	120.00	\$ 2	.25 \$		120			\$ 270.00		
				\$	67,332.96			\$ 66.60	\$ 67,266.36	\$	
Roadways											
Subgrade for Sidewalk	SY	327.00	ė s	.56 \$	2,145.12	163.5		\$	\$ 1,072.56	\$ 1,072.56	
Subsoil Stabilization	SY	10,159.00		.62 \$		5000	5159	\$ 90.901.58			
H Limerock (Shoulder)	SY	1,520.00		.72 \$		1520	5100	\$ 90,901.50	\$ 26,934.40		
" Limerock (Shoulder) " Limerock (Temporary Road)	SY	4,000.00		.97 \$		4000			\$ 123,880.00		
.0" Limerock (Roadway & Roundabout)	SY	4,409.00		.79 \$		3968.1	440.90	\$ 14,898.01			
5" Traffic B Asphalt (Rdwy Improvement 1st Lift)	SY	3,474.00		.35 \$		3127	347.00	\$ 7,755.45			
5" Traffic B Asphalt (Rdwy Improvement 2nd Lift)	SY	3,474.00		.35 \$		3127	347.00	\$ 7,755.45			
5" FC 12.5 (Rdwy Improvement Final Lift)	SY	3,474.00		.55 \$		3121	347.00	\$ 7,755.45	\$ 09,000.43	\$ 81.812.70	
.5" FC 12.5 (Rdwy Improvement Final Lift) .5" Traffic B (Roundabout 1st Lift)	SY	935.00		.35 \$		842	93	\$ 2,078.55			
	SY	935.00		.35 \$		842	93	\$ 2,078.55			
.5" Traffic B (Roundabout 2nd Lift) .5" FC 12.5 MM (Roundabout Final Lift)	SY	935.00		.55 \$	20,897.25 22,019.25	042	33		\$ 18,818.70	\$ 22,019.25	
3 Ct. 12 3 MAN DECOMPOSITION OF FINAL LITTE	1 37		7.								

BCI	SR 13 Roundabout Pay App# 10											
Burnham Construction, Inc. "Building the Road to Excellence"	Unit	Qty.	Unit Price		Total Price	Previously Installed	Installed This Period	Billed this Pay App	Previously Billed	Balance to Complete		
Mill and Resurface Existing Roadway	SY	1,870.00	\$ 3	1.97 \$	59,783,90	1496	374.00	\$ 11,956.78	\$ 47,827.12	\$ -		
5' Paved Shoulder	SY	1,520.00		3.55 \$	35,796.00		1520	\$ 35,796.00		\$ -		
Prime Limerock	SY	8,773.00		1.00 \$	8.773.00	7018.4	1,754.60	\$ 1,754.60		\$ -		
Striping & Signs	LS	1.00			156.245.96	0.33		S	\$ 51,561,17			
RA Curb	LF			8.21 \$	14.672.64	300	84.00	\$ 3.209.64	\$ 11,463,00			
Type E Curb & Gutter	LF	1,530.00		9.42 \$	60.312.60	1080	450.00	\$ 17,739.00	\$ 42,573.60			
Type D Curb & Gutter	LF	292.00		8.57 \$	11,262.44		292	\$ 11.262.44	\$ -	\$ -		
24" FDOT Type F Curb & Gutter	LF	1,404.00		1.91 \$	44,801.64	1000	404		\$ 31,910.00	\$ -		
5' Sidewalk	SF	329.00		6.56 \$	18.608.24	164.5		\$	\$ 9,304.12			
A.D.A. Handicap Ramps	EA	14.00		2.49 \$	4,374.86	4		\$	7	\$ 3,124.90		
A.D.A. Mats	SF	423.00		8.12 \$	20,354.76			\$ -	\$	\$ 20,354.76		
Concrete Truck Apron	SF	3,903.00	\$ 1	2.89 \$	50,309.67	2927.25		\$ -	\$ 37,732.25			
			Subtotal	\$	1,623,351.17			\$ 220,077.69	\$ 1,148,322.98			
Grassing												
Median and Site Sod	SY	16,759,00	\$	7.26 \$	121,670,34			\$ -	\$ -	\$ 121,670,34		
	10.1		Subtotal	\$	121,670.34			\$.		\$ 121,670.34		
				1	12 1,010103					121,010101		
Guardrails												
Guardrails	LF	500.00		8.29 \$	49,145.00		500	\$ 49,145.00		\$ -		
			Subtotal	\$	49,145.00			\$ 49,145.00	\$ -	\$.		
Change Order 1												
Tree Removal	LS	1.00		0.00 \$	9,000.00	1		\$	\$ 9,000.00			
Stump Removal, Grubbing and Haul Off	SY	1,656.00	\$	2.72 \$	4,504.32	1656	1	\$	\$ 4,504.32	\$		
MOT - Lane Closure	EA	1.00	\$ 3,00	0.00 \$	3,000.00	1		\$.	\$ 3,000.00	\$		
Trucking of Fill from Parcel 28 (Est 30 Loads)	Days	2.00	\$ 80	0.00 \$	1,600.00	2		\$	\$ 1,600.00			
Place and Compact / Grade for Hardscape Wall	Days	2.00	\$ 70	0.00 \$	1,400.00	2		\$	\$ 1,400.00	\$ -		
					19,504.32			9	\$ 19.504.32			

		_	В	illed this Pay	Previously Billed	Balance to Complete	
ORIGINAL CONTRACT TOTAL WITHOUT ALTERNATE	\$ 5,164,480.14		\$	471,825.11	\$ 4,030,270.99	\$ 681,888.36	86.8
CHANGE ORDER TOTAL	\$ 19,504.32	Totaled Billed	\$	4,502,096.10			
REVISED CONTRACT TOTAL	\$ 5,183,984.46	Retainage this Pay App	\$	47,182.51	Current Payment Due	\$ 424,642.60	
		TOTAL RETAINAGE	\$	450,209.61	Total Payments	\$ 4,051,886.49	

CONDITIONAL PARTIAL WAIVER OF LIEN

KNOWN ALL MEN THAT THESE PRESENTS, THAT.....

That the undersigned, for and in consideration of the payment in the sum of
FORTY THOUSAND SIX HUNDRED EIGHTY SEVEN AND 83/100 (\$40,687.83) paid by,
FINDLAY CONSTRUCTION SOLUTIONS, LLC receipt of which is hereby
acknowledged, hereby releases and quit claims as to the said Company, its affiliates,
successors and assigns all lines, lien rights, claims or demands or any against the
premises described as:
SR 13 ROUNDABOUT
ST. JOHNS, FLORIDA
on account of labor performed and/or materials furnished for the construction of any improvements thereon. That all labor, equipment and materials used by the undersigned in the erection of said improvements have been paid for.
INVOICES PAID THROUGH: MARCH 25 2025
Whether this instrument is designed a PARTIAL OR FINAL WAIVER OF LIEN, the undersigned releases its lien rights under Chapter 713 of the Florida Statutes, through the date of this instrument. THIS RELEASE IS CONTINGENT UPON CHECK CLEARING ALL APPROPRIATE BANKS
COMPANY: PRITCHETT TRUCKING INC.
BY:
TITLE: Vice President
STATE OF FLORIDA COUNTY OF UNION
I hereby acknowledge that the statements contained in the foregoing Release of Lien are true and correct.
Sworn to and subscribed before me this: Day of APRIL 2025
DERRICK B. RUDD MY COMMISSION # HH 630061 EXPIRES: January 25, 2029 Notary Public Expiration Date

CONDITIONAL PARTIAL WAIVER OF LIEN

KNOWN ALL MEN THAT THESE PRESENTS, THAT							
That the undersigned, for and in consideration of the payment in the sum of SIXTEEN THOUSAND SIX HUNDRED EIGHTY SIX AND 56/100 (\$16,686.56) paid by, FINDLAY CONSTRUCTION SOLUTIONS, LLC receipt of which is hereby							
acknowledged, hereby releases and quit claims as to the said Company, its affiliates,							
successors and assigns all lines, lien rights, claims or demands or any against the							
premises described as:							
SR 13 ROUNDABOUT							
ST. JOHNS, FLORIDA							
on account of labor performed and/or materials furnished for the construction of any improvements thereon. That all labor, equipment and materials used by the undersigned in the erection of said improvements have been paid for.							
INVOICES PAID THROUGH: MARCH 25 2025							
Whether this instrument is designed a PARTIAL OR FINAL WAIVER OF LIEN, the undersigned releases its lien rights under Chapter 713 of the Florida Statutes, through the date of this instrument. THIS RELEASE IS CONTINGENT UPON CHECK CLEARING ALL APPROPRIATE BANKS							
COMPANY G. P. MATERIALS, INC.							
BY:							
TITLE: Vice President							
STATE OF FLORIDA COUNTY OF UNION							
I hereby acknowledge that the statements contained in the foregoing Release of Lien are true and correct.							
Sworn to and subscribed before me this: ZZA Day of APRIL 2025							
DERRICK B. RUDD MY COMMISSION # HH 630081 EXPIRES: January 25, 2029 Expiration Date							

APRIL

2025.

RELEASE AND WAIVER OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, <u>Ferguson</u> by its duly authorized agent, for and in consideration of payment in the amount of \$10 the receipt of which is hereby acknowledged, does hereby waive, release and relinquish any and all claims and demands including any lien or right to claim a lien for labor and materials furnished through <u>3/25/2025</u> on the following described property:

SR 13 Roundabout RIVERTOWN MAIN STREET ST JOHNS, FL ST JOHNS COUNTY MATTAMY HOMES

This Release and Waiver of Lien constitutes a full and complete discharge, release and waiver of any right to further payment and any mechanic's or material men's lien or right to lien for any and all work and labor done and performed or any and all materials or both, furnished to Burnham Construction, Inc. for improvement of the above described property through 3/25/2025.

The undersigned hereby represents and warrants that all labor and/or materials furnished or used on the above described property for which this Release and Waiver of Lien is executed through 3/25/2025 have been paid in full.

The undersigned recognizes and agrees this Release and Waiver of Lien is given to induce Burnham Construction, Inc. to make the payment described above and Burnham Construction, Inc. will rely on the Release and Waiver of Lien in making payment described above.

IN WITNESS THEREOF, the undersigned has caused this Release and Waiver of Lien to be duly executed this 21

BY: CRYSTAL BELTRAN Print Name CREDIT COORDINATOR II ITS: Title Witness: Witness: Signature Signature Susan Dellarosa Print Name Print Name SWORN TO AND SUBSCRIBED before me this , 20 day of Notary Public: State of My Commission Expires: Personally Known () Produced Identification () Type of ID:

*No notary required per state statutes

^{*}Signature Authorization included. No notary required. See legal letter.

UNCONDITIONAL WAIVER AND RELEASE UPON FINAL PAYMENT

The undersigned has been paid in full for all labor, services, equipment or material furnished to BURNHAM CONSTRUCTION, INC. on the job of SR 13 Roundabout located at Mainstreet & Grandbridge, St Johns, FL and does hereby waive and release any right to lien, stop notice, or any right against a labor and material bond on the job, except for disputed claims for extra work in the amount of \$10.00.

Date:April 21, 2025	
	a de
	County Materials
	BY: Lizzy Oertel
	(NAME)
	Credit Assistant
	(TITLE)
STATE OF: Wisconsin COUNTY OF: Marathon	
The forgoing instrument was acknowledged before me this and is per	21 of April 2025 by: Lizzy Oertel sonally known to me as such.
14.11	My Commission Expires 06/30/2025
Notary Public Signature	Commission Number
NOTICE: THIS DOCUMENT WAIVES RIGHTS AND SADITIONAL THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST HAVE NOT BEEN PAID, USE A CONDITIONAL RELEASE FOR PUBLICATION AND PUBLIC	ALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP TYOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU

Ĺ

CONDITIONAL PARTIAL WAIVER OF LIEN

KNOWN ALL MEN THAT THESE PRESENTS, THAT	
That the undersigned, for and in considerati SIXTY TWO THOUSAND TWO HUNDRED THIRTY THE	HREE DOLLARS 11/100 (\$62,233.11) paid by,
BURNHAM CONSTRUCTION INC.	receipt of which is hereby
acknowledged, hereby releases and quit claims as to the said Con	• • •
successors and assigns all lines, lien rights, claims or demands or premises described as:	r any against the
SR 13 ROUNDABOUT	
ST JOHNS COUNTY, FLORIDA	
on account of labor performed and/or materials furnished for the improvements thereon. That all labor, equipment and materials in the erection of said improvements have been paid for.	
INVOICES PAID THROUGH:	March 25, 2025
Whether this instrument is designed a PAR the undersigned releases its lien rights under Chapter 713 of the the date of this instrument.	•
COMPANY:	FINDLAY CONSTRUCTION SOLUTIONS, LLC
SINGATURE	to mos
BY:	Katherine Findlay
TITLE:	President
STATE OF FLORIDA COUNTY OF DIAGHUIC	
I hereby acknowledge that the statements c	ontained in the foregoing Release of
Lien are true and correct.	0.0
Sworn to and subscribed before me this:	Day of, 2025
(Notary Stamp)	L'hnisten C. (Vanis
CHRISTEN COURTNEY HARRIS Notary Public - State of Florida Commission # HH 360107 My Comm. Expires Feb 26, 2027	State of - 2 10 - 8 7 Expiration Date
Personally Known () Produced Identification ()	Type of ID: +1-V1 1xp. 15 a

RELEASE AND WAIVER OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, <u>American Precast</u> by its duly authorized agent, for and in consideration of payment in the amount of <u>\$10</u> the receipt of which is hereby acknowledged, does hereby waive, release and relinquish any and all claims and demands including any lien or right to claim a lien for labor and materials furnished through <u>3/25/2025</u> on the following described property:

SR 13 Roundabout RIVERTOWN MAIN STREET ST JOHNS, FL ST JOHNS COUNTY MATTAMY HOMES

This Release and Waiver of Lien constitutes a full and complete discharge, release and waiver of any right to further payment and any mechanic's or material men's lien or right to lien for any and all work and labor done and performed or any and all materials or both, furnished to Burnham Construction, Inc. for improvement of the above described property through 3/25/2025.

The undersigned hereby represents and warrants that all labor and/or materials furnished or used on the above described property for which this Release and Waiver of Lien is executed through 3/25/2025 have been paid in full.

The undersigned recognizes and agrees this Release and Waiver of Lien is given to induce Burnham Construction, Inc. to make the payment described above and Burnham Construction, Inc. will rely on the Release and Waiver of Lien in making payment described above.

IN WITNESS THEREOF, the undersigned has caused this Release and Waiver of Lien to be duly executed this 21st day of APRIL 2025.

-	American Precast
	Robert Mail
BY:	ROBERT NEILL
	Print Name
ITS:	MANAGER
	Title
	Signature MARIE CLAYTON
	Print Name
day of AF	PRIL , 2025 .
	nission Expires:
) Type of	ID: N/A
	BY: ITS: Witness: day of AF Notary Pu State of F

A2645X

CONDITIONAL RELEASE AND WAIVER OF LIEN

KNOW ALL MEN BY THESE PRESENTS, THE UNDERSIGNED, for and in consideration of the payment of the sum of \$24,459.84 TO BE PAID BY Burnham Construction, Inc., hereby waives and releases its lien right to claim a lien through 3/25/2025 on the job of:

> SR 13 Roundabout **GRANDBRIDGE & MAINSTREET** ST JOHNS, FL ST JOHNS COUNTY **MATTAMY HOMES**

The undersigned recognizes and agrees this Release and Waiver of Lien is given to induce Burnham Construction, Inc., to make the payment described above and Burnham Construction, Inc. will rely on the Release and Waiver of Lien in making payment described above.

IN WITNESS THEROF, the undersigned has caused this Release and Waiver of Lien to be duly executed this 21ST day of April 2025.

> Duval Asphalt Products, Inc. **Duval Asphalt** SIGNATURE Marie E. Miller PRINT NAME **Assistant Secretary** ITS: April

SWORN TO AND SUBSCRIBED before me this 21st day of

My Commission Expires:

Personally Known (XX Produced Identification () Type of ID:

ROSA B TALIAFERRO Notary Public-State of Florida Commission # HH 376671 Commission Expires March 21, 2027

CONDITIONAL RELEASE AND WAIVER OF LIEN

KNOW ALI. MEN BY THESE PRESENTS, THE UNDERSIGNED, for and in consideration of the payment of the sum of \$1,050.00 TO BE PAID BY **Burnham Construction**, **Inc.**, hereby waives and releases its lien right to claim a lien through 3/25/2025 on the job of:

SR 13 Roundabout GRANDBRIDGE & MAINSTREET ST JOHNS, FL ST JOHNS COUNTY MATTAMY HOMES

The undersigned recognizes and agrees this Release and Waiver of Lien is given to induce **Burnham Construction**, **Inc.**, to make the payment described above and **Burnham Construction**, **Inc.** will rely on the Release and Waiver of Lien in making payment described above.

	SIGNATURE SIGNATURE
	BY: Tracy Lee Kalvig
	ITS: CFO
SWORN TO AND SUBSCRIBED before me this 2414	day of August 20 25. Notary Public:
JENNIFER PROK MY COMMISSION # HH 631999 EXPIRES: February 1, 2029	State of Florida
***************************************	My Commission Expires:
Personally Known (~/) Produced Identification	on () Type of ID:



Prepared By and Return To:

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

TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT

	TEMPORARY CONSTRUCTION AND ACCESS EASEMED is made and entered into this day of May 2025, by and between:	
GRANTOR: NAME[S]: ADDRESS:	WHITNEY MURRAY ET AL, CHARLES HARRIS 3600 STATE ROAD 13 N SAINT JOHNS, FL 32259-0000	("Grantor"); and

<u>GRANTEE:</u> RIVERS EDGE III COMMUNITY DEDVELOPMENT DISTRICT, having a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("Grantee" or "District;" Grantor and Grantee are together the "Parties", and each separately a "Party").

WITNESSETH:

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*, which was established for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure; and

WHEREAS, Grantee has engaged Burnham Construction, Inc., to complete certain improvements to SR13 adjacent to the Grantor's property ("Project"); and

WHEREAS, Grantor is the owner in fee simple of certain real property over and upon which the District intends to install or construct improvements necessitated by the work completed for the Project, being more particularly described on Exhibit A attached hereto, and by this reference incorporated herein (the "Easement Area" and the improvements on the Grantor's property, the "Improvements"); and

WHEREAS, Grantor desires to grant to Grantee a temporary, non-exclusive construction and access easement on, upon, over, under, across, and through the Easement Area for the sole purpose of installing and/or constructing the Improvements described at Exhibit A.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid by the Grantee to the Grantor, the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

- 1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.
- 2. Temporary Construction Easement. Grantor does hereby grant, bargain, and convey to Grantee a temporary, non-exclusive casement on, upon, over, under, across and through the Easement Area for access, ingress, egress and allow Grantee (through its contractors and assigns) to construct or install the Improvements described at Exhibit A (collectively, the "Easement"). The rights, privileges and Easement granted and conveyed hereunder shall be a burden upon the Easement Area and shall exist for the benefit of and run with title to the Easement Area until terminated as set forth herein. This Agreement shall be hinding upon and inure to the benefit of Grantor and Grantee and their respective

successors and assigns. The Easement set forth in this Agreement shall be for the sole benefit and use of Grantee and its successors, assigns, contractors, agents, consultants, representatives, and subcontractors.

3. Term of Easement; Termination.

- (a) Upon the earlier of (i) the completion of installation and construction of the Improvements and completion of all clean-up and repairs, or (ii) recordation of a release of the Easement in the Public Records of St. Johns County, Florida, this Agreement shall automatically terminate and be extinguished and all rights in the Easement granted by this Agreement shall immediately revert to the Grantor, its successors, transferees and assigns, without further action of the Grantor or Grantee being required with respect to such Easement Area. Notwithstanding the foregoing, the Grantee may at any time upon fifteen (15) days' written notice, revoke the Easement granted herein and require the Grantee to vacate the Easement Area.
- (b) Upon termination of this Agreement, as provided herein, and upon request by Grantor, Grantee shall promptly execute and deliver to Grantor a document in recordable form confirming termination of this Agreement and the Easement granted herein. Grantee shall be solely responsible for removing all materials, equipment, trash, and debris from the Easement Property.

4. Obligations of Grantor and Grantee.

- (a) The Parties acknowledge and agree that any rights granted hereunder shall be exercised by the Parties only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto. The Parties covenant and agree that neither party shall discharge into or within the Easement Area any hazardous or toxic materials or substances, any pollutants, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulations or permit, except in accordance with such laws, ordinances, rules, regulations and permits.
- (b) Grantee shall use all due care to protect the Grantor's property from damage. Grantee agrees to repair of any damage to Grantor's property resulting from Grantee's actions related to installation or construction of the Improvements, including replacement of any damaged sod, landscaping, and irrigation.
- (c) Grantor grants the Easement described herein as a privilege, and Grantee accepts the Easement Area on an as-is basis. Grantor makes no representations regarding the suitability of the Easement Area for the Grantee's purposes.
- (d) It is acknowledged and agreed that the Easement granted under this Agreement is not an exclusive easement and that Grantor shall have the right to use and enjoy the Easement Area in any manner not inconsistent with the easement rights created herein, and grant others the right to do so.
- (e) Following installation and/or construction of the Improvements, the Improvements shall be owned by the Grantor and the Grantee shall have no ownership rights thereto or ongoing maintenance obligations therefor.
- (f) Grantee shall not permit (and shall promptly satisfy or bond) any lien or encumbrance against the Easement Area imposed in connection with the exercise of rights hereunder.
- 5. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
- 6. Amendments and Waivers. This Agreement contains the entire understanding of the Parties with respect to the matters set forth herein and no other agreement, oral or written, not set forth

herein, nor any course of dealings of the Parties, shall be deemed to alter or affect the terms and conditions set forth herein. This Agreement may not be terminated or amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties and recorded in the Public Records of St. Johns County, Florida. No delay or omission of any Party in the exercise of any right accruing upon any default of any Party shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by any Party of a breach of, or a default in, any of the terms and conditions of this Agreement by any other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement. No breach of the provisions of this Agreement shall entitle any Party to cancel, rescind or otherwise terminate this Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which any Party may have by reason of any breach of the provisions of this Agreement.

7. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given (i) three (3) days after depositing with the United States Postal Service, postage prepaid, (ii) one day after depositing with a nationally recognized overnight courier service, or (iii) on the day of hand delivery (provided such delivery occurs prior to 5:00 pm, E.S.T. or E.D.T., as applicable), to the address listed above or to such other address as either Party may from time to time designate by written notice in accordance with this paragraph.

8. Miscellaneous.

- (a) The Effective Date of the Agreement shall be the last day that this Agreement is signed by either Party.
- (b) If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to the extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- (c) This Agreement shall be construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be in St. Johns County, Florida. In the event of any dispute hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising herefrom, the predominantly prevailing party shall be entitled to recover its reasonable attorneys' fees, costs and expenses, whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal. Upon any breach of this Agreement, the breaching Party shall be afforded twenty (20) days to cure, or such longer time as may be agreed by the Parties.
- (d) The section headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof.
- (e) Where the sense of this Agreement requires, any reference to a term in the singular shall be deemed to include the plural of said term, and any reference to a term in the plural shall be deemed to include the singular of said term.
- (f) Nothing in this Agreement shall be construed to make the Parties hereto partners or joint venturers or render either of said parties liable for the debts or obligations of the other.
- (g) This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement.

[SIGNATURES ON FOLLOWING PAGES]

[Easement signature page for District]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first written above.

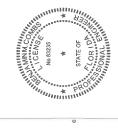
	"GRANTEE"
WITNESS:	RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
Print: Clairl Riddle Address: 10375 Centrison par way N Sock Sorville, FL 327.56	Print: Its: Chair Dice Chair
Print: Jacob O-LEARY Address: 10515 Contraged Pents N, Sutte 410, Jackson VILLE Fe 52756	
STATE OF FLORIDA COUNTY OF Delac	
The foregoing instrument was acknowled online notarization this 210 day of May 2025, RIVERS EDGE III COMMUNITY DEVELOR	dged before me by means of physical presence or by Orville Richard (D.J.) Smith III, as Chairperson of PMENT DISTRICT.
Comm# HH423526 Expires 7/19/2027	Versionally Known OR Produced Identification Type of Identification

[Easement signature page for Grantor]

Signature Print: Shava Banken Address: 3608 5R 13 V. Schus. 32259	"GRANTOR" Signature Print: Whitney L Murray
Print: STEUXU Address:	
STATE OF FLORIDA COUNTY OF	
The foregoing instrument was acknown online notarization this day of May 2025, by	ledged before me by means of □ physical presence or □ y
	(Official Notary Signature & Seal) Name: Personally Known OR Produced Identification
	Type of Identification

Exhibit A Easement Area and Description of Improvements

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY



ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPES.

PROSSER INC. 13801 SUTTON PARK DRIVE SOUTH, SUITE 200 JACKSONVILLE, FLORIDA 3224-04229 CERTIFICATE OF AUTHORIZATION 00004050 BENJAMIN M. COMBS, PE NO 83235

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23,004, F.A.C.

SHEET DESCRIPTION	COVER SHEET SIGNATURE SHEET GENERAL NOTES	PRE-DEVELOPMENT DRAINAGE MAP POST-DEVELOPMENT DRAINAGE MAP PROJECT LAYOUT TYPICAL SECTION		CROSS DELITIONS DRAINAGE STRUCTURES SWIPPP NOTES SWIPP DETAILS SWIPP CONTRACTORS NOTES SWIPP PLAN	TEMPORARY TRAFFIC CONTROL NOTES TTOP PIVAGE III TTOP PIVAGE III TTOP PIVAGE IV TTOP PI	UTILITY RELOCATION PLAN
SHEET NO.	C-0.00 C-0.01 C-1.00	C-2.00 C-2.01 C-3.00 - C-3.02 C-4.00 - C-4.03	(2) 0.5.00 0.5.02 (3) 0.5.00 0.5.01 (3) 0.5.00 0.5.01	C-7,00 - C-7,12 C-7,13 - C-7,14 C-8,00 C-8,01 C-8,02 C-8,03 - C-8,05	C-9.00 C-9.01 - C-9.05 C-9.06 - C-9.08 C-9.09 - C-9.11 C-9.12 C-9.13 C-9.13	2//

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

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ON THE DATE ADJACENT TO THE SEAL

PROSSER INC.
13901 SUTTON PARK DRIVE SOUTH, SUITE 200
JACKSONVILLE, FLORIGA 32234-0229
CERTIFICATE OF AUTHORIZATION 00004050
WILLIAM R. LYON, PE NO 78066

PROSSER INC.
1390 SUJTON PARK DRIVE SOUTH, SUITE 200
JACKSONVILLE, FLORIDA 32224-0229
CERTIFICATE OF AUTHORIZATION 00004050
RYAN P. STILWELL, PE NO 65526

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23,004, F.A.C.

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23,004, F.A.C.

SHEET DESCRIPTION
ROUNDABOUT PLAN AND PROFILE
ROUNDABOUT GRADING PLAN
SIGNING AND PAVEMENT MARKING PLAN

SHEET NO. C-5.03 C-5.04

SHEET DESCRIPTION ROADWAY PLAN AND PROFILE SHEET NO. C-5,00 - C-5,01

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ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPES.

PROSSER INC.
JACAS SUTTO PARK DRIVE SOUTH, SUITE 200
JACKSOMILLE, FLORIDA 32224-0229
CERTIFICATE OF AUTHORIZATION 00004050
PAUL S. MOSS, LA 1165

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61(3)(0-1)(01), F.A.C.

SHEETS IN ACCORDANCE WITH RULE 61G10-11.0	SHEET DESCRIPTION	MITIGATION PLANS 04 LANDSCAPE PLANS
SHEETS IN	SHEET NO.	L-1.00 - L-1.02 L-2.00 - L-2.04

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ON THE DATE ADJACENT TO THE SEAL

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PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPES. SHAFFER ENGINEERING GROUP, LLC 12058 SAN JOSE BLVD, SUITE 502 JACKSONVILLE, FLORIDA 32223 J. BRYAN SHAFFER, PE NO 58168

SR 13 ROU

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61615-23,004, F.A.C.

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	ELECTRICAL PLAN
	ELECTRICAL DETAILS
E4.1	ELECTRICAL SPECIFICATIONS

SHEET DESCRIPTION

SHEET NO.

HEDULE

PROJECT NO. 1

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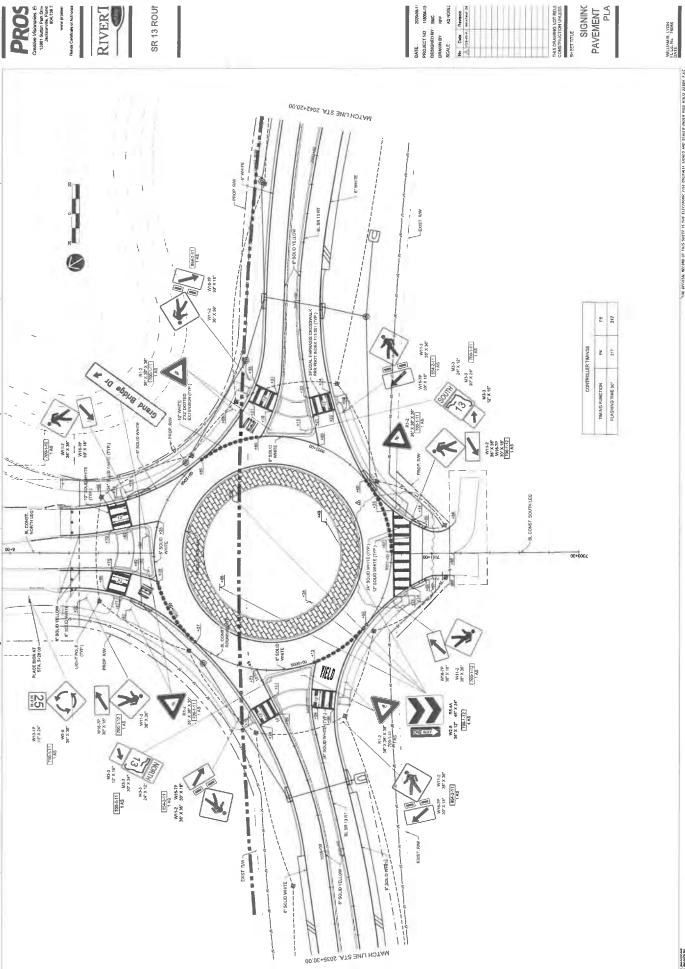
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PROS Codition Visionarios El 1301 san sub Josephus Pros WW Posse Food Cuticus of Authors No. Date Revision 24-07-03 Onstruge an THIS DRAWING NOT RELE CONSTRUCTION UNLESS SHEET TITLE RIVERT SR 13 ROU WILLIAM R. LYON FLLic, No. 76086 DATE: 0 EXISTING RAW 1040+87.55, 12 OU'L 2040+96.01, 13.73° R PROPOSED RAW SR 13 A A Hand a we' was a second a 2040-1225, 0.007 ZO40H3 98 0.007 EL 17 82 1.007 2040-40 36, 14 33' R L. 18.1 35, 14 33' R 2040-30.58, 14 74' R 1040+27.58, 32.74°L EL. 18.02 1040+34,98, 32.19°L 2040+00,00,000 EL, 18 17 2040-03.15.17.39 R EL. 17.79 2040-04.01.22.92 R EL. 18.26 2040-04.87, 27.85' R EL. 18.33 6+74.38, 44.70 L EL 19.52 /A 6+76.38, 34.65 L EL 18.98 6+87.22, 18.27 L EL 18.02 6+86.73, 39.04°L EL. 18.60 7000-67 04 51 46 R & El. 13.00 El. 13.50 El. 13.50 2001-56.72 EL 1816 50 R EL 1857 10 00'R EL 1857 10 00'R EL 1857 10 00'R EL 1785 EL 13 25 7001+17.00, 23.71'R A T7001+03.21.80°R & E. 17001+05.79.17.59°R & E. 16.66 & E. 16.36.15.73°R & E. 16.35°R & E. 16.35° FL. 13.90 FL. 13.90 7000:07.63, 17.51' R A FL. 14.31 7000-75 52, 18, 14' R A 7000-15 21, 8 94' R A 7000-18, 48, 0 44' R A GINCONSI 7000-18, 60, 0 4' R 8002-34.44.18.00 L E1 1865 8002-44.3.00 L 8002-48.41.3.00 L E1.1857 E1.1967 E1.1969 POL NORTH LEG -0001+05,98,19.00°L EL. 18.59 -9001+05.88 EL. 18.21 9004-23.47, 19.00 L EL. 19.22 9004-23.47, 33.00 L 900Z+87 02, 33 00 L EL. 19.71 6003+7142.0.00 fil. 19.69 8003+7142, 19.00 L El. 19.06 9003+71.42, 33.00°L EL. 19.55 ਜ਼⁷ ਲ 8 SOUTH DRIVEWAY A TODIS AND LESS OF LE 9004+61 62, 33 00°L EL. 19.51 9000+06.27, 33.00°L EL. 19.42 PGL SOUTH LEG 6-451,1700 n 1-2700 n 1-2700 n 1-3200 N 1 9000-64.75, 5.00°R | E. 1.85 | 6.00 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 | 6.1.185 ROUNDABOUT EL. 07, 24.98*L 2004-08.03.15.12.R.
E.L. 18.04.
2004-08.35.25.16.44.R.
E.L. 18.07.15.23.16.44.R.
EL. 18.07.15.23.15.41.R. 1036-93-48, 0.007 EL. 18-42 | S4, 0.007 EL. 183, 0,007 | EL. 18-34 SAT 00 80, 0.00° 1037-92 25, 15.57 L EL. 18 14 1038-53.02, 34 EL. 18 13 1037+09-03, 28-42' L-EL 18-44 1037+09-01, 33-42' L-EL, 18-54 2038+81.45, 0.00 EL, 18,24 1037+01.08, 24.60 L Sections pre pleaded de la presenta del presenta de la presenta de la presenta del presenta de la presenta del presenta de la presenta de la presenta del presenta de la presenta del presenta de la presenta del presenta de la presenta de la presenta del presenta del presenta de la presenta de la presenta del pr

ABOUT GRADING PLAN] SKI2025 to 11 50 AM Rich Palmeans

ROUNDA GRADINC



WILLIAM R. LYDN FL Lc. No. 78066 DATE:

Prepared By and Return To:

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

TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT

THIS TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT ("Agreement") is made and entered into this ____ day of May 2025, by and between:

GRANTOR:

NAME[S]:

JOHN MICHAEL LANIER ET AL, SHAWN LARON BARKER

ADDRESS:

3608 STATE ROAD 13 N

SAINT JOHNS, FL 32259-0000

("Grantor"); and

<u>GRANTEE:</u> RIVERS EDGE III COMMUNITY DEDVELOPMENT DISTRICT, having a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("Grantee" or "District;" Grantor and Grantee are together the "Parties", and each separately a "Party").

WITNESSETH:

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*, which was established for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure; and

WHEREAS, Grantee has engaged Burnham Construction, Inc., to complete certain improvements to SR13 adjacent to the Grantor's property ("Project"); and

WHEREAS, Grantor is the owner in fee simple of certain real property over and upon which the District intends to install or construct improvements necessitated by the work completed for the Project, being more particularly described on Exhibit A attached hereto, and by this reference incorporated herein (the "Easement Area" and the improvements on the Grantor's property, the "Improvements"); and

WHEREAS, Grantor desires to grant to Grantee a temporary, non-exclusive construction and access easement on, upon, over, under, across, and through the Easement Area for the sole purpose of installing and/or constructing the Improvements described at Exhibit A.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid by the Grantee to the Grantor, the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

- 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.
- 2. Temperary Construction Easement. Grantor does hereby grant, bargain, and convey to Grantee a temporary, non-exclusive easement on, upon, over, under, across and through the Easement Area for access, ingress, egress and to allow Grantee (through its contractors and assigns) to construct or install the Improvements described at Exhibit A (collectively, the "Easement"). The rights, privileges and Easement granted and conveyed hereunder shall be a burden upon the Easement Area and shall exist for the benefit of and run with title to the Easement Area until terminated as set forth herein. This Agreement shall be binding upon and inure to the benefit of Grantor and Grantee and their respective

successors and assigns. The Easement set forth in this Agreement shall be for the sole benefit and use of Grantee and its successors, assigns, contractors, agents, consultants, representatives, and subcontractors.

3. Term of Easement; Termination.

- (a) Upon the earlier of (i) the completion of installation and construction of the Improvements and completion of all clean-up and repairs, or (ii) recordation of a release of the Easement in the Public Records of St. Johns County, Florida, this Agreement shall automatically terminate and be extinguished and all rights in the Easement granted by this Agreement shall immediately revert to the Grantor, its successors, transferees and assigns, without further action of the Grantor or Grantee being required with respect to such Easement Area. Notwithstanding the foregoing, the Grantee may at any time upon fifteen (15) days' written notice, revoke the Easement granted herein and require the Grantee to vacate the Easement Area.
- (b) Upon termination of this Agreement, as provided herein, and upon request by Grantor, Grantee shall promptly execute and deliver to Grantor a document in recordable form confirming termination of this Agreement and the Easement granted herein. Grantee shall be solely responsible for removing all materials, equipment, trash, and debris from the Easement Property.

4. Obligations of Grantor and Grantee.

- (a) The Parties acknowledge and agree that any rights granted hereunder shall be exercised by the Parties only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto. The Parties covenant and agree that neither party shall discharge into or within the Easement Area any hazardous or toxic materials or substances, any pollutants, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulations or permit, except in accordance with such laws, ordinances, rules, regulations and permits.
- (b) Grantee shall use all due care to protect the Grantor's property from damage. Grantee agrees to repair of any damage to Grantor's property resulting from Grantee's actions related to installation or construction of the Improvements, including replacement of any damaged sod, landscaping, and irrigation.
- (c) Grantor grants the Easement described herein as a privilege, and Grantee accepts the Easement Area on an as-is basis. Grantor makes no representations regarding the suitability of the Easement Area for the Grantee's purposes.
- (d) It is acknowledged and agreed that the Easement granted under this Agreement is not an exclusive easement and that Grantor shall have the right to use and enjoy the Easement Area in any manner not inconsistent with the easement rights created herein, and grant others the right to do so.
- (e) Following installation and/or construction of the Improvements, the Improvements shall be owned by the Grantor and the Grantee shall have no ownership rights thereto or ongoing maintenance obligations therefor.
- (f) Grantee shall not permit (and shall promptly satisfy or bond) any lien or encumbrance against the Easement Area imposed in connection with the exercise of rights hereunder.
- 5. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
- 6. Amendments and Waivers. This Agreement contains the entire understanding of the Parties with respect to the matters set forth herein and no other agreement, oral or written, not set forth

herein, nor any course of dealings of the Parties, shall be deemed to alter or affect the terms and conditions set forth herein. This Agreement may not be terminated or amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties and recorded in the Public Records of St. Johns County, Florida. No delay or omission of any Party in the exercise of any right accruing upon any default of any Party shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by any Party of a breach of, or a default in, any of the terms and conditions of this Agreement by any other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement. No breach of the provisions of this Agreement shall entitle any Party to cancel, rescind or otherwise terminate this Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which any Party may have by reason of any breach of the provisions of this Agreement.

7. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given (i) three (3) days after depositing with the United States Postal Service, postage prepaid, (ii) one day after depositing with a nationally recognized overnight courier service, or (iii) on the day of hand delivery (provided such delivery occurs prior to 5:00 pm, E.S.T. or E.D.T., as applicable), to the address listed above or to such other address as either Party may from time to time designate by written notice in accordance with this paragraph.

8. Miscellaneous.

- (a) The Effective Date of the Agreement shall be the last day that this Agreement is signed by either Party.
- (b) If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to the extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- (c) This Agreement shall be construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be in St. Johns County, Florida. In the event of any dispute hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising herefrom, the predominantly prevailing party shall be entitled to recover its reasonable attorneys' fees, costs and expenses, whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal. Upon any breach of this Agreement, the breaching Party shall be afforded twenty (20) days to cure, or such longer time as may be agreed by the Parties.
- (d) The section headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof.
- (e) Where the sense of this Agreement requires, any reference to a term in the singular shall be deemed to include the plural of said term, and any reference to a term in the plural shall be deemed to include the singular of said term.
- (f) Nothing in this Agreement shall be construed to make the Parties hereto partners or joint venturers or render either of said parties liable for the debts or obligations of the other.
- (g) This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement.

ISIGNATURES ON FOLLOWING PAGES

[Easement signature page for District]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first written above.

	"GRANTEE"
WITNESS:	RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
Print: Claire Middle Address: 10375 Centurion Parumay M Jock-Sonville, FL 32256	Print: Its: Chair Vice Chair
Prin James To Lengel Address: 10315 (Penturion Print N. Sustie 410, Jacksonville Fl 82256	
STATE OF FLORIDA COUNTY OF DUTAL	
The foregoing instrument was acknown online notarization this 27 day of May 20 RIVERS EDGE III COMMUNITY DEVE	owledged before me by means of physical presence or D25, by Orville Richard (D.J.) Smith III, as Chairperson of CLOPMENT DISTRICT.
JARRETT O'LEARY Notary Public State of Florida Comm# HH423526 Expires 7/19/2027	(Official Notary Signature & Seal) Name: Personally Known OR Produced Identification Type of Identification

[Easement signature page for Grantor]

WITNESSES:	"GRANTOR"
Signature Print: Whitney L Mhoray Address: 3600 State Rd 13N St Johns, FL 32259	Signature Prin Shavon Barleer
Print: Planstuweu Address:	
STATE OF FLORIDA COUNTY OF	
The foregoing instrument was acknown online notarization this day of May 2025, b	vledged before me by means of \square physical presence or \square
	(Official Notary Signature & Seal)
	Name: Personally Known
3	OR Produced Identification Type of Identification
	**

Exhibit A Easement Area and Description of Improvements

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY



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PROSSER INC.
13801 SUTTON PARK DRIVE SOUTH, SUITE 200
JACKSON WILLE, FLORIDA 32224-0229
CERTIFICATE OF AUTHORIZATION 00004050
BENJAMIN M. COMBS, PE NO 83235

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE \$1915-23.004, F.A.C.

SHEET DESCRIPTION

SHEET DESCRIPTION
CONEX SHEET
SOMATURE SHEET
GENERAL MOTES
GENERAL MOTES
PRECEVEL COMENT DRANKE MAP
PRECEVEL COMENT DRANKE MAP
PROBLET LAYOUT
PYREAL SECTION
PROBLEMS OF SHEET
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THIS FREM HAS BEEN DIGITALLY SIGNED AND SEALED BY



ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPES.

PROSSER INC, 13901 SUTTON PARK DRIVE SOUTH, SUITE 200 JACKSCHMILLE, FLORIDA 32224-0228 CERTIFICATE OF AUTHORIZATION 00004050 RYAN P, STILWELL, PE NO 68528

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 81G15-28 OM, FA.C.

C-5,00 - C-5,01

SHEET DESCRIPTION ROADWAY PLAN AND PROFILE THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY



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PROSSER INC. 13901 SUTTON PARK DRIVE SOUTH, SUITE 200 JACKSONVILLE, FLORIDA 32224-0229 CERTIFICATE OF AUTHORIZATION 00004050 WILLIAM R. LYON, PE NO 78066

PROSSER INC. 13901 SUTTON PARK DRIVE SOUTH, SUITE 200 JACKSONWILLE, FLORIDA 32224-0229 CERTIFICATE OF AUTHORIZATION 0000MC60 PAUL S. MOSS, LA 1186

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 51G10-11,011, F.A.C.

SHEET NO. SHEET DESCRIPTION

MITIGATION PLANS LANDSCAPE PLANS IRRIGATION PLANS

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SHAFFER ENGINEERING GROUP, LLC 12058 SAN JOSE BLVD, SUITE 502 JACKSONVILLE, FLORIDA 32223 J, BRYAN SHAFFER, PE NO 58188

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

SHEET NO. SHEET DESCRIPTION

ELECTRICAL LEGEND, NOTES AND SCHEDULE ELECTRICAL PLAN - ROUNDABOUT/ENTRY ELECTRICAL PHOTOMETRIC PLAN ELECTRICAL DETAILS ELECTRICAL DETAILS ELECTRICAL SPECIFICATIONS

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RIVERTOWN

PROSSER

SR 13 ROUNDABOUT

No. Data Reviews

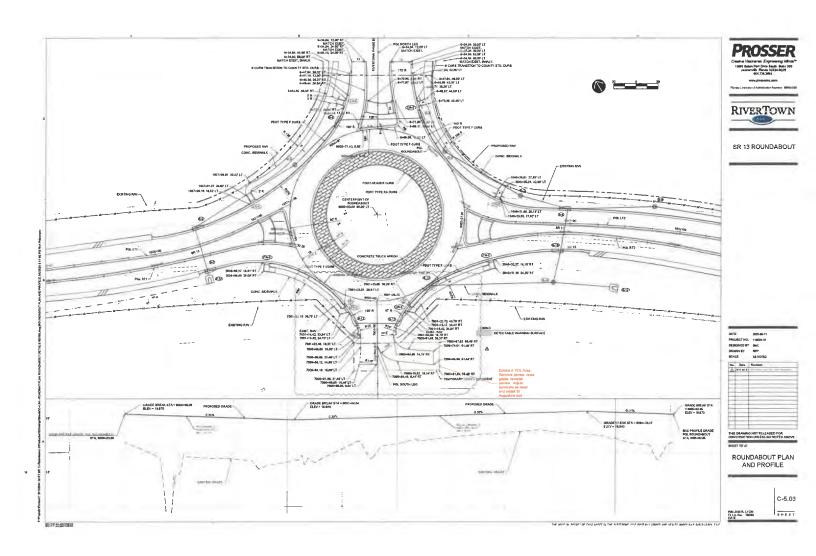
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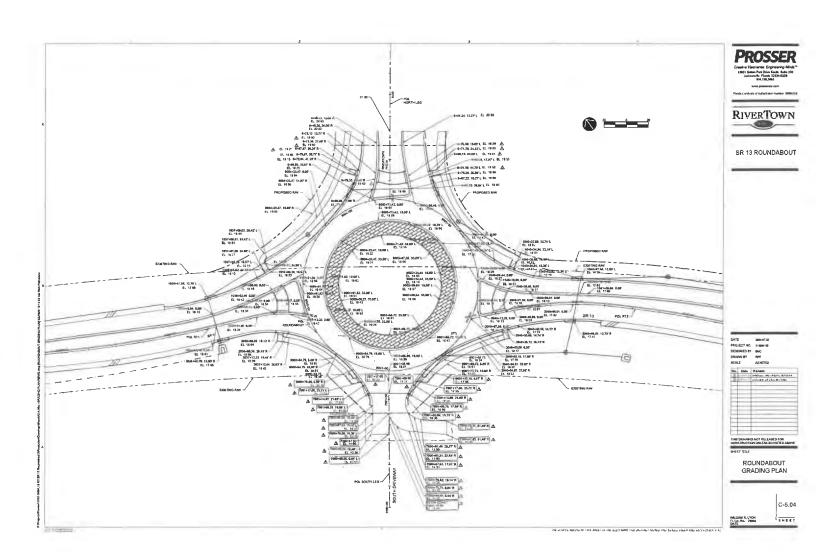
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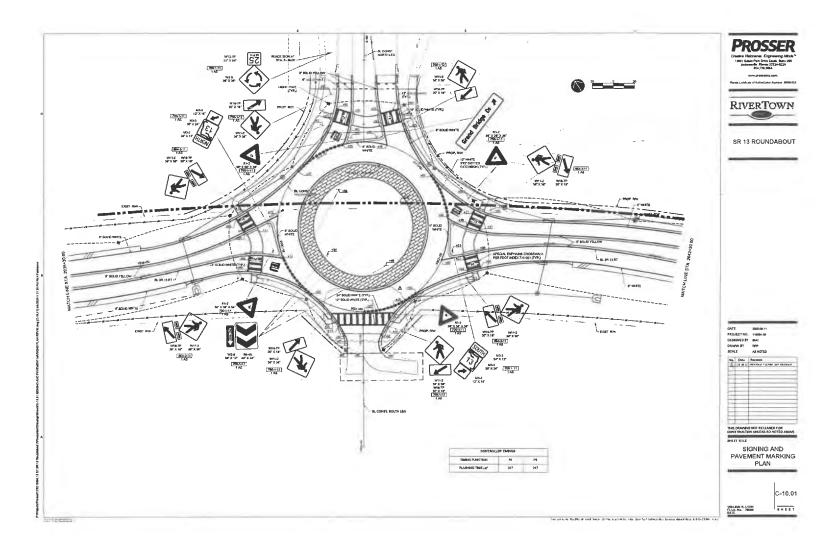
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THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULL BIG 15-23,004, F.A. C.

WALL TOENS











1001 Yamato Road • Suite 301 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

May 30, 2025

Board of Supervisors Rivers Edge III Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Rivers Edge III Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Rivers Edge III Community Development District as of and for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT:

GMS-NF, LLC 475 WEST TOWN PLACE, SUITE 114 ST. AUGUSTINE, FL 32092 TELEPHONE: 904-940-5850

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$4,800 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. The fees for the fiscal years 2026, 2027, 2028 and 2029 will not exceed \$4,900, \$5,000, \$5,100 and \$5,200, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

Rivers Edge III Community Development District

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Rivers Edge III Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Rivers Edge III Community Development District.

Ву:	Signed by: Corbin Levagy 908879078908400
Title:	Assistant Secretary
	2025-06-04





Peer Review Program

FICPA Peer Review Program Administered in Florida by The Florida Institute of CPAs AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau Grau & Associates 951 Yamato Rd Ste 280 Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791





904.268.2626 tel 904.683.7327 fax

2662 Robert Street Jacksonville, FL 32207

www.yellowstonelandscape.com

May 19, 2025

Hurricane Update/Planning

Dear Valued Client:

Hurricane season is June 1 through November 30. At Yellowstone we are committed to keeping your community at the forefront of our concerns. Typically, there are warning systems in place for hurricanes that allow ample time for evacuation and/or preparedness procedures to be implemented. When a Hurricane Watch is issued for the Jacksonville area, Yellowstone will activate our Hurricane Preparation Planning.

We will likely have a slight shift in our normal mowing operations during. If we need to postpone mowing services, the turf may be a little taller during the following week's mowing operations, but we should recover and resume normal operations with no issues. In the event additional cleanup is required, we will let you know in advance once site inspections have been completed post storm. If major damage occurs, we will stack down trees and limbs for pickup via our tree care grapple truck. The cleanup will be billed on a "Time and Materials" basis. This is the best option as it is unknown what damage will occur. Once it is determined that the cleanup is a billable event, a proposal will be generated based on the extent of cleanup required.

Our goal is to stay in communication regarding our plan throughout the storm event.

We sincerely request that you pre-register in order for us to plan appropriately to include your community in our clean-up schedule. By registering your community now, this authorization affords you as quick of a response, as possible, providing it is safe for our staff and vehicles to travel while obeying all enforcement and curfew laws. Please return the signed letter to us by email. Typically, after a hurricane, phones and fax machines are not working and because of evacuations, it is impossible to find a community representative to sign and authorize a work order to begin cleanup operations. Our employees know the importance of their role after a storm. If safety or imposed curfew is not an issue, we will be ready to begin the cleanup process of your community the day after the storm, provided we have a signed authorization on file.

Below is how we categorize our cleanup efforts in severe weather:

- **Phase One:** Evaluation of your site by Yellowstone Representative
 - a. Photos taken
 - b. Notes on down limbs, trees, debris, and cleanup needed
 - c. Tagging of trees [Removal (red ribbon) or Staking (green ribbon)]
 - d. It is our goal to save as much landscape material as possible to prevent costs from accumulating
- Phase Two: Clearing a path and replants
 - a. Remove trees, branches, and debris from roadways and sidewalks
 - 1. Place debris in a safe place clear of blocking flow of traffic
 - 2. Confirm the debris placement with YOU
 - b. Remove trees, branches, and debris from cars or buildings AFTER INSURANCE AGENT HAS DOCUMENTED THE INCIDENT
 - c. Free up any drainage challenges (Storm drains along curbs or retention drains)
 - d. Stake up as many trees that are down with appropriate staking devices
- **Phase Three:** Final cleanup and resume normal operations
 - a. Resume mowing
 - b. Perform a punch list of detail items
 - c. Write up any plant replacements (if needed)

Communication will be key during this time and please know that we will address the clean-ups as quickly as we can.

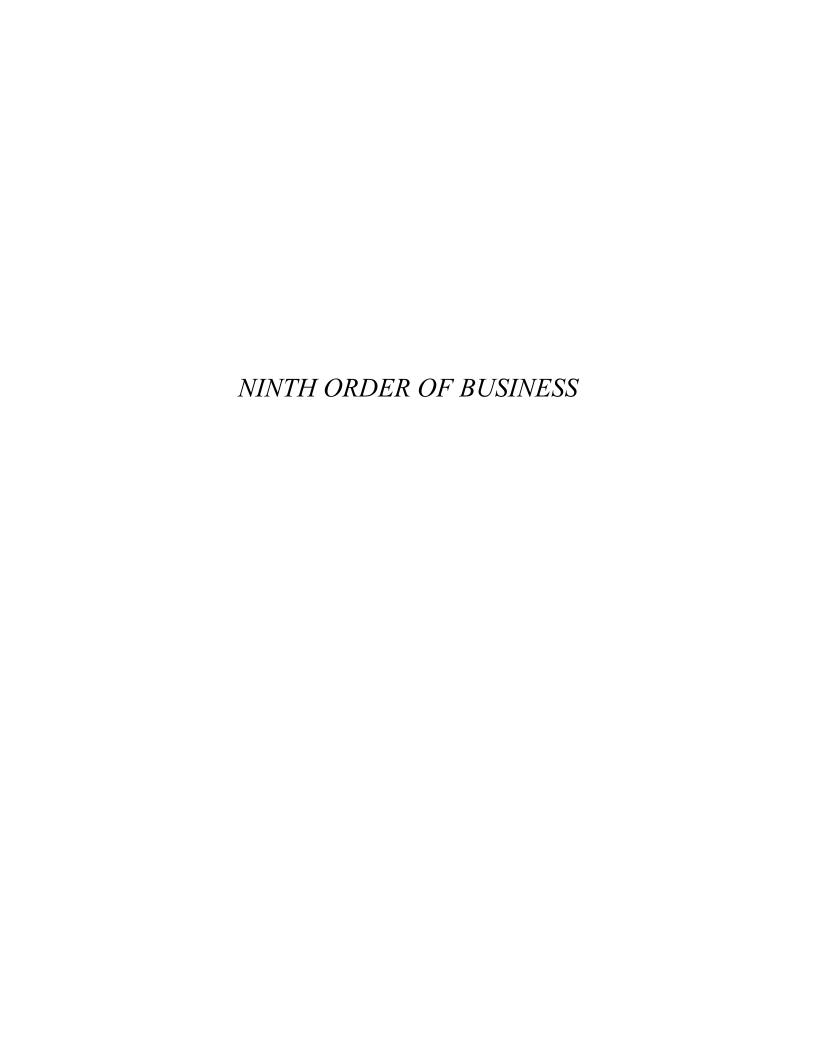
Hurricane Pre-Approval Authorization Form

By signing below, Yellowstone is authorized to begin clean-up, once local authorities have lifted safety precautions or imposed curfews, at the following rates:

General Labor- \$120/ Man Hour Arbor Crew Labor- \$200/ Man Hour Landscape Truck Dump Fee- \$500/ Each Grapple Truck Dump Fee- \$1500/ Each

Initials	
Authorized Signature	Contact PH#
Print Name	Email Contact
PROPERTY NAME	Alternate PH# (Land Line)





Community Development District

Approved Budget FY 2026

Presented by:



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Community Development District

Approved Budget General Fund

	Adopted Budget	Ao	ctuals Thru	Pro	ojected Next	Pro	jected Thru	1	Approved Budget
Description	FY 2025		4/30/25	. !	5 Months		9/30/25		FY 2026
REVENUES:									
Special Assessments - Tax Roll	\$ 918,137	\$	919,518	\$	-	\$	919,518	\$	1,101,765
Administrative Assessments on Unplatted Land	76,160		76,160		-		76,160		73,712
Developer Contributions	845,241		1,004,690		898,155		1,340,400		1,665,866
Cost Share Landscaping Rivers Edge II	-		-		-		-		186,679
Special Events	-		-		-		-		1,000
Interest Revenue	-		-		-		-		2,000
Miscellaneous Income	2,000		3,751		1,249		5,000		500
TOTAL REVENUES	\$ 1,841,538	\$	2,004,120	\$	899,404	\$	2,341,078	\$	3,031,523
EXPENDITURES:									
<u>Administrative</u>									
District Engineer	\$ 5,000	\$	10,628	\$	4,372	\$	15,000	\$	15,000
District Counsel	25,000		19,332		5,668	•	25,000		30,000
District Management	31,461		18,352		13,109		31,461		33,034
Assessment Roll Administration	5,618		5,618		-		5,618		5,899
Dissemination Agent	3,933		2,644		1,288		3,933		4,129
Information Technology	1,348		786		562		1,348		1,416
Website Administration	2,022		1,179		843		2,022		2,124
Website Maintenance	848		800		400		1,200		800
Annual Audit	5,200		6,700		-		6,700		6,800
Trustee Fees	6,000		2,188		3,813		6,000		6,600
Arbitrage Rebate	600		-		600		600		600
Telephone	150		2		148		150		150
Postage & Delivery	250		441		150		591		500
Printing & Binding	1,000		113		888		1,000		1,000
Insurance General Liability	6,334		6,161		-		6,161		6,932
Legal Advertising	1,500		2,025		500		2,525		2,000
Other Current Charges	500		-		400		400		500
Office Supplies	50		3		49		52		50
Dues, Licenses & Subscriptions	175		175		-		175		175
TOTAL ADMINISTRATIVE	\$ 96,989	\$	77,148	\$	32,789	\$	109,936	\$	117,708
Operations & Maintenance									
Grounds Maintenance									
Cost Share Landscaping - Rivers Edge	\$ 103,480	\$	60,363	\$	43,117	\$	103,480	\$	-
Field Operations Management (Vesta)	39,438		23,381		16,057		39,438		41,230
Landscape Maintenance	476,418		452,008		24,409		476,418		869,028
Landscape Maintenance New Units	45000		-		- 0 = 000		-		85,000
Landscape Contingency	15,000		61,275		35,000		96,275		100,000
Irrigation Repairs and Maintenance Lake Maintenance	40,000		53,226 12,894		25,000		78,226 18,000		65,000 40,360
Irrigation Water Use	18,000 7,200		12,894		5,106 110,961		237,962		40,360 243,090
Electric	1,000		29,317		22,063		51,380		51,500
Street Lighting	10,000				10,000		10,000		10,000
Street and Drainage Maintenance	3,000		-		3,000		3,000		3,000
Other Repair & Replacements	10,000		4,446		5,554		10,000		10,000
TOTAL GROUNDS MAINTENANCE	\$ 723,535	\$	823,910	\$	300,267	\$	1,124,178	\$	1,518,207

Rivers Edge III Community Development District

Approved Budget General Fund

		Adopted Budget	Ac	ctuals Thru	Pro	ojected Next	Pro	jected Thru	Α	pproved Budget
Description		FY 2025		4/30/25	!	5 Months		9/30/25		FY 2026
Amenity Center										
Coat Chana Amonity Divona Edge	\$	155.040	\$	90,911	\$	64.027	\$	155,848	\$	100 245
Cost Share Amenity - Rivers Edge General Manager (Vesta)	Ф	155,848 46,793	Ф	27,694	Ф	64,937 6,021	Ф	33,715	Ф	109,345 48,911
Amenity Manager (Vesta)		29,632		17,285		12,347		29,632		53,680
Maintenance Service (Vesta)		103,123		60,155		42,968		103,123		109,264
Lifestyle Director (Vesta)		43,329		25,275		18,054		43,329		45,426
Lifeguards (Vesta)		53,507		7,692		45,815		53,507		58,043
Facility Attendant (Vesta)		85,718		50,002		35,716		85,718		30,013
Guest Services (Vesta)		-		-		-		-		66,861
Janitorial (Vesta)		32,875		19,177		13,698		32,875		34,833
Security Monitoring		1,800		1,110		690		1,800		1,800
Security Guards		25,000				25,000		25,000		25,000
Telephone		8,500		9,644		6,250		15,894		17,000
Insurance		14,000		80,229				80,229		87,147
Fitness Equipment Lease		68,488		40,189		28,705		68,894		68,896
Window Cleaning		1,500		-		1,500		1,500		1,500
Pressure Washing		15,000		_		15,000		15,000		5,000
Pool Chemicals		20,000		15,833		4,167		20,000		20,000
Natural Gas		500		-		500		500		500
Electric		20,000		_		20,000		20,000		20,000
Water & Sewer		30,000		8,303		21,697		30,000		17,000
Amenity Repairs and Replacement		10,000		15,620		19,380		35,000		35,000
Refuse		15,000		8,443		6,557		15,000		15,000
Pest Control		3,600		560		3,040		3,600		3,600
Fire Alarm System and Maintenance		2,000		-		2,000		2,000		2,000
Access Cards		1,000		_		1,000		1,000		1,000
License & Permits		1,800		_		1,800		1,800		1,800
Special Events		15,000		8,823		6,177		15,000		30,000
Holiday Decorations		10,000		-		10,000		10,000		10,000
Office Supplies & Postage		1,500		-		1,500		1,500		1,500
Capital Expenditures		5,500		-		5,500		5,500		5,500
		-,		-		-,		-,		
TOTAL AMENITY CENTER	\$	821,013	\$	486,946	\$	420,018	\$	906,964	\$	895,607
Reserves										
General Reserves Funding	\$	200,000	\$	_	\$	200,000	\$	200,000	\$	500,000
TOTAL RESERVES	\$	200,000	\$	•	\$	200,000	\$	200,000	\$	500,000
TOTAL EXPENDITURES	\$	1,841,538	\$	1,388,004	\$	953,074	\$ 2	2,341,078	\$ 3	3,031,523
Other Sources/(Uses)										
Interlocal Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$	-	\$	-
EXCESS REVENUES (EXPENDITURES)	\$	(0)	\$	616,115	\$	(53,670)	\$	0	\$	0
MICEO INTERIORO (MIL BIDITORIO)	Ψ	(0)	Ψ	010,113	Ψ	(55,670)	Ψ	<u> </u>	Ψ	<u> </u>

Community Development District

Budget Narrative

Fiscal Year 2026

REVENUES

Special Assessments - Tax Roll

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

Administrative Assessments on Unplatted Land

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

Developer Contributions

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

Special Events

 $Income\ received\ from\ residents\ for\ rental\ of\ clubroom\ or\ patio\ and\ special\ events\ deposits.$

Interest Income

The District earns interest on the monthly average collected balance for each of their investment accounts.

Miscellaneous Income

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

Expenditures - Administrative

District Engineer

The District's engineer Prosser, Inc, will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

District Counsel

The District's Attorney, Kilinski Van Wyk, PLLC, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

District Management

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Assessment Roll Administration

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Dissemination Agent

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

Information Technology

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

Website Maintenance

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

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Trustee Fees

 $The \ District \ bonds \ will \ be \ held \ and \ administered \ by \ a \ Trustee. This \ represents \ the \ trustee \ annual \ fee.$

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2021 Special Assessment Improvement Revenue Bonds. The District has contracted with Grau and Associates to calculate the rebate liability and submit a report to the District.

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Administrative (continued)

Printing and Binding

 $\stackrel{-}{\text{Copies used in the preparation of agenda packages, required mailings, and other special projects.}$

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Legal Advertising

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

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Grounds Maintenance

Field Operations Management

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

Vendor Description		Monthly	Annual
Vesta	Field OP Management	\$ 3,436 \$	41,230

Landscape Maintenance

 $The \ District\ contracted\ with\ Yellows tone\ to\ maintain\ the\ common\ areas\ of\ the\ District\ and\ Amenity\ Center.$

Vendor	Description	Monthly	Annual
YellowStone	Landscape Maintenance	\$ 72.419	\$ 869.028

Landscape Contingency

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

Irrigation Repair & Replacement

The cost of miscellaneous irrigation repairs and maintenance incurred.

Lake Maintenance

The District receives lake maintenance services from Solitude Lake Management LLC.

Vendor	Description	Monthly	Annual
Solitude Lake Mngt	Lake Maintenance	\$ 2,530	\$ 30,360
	Contingency or New Units		10,000
	Total	•	\$ 40.360

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Grounds Maintenance (continued)

Irrigation Water Use

Water and re-use water needed for irrigation and maintenance of the common grounds provided by JEA.

Location	Meter Number	0 1 ,,	Monthly	Annual
123 Grand Bridge Dr Apt IR01	81842960	\$	596	\$ 7,156
1729 Rivertown Main St Apt IR01	98879626		1,753	21,033
175 Palomar Dr Apt IR01	94648240		4,424	53,092
193 Albright Ct Apt IR01	95047215		300	3,605
21 Grand Verde Dr Apt IR01	94648252		1,776	21,313
2567 Rivertown Main St Apt IR01	8193163		2,092	25,106
300 Dahlia Falls Dr	89882808		457	5,483
3059 Rivertown Main St Apt IR01	8193156		8,511	102,132
40 Sydney Cv	81840820		90	1,078
438 Meadow Creek Dr	89241610		66	788
Contingency			192	2,304
	Total	\$	20,258	\$ 243,090

Electric

Estimated costs for electric billed to the District by FPL.

Location	Meter Number	Mo	onthly	Annual
435 Meadow Creek Dr # Irr	9443314324	\$	28	\$ 336
2308 Rivertown Main St	9915753587		4,213	50,552
213 Wambaw Dr # LF STA	0358405579		41	492
Contingency			10	120
	Total	\$ 4	,292	\$ 51,500

Streetlighting

The estimated costs for electric billed to the District by FPL.

Street and Drainage Maintenance

The estimated costs for street and drainage repairs.

Other Repairs and Maintenance

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

Expenditures - Amenity Center

Cost Share - Amenity Rivers Edge

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

General Manager

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

Amenity Manager

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

Maintenance Services

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

Lifestyle Director

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

Lifeguards

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

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Amenity Center (continued)

Guest Services

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

Ianitorial Services

The District has contracted with Vesta Property Services, Inc to provide maintenance of the Amenity Center swimming pools.

Vendor	Description	Monthly	Annual
Vesta	Janitorial Services	\$ 2,903 \$	34,833

Security Monitoring

 $Maintenance\ costs\ and\ quarterly\ monitoring\ of\ the\ security\ alarms/cameras\ provided\ by\ Dynamic\ Security.$

Security Guards

The district is contracted with Giddens Security to provide security patrols and mileage reimbursement for District Property and St. Johns Sherriff's office to provide off-duty patrol.

Telephone

The estimated cost for telephone, internet, and cable services for the Amenity Center.

Insurance

 $The \ District's \ General \ Liability \ \& \ Public \ Officials \ Liability \ Insurance \ policy \ is \ with \ Florida \ Insurance \ Alliance \ (FIA). \ The \ amount \ is \ based \ upon \ estimated \ premium \ for \ property \ insurance \ related \ to the \ Amenity \ and \ other \ District \ facilities.$

Fitness Equipment Lease

The District has contracted with Macrolease to rent fitness equipment.

Vendor	Description	Monthly	Annual
Macrolease	Fitness Equipment Lease	\$ 5,741	\$ 68,896

Window Cleaning

 $The\ estimated\ cost\ to\ have\ windows\ cleaned\ inside\ and\ outside\ three\ times\ a\ year.$

Pressure Washing

The estimated costs to have the District Amenity Center pressure washed.

Pool Chemicals

The estimated costs for providing chemicals for the Amenity Center swimming pools $\label{eq:costs}$

Natural Gas

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

Electric

The estimated costs for electricity billed to the District by the electric company.

Water & Sewer

The estimated costs of water and sewer for the Amenity Center.

Amenity Repair and Replacements

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

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Amenity Center (continued)

Refuse

The estimated costs of garbage disposal services for the Amenity Center.

Pest Control

The estimated costs of pest control services.

Fire Alarm System and Maintenance

The estimated costs of fire alarm systems and maintenance.

A access Cond

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

License & Permits

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

Special Events

 $Represents\ estimated\ costs\ for\ the\ District\ to\ host\ special\ events\ for\ the\ community\ through\ the\ Fiscal\ Year.$

Holiday Decorations

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

Office Supplies/Postage

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

Capital Expenditures

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

General Reserve

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

Community Development District

Approved Budget

Debt Service Series 2021 Capital Improvement Revenue Bonds

Description		Adopted Budget FY 2025		t Actuals Thru		Projected Next 5 Months		Projected Thru 9/30/25		Approved Budget FY 2026
REVENUES:										
Special Assessments - Tax Roll Special Assessments - Prepayments	\$	552,665 -	\$	551,409 60,460	\$	1,256 -	\$	552,665 60,460	\$	552,665 -
Interest Income		10,000		17,175		5,000		22,175		10,000
Carry Forward Surplus ⁽¹⁾		233,368		236,471		-		236,471		251,275
TOTAL REVENUES	\$	796,033	\$	865,515	\$	6,256	\$	871,771	\$	813,940
EXPENDITURES:										
Interest - 11/1	\$	168,045	\$	168,045	\$	-	\$	168,045	\$	164,178
Principal Prepayment - 2/1		-		65,000		-		65,000		-
Interest - 2/1		460045		594		-		594		-
Interest - 5/1 Principal - 5/1		168,045 215,000		-		166,858 215,000		166,858 215,000		164,178 220,000
Principal - 3/1 Principal Prepayment - 5/1		213,000		-		5,000		5,000		-
TOTAL EXPENDITURES	\$	551,090	\$	233,639	\$	386,858	\$	620,496	\$	548,355
Other Sources/(Uses)		,		,		,		·		<u>, </u>
Interfund transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL EXPENDITURES	\$	551,090	\$	233,639	\$	386,858	\$	620,496	\$	548,355
EXCESS REVENUES (EXPENDITURES)	\$	244,943	\$	631,876	\$	(380,602)	\$	251,275	\$	265,585
(1) Carry Forward is Net of Reserve Requirement Interest Due 11/1/26						1/1/26	\$	161,538		

Rivers Edge III Community Development District

AMORTIZATION SCHEDULE

 $Debt\,Service\,Series\,2\,0\,2\,1\,Capital\,Improvement\,Revenue\,Bonds$

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 8,980,000	2.400%	\$	164,178	\$ 164,178
05/01/26	8,980,000	2.400% \$	220,000	164,178	
11/01/26	8,760,000	3.000%	,	161,538	545,715
05/01/27	8,760,000	3.000%	225,000	161,538	
11/01/27	8,535,000	3.000%		158,163	544,700
05/01/28	8,535,000	3.000%	230,000	158,163	
11/01/28	8,305,000	3.000%		154,713	542,875
05/01/29	8,305,000	3.000%	240,000	154,713	
11/01/29	8,065,000	3.000%		151,113	545,825
05/01/30	8,065,000	3.000%	245,000	151,113	
11/01/30	7,820,000	3.000%		147,438	543,550
05/01/31	7,820,000	3.000%	255,000	147,438	
11/01/31	7,565,000	3.500%		143,613	546,050
05/01/32	7,565,000	3.500%	260,000	143,613	
11/01/32	7,305,000	3.500%		139,063	542,675
05/01/33	7,305,000	3.500%	270,000	139,063	
11/01/33	7,035,000	3.500%		134,338	543,400
05/01/34	7,035,000	3.500%	280,000	134,338	
11/01/34	6,755,000	3.500%		129,438	543,775
05/01/35	6,755,000	3.500%	290,000	129,438	
11/01/35	6,465,000	3.500%		124,363	543,800
05/01/36	6,465,000	3.500%	300,000	124,363	
11/01/36	6,165,000	3.500%		119,113	543,475
05/01/37	6,165,000	3.500%	310,000	119,113	
11/01/37	5,855,000	3.500%		113,688	542,800
05/01/38	5,855,000	3.500%	325,000	113,688	
11/01/38	5,530,000	3.500%		108,000	546,688
05/01/39	5,530,000	3.500%	335,000	108,000	
11/01/39	5,195,000	3.500%		102,138	545,138
05/01/40	5,195,000	3.500%	345,000	102,138	
11/01/40	4,850,000	3.500%		96,100	543,238
05/01/41	4,850,000	3.500%	360,000	96,100	
11/01/41	4,490,000	4.000%		89,800	545,900
05/01/42	4,490,000	4.000%	370,000	89,800	
11/01/42	4,120,000	4.000%		82,400	542,200
05/01/43	4,120,000	4.000%	385,000	82,400	
11/01/43	3,735,000	4.000%		74,700	542,100
05/01/44	3,735,000	4.000%	405,000	74,700	
11/01/44	3,330,000	4.000%		66,600	546,300
05/01/45	3,330,000	4.000%	420,000	66,600	
11/01/45	2,910,000	4.000%		58,200	544,800
05/01/46	2,910,000	4.000%	435,000	58,200	
11/01/46	2,475,000	4.000%		49,500	542,700
05/01/47	2,475,000	4.000%	455,000	49,500	
11/01/47	2,020,000	4.000%		40,400	544,900
05/01/48	2,020,000	4.000%	475,000	40,400	
11/01/48	1,545,000	4.000%		30,900	546,300
05/01/49	1,545,000	4.000%	495,000	30,900	
11/01/49	1,050,000	4.000%		21,000	546,900
05/01/50	1,050,000	4.000%	515,000	21,000	
11/01/50	535,000	4.000%		10,700	546,700
05/01/51	535,000	4.000%	535,000	10,700	545,700
Total		\$	8,980,000 \$	5,342,380	\$ 14,322,380

Community Development District

Approved Budget

Debt Service Series 2024 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2025		Actuals Thru 4/30/25		Projected Next 5 Months		Projected Thru 9/30/25		Approved Budget FY 2026
REVENUES:									
Special Assessment	\$	-	\$ -	\$	-	\$	-	\$	695,519
Interest Income		10,000	26,644		10,000		36,644		10,000
Carry Forward Surplus ⁽²⁾		1,178,252	838,518		-		838,518		336,517
TOTAL REVENUES	\$	1,188,252	\$ 865,161	\$	10,000	\$	875,161	\$	1,042,036
EXPENDITURES:									
Interest - 11/1	\$	256,796	\$ 256,796	\$	-	\$	256,796	\$	281,849
Interest - 5/1		281,849	-		281,849		281,849		281,849
Principal - 5/1		-	-		-		-		130,000
TOTAL EXPENDITURES	\$	538,644	\$ 256,796	\$	281,849	\$	538,644	\$	693,698
Other Sources/(Uses)									
Interfund transfer In/(Out)	\$	-	\$ -	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$ -	\$	-	\$	-	\$	-
TOTAL EXPENDITURES	\$	538,644	\$ 256,796	\$	281,849	\$	538,644	\$	693,698
EXCESS REVENUES (EXPENDITURES)	\$	649,608	\$ 608,366	\$	(271,849)	\$	336,517	\$	348,339
(2)									
⁽²⁾ Carry Forward is Net of Reserve Requir	eme	ent			Interest D	ue 1	1/1/26	\$	278,729

Rivers Edge III Community Development District AMORTIZATION SCHEDULE

Debt Service Series 2024 Capital Improvement Revenue Bonds

Don't d	Outstanding	Camana	Delegated Interest		Annual Debt
Period	Balance	Coupons	Principal	Interest	Service
11/01/25	\$ 9,815,000			281,849	
05/01/26	9,815,000	4.800% \$	130,000	281,849	\$ 693,698
11/01/26	9,685,000	4.800%	440.000	278,729	
05/01/27	9,685,000	4.800%	140,000	278,729	697,458
11/01/27	9,545,000	4.800%	4.45.000	275,369	
05/01/28	9,545,000	4.800%	145,000	275,369	695,738
11/01/28	9,400,000	4.800%	155,000	271,889	(00.770
05/01/29 11/01/29	9,400,000 9,245,000	4.800% 4.800%	155,000	271,889 268,169	698,778
05/01/30	9,245,000	4.800%	160,000	268,169	696,338
11/01/30	9,085,000	4.800%	100,000	264,329	070,550
05/01/31	9,085,000	4.800%	170,000	264,329	698,658
11/01/31	8,915,000	4.800%	,	260,249	,
05/01/32	8,915,000	5.650%	175,000	260,249	695,498
11/01/32	8,740,000	5.650%		255,305	
05/01/33	8,740,000	5.650%	190,000	255,305	700,610
11/01/33	8,550,000	5.650%		249,938	
05/01/34	8,550,000	5.650%	200,000	249,938	699,875
11/01/34	8,350,000	5.650%		244,288	
05/01/35	8,350,000	5.650%	210,000	244,288	698,575
11/01/35	8,140,000	5.650%		238,355	
05/01/36	8,140,000	5.650%	220,000	238,355	696,710
11/01/36	7,920,000	5.650%	225 000	232,140	(00.200
05/01/37 11/01/37	7,920,000	5.650%	235,000	232,140 225,501	699,280
05/01/38	7,685,000 7,685,000	5.650% 5.650%	250,000	225,501 225,501	701,003
11/01/38	7,435,000	5.650%	230,000	218,439	701,003
05/01/39	7,435,000	5.650%	265,000	218,439	701,878
11/01/39	7,170,000	5.650%	203,000	210,953	701,070
05/01/40	7,170,000	5.650%	280,000	210,953	701,905
11/01/40	6,890,000	5.650%	,	203,043	,
05/01/41	6,890,000	5.650%	295,000	203,043	701,085
11/01/41	6,595,000	5.650%		194,709	
05/01/42	6,595,000	5.650%	315,000	194,709	704,418
11/01/42	6,280,000	5.650%		185,810	
05/01/43	6,280,000	5.650%	330,000	185,810	701,620
11/01/43	5,950,000	5.650%		176,488	
05/01/44	5,950,000	5.650%	350,000	176,488	702,975
11/01/44	5,600,000	5.650%		166,600	
05/01/45	5,600,000	5.950%	370,000	166,600	703,200
11/01/45	5,230,000	5.950%	205 200	155,593	E0 (4 0 E
05/01/46	5,230,000 4,835,000	5.950%	395,000	155,593	706,185
11/01/46 05/01/47	4,835,000 4,835,000	5.950% 5.950%	420,000	143,841 143,841	707,683
11/01/47	4,415,000	5.950%	720,000	131,346	/07,003
05/01/48	4,415,000	5.950%	445,000	131,346	707,693
11/01/48	3,970,000	5.950%	115,000	118,108	, 0, ,0,0
05/01/49	3,970,000	5.950%	470,000	118,108	706,215
11/01/49	3,500,000	5.950%	-,	104,125	,0
05/01/50	3,500,000	5.950%	500,000	104,125	708,250
11/01/50	3,000,000	5.950%	•	89,250	•
05/01/51	3,000,000	5.950%	530,000	89,250	708,500
11/01/51	2,470,000	5.950%		73,483	
05/01/52	2,470,000	5.950%	565,000	73,483	711,965
11/01/52	1,905,000	5.950%		56,674	
05/01/53	1,905,000	5.950%	595,000	56,674	708,348
11/01/53	1,310,000	5.950%		38,973	
05/01/54	1,310,000	5.950%	635,000	38,973	712,945
11/01/54	675,000	5.950%	(55.000	20,081	E4E 4.00
05/01/55	675,000	5.950%	675,000	20,081	715,163
Total		\$	9,815,000	11,805,884	\$ 21,620,884

Rivers Edge IIICommunity Development District

Approved Budget Capital Reserve Fund

Description		Adopted Budget FY 2025	Actuals Thru 4/30/25		Projected Next 5 Months		Projected Thru 9/30/25		Approved Budget FY 2026	
REVENUES:										
Interest Income	\$	100	\$		\$	25	\$	25	\$	100
Capital Reserve Funding	Ψ	200.000	Ψ	-	Ψ	200.000	Ψ	200.000	Ψ	500.000
Carry Forward Balance		245,091		-		245,091		245,091		314,907
TOTAL REVENUES	\$	445,191	\$	-	\$	445,116	\$	445,116	\$	815,007
EXPENDITURES:										
Repair and Replacements	\$	5,000	\$	-	\$	1,000	\$	1,000	\$	10,000
Capital Outlay		-		114,016		15,000		129,016		150,000
RiverHouse Access Control System (C/S)		-		-		-		-		5,253
RiverHouse Painting (C/S)		-		-		-		-		31,756
RiverHouse Furniture (C/S)		-		-		-		-		28,016
RiverHouse A/C Unit Replacement (C/S)		-		-		-		-		38,522
RiverHouse Tennis Court Fencing (C/S)		-		-		-		-		28,016
RiverHouse Pool Pump Sand Filtration (C/S)		-		-		-		-		43,775
Permanent Holiday Lighting (C/S)		-		-		-		-		27,316
Playground Equipment (C/S)		-		-		-		-		7,004
Pocket Parks Equipment Repair/Replacement (C/S)		-		-		-		-		15,531
Maintenance Golf Cart (C/S)		-		-		-		-		3,502
Maintenance Work Truck (C/S)		-		-		-		-		22,763
Bank Fee		-		93		100		193		360
TOTAL EXPENDITURES	\$	5,000	\$	114,109	\$	16,100	\$	130,209	\$	411,814
Other Sources/(Uses)										
Transfer in	\$	-	\$	-	\$	-	\$	_	\$	-
Transfer (Out)		-		-		-		-		-
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL EXPENDITURES	\$	5,000	\$	114,109	\$	16,100	\$	130,209	\$	411,814
EXCESS REVENUES (EXPENDITURES)	\$	440,191	\$	(114,109)	\$	429,016	\$	314,907	\$	403,193

Rivers Edge III Community Development District Non-Ad Valorem Assessments Comparison 2025-2026

Neighborhood	0&M Units	Bonds 2021 Units	Bonds 2024 Units		Annual Maintenance	Assessments	Annual Debt Assessments				
				FY 2026	FY 2025	Increase/ (decrease)		FY 2026	FY 2025	Increase/ (decrease)	
Single Familiy - 40' - 49 Lot	277	277	277	\$1,788.07	\$1,490.06	\$298.01	20.00%	\$506.40	\$506.40	\$0.00	0.00%
Single Familiy - 50' - 59 Lot	114	114	114	\$2,193.36	\$1,827.80	\$365.56	20.00%	\$595.06	\$595.06	\$0.00	0.00%
Single Familiy - 60' - 69 Lot	179	179	179	\$2,384.09	\$1,986.74	\$397.35	20.00%	\$675.23	\$675.23	\$0.00	0.00%
Single Familiy - 70' - 79 Lot	0	0	0	\$2,980.10	\$2,483.42	\$496.68	20.00%	\$0.00	\$0.00	\$0.00	-
Single Familiy - 80'+ Lot	0	0	0	\$0.00	\$0.00	\$0.00	-	\$0.00	\$0.00	\$0.00	-
Total	570	570	570								