Rívers Edge III Community Development District

July 16, 2025

AGENDA

July 9, 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, July 16, 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. Staff Reports A. Landscape Maintenance – Report
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 - E. General Manager Monthly Operations and Pond Reports
- IV. Approval of Consent AgendaA. Minutes of the June 18, 2025 Meeting
 - B. Financial Statements as of May 31, 2025
 - C. Check Register
 - D. Ratification of Construction Funding Request Nos. 11 and 12
- V. Consideration of Resolution 2025-10, Designating Officers

- VI. Consideration of Resolution 2025-11, Ratifying, Confirming and Approving Actions of the Officers and Staff Regarding the Sale and Closing of the Series 2025 Bonds
- VII. Ratification of Amended and Restated Disclosure of Public Financing
- VIII. Ratification of Addendum of Construction Agreement with the State of Florida Department of Transportation
 - IX. Consideration of Cost Share Requests A. Gardens Sout Alleyway Repairs
 - B. Keystone Corners Golf Cart Signage
 - C. Permanent Holiday Lighting
 - X. Discussion of the Fiscal Year 2026 Budget
 - XI. Review of the District's Goals and Objectives for Fiscal Year 2025
- XII. Discussion of a Joint Meeting in September
- XIII. Supervisor Requests
- XIV. Audience Comments
- XV. Next Scheduled Meeting August 20, 2025 at 9:00 a.m. at the RiverHouse
- XVI. 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.

THIRD ORDER OF BUSINESS

A.



Rivers Edge CDD - I, II, and III

Landscape Update for July 2025

- General Maintenance
 - We have detailed and cleaned up the RiverHouse and RiverClub. This week the team will trim all the shrubs to the proper level. Including low trees in the parking lots.
 - Team is spraying for weeds throughout the community and trimming shrubs.
 - Teams are working on full maintenance every week.
 - \circ $\,$ We will ensure that all tree suckers are removed from the base of the trees.
 - Team has been spraying all mulch beds for clean appearance.
 - \circ $\,$ We are removing as much Moss from trees as we get to each section.
 - Teams have removed numerous trees and limbs that have fallen at no charge. Larger trees will be proposed for removal by the arbor team.
 - Mattamy, Vesta, and Yellowstone are doing monthly drives throughout the community to check on the status of concerned areas and the overall appearance of the community.
 - Annual flowers will be installed in the next couple weeks along with fresh and rich soil. We raised the beds for a better show.
 - 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.
 - Mulch installation and straw is complete.

Irrigation

- Techs have been running through the system and making repairs as we go.
- \circ $\,$ All clocks are set to run 3 times a week due to the amount of rain we have had
- Lead tech is working with an IQ system to help the system run more efficiently.

- \circ $\,$ We are setting five-day rain delays when we have rain
- Other options are being looked at to make the system more efficient and save on the annual water cost.
 - Items being looked at:
 - Eliminating bubblers on established trees that do not need them anymore
 - Making sure all rain sensors are operational
 - Adding rain sensors to battery operated valves
 - Each area will be different depending on layout and justification of cost.
 - Some will be looked at to be added to a clock with wiring.
 - Others will be looked at for rain sensor installation and hidden by plant material if required.

• Fert/Chem

- \circ $\,$ Our techs will be treating turf weeds throughout the community.
- \circ $\;$ Lead tech is Treating roses with bone meal and liquid fertilizer.
- Active Chinch bugs in the community and our techs treating that with arena applications.
- 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.

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: 07/16/2025

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 the 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.

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.

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, everything has been installed, and we are working on balancing the water before having the health department reopen this. This was reopened 6/26.

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. This is now completed, and the waterfall is staying on.

Gym Door:

The gym door at the RiverHouse is not closing properly due to a leaking hydraulic arm and a broken top latch. These parts are on order and will be installed as soon as they arrive.

Drake Elms along Riverwalk Blvd:

The elms lining this street are infested with mistletoe which is causing the trees to die when factors like drought come around. We are working with Yellowstone's tree division to have an extensive cutback/removal of 32 trees in the area.

Riverhouse rental side broken window:

An exterior pane of a window was shattered on the rental side of the RiverHouse over the weekend of 6/21. These windows are made by Pella and cannot be worked on by other glass companies, so we are working through Pella directly to fix.

Streetlights near Orange Branch and Kendall Crossing intersection:

All lights attached to the circuit panel at the corner of OBT and Kendall Crossing became nonoperational this week. This is due to the meter dropping a leg on the load side when under a load indicating the meter needs to be replaced. We have them working temporarily until FPL arrives to fix the issue.

Landscaping on LongLeaf Pine Parkway:

Due to the turn lane lengthening in front of Bartram Trail Highschool, some of our landscaping was removed. We called the county's roads and bridges department, and they stated that landscape material planted within right of ways is subjected to be removed and not replaced by the county without notice. They stated that we could replant material here if we wanted but it would again be subjected for removal in the future if they wanted to do further projects or repairs.

<u>RECDD II</u>

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. These have been delivered and set up.

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. The unit has shipped, and we hope to have it installed by the end of July.

CDD 2 Golf Cart Path Signage Update:

The signage that was approved in last month's meeting has been ordered. These are custom made to order so our target install date is August 1st.

RECDD 3

Haven Play Park Sign:

The Haven play park sign was destroyed over the weekend of 5/31, beyond repair. A replacement has been ordered. This is now installed and complete.

Riverlodge Gym:

We had commercial grade, padded rubber flooring installed by the free weights in the gym to prevent damage to the existing flooring material. This is now complete.

RiverLodge bathrooms:

We had a nonslip coating applied to the bathrooms at the RiverLodge to help prevent water slippage from the pool area. This is now complete.

RiverLodge Water Activity Pool:

We had a power outage Wednesday night 6/18. When power returned the main circulation pump for the water activity pool did not prime correctly and the pump ran dry until we discovered it Thursday morning, causing excessive heat to the internal components. With the help of Crown Pools, we were back up and running in the morning of 6/20 and everything seemed to be running fine.

Parking Lot lights at Lodge:

Approximately 5 of the solar lights in the parking lot have become non-operational within the last month. We are working on the warranty to get these fixed.

Fountain in front of RiverLodge:

The fountain in front of the RiverLodge became non-operational this week. We are working through the warranty first to get this fixed.

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.

RIVERTOWN

RECDD's Lifestyle Report

Date of report 07/16/2025

Submitted by: Kim Fatuch

Ongoing Projects

- Awaiting board approval for the Renaissance Fair to allocate sponsorships
- Finalizing details for permanent lighting to set up install date if CDD 2 & 3 approve thanks

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.
 - $\circ\quad$ 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.
 - Biggest turnout for events all year. Roughly 300+ people attended. Tons of accolades as people were leaving at the end.
 - Received \$226 revenue share from sunset slush some of the largest numbers we've seen this summer from them.
 - Pictures were taken by Rivertown Resident Igor with InvIGORate Media pictures to come.

- 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.

July Events

- 7.4.25 Golf Cart Parade followed by music at the RiverClub and Food trucks at the House and Lodge
- 7.11.25 Reduce, Reuse, Recycle Regatta at the Lodge
 - Residents are invited to create a mini boat using only the recycled items provided. We will then race the boats in the Lazy River.
- 7.12.25 Back-to-School Breakfast Buffet and Physicals
 - Brought to residents by R&R Collective. Kids can get their school physicals done early by licensed providers and enjoy a delicious breakfast buffet.
- 7.18.25 MnN Duo at the RiverClub
 - Live music back at the RiverClub
- 7.31.25 Poolside Murder Mystery
 - \circ $\;$ Residents 18+ are invited to participate in a Poolside Murder Mystery Party
 - This is a ticketed event charging \$25 per resident
 - \circ $\,$ Currently 120 residents signed up, registration closes on July 24th $\,$

RIVERTOWN

RECDD's Amenity Manager Report

Date of report 07/16/2025

Submitted by: Ken Council

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 4 machines and treadmill parts damaged by rust and corrosion. Scheduled Friday, 6/11/2025.

Other Updates:

- Commercial Fitness out on 6.18.2025 to service treadmills.
- Ace Doors has ordered to repair the gym entrance doors.

RiverClub

Amenity Hours:

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

Closed Tuesdays

Updates:

- 5 Smooth Stones replaced two blown landscaping speakers on Friday 6.20.2025.
- Ace Doors came out on 7.2.2025 to service Café entrance double doors and the door from kitchen to loading dock.

RiverLodge

Amenity Hours (Airnasium, Fireplace, Patio):

- 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 – 30 minutes before sunset

Closed Wednesdays

Fitness Center:

- 4am 12am
- Ace Doors came out on 7.2.2025 to service Fitness Center entrance double doors. The door handles were loose.

Other Updates:

• Mr. Steamlux came out on 6.18.2025 to spray slip resistant coating on all 3 restrooms in pool bath building to help prevent slip and falls.

(Continued)

RIVERTOWN

RECDD's Cafe Report

Date of report 07/16/2025

Submitted by: Lisa McCormick & Richard Losco

Square POS Net Sales were down 4.3% for the month of May @ \$92,666 compared to \$96,823 prior year. Events around the community included Music Bingo, Trivia Night, Fresh Music Friday, Mother's Day Brunch, Barks N Brews, and Amphitheater Entertainment. The Memorial Day Weekend was a huge success with many compliments and accolades from the residents. For the 4-day Memorial weekend, net sales totaled \$23,366, representing 24% of total sales for the month of May.

Cost of Goods Sold (Food and Beverage) was 40.0% in the month of May, compared to 40.0% prior year. We are seeing further consistency in purchases of food & beverage so to calculate cashflow and profitability with our operations. Our purchasing methodology for our alcoholic beverages has drastically improved our inventory management and cost.

Food & Beverage as % of Revenue:					
Target 12-Month % Rate – 40%					
Optimal	12-Month	% Rate – 35%			
Actual	May '25	% Rate – 40%			

Gross Wages as % of net sales were 23.6% in the month of May, compared to 22.4% prior year, an increase of 1.2%. We continue to exceed our expectations in managing labor hours in relation to sales volume due to seasonality.

Gross Wages as % of Revenue:						
Target	12-Mo	nth	% Rate – 35%			
Optimal	12-Month		% Rate – 30%			
Actual	April	'25	% Rate – 24%			

We continue to retain our current kitchen staff by creating a positive and supportive environment which fosters motivation and increases productivity. We currently have 2 job openings for cooks.

Our 6-month health inspection was conducted by the State of Florida, Division of Hotels and Restaurants, on June 18, 2025, with a follow-up visit on June 19, 2025. The follow-up visit denoted that no violations were observed and we met inspection standards during the visit.

We purchased a new refrigerated sandwich prep table unit for the kitchen to replace our 2018 unit. KAD Electric performed an electrical evaluation due to circuit breaker issues and rewired breakers and installed several new electrical outlets. Several equipment items are being reviewed and will be presented to DJ Smith, Mattamy, for his input and direction. I have also contacted Micamy Design Studio and requested a revised proposal with photographs of the booths, tables, and chairs to present to DJ concerning cost and quality of product to ensure the aesthetic/look for the new RiverClub Café furniture. Jade Dutson, Micamy Design, who has been communicating with DJ, states that a revised proposal with inspirational pictures will be included for our review within the next week. I also requested that the proposal be broken down into two segments for costing purposes: Booths and Tables/Chairs.

Again, 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.

Work Order	00826943	Contact	Kevin McKendree
Work Order Number	00826943	Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
Created Date	6/27/2025		
Work Details			
Specialist Comments to Customer	 Report reflects work performed on 6/26/25. Unfortunately, there is an aggressive gator in pond EEE that will need to be removed. It attempted to attack our technician. Naturally, they keep their distance so this one must be getting fed by someone. The fountain in pond 90 (amenity center) was down. I attempted to get it running again but could not. I have alerted our fountain team. Perimeters were treated with herbicide and any trash removed. Dye was added to ponds to reduce light penetration which will suppress growth. I can see the persistant herbicide working on the submersed growth in pond 85. I added a high dose of probiotics to help breakdown the nutrients from plant detritus. They were also added to pond 82. Algaecide was used to manage algae in ponds 83,82,PP,VV,QQ,RR & EEE. Aquatic herbicide was applied in ponds 83 & PP to control excessive submersed growth. Any accessible trash was removed. Water levels are starting to get better as we receive more rainfall. We are looking into the additional 6 ponds. They are still not on my work orders. We have already began communications between property management and our business development consultant to sort it out. Thank you for being a Solitude customer! 	Prepared By	KYLE FOLLANSBEE

Account

Rivers Edge III CDD

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		Account	Rivers Edge III CDD
Work Order	00826943	Contact	Kevin McKendree
Work Order Number	00826943	Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date

6/27/2025

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

Service Parameters

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

		Account	Rivers Edge III CDD
Work Order	00826943	Contact	Kevin McKendree
Work Order Number	00826943	Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
Created Date	6/27/2025		
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	

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Work Order	00826943		Account Contact	Rivers Edge III CDD Kevin McKendree
Work Order	00826943		Address	73 Shinnecock Drive
Number	00020010			Saint Johns, FL 32259
	0/07/0005			United States
Created Date	6/27/2025			1
Rivers Edge CDI		LAKE WEED CONTROL		
Rivers Edge CDI		ALGAE CONTROL		
Rivers Edge CDI		SHORELINE WEED CO	NTROL	
Rivers Edge CDI		MONITORING		
Rivers Edge CDI		LAKE WEED CONTROL		
Rivers Edge CDI		ALGAE CONTROL		
Rivers Edge CDI		SHORELINE WEED CO	NTROL	
Rivers Edge CDI		MONITORING		
Rivers Edge CDI	D III LAKE ALL	LAKE WEED CONTROL		
Rivers Edge CDI	D III LAKE ALL	ALGAE CONTROL		
Rivers Edge CDI	D III Pond FFF	SHORELINE WEED CO	NTROL	
Rivers Edge CDI	D III Pond FFF	MONITORING		
Rivers Edge CDI	D III Pond FFF	LAKE WEED CONTROL		
Rivers Edge CDI	D III Pond FFF	ALGAE CONTROL		
Rivers Edge CDI	D III Pond EEE	SHORELINE WEED CO	NTROL	
Rivers Edge CDI	D III Pond EEE	MONITORING		
Rivers Edge CDI	D III Pond EEE	LAKE WEED CONTROL	-	
Rivers Edge CDI	D III Pond EEE	ALGAE CONTROL		
Rivers Edge CDI	D III Pond DDD	SHORELINE WEED CO	NTROL	
Rivers Edge CDI	D III Pond DDD	MONITORING		
Rivers Edge CDI	D III Pond DDD	LAKE WEED CONTROL	-	
Rivers Edge CDI	D III Pond DDD	ALGAE CONTROL		
Rivers Edge CDI	D III Pond CCC	SHORELINE WEED CO	NTROL	
Rivers Edge CDI	D III Pond CCC	MONITORING		
Rivers Edge CDI	D III Pond CCC	LAKE WEED CONTROL	-	
Rivers Edge CDI	D III Pond CCC	ALGAE CONTROL		
Rivers Edge CDI	D III Pond BBB	SHORELINE WEED CO	NTROL	
Rivers Edge CDI	D III Pond BBB	MONITORING		
Rivers Edge CDI	D III Pond BBB	LAKE WEED CONTROL	-	
Rivers Edge CDI	D III Pond BBB	ALGAE CONTROL		
Rivers Edge CDI	D III Pond AAA	SHORELINE WEED CO	NTROL	
Rivers Edge CDI	D III Pond AAA	MONITORING		
Rivers Edge CDI	D III Pond AAA	LAKE WEED CONTROL	_	
Rivers Edge CDI	D III Pond AAA	ALGAE CONTROL		

LAKL	MANAGE			
Work Order	00826943		Account Contact	Rivers Edge III CDD Kevin McKendree
Work Order	00826943		Address	73 Shinnecock Drive
Number				Saint Johns, FL 32259
Created Data	010710005			United States
Created Date	6/27/2025		NTDO	1
Rivers Edge CD		SHORELINE WEED CO	NIROL	
Rivers Edge CD		MONITORING		
Rivers Edge CD		LAKE WEED CONTROL	-	
Rivers Edge CD		ALGAE CONTROL		
Rivers Edge CD		SHORELINE WEED CO	NIROL	
Rivers Edge CD		MONITORING		
Rivers Edge CD		LAKE WEED CONTROL		
Rivers Edge CD	D III Pond YY	ALGAE CONTROL		
Rivers Edge CD	D III Pond VV	SHORELINE WEED CO	NTROL	
Rivers Edge CD	D III Pond VV	MONITORING		
Rivers Edge CD	D III Pond VV	LAKE WEED CONTROL		
Rivers Edge CD	D III Pond VV	ALGAE CONTROL		
Rivers Edge CD	DD III Pond RR	SHORELINE WEED CO	NTROL	
Rivers Edge CD	DD III Pond RR	MONITORING		
Rivers Edge CD	D III Pond RR	LAKE WEED CONTROL	-	
Rivers Edge CD	DD III Pond RR	ALGAE CONTROL		
Rivers Edge CD	D III Pond QQ	SHORELINE WEED CO	NTROL	
Rivers Edge CD	D III Pond QQ	MONITORING		
Rivers Edge CD	D III Pond QQ	LAKE WEED CONTROL		
Rivers Edge CD	D III Pond QQ	ALGAE CONTROL		
Rivers Edge CD	D III Pond PP	SHORELINE WEED CO	NTROL	
Rivers Edge CD	D III Pond PP	MONITORING		
Rivers Edge CD	D III Pond PP	LAKE WEED CONTROL	-	
Rivers Edge CD	D III Pond PP	ALGAE CONTROL		
Rivers Edge CD	D III Pond II	SHORELINE WEED CO	NTROL	
Rivers Edge CD	D III Pond II	MONITORING		
Rivers Edge CD	D III Pond II	LAKE WEED CONTROL	_	
Rivers Edge CD	D III Pond II	ALGAE CONTROL		
Rivers Edge CD	D III Pond II			
Rivers Edge CD	D III Pond PP			
Rivers Edge CD	D III Pond QQ			
Rivers Edge CD	D III Pond RR			
Rivers Edge CD	D III Pond BBB			
Rivers Edge CD	D III Pond CCC			

Work Order	00826943	Contact	Kevin McKendree
Work Order Number	00826943	Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
Created Date	6/27/2025		
Rivers Edge CDD	III Pond DDD		
Rivers Edge CDD	III Pond EEE		
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 89		
Rivers Edge CDD	III Pond 80		
Rivers Edge CDD	III Pond 81		
Rivers Edge CDD	III Pond 82		
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 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		

Account

Rivers Edge III CDD



NAME / ID:	<mark>Deputy</mark>			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD124194			4

ACTIVITY / COMMENTS:

SJSO25CAD124200, SJSO25CAD124214, SJSO25CAD124238, SJSO25CAD124283, SJSO25CAD124300, SJSO25CAD124316, SJSO25CAD124323

7 traffic stops resulting in 6 written warnings and 1 verbal for excessive speed, 2 verbal warnings for failure to provide registration, 1 verbal warning for failure to provide insurance.

Multiple rounds of patrols conducted throughout the entire neighborhood.



	-			
NAME / ID:	<mark>Deputy</mark>			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD124966			4

ACTIVITY / COMMENTS:

SJSO25CAD124979, SJSO25CAD124986, SJSO25CAD124995, SJSO25CAD125022, SJSO25CAD125029

Responded to a "fraud" in which complainant advised someone attempted to open a credit card in his name. Complainant also advised his credit is already locked so the application was denied and no money was taken, provided with a CAD card and advised to call back if he needed further. Also issued 4 written warnings for excessive speed.

Multiple rounds of patrols conducted throughout the entire neighborhood.



NAME / ID:	<mark>Deputy</mark>			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD131499			12

ACTIVITY / COMMENTS:

Total Contacts:11 Citations:2 Warnings:8 Top speed meausred by Radar was, **39 MPH on RiverTowwn Main Street

Disturbance with naked male parked in median at kendall crossing and rolling water run, resulted in arrest. Several contacts regarding speed enforcement.

Multiple rounds of patrols conducted throughout the entire neighborhood.



NAME / ID:	<mark>Deputy</mark>			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD146067			6

ACTIVITY / COMMENTS:

SJSO25CAD146115, SJSO25CAD146121, SJSO25CAD146148, SJSO25CAD146173, SJSO25CAD146181, SJSO25CAD146254, SJSO25CAD146274

7 traffic stops resulting in 6 written warnings for excessive speed, 1 verbal warning for excessive speed, and 3 verbal warnings for failure to provide registration.

Multiple rounds of patrols conducted throughout the entire neighborhood as well as multiple citizen contacts.

FOURTH ORDER OF BUSINESS

A.

MINUTES OF MEETING RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rivers Edge III Community Development District was held on Wednesday, June 18, 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 Jason Thomas Jarrett O'Leary

Also present were:

Corbin deNagy Lauren Gentry Mary Grace Henley Richard Losco Jason Davidson Kevin McKendree Mike Scuncio Several Residents Chairman Vice Chairman Supervisor

District Manager District Counsel District Counsel General Manager Regional General Manager Field Operations Manager Yellowstone Landscape

The following is a summary of the discussions and actions taken at the June 18, 2025 meeting.

FIRST ORDER OF BUSINESS Roll Call Mr. deNagy called the meeting to order at approximately 9:02 a.m.

SECOND ORDER OF BUSINESS Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS Financing Matters

Ms. Gentry stated that the closing is still on track to occur on June 20th.

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscape Maintenance – Monthly Report

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

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel

Ms. Gentry reminded the board members to file their Form 1 by July 1st.

D. District Manager

There being nothing to report, the next item followed.

E. General Manager - Monthly Operations and Pond Reports

A copy of the monthly operations report was included in the agenda package. Mr. Losco informed the Board that the Rivers Edge CDD Board will be considering a proposal for permanent holiday lighting for all three amenity centers at their meeting, which totals \$78,296. There would be a cost savings of around \$18,000 per year between the three districts should the boards choose to approve the permanent lighting. This item will be placed on the July agendas for Rivers Edge II and III.

FIFTH ORDER OF BUSINESS

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
- Copies of the minutes, financial statements, check register totaling \$992,726.19,

construction funding request #9 totaling \$26,405.11 and construction funding request #10 totaling \$424,642.59 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

Ratification of Temporary Construction and Access Easement Agreement for Driveways Adjacent to the State Road 13 Roundabout Ms. Gentry stated that in connection with constructing the State Road 13 roundabout,

there were two driveways that needed some rework. Both homeowners consented to granting an easement to do that work.

Mr. Smith added that the work has been completed and there were no issues.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the temporary construction and access easement agreement for driveways adjacent to the State Road 13 Roundabout was ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of the Audit Engagement Letter with Grau & Associates for Fiscal Year 2025

Mr. deNagy reminded the Board that Grau & Associates was ranked as the top proposer following the request for proposals for audit services.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the engagement letter with Grau & Associates was accepted.

EIGHTH ORDER OF BUSINESS

Consideration of Yellowstone Hurricane Pre-Approval Authorization

Mr. deNagy presented the proposal for advance approval of hurricane cleanup efforts should it be needed. The rates are \$120 per hour for general labor, \$200 per hour for arbor crew labor, \$500 per landscape truck dump, and \$1,500 per grapple truck dump.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proposal from Yellowstone to provide hurricane cleanup was approved.

NINTH ORDER OF BUSINESS Discussion of the Fiscal Year 2026 Budget

Mr. deNagy noted that there have been no major changes to the budget since it was presented at the last meeting.

TENTH ORDER OF BUSINESS

Continued Discussion of the Event Sponsorship Policy

Ms. Gentry stated that this item will be discussed further with the Rivers Edge CDD at their meeting. If Rivers Edge II decides not to grant approval of this policy, this item will be placed back on the Rivers Edge II and Rivers Edge III agendas as this only works if all three districts utilize this policy since events tend to be community wide.

ELEVENTH ORDER OF BUSINESS Supervisor Requests

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meetings – July 16, 2025 at 9:00 a.m. at the RiverHouse

FOURTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman
B.



Rivers Edge III Community Development District

Unaudited Financial Reporting

May 31, 2025



Rivers Edge III Community Development District Combined Balance Sheet

May 31, 2025

	General Fund	I	Debt Service Fund	Caţ	vital Reserve Fund	Cap	Capital Project Fund		Totals ernmental Funds
Assets:									
Cash:									
Operating Account	\$ 423,151	\$	-	\$	29,869	\$	-	\$	453,020
Assessments Receivable	1,508		904		-		-		2,412
Due from Capital Project Fund	5,351		-		-		-		5,351
Investments:									
State Board of Administration (SBA)	1,203		-		-		-		1,203
Custody	7,415		-		-		-		7,415
Series 2021									
Reserve	-		275,566		-		-		275,566
Revenue	-		250,977		-		-		250,977
Construction	-		-		-		447		447
Series 2024									
Reserve	-		347,759		-		-		347,759
Capital Interest	-		329,854		-		-		329,854
Construction	-		-		-		27,162		27,162
Prepaid Expenses	2,188		-		-		-		2,188
Deposits	1,550		-		-		-		1,550
Total Assets	\$ 442,365	\$	1,205,061	\$	29,869	\$	27,610	\$	1,704,905
Liabilities:									
Accounts Payable	\$ 2,925	\$	-	\$	-	\$	-	\$	2,925
Accrued Expenses	37,385		-		-		-		37,385
Due to General Fund	-		-		-		5,351		5,351
Due to Rivers Edge CDD	-		-		114,016		-		114,016
Total Liabilites	\$ 40,310	\$	-	\$	114,016	\$	5,351	\$	159,677
Fund Balance:									
Nonspendable:									
Prepaid Items	\$ 2,188	\$	-	\$	-	\$	-	\$	2,188
Deposits	1,550		-		-		-		1,550
Restricted for:									
Debt Service - Series			1 205 0(1						1,205,061
Debt ber vice ber ieb	-		1,205,061		-		-		
Capital Project - Series	-		1,205,061		-		- 22,259		22,259
Capital Project - Series Assigned for:	-		1,205,061 -		-		22,259		22,259
Capital Project - Series	-		1,205,061 - -		(84,147)		- 22,259 -		(84,147)
Capital Project - Series Assigned for:	- - 398,318		1,205,061 - - -		- - (84,147) -		- 22,259 - -		
Capital Project - Series Assigned for: Capital Reserve Fund	\$ - - 398,318 402,055	\$	1,205,061 - - - 1,205,061	\$	(84,147) - (84,147)	\$	22,259 - - 22,259	\$	(84,147)

Rivers Edge III

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Pro	rated Budget		Actual	
	Budget	Thr	u 05/31/25	Th	ru 05/31/25	Variance
Revenues:						
<u>revenues.</u>						
Special Assessments - Tax Roll	\$ 918,137	\$	918,137	\$	921,026	\$ 2,889
Special Assessments - Direct Bill	76,160		76,160		76,160	-
Developer Contributions	845,241		845,241		1,151,058	305,817
Miscellaneous Income/Interest	2,000		2,000		3,904	1,904
Fotal Revenues	\$ 1,841,538	\$	1,841,538	\$	2,152,149	\$ 310,610
Expenditures:						
General & Administrative:						
District Engineer	\$ 5,000	\$	5,000	\$	10,628	\$ (5,628)
District Counsel	25,000		16,667		19,332	(2,665)
District Management	31,461		20,974		20,974	(0)
Assessment Roll Administration	5,618		5,618		5,618	-
Dissemination Agent	3,933		2,622		2,972	(350)
nformation Technology	1,348		899		899	0
Website Administration	2,022		1,348		1,348	0
Website Maintenance	848		848		800	48
Annual Audit	5,200		6,700		6,700	-
Frustee Fees	6,000		4,041		4,041	-
Arbitrage Rebate	600		-		-	-
ſelephone	150		100		2	98
Postage & Delivery	250		250		492	(242)
Printing & Binding	1,000		667		121	546
nsurance General Liability	6,334		6,334		6,161	173
Legal Advertising	1,500		1,500		2,143	(643)
Other Current Charges	500		333		-	333
Office Supplies	50		33		3	31
Dues, Licenses & Subscriptions	175		175		175	-
otal General & Administrative	\$ 96,989	\$	74,108	\$	82,408	\$ (8,300)
Operations & Maintenance						
Grounds Maintenance:						
Cost Share Landscaping - Rivers Edge	\$ 103,480	\$	68,987	\$	68,987	\$ 0
Field Operations Management (Vesta)	39,438		26,292		26,667	(375)
andscape Maintenance	476,418		476,418		523,008	(46,590)
andscape Contingency	15,000		15,000		202,356	(187,356)
rrigation Repairs and Maintenance	40,000		40,000		63,591	(23,591)
ake Maintenance	18,000		12,000		15,886	(3,886)
rrigation Water Use	7,200		7,200		144,916	(137,716)
Electric	1,000		1,000		33,888	(32,888)
Street Lighting	10,000		6,667		-	6,667
Street and Drainage Maintenance	3,000		2,000		-	2,000
Other Repair & Replacements	10,000		6,667		6,862	(196)

Rivers Edge III

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

		Adopted	Pro	rated Budget		Actual		
		Budget	Thi	ru 05/31/25	Th	ru 05/31/25		Variance
Amenity Center:								
Cost Share Amenity - Rivers Edge	\$	155,848	\$	103,899	\$	103,899	\$	0
General Manager (Vesta)		46,793		31,195		31,724		(528)
Amenity Manager (Vesta)		29,632		19,755		19,755		0
Maintenance Service (Vesta)		103,123		68,749		68,749		0
ifestyle Director (Vesta)		43,329		28,886		28,886		-
ifeguards (Vesta)		53,507		13,878		13,878		-
Facility Attendant (Vesta)		85,718		57,145		57,145		(0)
anitorial (Vesta)		32,875		21,917		21,917		0
Security Monitoring		1,800		1,200		1,110		90
Security Guards		25,000		16,667		-		16,667
Selephone		8,500		8,500		10,861		(2,361)
nsurance		14,000		14,000		80,229		(66,229)
ïtness Equipment Lease		68,488		45,659		45,931		(272)
Vindow Cleaning		1,500		1,000		-		1,000
Pressure Washing		15,000		10,000		-		10,000
Pool Chemicals		20,000		13,333		19,791		(6,457)
Vatural Gas		500		333		343		(10)
Electric		20,000		13,333		-		13,333
Vater & Sewer		30,000		20,000		9,753		10,247
menity Repairs and Replacement		10,000		10,000		17,308		(7,308)
Refuse		15,000		10,000		9,592		408
Pest Control		3,600		2,400		640		1,760
ire Alarm System and Maintenance		2,000		1,333		-		1,333
Access Cards		1,000		667		-		667
icense & Permits		1,800		1,200		-		1,200
Special Events		15,000		10,000		10,961		(961)
Ioliday Decorations		10,000		6,667		-		6,667
Office Supplies & Postage		1,500		1,000		-		1,000
Capital Expenditures		5,500		3,667		-		3,667
Capital Reserve Funding		200,000		-		-		-
Subtotal Amenity Center	\$	1,021,013	\$	536,382	\$	552,471	\$	(16,088)
otal Operations & Maintenance	\$	1 744 540	\$	1 100 (12	\$	1 (20 (22	\$	(440.020)
otal Operations & Maintenance	.	1,744,548	\$	1,198,612	3	1,638,632	,	(440,020)
otal Expenditures	\$	1,841,538	\$	1,272,720	\$	1,721,040	\$	(448,320)
xcess (Deficiency) of Revenues over Expenditures	\$	0	\$	568,818	\$	431,109	\$	(137,710)
ther Financing Sources/(Uses):								
'ransfer In/(Out)	\$	-	\$	-	\$	-	\$	-
otal Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
let (hence in Fund D.)	*	(0)	<i>b</i>	F(0.010	~	404.400	¢.	(4.9.8.8.4.92
Net Change in Fund Balance	\$	(0)	\$	568,818	\$	431,109	\$	(137,710)
und Balance - Beginning	\$	-			\$	(29,053)		
und Balance - Ending	\$	(0)			\$	402,055		

Rivers Edge III Community Development District

Month to Month

	Oct	Nov	k	Dec	Jan		Feb	March	April	Мау	June	July	Aug	Sept	Total
Revenues:															
Special Assessments - Tax Roll	\$ -	\$ 49,620	\$ 832	586 \$	-	\$	30,666 \$	6,646 \$	- \$	1,508 \$	- \$	- \$	- \$	- \$	921,026
Special Assessments - Direct Bill	38,080	38,080		-			-	-	-	-	-	-	-	-	76,160
Developer Contributions	-	404,690		-	-		-	-	600,000	146,368	-	-	-	-	1,151,058
Miscellaneous Income/Interest	30	25		117	844		1,089	928	718	153	-	-	-	-	3,904
Total Revenues	\$ 38,110	\$ 492,416	\$ 832	703 \$	844	\$	31,755 \$	7,574 \$	600,718 \$	148,029 \$	- \$	- \$	- \$	- \$	2,152,149
Expenditures:															
<u>General & Administrative:</u>															
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	2,622	-	-	-	-	20,974
Assessment Roll Administration	5,618	-		-	-		-	-	-	-	-	-	-	-	5,618
Dissemination Agent	328	328		328	578		328	328	428	328	-	-	-	-	2,972
Information Technology	112	112		112	112		112	112	112	112	-	-	-	-	899
Website Administration	169	169		168	169		169	169	169	168	-	-	-	-	1,348
Website Maintenance	-	-		400	-		-	400	-	-	-	-	-	-	800
Annual Audit	-	-		-	-		-	-	6,700	-	-	-	-	-	6,700
Trustee Fees	2,188	-		-	-		-	-	-	1,853	-	-	-	-	4,041
Arbitrage Rebate	-	-		-	-		-	-	-	-	-	-	-	-	-
Telephone	-	-		-	2		-	-	-	-	-	-	-	-	2
Postage & Delivery	87	217		28	10		36	53	10	50	-	-	-	-	492
Printing & Binding	11	12		31	1		12	39	7	8	-	-	-	-	121
Insurance General Liability	6,161	-		-	-		-	-	-	-	-	-	-	-	6,161
Legal Advertising	1,851	-		-	-		-	88	86	118	-	-	-	-	2,143
Other Current Charges	-	-		-	-		-	-	-	-	-	-	-	-	-
Office Supplies	0	1		-	0		1	0	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 \$	5,260 \$	- \$	- \$	- \$	- \$	82,408
<u>Operations & Maintenance</u>															
Grounds Maintenance:															
Cost Share Landscaping - Rivers Edge	\$ 8,623			623 \$	8,623	\$	8,623 \$	8,623 \$	8,623 \$	8,623 \$	- \$	- \$	- \$	- \$	68,987
Field Operations Management (Vesta)	3,287	3,287		517	3,431		3,287	3,287	3,287	3,287	-	-	-	-	26,667
Landscape Maintenance	63,501	63,501		501	63,501		63,501	63,501	70,999	70,999	-	-	-	-	523,008
Landscape Contingency	-	7,620		725	35,730		5,600	5,600	-	141,081	-	-	-	-	202,356
Irrigation Repairs and Maintenance	9,640	11,473		149	9,543		3,866	7,841	-	9,079	-	-	-	-	63,591
Lake Maintenance	1,842	1,842		842	1,842		1,842	1,842	1,842	2,992	-	-	-	-	15,886
Irrigation Water Use	13,065	19,862		432	26,747		12,045	11,117	16,733	17,915	-	-	-	-	144,916
Electric	4,285	4,132	4	131	4,554		4,306	3,922	3,986	4,571	-	-	-	-	33,888
Street Lighting	-	-		-	-		-	-	-	-	-	-	-	-	-
Street and Drainage Maintenance	-	-		-	-		-	-	-	-	-	-	-	-	-
Other Repair & Replacements	2,346	-		-	2,100		-	-	-	2,417	-	-	-	-	6,862
Subtotal Grounds Maintenance	\$ 106,588	\$ 120,340	\$ 127	921 \$	156,072	\$ 1	03,071 \$	105,734 \$	105,470 \$	260,965 \$	- \$	- \$	- \$	- \$	1,086,161

Rivers Edge III Community Development District

Month to Month

		Oct	Nov	Dec	Jan	Feb	March	April	Мау	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 \$	12,987 \$	- \$	- \$	- \$	- \$	103,899
General Manager (Vesta)		3,899	3,899	3,899	3,899	4,030	4,027	4,039	4,030	-	-	-	-	31,724
Amenity Manager (Vesta)		2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	-	-	-	-	19,755
Maintenance Service (Vesta)		8,594	8,594	8,594	8,594	8,594	8,594	8,594	8,594	-	-	-	-	68,749
Lifestyle Director (Vesta)		3,611	3,611	3,611	3,611	3,611	3,611	3,611	3,611	-	-	-	-	28,886
Lifeguards (Vesta)		-	-	-	-	-	4,360	3,332	6,187	-	-	-	-	13,878
Facility Attendant (Vesta)		7,143	7,143	7,143	7,143	7,143	7,143	7,143	7,143	-	-	-	-	57,145
Janitorial (Vesta)		2,740	2,740	2,740	2,740	2,740	2,740	2,740	2,740	-	-	-	-	21,917
Security Monitoring		-	-	555	-	-	555	-	-	-	-	-	-	1,110
Security Guards		-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone		1,932	1,882	961	1,217	1,217	1,217	1,217	1,217	-	-	-	-	10,861
Insurance		80,229	-	-	-	-	-	-	-	-	-	-	-	80,229
Fitness Equipment Lease		5,741	5,741	5,741	5,741	5,741	5,741	5,741	5,741	-	-	-	-	45,931
Window Cleaning		-		-	-	-	-	-	-	-	-	-	-	
Pressure Washing		-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals		3,186	1,560	1,350	-	3,010	3,596	3,131	3,958	-	-	-	-	19,791
Natural Gas		-	-	-	-	-	-	266	77	-	-	-		343
Electric		-	-	-	-	-	-	-	-	-	-	-		-
Water & Sewer		1,063	1,473	1,694	963	928	894	1,287	1,450	-	-	-		9,753
Amenity Repairs and Replacement		8,777	900	1,817	447	2,014	731	934	1,689	-	-	-		17,308
Refuse		1,180	1,180	1,172	1,214	1,227	1,235	1,235	1,149	-	-	-	-	9,592
Pest Control		80	80	80	-	160	80	80	80	-	-	-		640
Fire Alarm System and Maintenance		-	-	-	-	-	-	-	-	-	-	-	-	-
Access Cards		-	-	-	-	-	-	-	-	-	-	-		-
License & Permits		-	-	-	-	-	-	-	-	-	-	-		-
Special Events		-	-	-	7,798	525	500	-	2,138	-	-	-	-	10,961
Holiday Decorations		-	-	-	-	-	-	-	-	-	-	-		-
Office Supplies & Postage		-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Expenditures		-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve Funding		-	-	-	-	-	-	-	-	-	-		-	-
Subtotal Amenity Center	\$	143,632 \$	54,260 \$	54,814 \$	58,824 \$	56,396 \$	60,480 \$	58,806 \$	65,258 \$	- \$	- \$	- \$	- \$	552,471
Subtotal Amenity Center	Ģ	145,052 \$	J 1 ,200 ş	J7;017 <i>\$</i>	J0,024 \$	30,390 ¢	00,400 \$	30,000 \$	03,230 \$	ب -	- 3	- \$	- \$	JJ2, T /1
Total Operations & Maintenance	\$	250,221 \$	174,600 \$	182,735 \$	214,896 \$	159,467 \$	166,213 \$	164,277 \$	326,223 \$	- \$	- \$	- \$	- \$	1,638,632
Total Expenditures	\$	273,709 \$	180,292 \$	187,323 \$	220,670 \$	166,486 \$	176,585 \$	184,493 \$	331,483 \$	- \$	- \$	- \$	- \$	1,721,040
Excess (Deficiency) of Revenues over Expenditures	\$	(235,598) \$	312,123 \$	645,380 \$	(219,826) \$	(134,731) \$	(169,011) \$	416,225 \$	(183,454) \$	- \$	- \$	- \$	- \$	431,109
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) \$	(169,011) \$	416,225 \$	(183,454) \$	- \$	- \$	- \$	- \$	431,109

Rivers Edge III

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Pror	ated Budget		Actual		
	Budget	Thru	u 05/31/25	Thi	ru 05/31/25	١	/ariance
Revenues:							
Special Assessments - Tax Roll	\$ 552,665	\$	552,665	\$	552,313	\$	(352)
Special Assessments - Prepayments	-		-		60,460		60,460
Interest Income	10,000		10,000		20,325		10,325
Total Revenues	\$ 562,665	\$	562,665		\$633,098	\$	70,433
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		168,045		166,858		1,188
Principal - 5/1	215,000		215,000		215,000		-
Principal Prepayment - 5/1	-		-		5,000		(5,000)
Total Expenditures	\$ 551,090	\$	551,090	\$	620,496	\$	(69,406)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,575	\$	11,575	\$	12,602	\$	1,027
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 11,575	\$	11,575	\$	12,602	\$	1,027
Fund Balance - Beginning	\$ 233,368			\$	514,846		
Fund Balance - Ending	\$ 244,943			\$	527,448		

Rivers Edge III

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Proposed	Pro	rated Budget		Actual		
	Budget	Thr	u 05/31/25	Th	ru 05/31/25	V	ariance
Revenues:							
Special Assessment ⁽¹⁾	\$ -	\$	-	\$	-	\$	-
Interest Income	10,000		10,000		29,981		19,981
Total Revenues	\$ 10,000	\$	10,000	\$	29,981	\$	19,981
Expenditures:							
Interest - 11/1	\$ 256,796	\$	256,796	\$	256,796	\$	(0)
Interest - 5/1	281,849		281,849		281,849		-
Principal - 5/1	-		-		-		-
Total Expenditures	\$ 538,644	\$	538,644	\$	538,644	\$	(0)
Excess (Deficiency) of Revenues over Expenditures	\$ (528,644)	\$	(528,644)	\$	(508,664)	\$	19,981
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ (528,644)	\$	(528,644)	\$	(508,664)	\$	19,981
Fund Balance - Beginning	\$ 1,178,252			\$	1,186,277		
Fund Balance - Ending	\$ 649,608			\$	677,613		

(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 May 31, 2025

Description	S	E 2021	SE 2024	Total
Revenues				
Interest Income:				
Construction	\$	13	\$ 673	\$ 686
Cost of Issuance		-	118	118
Developer Contributions		-	2,352,364	2,352,364
Total Revenues	\$	13	\$ 2,353,155	\$ 2,353,168
Expenditures				
Capital Outlay	\$	-	\$ 2,352,364	\$ 2,352,364
Total Expenditures	\$	-	\$ 2,352,364	\$ 2,352,364
Excess Revenues (Expenditures)	\$	13	\$ 791	\$ 804
Fund Balance - Beginning	\$	(4,917)	\$ 26,371	\$ 21,455
Fund Balance - Ending	\$	(4,904)	\$ 27,162	\$ 22,259

Rivers Edge III

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prora	ated Budget		Actual	
	Budget	Thru	05/31/25	Thi	ru 05/31/25	Variance
<u>Revenues</u>						
Capital Reserve Funding	\$ 200,000	\$	-	\$	-	\$ -
Developer Contributions	-		-		-	-
Interest	100		67		-	(67)
Total Revenues	\$ 200,100	\$	67	\$	-	\$ (67)
Expenditures:						
Repair and Replacements	\$ 5,000	\$	3,333	\$	-	\$ 3,333
Capital Outlay	-		-		114,016	(114,016)
Bank Fee	-		-		123	(123)
Total Expenditures	\$ 5,000	\$	3,333	\$	114,139	\$ (110,806)
Excess (Deficiency) of Revenues over Expenditures	\$ 195,100	\$	(3,267)	\$	(114,139)	\$ 110,739
Other Financing Sources/(Uses)						
Transfer In/(Out)	\$ -	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$ -	\$	-	\$		\$ -
Net Change in Fund Balance	\$ 195,100			\$	(114,139)	
Fund Balance - Beginning	\$ 46,016			\$	29,992	
Fund Balance - Ending	\$ 241,116			\$	(84,147)	

Rivers Edge III

Community Development District

Long Term Debt Report

Series 2021, Capital Improvement Revenue Bonds

Interest Rate:	2.47%	6-3.75%						
Maturity Date:	5/1/2051							
Reserve Fund Definition	50% of Maximum	Annual Debt	at Issu	lance				
Reserve Fund Requirement	\$	275,566						
Reserve Fund Balance		275,566						
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)				
Less: May 1, 2025 (Mandatory)				(215,000)				
Less: May 1, 2025 (Prepayment)				(5,000)				
Current Bonds Outstanding			\$	8,980,000				

Series 2024, Ca	pital Improvement Revenue Bonds	5						
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		RECEIVED						
		SERIES 2021						BALANCE DUE /			
		DEBT INVOICED		TOTAL NVOICED	SERIES 2021			(DISCOUNTS			
ASSESSED TO	# UNITS	NET	FY25 O&M	NET	DEBT PAID	O&M PAID	TOTAL PAID	NOT TAKEN)			
MATTAMY	318	-	76,160.00	76,160.00	-	76,160.00	76,160.00	-			
				-	-	-	-	-			
TOTAL DIRECT BILLS	318	-	76,160.00	76,160.00	-	76,160.00	76,160.00	-			
NET REVENUE TAX ROLL	570	550,581.30	918,137.74	1,468,719.05	552,313.47	921,026.29	1,473,339.76	(4,620.71)			
TOTAL REVENUE	888	550,581.30	994,297.74	1,544,879.05	552,313.47	997,186.29	1,549,499.76	(4,620.71)			

DIRECT BILL PERCENT COLLECTED	0.00%	100.00%	100.00%
TAX ROLL PERCENT COLLECTED	100.31%	100.31%	100.31%
TOTAL PERCENT COLLECTED	100.31%	100.29%	100.30%

(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	
TAX CERTIFICATES	6/13/2025	904.37	1,508.11	2,412.48	
		-	-		
		-	-		
		-	-		
		-	-		
		-	-		
TOTAL TAX ROLL RECEIPTS		552,313.47	921,026.29	1,473,339.76	



Rivers Edge III Community Development District

Check Run Summary

May 31, 2025

Fund	Date	Check No.	Amount	
General Fund				
	5/9/25	791	\$	2,416.64
	5/12/25	792		413,892.31
	5/22/25	793		49,873.86
	5/27/25	794-845		452,280.96
Total			\$	918,463.77

AP300R YEAR-TO-DAT *** CHECK DATES 05/01/2025 - 05/31/2025 ***	E ACCOUNTS PAYABLE PREPAID/COMPUT GENERAL FUND BANK A RIVERS EDGE III CDD	TER CHECK REGISTER	RUN 7/08/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO. DATE DATE INVOICE YRMO DPT ACCT	VENDOR NAME # SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/09/25 00067 5/01/25 F0423570 202505 320-57200 LOCKING RUBBER FLOOR TI	LE	*	2,110.01	2,416.64 000791
5/12/25 00048 4/01/25 CFR 7 PM 202505 300-13100 PAYMNT 9 SR 13 RNDRABT	0-10000	*	413,892.31	
5/22/25 00054 4/18/25 CFR #8 202505 300-1310	0-10000	*	23,363.88	
INV 01248801-07 FEB 202 4/18/25 CFR #8 202505 300-1310 INV 01248801-08 MAR 202	0-10000	*	26,509.98	
	NICNEVOL ENGINEERING SERVICES	S, INC.		49,873.86 000793
5/27/25 00049 5/19/25 8925 202505 320-5720 8/9 3HR DJ BACK TO SCHOO	0-49400	*	500.00	
	ANDREW B. RATLIFF			500.00 000794
5/27/25 00021 4/21/25 7091064 202504 310-51300 4/21 RFP #11166787	0-48000	*	86.32	
4/21 RFP #11100/8/	GANNETT MEDIA CORP			86.32 000795
5/27/25 00066 5/02/25 INV-DINO 202505 320-5720 6/16 DINO PACKAGE #3 1HI	0-49400	*	1,638.00	
6/16 DINO PACKAGE #3 IH	R ERICA WILLIE			1,638.00 000796
5/27/25 00068 4/15/25 2 202504 310-5130 AMORT SCHED SE2021 PREPA	0-32400	*	100.00	
AMORI SCHED SEZUZI PREPA	DISCLOSURE SERVICES LLC			100.00 000797
5/27/25 00068 1/22/25 1 202501 310-51300	0-32400	*		
AMORT SCHED SE2021 PREPA	DISCLOSURE SERVICES LLC			250.00 000798
5/27/25 00003 5/01/25 64 202505 310-51300	0-34000	*	2,621.75	
MAY MANAGEMENT FEES 5/01/25 64 202505 310-51300	0-35100	*	168.50	
MAY WEBSITE ADMIN 5/01/25 64 202505 310-51300	0-35100	*	112.33	
MAY INFO TECH 5/01/25 64 202505 310-51300		*	327.75	
MAY DISSEM AGENT SRVCS 5/01/25 64 202505 310-51300		*	.27	
OFFICE SUPPLIES 5/01/25 64 202505 310-51300 POSTAGE	0-42000	*	50.49	

AP300R *** CHECK DATES	05/01/2025 - 05/31	YEAR-TO-DATE L/2025 *** G B	ACCOUNTS PAYA ENERAL FUND ANK A RIVERS	BLE PREPAID/C EDGE III CDD	COMPUTER CHECK REGI	STER RUN 7/08/25	PAGE 2
	DATE INVOICE					AMOUNT	CHECK AMOUNT #
	5/01/25 64	202505 310-51300-	42500		*	8.25	
	COPIES		GOVERNMENTA	L MANAGEMENT	SERVICES		3,289.34 000799
5/27/25 00051	4/14/25 7035233		45210		*		
	4/14/25 7035233	202504 320-57200- 4EMO-7035449			*	90.00	_
			HAWKINS INC	!			1,865.58 000800
5/30/25 00051	4/14/25 7035233 POOL CHE	202504 320-57200-	45210		V	1,955.58	-
	4/14/25 7035233	202504 320-57200- 4EMO-7035449	45210		V	90.00	
			HAWKINS INC	!			1,865.58-000800
5/27/25 00051	4/28/25 7051021 POOL CHE	202504 320-57200-	45210		*		
	4/28/25 7051021	202504 320-57200- 4EMO-7051233	45210		*	45.00	-
	4/28/25 7051021	202504 320-57200- 4EMO-7051234	45210		*	45.00	_
	-		HAWKINS INC	1			1,264.68 000801
5/27/25 00051	5/12/25 7063279 POOL CHE		45210		*	1,128.50	
	5/12/25 7063279	202505 320-57200- 4EMO-7063456			*	75.00	_
			HAWKINS INC				1,053.50 000802
5/27/25 00051	5/14/25 7065868 POOL CHE		45210		*	462.00	
	POOL CHE	SHICALS	HAWKINS INC				462.00 000803
5/27/25 00070	5/01/25 25-00256				*		
	NTC OF C	JOINT BOS MTG 5/9	JACKSONVILL	E DAILY RECOR	RD		31.66 000804
5/27/25 00013	4/15/25 12048	 202503 310-51300- ERAL COUNSEL	31500		*	5,445.54	
	MAR GENE	TRAL COUNSEL	KILINSKI VA	N WYK			5,445.54 000805
5/27/25 00013	5/18/25 12303	202504 310-51300- ERAL COUNSEL	31500		*	3,120.06	
	AFR GENE	TAT COMPET	KILINSKI VA	N WYK			3,120.06 000806
	APR GENE		KILINSKI VA	N WYK 			3,120.06 00

AP300R *** CHECK DATES	YEAR-TO-DATE ACCOUNTS 05/01/2025 - 05/31/2025 *** GENERAL F BANK A RI	PAYABLE PREPAID/COMPUTER UND VERS EDGE III CDD	CHECK REGISTER	RUN 7/08/25	PAGE 3
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SUB SUE	VENDOR NAME CLASS	STATUS	AMOUNT	CHECK AMOUNT #
	4/29/25 54496 202503 310-51300-31100 MAR PROFESSIONAL SERVICES PRIME	AE GROUP INC	*	1,115.06	1,115.06 000807
5/27/25 00062	3/27/25 54330 202502 310-51300-31100 FEB PROFESSIONAL SERVICES PRIME	AE GROUP INC	*	391.10	391.10 000808
5/27/25 00011	5/05/25 CS-2025- 202505 320-57200-49100		*	8,623.33	
	CS LANDSCAPE MAY 2025 5/05/25 CS-2025- 202505 320-57200-49200		*	12,987.33	
	CS AMENITY MAY 2025 RIVERS	EDGE CDD			21,610.66 000809
5/27/25 00011	4/07/25 CS-2025- 202504 320-57200-49100		*	8,623.33	
	CS LANDSCAPE APR 2025 4/07/25 CS-2025- 202504 320-57200-49200		*	12,987.33	
	CS AMENITY APR 2025 4/14/25 04142025 202504 310-51300-31100		*	6,962.26	
	PROSSER ENGINEER-PBALL CT RIVERS	EDGE CDD			28,572.92 000810
5/27/25 00053	4/22/25 6313 202504 320-57200-60000 IP MERAKI FIREWALLS		*	87.50	
	MATRIX	ITG INC DBA SECURESI			87.50 000811
5/27/25 00036	5/01/25 PSI16481 202505 320-57200-46800 MAY LAKE MAINTENANCE		*	1,842.00	
		DE LAKE MANAGEMENT LLC			1,842.00 000812
5/27/25 00036	5/02/25 PSI16902 202505 320-57200-46800 MAY POND MAINTENANCE		*		
		DE LAKE MANAGEMENT LLC			1,150.00 000813
5/27/25 00045	5/05/25 62065102 202505 320-57200-43500 MAY PEST CONTROL		*	80.00	
		PEST CONTROL			80.00 000814
5/27/25 00035	3/31/25 425925-3 202503 320-57200-60000 SHARE GOLF CART BATTERIES			239.90	
		PROPERTY SERVICES INC			239.98 000815
5/27/25 00035	4/01/25 425496 202504 330-53800-34000 APR GEN MANAGEMENT SRVCS		*	3,899.42	
	4/01/25 425496 202504 320-57200-44000 APR FIELD OPS		*	3,286.50	

AP300R *** CHECK DATES	YEAR-TO-DATE A0 05/01/2025 - 05/31/2025 *** GEI BAI	CCOUNTS PAYABLE PREPAID/COMPU NERAL FUND NK A RIVERS EDGE III CDD	TER CHECK REGISTER	RUN 7/08/25	page 4
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SU	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	4/01/25 425496 202504 330-53800-34	4300	*	3,610.75	
	APR LIFESTYLE SRVCS 4/01/25 425496 202504 330-53800-34		*	2,469.33	
	APR AMEN MANAGEMENT SRVCS 4/01/25 425496 202504 330-53800-34	4600	*	8,593.58	
	APR FAC MAINTENANCE SRVCS 4/01/25 425496 202504 330-53800-4		*	2,739.58	
	APR JANITORIAL SRVCS 4/01/25 42549620250430-53800-34	4400	*	7,143.17	
	APR FACILITY ATTENDANT	VESTA PROPERTY SERVICES INC			31,742.33 000816
5/27/25 00035	4/30/25 426583 202504 330-53800-34	4000	*	139.66	
	APR BILLABLE MILEAGE 1/3	VESTA PROPERTY SERVICES INC			139.66 000817
5/27/25 00035	4/30/25 426644 202504 330-53800-34	4500	*	3,331.81	
	APR LIFEGUARD HOURS	VESTA PROPERTY SERVICES INC			3,331.81 000818
5/27/25 00035		4000	*	3,899.42	
	5/01/25 426054 202505 320-57200-44		*	3,286.50	
	MAY FIELD OPS 5/01/25 426054 202505 330-53800-34	4300	*	3,610.75	
	MAY LIFESTYLE SRVCS 5/01/25 426054 202505 330-53800-34	4100	*	2,469.33	
	MAY AMEN MANAGEMENT SRVCS 5/01/25 426054 202505 330-53800-34	4600	*	8,593.58	
	MAY FAC MANAGEMENT SRVCS 5/01/25 426054 202505 330-53800-4	5300	*	2,739.58	
	MAY JANITORIAL SRVCS 5/01/25 426054 202505 330-53800-34		*	7,143.17	
	MAY FACILITY ATTENDANT	VESTA PROPERTY SERVICES INC			31,742.33 000819
5/27/25 00035	3/31/25 425886 202503 330-53800-34	4500	*	4,359.74	
	MAR LIFEGUARD HOURS	VESTA PROPERTY SERVICES INC			4,359.74 000820
5/27/25 00046	4/10/25 25354937 202504 320-57200-60	0000	*	57.99	
	JANITORIAL SERVICES	W.B. MASON CO, INC			57.99 000821
5/27/25 00046	4/17/25 25370587 202504 320-57200-60	0000	*	78.98	
	JANITORIAL SERVICES	W.B. MASON CO, INC			78.98 000822

AP300R YEAR-TO-DATE # *** CHECK DATES 05/01/2025 - 05/31/2025 *** GE BA	ACCOUNTS PAYABLE PREPAID/COMPUTER ENERAL FUND ANK A RIVERS EDGE III CDD	R CHECK REGISTER	RUN 7/08/25	PAGE 5
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/27/25 00046 4/24/25 25384661 202504 320-57200-6	50000	*	130.47	
JANITORIAL SERVICES	W.B. MASON CO, INC			130.47 000823
5/27/25 00046 5/01/25 25398868 202505 320-57200-6 JANITORIAL SERVICES	50000	*	510.96	
	W.B. MASON CO, INC			510.96 000824
5/27/25 00046 5/05/25 25405873 202505 320-57200-6 JANITORIAL SERVICES		*	7.97	
	W.B. MASON CO, INC			7.97 000825
5/27/25 00046 5/07/25 25411024 202505 320-57200-6 JANITORIAL SERVICES	50000	*	8.99	
	W.B. MASON CO, INC			8.99 000826
5/27/25 00069 4/21/25 1215913 202504 320-57200-6 ANNUAL EXTINGUISH INSPECT	50000	*	109.00	
ANNUAL EXIINGUISE INSPECT	WAYNE AUTOMATIC FIRE SPRINKLERS	5 INC		109.00 000827
5/27/25 00028 4/22/25 897741 202502 320-57200-4				
FEB MAINT CLAIBORNE LANE	YELLOWSTONE LANDSCAPE			5,600.00 000828
J/Z//ZJ 000Z0 J/JI/ZJ 00JIZH Z0ZJ0J JZ0-J/Z00-H	10200		2,951.00	
+ IRR COVERAGE THE BLUFFS				2,951.00 000829
5/27/25 00028 3/31/25 883125 202503 320-57200-4		*	1,066.00	
RAIN/FREEZE SENSOR	YELLOWSTONE LANDSCAPE			1,066.00 000830
5/27/25 00028 3/31/25 883126 202503 320-57200-4	 46200		2,216.00	
MAR MAIN ST IRRIG RPR	YELLOWSTONE LANDSCAPE			2,216.00 000831
5/27/25 00028 4/22/25 897742 202503 320-57200-4			322.00	- <u>-</u>
MAR MAIN ST IRRIG RPR				322 00 000832
5/27/25 00028 4/22/25 897743 202503 320-57200-4				322.00 000832
MAR MAINT CLAIBORNE LANE			5,000.00	5,600.00 000833
	YELLOWSTONE LANDSCAPE			
5/27/25 00028 11/04/24 797632 202505 320-57200-4 HURRICANE HELENE CLEANUP		*	7,275.00	
	YELLOWSTONE LANDSCAPE			7,275.00 000834

AP300R *** CHECK DATES	YEAR-TO-DATE 05/01/2025 - 05/31/2025 ***	ACCOUNTS PAYABLE PREPAID/COMP GENERAL FUND BANK A RIVERS EDGE III CDD	PUTER CHECK REGISTER	RUN 7/08/25	PAGE 6
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	12/26/24 825694 202505 320-57200 DEC KEYSTONE CORNER RPR	YELLOWSTONE LANDSCAPE	*	135.00	135.00 000835
	12/26/24 825695 202505 320-57200 DEC 161 PALOMAR IRR RPR	-46200	*		128.00 000836
5/27/25 00028	12/26/24 825696 202505 320-57200 DEC 324 SILKGRASS IRR RP		*	680.00	680 00 000837
5/27/25 00028	12/26/24 825697 202505 320-57200 + ZONE COVERAGE THE VIST		*	1,834.40	
5/27/25 00028	5/01/25 903564 202505 320-57200 MAY LANDSCAPE MAINTENANC	-46100	*	70,999.48	
5/27/25 00028	5/06/25 910874 202505 320-57200 INSTALL MULCH (SUB)	-46101	*	127,106.17	
5/27/25 00028	5/06/25 910875 202505 320-57200 FLOWERS/ANNUALS THE LODG		*	900.00	
5/27/25 00028	5/08/25 913546 202505 320-57200 RIVER LODGE WASHOUT			5,800.00	900.00 000841
5/27/25 00028	5/09/25 913653 202505 320-57200 INSTALL STEAL VALVE BOX	- 46200		2,252.00	2,252.00 000843
5/27/25 00028	4/01/25 892248 202504 320-57200 APR LANDSCAPE MAINTENANC		*	70,999.48	70,999.48 000844
5/27/25 00051	4/14/25 7035233A 202504 320-57200 POOL CHEMICALS 4/14/25 7035233A 202504 320-57200 CREDIT MEMO-7035449			1,955.88 90.00-	
		HAWKINS INC			1,865.88 000845
		TOTAL FO RE3C RV ED III OKUZMUK	DR BANK A	918,463.77	

AP300R YEAR-TO-DATE ACCOUNTS PAYA *** CHECK DATES 05/01/2025 - 05/31/2025 *** GENERAL FUND BANK A RIVERS		RUN 7/08/25	page 7
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME STATUS	AMOUNT	CHECK AMOUNT #

TOTAL FOR REGISTER 918,463.77

MoveFit

12167 Big Band Ct Jacksonville FL 32224 330-209-4869

Submitted on 05/01/2025

Customer	Payable to	Invoice #
Rivers Edge CDD 3/River Lodge	MoveFit	F0423570M1
Ken Council		
475 W. Town Place Suite 114	Project	Terms
St Augustine, Fl 32092	Riverlodge - 1 Inch Rubber Tiles - 120 sq ft w/ ADA Reducers	100% Prepaid

		Qty	Unit price	Total price
1" Rubbe	r Tiles - 2' x 2' - BLACK	30	\$40.00	\$1,200.00
	Discount 15% (\$6 per tile)	30	-\$6.00	-\$180.00
Dowels -	Required to lock tiles together underneath	184	\$0.45	\$82.80
ADA Red	lucers - 12" x 48" - Only available in BLACK	10	\$50.00	\$500.00
Produc	t Total w/ Discount			\$1,602.80
Delivery	& Installation - Locking Tiles (Priced per sq ft) - with dowls & adhesive strips	120	\$1,50	\$180.00
Equipme	nt Move -	1	\$45.00	\$45.00
Dumbbei	l Rack and Dumbbell Set			
Additiona	I Material - Reducer Strip Rubber Adhiesive	1	\$36.00	\$36.00
	I Service - Reducer Strip Installation - 36 Linear Feet	36	\$1.50	\$54.00
Additiona	l Material - Adhesive (Double Sided Tape)	3	\$35.00	\$105.00
Notes:	Job Scope - Deliver and install 1 Inch 2 x 2 "locking" rubber flooring tiles over existing floring tiles locked in place with dowels underneath and secured with commercial grade doub carpet tape. ADA reducer ramps secured to tiles with commercial grade rubber adhesiv listed equipment so that flooring tiles can be installed. Place listed equipment back on the table of the table. Approx. 2 weeks plus transit once order is processed.	le sided e, Move	Subtotal Sales Tax Freight	\$2,022.80 n/a \$393.84
	MoveFit is a Sole Proprietorship	œ	Total	\$2,416.64
	Legal Disclaimer: Signed Quote required before work can be completed. MoveFit requires a signed "Floor Mounting Waiver" before any floor or wall mounting can be completed.			
	MAY 02 2025 BY: Approved RECDD 3 Submitted to A/P 05-02-2 By Richard Losco Richard Losco		Grand Total	\$2,416.64

Signature:

Richard Losco

Date:

05-02-2025

INVOICE F0423570M1

Rivers Edge III CDD Community Development District

imunity Development Distillet	*Cons	truction F	unding Request #1 April 1, 2023
РАЧЕЕ	<u></u>	ne ve and a held of the state	FY 2025
Burnham Construction, Inc. Application for Payment 9 (March 2025) SR 13 Roundabout		\$	413,892.31
	TOTAL	\$	413,892.31
	Signature:	(D.J.	Smith Smith man/Vice Chairman
	Signature:	(orl	ed hy Mr. Whagy H ^{and Hand And And And And And And And And And A}

* 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

	*Cons	struction Funding Request April 18, 201
PAYEE	ŦŦŦŦĸĊĸĊĸŦĸĸĸĸĸĸĸţĸŀĸĬĸĬĬĬĬĬĬĬĬĬĬĬĬĬĬĬĬĬĬĬĬĬĬĬĬĬ	FY 2025
NicNevol Engineering Services, inc.		
Invoice #01248801-07 (2/1/25 thru 2/28/25) SR 13 Roundabout		23,363.8
NicNevol Engineering Services, Inc.		
Invoice #01248801-08 (3/1/25 thru 3/31/25) SR 13 Roundabout		26,509.9
	TOTAL	\$ 49,873.0
		D A C. II.
	Signature:	V.J. Smill
		Chairman/Vice Chairman
		Signed by
	C :(Corbin. de Nagy
	Signature:	······································

Secretary/Asst.Secretary

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



Andrew B. Ratliff DBA Entertain Jax LLC

2778 Taylor Hill Dr. Jacksonville, FL 32221 andrewratliff17@yahoo.com 904-923-7194

Approved CDD III Submitted to AP on 5.19.25 by Kimberly Fatuch

Kimberly Fatuch

Invoice #8925 sent on 5/19/25

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

> Attn: Kimberly A. Fatuch (904) 679-5523 kfatuch@vestapropertyservices.com

Event Date: 8/9/2025 Time: 12:00 PM - 3:00 PM

Location: RiverLodge 100 Grand Verde St, St Johns, FL 32259

Services to be provided: DJ services including family friendly party dance music and emceeing the Jurassic back-to-school bash!

Fee for services: \$500

Payment can be made to Entertain Jax, LLC in the form of cash, check, money order or electronic payment and is due in 15 days after the event date. Thank you for your business!

				ACCOUNT I	NAME	ACCOUNT #	INV DATE
* Localio			Rivers Edge III Cdd		760855	05/01/2025	
* LocaliQ		INVOI	CE #	INVOICE PERIOD	CURRENT IN	VOICE TOTAL	
Flori	da		000709	1064	Apr 1- Apr 30, 2025	\$8(6.32
	GANNETT		PREPAY (Memo Info)				H AMT DUE*
			\$0.0	00	\$0.00	\$8	6.32
BILLING ACCOU	NT NAME A	AND ADDRESS		PAY	MENT DUE DATE: M	NY 31, 2025	
Rivers Edge Iii Cdd 475 W Town PL # 114 Saint Augustine, FL 320	092-3649	ł	annum or related to within 30 o	d Conditions: Pa the maximum le rates incorrectly days of the invoic must be used wit	egal Entity: Gannett Me gal rate (whichever is li invoiced or paid must b e date or the claim will b thin 30 days of issuance (All funds payable in US	ect to interest at the re ess). Advertiser claim e submitted in writin e waived. Any credit or the credit will be for	ns for a credit g to Publisher towards future
BILLING INQUIRIES/ADDRESS	CHANGES	1-877-736-7612 or smb@)ccc.gannett.com			FEDERAL ID 4	47-2390983
Check out our brand-new	invoice la	yout! Specifically tai	ilored to better m	eet your need	Is and enhance you	ur experience.	
Date Description							Amount
4/1/25 Balance Forwar	d						\$87.68
4/18/25 PAYMENT - TH	IANK YOU						-\$87.68
Package Advertising:							
Start-End Date Order Nu	mber Pi	roduct	Descripti	ion	PO	Number	Package Cost
		CEIVER	d RFP				\$86.32
As an incentive for customers equal to the 3.99% service fee Cash/Check/ACH and Save!		CEIVE AY 0.2 2025	tal invoice cost	fotal Cash Amou Service Fee 3.99 Cash/Check/AC	% H Discount		\$86.32 \$3.44 -\$3.44
equal to the 3.99% service fee Cash/Check/ACH and Save!	BY:	CEIVE AY 0.2 2025 He a discount off the tot with Cash/Check/ACH.	tal invoice cost	Service Fee 3.99 Cash/Check/AC Payment Amour Payment Amount	% H Discount It by Cash/Check/ACH by Credit Card		\$86.32 \$86.32 \$3.44 -\$3.44 \$86.32 \$89.76
equal to the 3.99% service fee Cash/Check/ACH and Save! PLEA	BY:	CEIVER AY 0.2 2025 He a discount off the tot with Cash/Check/ACH.	tal invoice cost . Pay by F TURN THIS P	Service Fee 3.99 Cash/Check/AC Payment Amourt Payment Amount ORTION V	% H Discount It by Cash/Check/ACH by Credit Card VITH YOUR P		\$86.32 \$3.44 -\$3.44 \$86.32
equal to the 3.99% service fee Cash/Check/ACH and Save!	BY:	CEIVE AY 0.2 2025 He a discount off the tot with Cash/Check/ACH.	tal invoice cost Pay by TURN THIS P	Service Fee 3.99 Cash/Check/AC Payment Amour Payment Amount ORTION V	% H Discount It by Cash/Check/ACH by Credit Card	AMC	\$86.32 \$3.44 -\$3.44 \$86.32 \$89.76
equal to the 3.99% service fee Cash/Check/ACH and Save! PLEA ACCOUNT NAME Rivers Edge lii Cdd CURRENT 30 I PAS	BY:	CEIVE AY 0.2. 2025 AY 0.2. 2025 TACH AND RE ACCOUNT N 7608 60 DAYS PAST DUE	tal invoice cost Pay by TURN THIS P NUMBER 55 90 DAYS PAST DUE	Service Fee 3.99 Cash/Check/AC Payment Amourt Payment Amount ORTION V INV INV 120+ DAY PAST DUE	% H Discount It by Cash/Check/ACH by Credit Card VITH YOUR P/ OICE NUMBER D007091064 UNAPPLIEI PAYMENT	AMC \$ 86 total c/	\$86.32 \$3.44 -\$3.44 \$86.32 \$89.76 DUNT PAID 5, 32 ASH AMT DUE*
equal to the 3.99% service fee Cash/Check/ACH and Save! PLEA ACCOUNT NAME Rivers Edge Ili Cdd CURRENT DUE \$86.32 \$	BY:	CEIVE AY 0.2 2025 With Cash/Check/ACH. TACH AND RE ACCOUNT N 7608 60 DAYS PAST DUE \$0.00	tal invoice cost Pay by TURN THIS P NUMBER 55 90 DAYS PAST DUE \$0.00	Service Fee 3.99 Cash/Check/AC Payment Amourt Payment Amount ORTION V INV INV (120+ DAY PAST DUE \$0.00	% H Discount t by Cash/Check/ACH by Credit Card VITH YOUR P/ OICE NUMBER 0007091064 UNAPPLIE PAYMENT \$0.00	AMC \$ 86 total c/	\$86.32 \$3.44 -\$3.44 \$86.32 \$89.76
equal to the 3.99% service fee Cash/Check/ACH and Save! PLEA ACCOUNT NAME Rivers Edge III Cdd CURRENT 30 I DUE PAS	BY:	CEIVE AY 0.2 2025 He a discount off the tot with Cash/Check/ACH. TACH AND RE ACCOUNT N 7608 60 DAYS PAST DUE \$0.00	tal invoice cost Pay by TURN THIS P NUMBER 55 90 DAYS PAST DUE \$0.00	Service Fee 3.99 Cash/Check/AC Payment Amourt Payment Amourt ORTION V INV 120+ DAY PAST DUE \$0.00 Y BY PHONE PE	% H Discount It by Cash/Check/ACH by Credit Card VITH YOUR P/ OICE NUMBER D007091064 UNAPPLIE PAYMENT \$0.00 EASE CALL:	AMC \$ 86 TOTAL C/ S TOTAL CRED	\$86.3 \$3.4 -\$3.4 \$86.3 \$89.7 DUNT PAID 5, 32. ASH AMT DUE* \$86.32 WT CARD AMT DU
equal to the 3.99% service fee Cash/Check/ACH and Save! PLEA ACCOUNT NAME Rivers Edge Ili Cdd CURRENT DUE \$86.32 \$0	BY:	CEIVE AY 0.2. 2025 AY 0.2. 2025 TACH AND RE ACCOUNT N 7608 60 DAYS PAST DUE \$0.00 8 Invoice# on check)	tal invoice cost Pay by TURN THIS P NUMBER 55 90 DAYS PAST DUE \$0.00	Service Fee 3.99 Cash/Check/AC Payment Amourt Payment Amount ORTION V INV INV (120+ DAY PAST DUE \$0.00	% H Discount It by Cash/Check/ACH by Credit Card VITH YOUR P/ OICE NUMBER D007091064 UNAPPLIE PAYMENT \$0.00 EASE CALL:	AMC \$ 86 TOTAL C/ S TOTAL CRED	\$86.3; \$3.4 -\$3.4 \$86.3; \$89.7

Cincinnati, OH 45263-1244

0000760855000000000000070910640000863267170

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 lii 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 Bids & Proposals, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

04/21/2025

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 04/21/2025

Thelle Hora
Legal Cterk MMMM
Matter Otata - CWI Country - C Duration

Notary, State of WI, County of Brown 8.75.76

My commission expires

Publication Cost:	\$86.32	
,	\$0.00	
Tax Amount:	\$0.00	
Payment Cost:	\$86.32	
Order No:	11166787	# of Copies:
Customer No:	760855	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin

RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES The Rivers Edge III Community Development District hereby

Development District hereby requests proposals for annual finan-cial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four addi-tional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastruc-ture. The District is located in St. Johns County and has a general Johns County and has a general fund, debt service fund and capital

fund, debt service rund and capital reserve fund. The Auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Elorida Board of Accountancy Auditing Statiates," us dublied by the Florida Board of Accountancy Audits shall be conducted in accor-dance with Florida Law and particu-larly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Auditor General. Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, via e-mail at chogge@gmsnf.com, and by tele-phone at (865) 238-2622. Proposers must submit an electronic capy of their proposal to the District

Proposers must submit an electronic copy of their proposal to the District Recording Secretary, Courtney Hogge, by e-mail at <u>chogge@gmsnl.com</u>. Proposals must be received by Monday, May 12, 2025 at 5:00 p.m. Proposals received after this time will not be eligible for consideration. The District for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive the scope of the work, and waive any minor informalities or irregu-larities in proposals as it deems appropriate. Please direct all ques-tions regarding this Notice to the District Recording Secretary. Rivers Edge III Community Devel-opment District Corbin deNagy, District Manager



Invoice

Dino Track Adventures 915 N. Woodbridge Hollow Rd. Jacksonville, FL 32218 US

Bill to Kimberly Fatuch Rivers Edge CDD III

Invoice numberINV-DINO-1088 Invoice dateMay 2, 2025 Due dateJune 16, 2025

Total \$1,638.00

PRODUCTS & SERVICES	QTY	UNIT PRICE	AMOUNT
Dino (Large and Small) Package #3 Appearances by Taco and Vivo (Thour/30 mins each)	3	\$784.00	\$2,352.00

Subtotal	\$2,352.00
Special Event (1 hour discount)	(\$784.00)
mileage fee	\$70.00
Total	\$1,638.00

Approved CDD III Submitted to AP on 5.5.25 by Kimberly Fatuch

Kimberly Fatuch



Disclosure Services LLC

1005 Bradford Way Kingston, TN 37763

Invoice

Date	Invoice #
4/15/2025	2

Bill To Rivers Edge III CDD C/O GMS- NF, LLC

Terms	Due Date
	4/15/2025

	Description	Amount	
Amortization Schedule Series 2021 5-1-25 Prepay \$5,000	APR IS 2005		100.00
		Total	\$100.00
		Payments/Credits	\$0.00
Phone #	E-mail	Balance Due	\$100.00
865-717-0976	tcarter@disclosureservices.info		

Disclosure Services LLC

1005 Bradford Way Kingston, TN 37763

Date	Invoice #
1/22/2025	1

Bill To Rivers Edge III CDD C/O GMS- NF, LLC

Terms	Due Date
	1/22/2025

	Des	cription		Amount	
ation Schedule 021 2-1-25 Prepay \$65,					250.00
			Тс	otal	\$250.00
				yments/Credits	\$0,00
Phone #		E-mail	Ba	alance Due	\$250.00
865-717-0976		tcarter@disclosureservices.info			

Governmental Management Services, LLC

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

Invoice

Invoice #: 64 Invoice Date: 5/1/25 Due Date: 5/1/25 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
Description Management Fees - May 2025 Website Administration - May 2025 Information Technology - May 2025 Dissemination Agent Services - May 2025 Office Supplies Postage Copies	Hours/Qty	Rate 2,621.75 168.50 112.33 327.75 0.27 50.49 8.25	Amount 2,621.75 168.50 112.33 327.75 0.27 50.49 8.25
	Total		\$3,289.34
	Balance	nts/Credits	\$0.00 \$3,289.34





INVOICE

Total Invoice	\$1,354.68	
Invoice Number	7051021	
Invoice Date	4/28/25	
Sales Order Number/Type	4796799	SL
Branch Plant	74	
Shipment Number	5738538	

Ship To:

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

K

544867

RIVERLODGE 100 Grand Verde Dr St Johns FL 32259-7546

Net Due	Date Terms	FOB Description	Ship Via		Cu	istomer P	9.0.#	Ρ.	O. Release	Sales Agent #
5/28/25	Net 30	PPD Origin	HWTG							387
Line #	Item Number	Item Name/ Description		Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 787	70-1	N	235.0000	GA	\$2.8200	GA	2,272.5 LB	\$662.70
		1 LB BLK (Mini-Bulk)			235.0000	GA			2,272.5 GW	
1.010	Fuel Surcharge	Freight		N	1.0000	EA	\$12.0000			\$12.00
2.000	14420	Sodium Bicarbonate		N	10.0000	BG	\$45.0000	BG	500.0 LB	\$450.00
		50 LB BG (Pool Grade)			10.0000	BG			510.0 GW	
3.000	42871	Sulfuric Acid 38-40%		N	3.0000	DD	\$61.6600	DD	486.0 LB	\$184.98
		15 GA DD			3.0000	DD			516.0 GW	
3.001	699922	15 GA Blu/Black Deldrum		N	3.0000	DD	\$15.0000	RD	30.0 LB	\$45.00
		DELDRM 1H1/X1.9/250			3.0000	RD			30.0 GW	
Sub By I	roved RECD mitted to AP Kevin McKen McKendo	5.2.25 dree Please contact our Act	counts Rece	eceive Y	d Order #: 047 our Invoice Via epartment via e to get it setup o	Email ***	redit.Dept@l	lawkins	DECE SinctionMAY 0 BY:	2 2025

Page 1 of 1	Tax R	ate Sales Tax		Invoice Total		¢1 254 60
	0 %	\$0.00		Invoice rotai		\$1,354.68
No Discounts on Freight IMPORTANT: All products are sold without we any kind and purchasers will, by their ow determine suitability of such products for their or Seller warrants that all goods covered by this inv produced in compliance with the requirements or Labor Standards Act of 1938, as amended, specifically disclaims and excludes any war merchantability and any warranty of litness for a purpose. No CLAMS FOR LOSS, DAMAGE OR LEAKAK ALLOWED AFTER DELIVERY IS MADE IN GO CONDITON.	wa tests, own tests, own use. bice were t the Fair . Seller manty of particular GE OD	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 INSTITU US Bank 800 Nicollet Mali Minneapolis, MN Account Name: Account #: ABA/Routing #: Swift Code#: Type of Account:		ACH PAYMENTS: CTX (Corporate Trade Exchange) is our preferred me remember to include in the addendum the documer pertaining to the payment. For other than CTX, the remit to information may be Credit.Dept@Hawkinsinc.com CASH IN ADVANCE/EFT PAYMENTS: Please list the Hawkins, inc. sales order number or y order number if the invoice has not been processed	it numbers emailed to our purchase

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit disorimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit disorimination against at individuals based on their rate, color, religion, sex, or national origin. Moreover, these regulations requires that covered prime contractors and subcontractors take affirmative actions tractures that as or disability.





CREDIT MEMO

Total Invoice	(\$45.00)	
Invoice Number	7051233	
Invoice Date	4/28/25	
Sales Order Number/Type	4796817	CO
Branch Plant	74	
Shipment Number	5738564	

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		Ci	ustomer P	.O.#	Ρ.	O. Release	Sales Agent #		
5/28/25	Net 30	COL Origin	HWTG		El	MPTIES	3			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	1.0000-	DD	\$15.0000	DD	10.0- LB	(\$15.00)	
		DELDRM 1H1/X1.9/250			1.0000-	DD			10.0- GW		

			Related	d Order #: 0474	47759				
1.002	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	

Related Order #: 04758906

*********** 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 5.2.25 By Kevin McKendree

Kevin McKendree



Page 1 of 1	Ta		Sales Tax		Invoice Tota	(\$45.00
	0	%	\$0.00		mvoice rota	(\$45.00
No Discounts on Freight IMPORTANT: All products are sold without warranty any kind and purchassers will, by their own re- determine suitability of such products for their own re- Seller warrants that all goods covered by this involce w- produced in compliance with the requirements of the Labor Standards Act of 1938, as amended. Sy- specifically disclaims and excludes any warranty merchantability and any warranty of filness for a partic purpose. NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.	sts, use. /ere Fair eller of	Hawk P.O. E Minn WIRE Email Phon	X REMITTANCE: kins, Inc. Box 860263 leapolis, MN 55485-0263 NG CONTACT INFURMATION: I: Credit.Dept@Hawkinsinc.com le Number: (612) 331-6910 lumber: (612) 225-6702	FINANCIAL INSTITU US Bank 800 Nicollet Mail Minneapolis, MN S Account Name: Account #: ABA/Routing #: Swift Code#: Type of Account:		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.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religian, sex, and nand origin. Moreover, these regulations regula





CREDIT MEMO

Total Invoice	(\$45.00)		
Invoice Number	7051234		
Invoice Date	4/28/25		
Sales Order Number/Type	4796818	CO	
Branch Plant	74		
Shipment Number	5738566		

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 F	P.O.#	Ρ.	O. Release	Sales Agent #	
5/28/25	Net 30	COL Origin	HWTG		EMPTIES					387	
Line #	Item Number	Item Name/ Description		Tax	Qty Shipped	+		Price UOM	Weight Net/Gross	Extended Price	
1.001	699922	15 GA Blu/Black Deldrum		N	3.0000-	DD	\$15.0000	DD	30.0- LB	(\$45.00)	
		DELDRM 1H1/X1.9/250			3.0000-	DD			30.0- GW		

Related Order #: 04758906

********** 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 5.2.25 By Kevin McKendree

Kevin McKendree



Page 1 of 1	Т	ax F	Rate Sales Tax		Invoice Tota	ıl (\$45,00
	0	%	\$0.00		Invoice rota	ii (\$45.00)
No Discounts on Freight IMPORTANT: All products are sold willout warr any kind and purchases will, by their own determine suitability of such products for their own Seller warrants that all goods covered by this invoic produced in compliance with the requirements of IL labor Standards Act of 1958, as amended. specifically disclaims and excludes any warran merchantability and any warranty of filmess for a pa purpose. NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.	warranty of own tesls, eir own use. invoice were ts of the Fair ied. Seller warranty of r a particular KAGE		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 INSTITU US Bank 800 Nicollet Mail Minneapolis, MN S Account Name: Account #: ABA/Routing #: Swift Code#: Type of Account:		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.

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INVOICE

Total Invoice	\$1,128.50					
Invoice Number	7063279					
Invoice Date	5/12/25					
Sales Order Number/Type	4810655	SL				
Branch Plant	74					
Shipment Number	5756651					

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

544867 Ship To:

RIVERLODGE 100 Grand Verde Dr St Johns FL 32259-7546

Net Due	Date Terms	FOB Description	Ship Via		Cu	ustomer P	,O,#	Ρ.	O. Release	Sales Agent #
6/11/25	Net 30	PPD Origin	HWTG							387
Line #	Item Number	Item Name/ Description		Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000 41	41930	Azone - EPA Reg. No. 787	70-1	N	260.0000	GA	\$2.8200	GA	2,514.2 LB	\$733.20
L		1 LB BLK (Mini-Bulk)			260.0000	GA			2,514.2 GW	
1.010	Fuel Surcharge	Freight		N	1.0000	EA	\$12.0000			\$12.00
2.000	42871	Sulfuric Acid 38-40%		N	5.0000	DD	\$61.6600	DD	810.0 LB	\$308.30
		15 GA DD			5.0000	DD			860.0 GW	
2.001 699	699922	15 GA Blu/Black Deldrum		N	5.0000	DD	\$15.0000	RD	50.0 LB	\$75.00
		DELDRM 1H1/X1.9/250			5.0000	RD			50.0 GW	

Related Order #: 04810655

********** 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 5.14.25 By Kevin McKendree

Kowin Mc Kondroe



This contractor and subcontractor shall abide by the requirements of 41 CFR \$560-1.4(a), 50-300.5(a) and 60-741.5(a). These regulations prohibit disorimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit disorimination against all individuals based on their status as account action, religion, sex, or national origin. Moreover, these regulations regulations requires that account of the status as a protected subcontractors take afilmative action to employ and advance in employment ladividuals without regard to reac, color, religion, sex, antional origin, moreover, these regulations requires that account actions and subcontractors take afilmative actions to employ and advance in employment individuals without regard to reac, color, religion, sex, antional origin, protected veteras tatus or disability. www.hawkinsinc.com




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

CREDIT MEMO

Total Invoice	(\$75.00)		
Invoice Number	7063456		
Invoice Date	5/12/25		
Sales Order Number/Type	4810695	CO	
Branch Plant	74		
Shipment Number	5756698		

100 Grand Verde Dr St Johns FL 32259-7546

544867 Ship To: RIVERLODGE

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

Net Due	Dale Terms	FOB Description	Ship Via		Cu	ustomer P	.O.#	Ρ.	O, Release	Sales Agent #
6/11/25	Net 30	COL Origin	HWTG		ÉN	NPTIES				387
Line #	Item Number	Item Name/ Description		Тах	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.001	699922	15 GA Blu/Black Deidrum	6	N	4.0000-	DD	\$15.0000	DD	40.0- LB	(\$60.00)
		DELDRM 1H1/X1.9/250			4.0000-	DD			40.0- GW	

				Related	d Order #: 0477	0915				
F	1.002	699922	15 GA Blu/Black Deldrum	N	1.0000-	DD	\$15.0000	DD	10.0- LB	(\$15.00)
•			DELDRM 1H1/X1.9/250		1.0000-	DD			10.0- GW	

Related Order #: 04782876

********** 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 5.14.25 By Kevin McKendree

Kevin McKendree

Page 1 of 1	Tax I	Rate Sales Tax		Invoice Tota	il (\$75.00
	0 %	\$0.00		mvoice rota	ii (\$15.00
No Discounts on Freight MPORTANT: All products are sold without warran any kind and purchasers will, by their own I befermine suitability of such products for their own Seller warrants that all goods covered by this invoice orduced in compliance with the requirements of the Labor Standards Act of 1938, as amended. 5 specificatly disclaims and excludes any warrant	ests, use. were Fair Setter	CHECK REMITTANCE: Hawkins, Inc. P.O. Box 860263 Minneapolis, MN 55486-0263 WIRING CONTACT INFORMATION:	FINANCIAL INSTITU US Bank 800 Nicollet Mall Minneapolis, MN S Account Name:		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.Deat@Hawkinsinc.com
spectrally disclaring and excludes any warrant merchantaliky and any warranty of fliness for a part purpose. NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.		Phone Number: (612) 331-6910 Fax Number: (612) 225-6702	Account Wahle. Account #: ABA/Routing #: Swift Code#: Type of Account:	180120759469 091000022 USBKUS44IMT Corporate Checking	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.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against at individuals based on their status as exponentiated and their status as protected subcontractors take affirmative action to employ and devance in employment individuals without regard to race, color, religion, sex, art national origin. Moreover, these regulations regulations require that covered prime contractors and subcontractors take affirmative action to employ and devance in employment individuals without regard to race, color, religion, sex, national origin, protected veterant lattus or distatus or distances and subcontractors and sub





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

INVOICE

Total Invoice	\$462.00	
Invoice Number	7065868	
Invoice Date	5/14/25	
Sales Order Number/Type	4813473	SL
Branch Plant	74	
Shipment Number	5760606	

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

Nei Due	Date Terms	FOB Description	Ship Via		Cı	ustomer P	.O.#	Ρ.	O. Release	Sales Agent #
6/13/25	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	14420	Sodium Bicarbonate		N	10.0000	BG	\$45.0000	BG	500.0 LB	\$450.00
		50 LB BG (Pool Grade)			10.0000	BG			510.0 GW	
1.010	Fuel Surcharge	Freight		N	1.0000	EA	\$12.0000			\$12.00

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Approved RECDD Submitted to AP 5.15.25 By Kevin McKendree

Kevin McKendree

Page 1 of 1	Тах	Rate	Sales Tax		Invoice Total	\$462.0
	0 %		\$0.00			φ+υ2.0
No Discounts on Freight IMPORTANT: All products are sold without warran any kind and purchasers will, by their own determine suitability of such products for their own Seller warrants that all goods covered by this invoice produced in compliance with the requirements of th Labor Standards Act of 1938, as a mended.	lesis, use. were Fair	CHECK REMITT Hawkins, Inc. P.O. Box 86026 Minneapolis, M	3	FINANCIAL INSTITU US Bank 800 Nicollet Mall Minneapolls, MN 5		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
specifically disclaims and excludes any warran merchantability and any warranty of titness for a part purpose. NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.	ly of	Email: Credit.D	ACT INFORMATION: Dept@HawkinsInc.com : (612) 331-6910 (612) 225-6702	Account Name: Account #: ABA/Routing #: Swift Code#; Type of Account:	Hawkins, Inc. 180120759469 091000022 USBKUS44IMT Corporate Checking	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.

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Jacksonville Daily Record

A Division of DAILY RECORD & OBSERVER, LLC

P.O. Box 1769 Jacksonville, FL 32201 (904) 356-2466

INVOICE

Attn: Courtney HoggeGMS, LLC475 West Town Place, Ste 114Saint AugustineFL32092

Serial # 25-00256J	PO/File #	\$31.66 \$95.00
		Payment Due
Notice of Special Joint M	feeting of the Board of Supervisors	
		\$95.00
Rivers Edge CDD, River	s Edge II CDD, and Rivers Edge III CDD	Publication Fee
Case Number		Amount Paid
Publication Dates 5/1		Payment Due Upon Receipt
County St. Johns		For your convenience, you may remit payment online at www.jaxdailyrecord.com/ send-payment.
Payment is due i	before	If your nayment is being

the Proof of Publication is released. If your payment is being mailed, please reference Serial # 25-00256J on your check or remittance advice.

May 1, 2025

Date

Your notice was published on both *jaxdailyrecord.com* and *floridapublicnotices.com*.

Preliminary Proof Of Legal Notice (This is not a proof of publication.)

NOTICE OF SPECIAL JOINT MEETING OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE CDD,

RIVERS EDGE II CDD, AND RIVERS EDGE II CDD, A special joint meeting of the Boards of Supervisors of the Rivers Edge Community Development District, Rivers Edge II Community Development District, and Rivers Edge III Community Development District (together, the "Districts") will be held on Friday, May 9, 2025, at 11:00 a.m. at the River House Amenity Center, 156 Landing Street, Saint Johns, Florida. The purpose of the special meeting is to discuss pool repairs and conduct any and all business coming before the Districts "Boards of Supervisors (together, "Boards of Supervisors (together, "Boards"). A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Governmental Management Services LLC – North Florida, at (904) 940-5850 or 475 West Town Place, Suite 114, St. Augustine, FL 32092 ("District Manager's Office").

The meeting will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

ing may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-965-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager May 1 00 (25-00256J)



INVOICE

Invoice # 12048

Date: 04/15/2025 Due On: 05/15/2025

KILINSKI | VAN WYK Kilinski | Van Wyk PLLC

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

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

River's Edge III - 01 General Counsel

Туре	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	03/07/2025	Review draft agenda.	0.20	\$330.00	-	\$66.00
Service	LG	03/07/2025	Research case law regarding public comment periods; prepare amendments to Opportunity to be Heard Resolution.	0.10	\$330.00	-	\$33.00
Service	MGH	03/10/2025	Exchange correspondence with District staff regarding Claiborne improvements acquisition and related amendments to service contracts with Solitude and Yellowstone.	0.20	\$290.00	-	\$58.00
Service	LG	03/10/2025	Review auditor response letter.	0.10	\$330.00		\$33.00
Service	JK	03/10/2025	Field call on options for RT plat and CDD roadway ownership	0.20	\$330.00	-	\$66.00
Service	KB	03/10/2025	Prepare auditor letter response; transmit same.	0.30	\$190.00		\$57.00
Service	LG	03/11/2025	Analyze issues related to Rivertown Forest plat dedication.	0.40	\$330.00	-	\$132.00
Service	JK	03/11/2025	Call on Rivers Edge III plat and options for	0.50	\$330.00	ντου το πολογοριατικό το μοτογραφικό το ματογραφικό το ματογραφικό το μολογογιατικό το πολογογιατικό το πολογο Το πολογοριατικό το πολογοριατικό το ματογραφικό το ματογραφικό το ματογραφικό το πολογογιατικό το πολογογιατικό	\$165.00

			county/ownership of same; confer with supervisor individually on County meeting attendance and review plat				
Service	LG	03/12/2025	Review and revise February minutes.	0.30	\$330.00	-	\$99.00
Service	JK	03/12/2025	Field call on plat strategy with Board member	0.20	\$330.00	-	\$66.00
Service	MGH	03/12/2025	Analyze County staff report recommending approval of final plat for Rivertown Forest (Parcel 39) Phase 1.	0.40	\$290.00	-	\$116.00
Service	MGH	03/13/2025	Confer with JK and LG regarding upcoming St. Johns County Commission meeting and approval of Rivertown Forest (Parcel 39) Phase 1; prepare draft resident communication regarding same and review edits from Smith and Avery- Smith.	1.10	\$290.00	50.0%	\$159.50
Service	JK	03/13/2025	Call with Smith and staff on roadway plat issue affecting all CDD's; review/edit documentation and e-mail blast on the same	1.40	\$330.00		\$462.00
Service	JK	03/14/2025	Confer with supervisor re: plat/ownership impacts on RECDD budget; coordinate with Vesta on dissemination of communication	0.80	\$330.00	-	\$264.00
Service	MGH	03/14/2025	Confer and exchange correspondence with District staff regarding upcoming St. Johns County Commission meeting and resident communication regarding same; review feedback and incorporate revisions to resident communication; review roadway maps from	1.80	\$290.00	50.0%	\$261.00

			District Engineer; significant communication and analysis regarding same.				
Service	LG	03/14/2025	Confer with Smith regarding communication for roadway issue; confer with Vesta regarding same; revise communication regarding same.	1.20	\$330.00	50.0%	\$198.00
Service	MGH	03/17/2025	Review and analyze agenda package and materials for Board consideration, including audit committee selection criteria and statutory authority/procedure for approving same, staff reports and supporting materials, meeting minutes, financial statements, and related District documents, in preparation for Board meeting.	0.60	\$290.00		\$174.00
Service	LG	03/17/2025	Prepare for board meeting.	0.30	\$330.00		\$99.00
Service	JK	03/17/2025	Call with Board member on SJC items	0.20	\$330.00	-	\$66.00
Service	MGH	03/18/2025	Remotely attend portion of St. Johns County Commission meeting regarding Rivertown Forest (Parcel 39) Phase 1 plat and prepare summary of same; review correspondence and analyze strategy	1.00	\$290.00		\$290.00
. :	sin î Sapor		regarding upcoming St. Johns County Commission hearing on plat approval; review financing timeline for Series 2025 Bonds.				
Service	JK	03/18/2025	Confer re: plat status	0.10	\$330.00		\$33.00
Service	LG	03/19/2025	Travel to and attend Board meeting.	2.70	\$330.00		\$891.00
Expense	KB	03/19/2025	Travel: Mileage - LG.	77.83	\$0.67	***************************************	\$52.15

Expense	KB	03/19/2025	Travel: Hotel - LG.	1.00	\$32.93		\$32.93
Expense	KB	03/19/2025	Travel: Meals - LG.	1.00	\$10.96	-	\$10.96
Service	LG	03/20/2025	Provide reference for Vesta contract language.	0.30	\$330.00		\$99.00
Service	LG	03/24/2025	Finalize Vesta contract for signatures; review and provide comments to draft 2024 audit.		\$330.00	-	\$264.00
Service	CD	03/24/2025	Review and Respond to email from District Staff; Combine and download executed signature Documents relating to Ravines and Bluffs Acquisition	0.40	\$190.00		\$76.00
Service	LG	03/25/2025	Revise acquisition documents for River Lodge,	0.60	\$330.00		\$198.00
Service	RVW	03/25/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$330.00		\$66.00
Service	LG	03/26/2025	Receive recorded Rivertown Forest plat and update files regarding same; research status of property ownership; revise Claiborne Lane acquisition documents; prepare Rivertown Forest acquisition documents; review status of action items from meeting.		\$330.00	-	\$792.00
Service	LG	03/28/2025	Research e-bike regulations.	0.20	\$330.00		\$66.00
Non-billa	ble entries						
Service	MGH	03/07/2025	Review draft agenda for upcoming Board meeting and identify legal follow- up items.	0.20	\$ 290.00	-	\$ <u>58.00</u>
Service	LG	03/13/2025	Confer with Kilinski regarding Rivertown Shores plat.	0.30	\$330.00	-	\$99.00
Service	MGH	03/19/2025	Prepare for and attend Board meeting; confer with District staff and	1.50	\$200.00	~	\$435.00

Invoice # 12048 - 04/15/2025

					Т	otal	\$5,445,54
			······	Line Item	Discount Subt	otal	-\$618.50
Service	MGH	03/25/2025	Review District Manager meeting notes.	0.10	\$ 290.00	-	\$29.00
Expense	KB	03/19/2025	Travel: Meals - MGH.	1.00	\$ 0.25	-	\$ 9.25
Expense	КВ	03/19/2025	Travel: Mileage - MGH.	27.00	\$0 .67	-	\$18.09
••••••••			Board members regarding ongoing District matters; revise distribution list for upcoming financing.				

Detailed Statement of Account

Current Invoice

Invoice Num	ber Due On			ance Due
12048	05/15/2025	\$5,445.54	\$0.00	\$5,445.54
			Outstanding Balance	\$5,445.54
			Total Amount Outstanding	\$5,445.54

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

Please pay within 30 days.

Corbin deNagy 04/21/2025

APR 21 2025 BY.



INVOICE

No. 1

KILINSKI | VAN WYK Kilinski | Van Wyk PLLC

Invoice # 12303 Date: 05/18/2025 Due On: 06/17/2025

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

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

River's Edge III - 01 General Counsel

Туре	Attorney	/ Date	Notes	Quantity	Rate	Total
Service	LG	04/02/2025	Provide information regarding 2025 ethics training requirements.	0.40	\$330.00	\$132.00
Service	MGH	04/02/2025	Review draft agenda for upcoming Board meeting and follow up on legal items as needed.	0.20	\$290.00	\$58.00
Service	MGH	04/03/2025	Review and analyze Florida legal authority on e-bikes, electronic scooters, and motorcycles.	0.20	\$290.00	\$58.00
Service	MGH	04/04/2025	Review additional construction funding requests from District Manager for inclusion in upcoming Board meeting agenda.	0.20	\$290.00	\$58.00
Service	LG	04/07/2025	Review regular meeting and audit meeting minutes for March.	0.30	\$330.00	\$99.00
Service	LG	04/09/2025	Receive executed Vesta contract; update files regarding same.	0.10	\$330.00	\$33.00
Service	LG	04/09/2025	Analyze documents needed for FY 2026 budget processes.	0.20	\$330.00	\$66.00
Service	MGH	04/11/2025	Analyze strategy for budget documents and timeline for submission; review correspondence from Merchants Bonding Company confirming issuance of performance bond for Burnham Construction for SR-13 roadway improvement project.	0.20	\$290.00	\$58.00
Service	MGH	04/15/2025	Review and analyze agenda package	1,10	\$290.00	\$319.00

			and materials for Board consideration in preparation for Board meeting; confer with District staff regarding agenda items.			
Service	MGH	04/16/2025	Prepare for and attend Board meeting.	1.40	\$290.00	\$406.00
Service	LG	04/16/2025	Research aged invoice procedures and cost-share procedures.	0.40	\$330.00	\$132.00
Service	LG	04/16/2025	Confer with Stilwell regarding modifications to SR13 roundabout project impacting driveways.	0.30	\$330.00	\$99.00
Expense	KB	04/16/2025	Travel: Mileage - MGH.	18.00	\$0.67	\$12.06
Service	LG	04/17/2025	Coordinate call with staff regarding district procedures.	0.10	\$330.00	\$33.00
Service	MGH	04/17/2025	Review District Manager meeting notes.	0.10	\$290.00	\$29.00
Service	MGH	04/18/2025	Analyze overall status of ongoing District projects.	0.10	\$290.00	\$29.00
Service	LG	04/19/2025	Prepare amendment to tri-party interlocal cost-share agreement.	1.20	\$330.00	\$396.00
Service	MGH	04/21/2025	Analyze District Manager feedback on interlocal agreement updates to include additional River Lodge exhibits.	0.10	\$290.00	\$29.00
Service	LG	04/22/2025	Prepare policy on sponsorship advertising.	0.30	\$330.00	\$99.00
Service	LG	04/23/2025	Confer with district staff regarding license agreement procedures, cost- share procedures, and landscape approval procedures.	0.60	\$330.00	\$198.0C
Service	MGH	04/23/2025	Prepare for and attend District staff meeting to discuss procedures for agenda items and common District agreements.	0.70	\$290.00	\$203.00
Service	LG	04/24/2025	Prepare license agreement information form; research interlocal cost-share procedures and confer with DeNagy regarding same.	0.70	\$330.00	\$231.00
Service	MGH	04/24/2025	Review and revise draft event program license agreement information form.	0.10	\$290.00	\$29.00
Service	LG	04/28/2025	Review information received for River Lodge acquisition.	0.40	\$330.00	\$132.00

of Horest

nvoices e Number t Invoice e Number	Due O 05/15/20 Due O 06/17/20)25 \$5,445.54 n Amount Due Payn	nents Received \$0.0 nents Received \$0.0 Outstanding)) Balar)))	ce Due \$5,445.54 ice Due \$3,120.06 \$8,565.60
e Number	05/15/20)25 \$5,445.54	\$0.()0 	st,445.54
	a an		e en ante en ante a compañía de la c	5 N	ice Due
	Due O	n Amount Due Payn	nents Received	Balan	
ivoices	na na sananan ang kananan ng	BY:	99997 	s	
		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1000		
d State	ement of <i>I</i>	Account MAY 19	2025		9/2025
		NECE	IVEN	Total Corbin	\$3,120.06 . deNay
LG	04/15/2025	Review agenda and prepare for Board meeting.	0.40	\$330-00	\$132.00
ble entries					
RVW	04/30/2025			\$330.00	\$66.00
MGH	04/29/2025	Review draft published notice of special joint meeting.	0.10	\$290.00	\$29.00
MGH	04/28/2025	Review additional documents and correspondence from District Engineer regarding River Lodge acquisition.	0.20	\$290.00	\$58.00
MGH	04/28/2025	Analyze update from District Engine on River Lodge acquisition documents.	eer 0.10	\$290.00	\$29.00
	MGH MGH RVW ble entries LG	MGH 04/28/2025 MGH 04/29/2025 RVW 04/30/2025 ble entries LG 04/15/2025	on River Lodge acquisition documents. MGH 04/28/2025 Review additional documents and correspondence from District Engineer regarding River Lodge acquisition. MGH 04/29/2025 Review draft published notice of special joint meeting. RVW 04/30/2025 Monitor legislation affecting Distric and provide newsletter summary o same. ble entries LG 04/15/2025 Review agenda and prepare for Board meeting.	MGH 04/28/2025 Review additional documents and correspondence from District Engineer regarding River Lodge acquisition. 0.20 MGH 04/29/2025 Review draft published notice of special joint meeting. 0.10 MGH 04/29/2025 Review draft published notice of special joint meeting. 0.20 RVW 04/30/2025 Monitor legislation affecting District and provide newsletter summary of same. 0.20 ble entries LG 04/15/2025 Review agenda and prepare for Board meeting. 0.40	on River Lodge acquisition documents. on River Lodge acquisition documents. 0.20 \$290.00 MGH 04/28/2025 Review additional documents and correspondence from District Engineer regarding River Lodge acquisition. 0.20 \$290.00 MGH 04/29/2025 Review draft published notice of special joint meeting. 0.10 \$290.00 RVW 04/30/2025 Monitor legislation affecting District and provide newsletter summary of same. 0.20 \$330.00 ble entries LG 04/15/2025 Review agenda and prepare for Board meeting. 0.40 \$330.00 Total

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

Please pay within 30 days.



Columbus Office 8415 Pulsar Place, Suite 300, Columbus, OH 43240 P: 614.839,0250 F: 614.839.0251

				April 29, 2025 Project No: Invoice No:	P011309 54496	4.80
Rivers Edge III CDD c/o Government Mar Attn: Corgin deNagy 3196 Merchants Rov Tallahassee, FL 32	nagement Services, L , w Blvd. Ste 130	TC				
	P0113094.80 ng responding to staff ces from March 01, f		odating maps for	RECDD III		
Reimbursable Exp						
Printing - Reim	oursable Total Reimbursal			1.15 times	4.40 4.40	5.06
	Total Reimbursa	oles				
				Total this	Task	\$5.06
Fee Billing Professional Perso						
			Hours	Rate	Amount	
Vice President			.50	250.00	125.00	
Graphics Arts E	Designer		1.00	130.00	130.00	
Sr. Planner/Sr I	.A./Sr. Graphic Arts		4.75	180.00	855.00	
	Totals		6.25		1,110.00	
	Total Labor					1,110.00
				Total this	Task	\$1,110.00
				Total this Inv	voice	\$1,115.06
Outstanding Invoi	ces					
N	umber	Date	Balance			
5	4330	3/27/2025	391.10		P	bin deNa
_			004 40		1 121	aun antra

Total

391.10

Corbin de Nagy

5/8/2025





Columbus Office 8415 Pulsar Place, Suite 300, Columbus, OH 43240 P: 614,839.0250 F: 614,839.0251

			March 27, 202	5	
			Project No:	P0113094.	30
			Invoice No:	54330	
Rivers Edge III Cl	DD				
	Management Services, Ll	_C			
Attn: Corgin deNa	-				
•	Row Blvd. Ste 130				
Tallahassee, FL	32311				
,					
Project	P0113094.80	Rivers Edge III CDD			
For services inclu	ding attending February	CDD meeting.			
Professional Ser	rvices from February 01	<u>, 2025 to February 28, 2025</u>			
Expense Billing					
Reimbursable E	xpenses				
Travel - Rein	nbursable - Mileage			8.90	
	nbursable- Mileage Client	t OV		5.10	
	Total Reimbursab	les	1.15 times	14.00	16.10
			Total this	Task	\$16.10
					•••
Fee Billing					
Professional Pe	rsonnel				
		Hours	Rate	Amount	
Vice Preside	nt	1.50	250.00	375.00	
	Totals	1.50		375.00	
	Total Labor				375.00
					A075 00
			The second second		
			Total this	Task	\$375.00
			Total this Total this Inv		\$375.00

Invoice received 4/14/2025

Corbin de Nagy

4/14/2025



Rivers Edge CDD

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

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

D	ESCRIPTION		AMOUNT
Cost Share - Landscaping for May 2025	1.320.57200.49100		\$ 8,623.33
Cost Share - Amenity for May 2025	1.320.57200.49200		\$ 12,987.33
	MAY 19 2025		
		TOTAL	\$ 21,610.67

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

THANK YOU FOR YOUR BUSINESS!



1

DATE: 5/5/25 INVOICE # CS-2025-MAY

Rivers Edge CDD

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

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

	DESCRIPTION	AMOUNT
Cost Share - Landscaping for April 2025	1.320.57200.49100	\$ 8,623.33
Cost Share - Amenity for April 2025	1.320.57200.49200	\$ 12,987.33
	APR U7 2025	
	TOTAL	\$ 21,610.6

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

THANK YOU FOR YOUR BUSINESS!



DATE: 4/7/25 INVOICE # CS-2025-APR

COM	Rivers Edge III	FRICT
	General Fund	APR 1 4 202
	Check Request	
Date	Amount	Authorized By
April 14, 2025	\$6,962.26	Corbin deNagy
	Payable to:	
	Rivers Edge CDD #11	
Date Check Needed:	Budget Category	/:
ASAP	001.310.51300.3	31100
	Intended Use of Funds Requested:	
	Cost Share 1/4 related to the followir	ıg:
<u>I</u>	Prosser Engineering - Pickeball Cour	rts
		· _ / · _ · _ · _ · · · · · · · · · ·

Rivers Edge - Pickleball Court Cost Share Prosser Engineering

				Task							
							Reimburseable				
Invoice	Date	1	2	3	4A	4B	Expenses	Total	RE1 Share	RE2 Share	RE3 Share
51319	11/21/23	375.00		ار از این از این این از این			1111 (1111))))))))	375.00	187.50	93.75	93.75
51514	12/19/23	2,250.00	1,475.00			•	17.63	3,742.63	1,871.32	935.66	935.66
51855	2/19/24	1,125.00	2,950.00	-			4.69	4,079.69	2,039.85	1,019.92	1,019.92
52071	3/18/24		4,425.00				0.90	4,425.90	2,212.95	1,106.48	1,106.48
52304	4/22/24		4,425.00				7.59	4,432.59	2,216.30	1,108.15	1,108.15
52515	5/29/24		1,475.00	1,537.50	700.00		79.70	3,792.20	1,896.10	948.05	948.05
52659	6/21/24				1,925.00		44.10	1,969.10	984.55	492.28	492.28
52777	7/15/24			-	875.00	-	178.37	1,053.37	526.69	263.34	263.34
53086	8/27/24			-		1,312.50	1.27	1,313.77	656.89	328.44	328.44
53465	10/21/24		-	•		543.75	25.35	569.10	284.55	142.28	142.28
53863	12/23/24			-		1,587.50	51.87	1,639.37	819.69	409.84	409.84
54038	2/3/25					450.00	6.33	456.33	228.17	114.08	114.08
		3,750.00	14,750.00	1,537.50	3,500.00	3,893.75	417.80	27,849.05	13,924.53	6,962.26	6,962.26



Date	Invoice #
4/22/2025	6313

SecureSI

P.O. Box 600947 Saint Johns, FL 32260

Bill To					
Rivers Edge CDI 475 West Town I Suite 114	Place				
St. Augustine, Fl	L 32092	P.O. No.	Terms		Project
			Net 14		
Quantity	Description		Rate	<u> </u>	Amount
1	Ticket # 2693395 Work Role: Technician Work Type: R Resource: Jacob Whitehurst Rivers Edge CDD Confirmation of IPs and EDI install -worked with Ken to update the IPs on both meraki firew comcast EDI circuit information -tested that the circuit came online after working with con Sales Tax	alls at CDD 3 with new		87.50	87.50 0.00
		APR 23			
		:	Approved RECDD 3 Submitted to A/P 04 By Richard Losco	-29-25	

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

Total Invoice



Please Remit Payment to:

INVOICE

Page: 1

Solitude Lake Management, LLC	Page: 1	
1320 Brookwood Drive Suite H Little Rock, AR 72202 Phone #: (888) 480-5253 Fax #: (888) 358-0088	Invoice Number: PSI164817 Invoice Date: 5/1/2025	
Bill To: Rivers Edge III CDD 475 West Town Place, Suite 114 Saint Augustin, FL 32092	Ship To: Rivers Edge III CDD 475 West Town Place, Suite 114 St. Augustine, FL 32092 United States	

Annual Main	tenance		1	1	1,842.00	1,842.00
ltem/Descri	ption	Unit	Order Qty	Quantity	Unit Price	Total Price
Terms	Net 30					
Due Date	5/31/2025			Our Order No.		
Ship Date	5/1/2025	P.O. Date		5/1/2025		
Ship Via				P.O. Number		
				Custome	r ID	20143

Annual Maintenance	1	1	1,842.00	1,842
May Billing				
5/1/2025 - 5/31/2025				
Rivers Edge CDD III Pond II				
Rivers Edge CDD III Pond PP				
Rivers Edge CDD III Pond QQ				
Rivers Edge CDD III Pond RR		6. 2005-000	. Television dat tel. All' Reporter anico.	
Rivers Edge CDD III Pond VV		1ec	EIVER	
Rivers Edge CDD III Pond YY		R		
Rivers Edge CDD III Pond ZZ		K MAY	0 2 2025	
Rivers Edge CDD III Pond AAA		1.10.21	V ~ 2023	
Rivers Edge CDD III Pond BBB				
Rivers Edge CDD III Pond CCC	2	Ý.		
Rivers Edge CDD III Pond DDD				
Rivers Edge CDD III Pond EEE	Approv	/ed RE	CDD 3	
Rivers Edge CDD III Pond FFF			AP 5.2.25	
Rivers Edge CDD III LAKE ALL	By Key	in Mck	Kendree	
Rivers Edge CDD III Pond 87	2,110			
Rivers Edge CDD III Pond 88	Kani	· JAA	Kendree	
Rivers Edge CDD III Pond 89	1 wood	nna	rencou	
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 0.00 Amount Exempt from Sales Tax 1,842.00

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



INVOICE Please Remit Payment to: Page: 1 Solitude Lake Management, LLC 1320 Brookwood Drive PSI169023 Suite H Invoice Number: Little Rock, AR 72202 Invoice Date: 5/2/2025 Phone #; (888) 480-5253 Fax #: (888) 358-0088 Ship To: **Rivers Edge III CDD** Bill 475 West Town Place, Suite 114 To: **Rivers Edge III CDD** St. Augustine, FL 32092 475 West Town Place, Suite 114 **United States** Saint Augustin, FL 32092 20143 Customer ID Ship Via P.O. Number P.O. Date 5/2/2025 Ship Date 5/2/2025 Due Date 6/1/2025 Our Order No. Net 30 Terms **Unit Price Total Price** Unit **Order Qty** Quantity Item/Description Lake, Pond & Wetland Application **One-Time Service** Rivers Edge CDD III Pond 95 Rivers Edge CDD III Pond 92 Rivers Edge CDD III Pond 94 Rivers Edge CDD III Pond 93 1 1 ALGAE 1 1 1,150.00 1,150.00 SHORELINE



Approved RECDD 3 Submitted to AP 5.5.25 By Kevin McKendree Kevin McKendree

Amount Subject to Sales Tax0.00Amount Exempt from Sales Tax1,150.00

Subtotal:1,150.00Invoice Discount:0.00Total Sales Tax0.00Payment Amount:0.00Total:1,150.00

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and the second
The second se

	Turner
11.1.1	Pest
D	Control
PAYMENT AD	DRESS:
	ontroi LLC • P.O. Box 600323 • Jacksonville, Florida 32268-0323
904-355-5300	Toll Free: 800-225-6305 • tumerpest.com

Rivers Edge CDD III Richard Losco

St Augustine, FL 32092-3648

475 W Town Pl

[931796]

Suite 114

Bill To:

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

INVOICE: 620651024 DATE: 05/05/2025 ORDER: 620651024

Work Location:

[931796] 904-679-5523

River Lodge-CDD III Richard Losco 100 Grand Verde Drive St Johns, FL 32259

Techniteran N/60/K D/ate itina-FIA: HORE 11:00 AM 05/05/2025 11:00 AM Time One Purchasts Gudor est Selevices - Majo Cole - Elene: 05/05/2025 12:58 PM **NET 30** DOSTRIA (GIN) P(a)31:}@\$4]*}c \$80.00 Commercial Pest Control - Monthly Service CPCM SUBTOTAL \$80.00 ТАХ \$0.00 AMT. PAID \$0.00 TOTAL \$80.00 AMOUNT DUE \$80.00 Approved RECDD 3 Submitted to A/P 05-16-25 By Richard Losco Richard Losco WW **TECHNICIAN SIGNATURE** -an-16 2025 Sarah BY CUSTOMER SIGNATURE Gond Parks PROPERTY OF A DESCRIPTION 3 Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law, Customer agrees to pay accrued expenses in the event of collection. Hereiny addrowledge the satisfactory completion of all services coslered. and agree to pro-the cost of services as specified above.

Westan_

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

Invoice

Invoice # Date Due Date 425925-3 03/31/2025

Terms

Net 30

04/30/2025

Memo

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

Description Billable Expenses	ONEMNY.	Rate	Amount
Kevin McKendree - 2025-03-20 - COSTCO WHSE#1615 - 1/3 share of Golf cart batteries.			239.98

Total

239.98

Invoice (425925) originally received 04/09/2025. Follow up communication with Vesta regarding cost splits.

Corbin de Nagy

5/13/2025



Cosico Wholessie



34

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

Invoice

Invoice # Date	425496 04/01/2025
Terms	Net 30
Due Date	05/01/2025
Memo	Rivers Edge CDDIII

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

Desergination	Committee	Bate	Amattai
General management services	1	3,899.42	3,899.42
Field Ops	1	3,286.50	3,286.50
Lifestvle services	1	3,610.75	3,610.75
Amenity management services	1	2,469.33	2,469.33
Facility maintenance services	1	8,593.58	8,593.58
Janitorial services	1	2,739.58	2,739.58
Facility Attendant	1	7,143.17	7,143.17
]]	1	

Thank you for your business.

Total

31,742.33

Corbin deNagy

3/27/2025



Vesta,	Invoice	
Vesta Property Services, Inc.	Invoice # Date	426583 04/30/2025
245 Riverside Avenue Suite 300	Terms	Net 30
Jacksonville FL 32202	Due Date	05/30/2025
	Memo	Billable Mileage split
Bill To Rivers Edge CDD III c/o GMS LLC 475 West Town Place, Suite 114 St. Augustine FL 32092		

Респириов	Cuentilay	Isate .	Alestal ini
Billable Mileage split in 3	1	139.66	139.66
	l <u></u>	1	<u> </u>

Total 139.66

Invoice received 05/05/2025

Corbin de Nagy

05/06/2025



:			<u>a Mileage keport</u>		1		
Name:	Kevin McKendree	Month	Apr-25				
Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
4/1	Daily mileage	Rivertown	Rivertown	42.3	Riversedge CDD		42.3
4/2	Daily mileage	Rivertown	Rivertown	23.2	iversedge CDI)	23.2
4/3	Daily mileage	Rivertown	Rivertown	34.9	iversedge CDI)	34.9
4/4	Daily mileage	Rivertown	Rivertown	26.2	Riversedge CDD		26.2
4/7	Daily mileage	Rivertown	Rivertown	68.4	iversedge CDI	2	68.4
4/8	Daily mileage	Rivertown	Rivertown	14.5	iversedge CDI		14.5
4/9	Daily mileage	Rivertown	Rivertown	38.2	iversedge CDI)	38.2
4/10	Daily mileage	Rivertown	Rivertown	27.6	iversedge CDI	<u> </u>	27.6
4/11	Daily mileage	Rivertown	Rivertown	19.2	iversedge CDI	D	19.2
4/14	Daily mileage	Rivertown	Rivertown	53.7	iversedge CDI	D	53.7
4/15	Daily mileage	Rivertown	Rivertown	40.8	iversedge CDI)	40.8
4/16	Daily mileage	Rivertown	Rivertown	24.5	iversedge CDI		24.5
4/17	Daily mileage	Rivertown	Rivertown	23.9	iversedge CDI)	23.9
4/18	Daily mileage	Rivertown	Rivertown	37.4	iversedge CDI	<u> </u>	37.4
4/21	Daily mileage	Rivertown	Rivertown	60.5	iversedge CDI	<u>) </u>	60.5
4/22	Daily mileage	Rivertown	Rivertown	28.7	iversedge CDI	······································	28.7
4/23	Daily mileage	Rivertown	Rivertown	30	iversedge CDI		30
4/24	Daily mileage	Rivertown	Rivertown	25.7	iversedge CDI		25.7
4/25	Daily mileage	Rivertown	Rivertown	17.6	iversedge CDI		17.6
4/28	Daily mileage	Rivertown	Rivertown	49.4	iversedge CDI		49.4
4/29	Daily mileage	Rivertown	Rivertown	43.7	iversedge CDI		43.7
4/30	Daily mileage	Rivertown	Rivertown	31.4	iversedge CD		31.4
, <u></u>	• • • • • • • • • • • • • • • • • • •					Total Mileage	762
						Reimbursement Rate	\$0.550
						Total Reimbursement	\$418.99

Vesta Mileage Report

\$139.66

5/2/25

Reimbursement

Date Submitted in

Paycom

esta-٦. Invoice 426644 Invoice # 04/30/2025 Date Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Net 30 Terms Jacksonville FL 32202 05/30/2025 **Due Date** Lifeguard Hours Memo Bill To Rivers Edge CDD III c/o GMS LLC 475 West Town Place, Suite 114 St. Augustine FL 32092

	Plessettiphote	Queminy 15	late	Amenini
(Annota and a second	Lifeguard hours	168.87	19.73	3,331.81
		<u> </u>		

Thank you for your business.

Invoice received 05/06/2025

Total

3,331.81

Corbin de Nagy 5/6/2025



Vested in your community.	Ves ta245 Riverside Avenue Suite 250 Jacksonville, FL. 32202 Phone: 904-355-1831	Billable Services Invoice Invoice: 2025 - 4 Date: 5-6-2025
То:		For:
Rivers Edge CDD 3 475 W. Town Place Suite 114 St. Augustine, Florida 32092904-679-5523		Non-contractual Billable ServicesLifeguard Hours

DESCRIPTION	HOURS	RATE	AMOUNT
March 26 th – April 25 th	168.87	19.73	\$3331.81
		TOTAL	\$3331.

Thank you for your business!





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

Invoice

Invoice # Date	426054 05/01/2025
Terms	Net 30
Due Date	05/31/2025
Memo	Rivers Edge CDDIII

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

Description	@ushtiity -	Hate	Amount
General management services	1	3,899.42	3,899.42
Field Ops	1	3,286.50	3,286.50
Lifestyle services	1	3,610.75	3,610.75
Amenity management services	1	2,469.33	2,469.33
Facility maintenance services	1	8,593.58	8,593.58
Janitorial services	1	2,739.58	2,739.58
Facility Attendant	1	7,143.17	7,143.17
	1	\$	the same service and the s

Thank you for your business.

Total

31,742.33

Corbin de Nagy

4/30/2025



VestaInvoiceVesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202Invoice #
425886
03/31/2025TermsNet 30
Due DateDue Date04/30/2025
MemoBill To

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

Destription	©urantity	laster	Amenni
Lifeguard hours	220.97	19.73	4,359.74
	L		

Thank you for your business.

4,359.74

Corbin de Nagy

Total

04/08/2025



Billable Services Invoice

Invoice #: <u>2025 - 3</u> Date: <u>4-1-2024</u>



Vesta 245 Riverside Avenue Suite 250 Jacksonville, FL. 32202 Phone: 904-355-1831

Vested in your community.

To:

For:

Rivers Edge CDD 3 475 W. Town Place Suite 114 St. Augustine, Florida 32092 904-679-5523 Non-contractual Billable Services Lifeguard Hours

DESCRIPTION	HOURS	RATE	AMOUNT
March 1 - March 31	220.97	19.73	\$4359.74
	I	TOTAL	\$4359



Vested in your community.

Thank you for your business!



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

RIVERS EDGE CDD 3

475 W TOWN PL STE 114

SAINT AUGUSTINE FL 32092-3649

Invoice Number253549377Customer NumberC3189841Invoice Date04/10/2025Due Date05/10/2025Order Date04/08/2025Order NumberS152031083Order MethodWEB

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

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

Important Messages

Sign up for Paperless Involcing 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
ALM275	TISSUE,TOILET,4.4X3.1,2PLY,500SHT,96/CT	1	CT	57.99	57.99
		TAX & BO		SUBTOTAL: POSITS TOTAL: ORDER TOTAL: Total Due:	57.99 0.00 57.99 57.99

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

MASON WING BUR

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

Approved RECDD 3 Submitted to A/P 04-16-25 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	253549377
Invoice Date	04/10/2025
Terms	Net 30
Total Due	57.99

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

C3189841253549377253549377000000057999

(Page 1) PM



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

ΡM 253705873 **Invoice Number** C3189841 **Customer Number** Invoice Date 04/17/2025 05/17/2025 Due Date 04/15/2025 Order Date S152210237 Order Number Order Method WEB

(Page 1)

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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
ALM275 CLO30966	TISSUE,TOILET,4.4X3.1,2PLY,500SHT,96/CT CLOROX BLEACH LIQUID COMMERCIAL SOLUTIONS GERMICIDAL CONCEN	1	CT CT	57.99 20.99	57.99 20.99
		TAX & BO		SUBTOTAL: POSITS TOTAL: ORDER TOTAL: Totat Due:	78.98 0.00 78.98 78.98

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

BRASON TUS ONLY

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

RIVERS EDGE CDD 3

Approved RECDD 3 Submitted to A/P 04-24-25 By Richard Losco Richard L BACA

2 475 W TOWN PL STE 114 SAINT AUGUSTINE FL 32092-3649

Remittance Section		
Customer Number	C3189841	
Invoice Number	253705873	
Invoice Date	04/17/2025	
Terms	Net 30	
Total Due	78.98	

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

C3189841253705873253705873000000078980

WIND BUT	A CAM
VIBLE	Treen
Line Officer	

Address Service Requested 888-WB-MASON www.wbmason.com Invoice Number253846619Customer NumberC3189841Invoice Date04/24/2025Due Date05/24/2025Order Date04/22/2025Order NumberS152363653Order MethodWEB

RIVERS EDGE CDD 3 475 W TOWN PL STE 114 SAINT AUGUSTINE FL 32092-3649 Delivery Address Rivers Edge CDD 3 Attn.: Lynn 100 Grand Verde Drive Saint Johns FL 32259

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200B	TOWEL,MFOLD,250/PK,16PK/CT,NTWH	2	СТ	44.99	89.98
CPC01039	ALL PURPOSE CLEANER, FABULOSO 2X, 1690Z, PASSION FRUITS, 3/CT	1	CT	40.49	40,49
				SUBTOTAL:	130.47
		TAX & BO	TTLE DE	POSITS TOTAL:	0.00
				ORDER TOTAL:	130.47
				Total Due:	130.47

To ensure proper and an and return below portion with your payment

MASON WHO BUT

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

Approved RECDD 3 Submitted to A/P 05-01-25 By Richard Losco *Richard Losco*

RΥ

MAY 0 1 2025

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

Remittance Section		
Customer Number	C3189841	
Invoice Number	253846619	
Invoice Date	04/24/2025	
Terms	Net 30	
Total Due	130.47	

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 (Page 1) PM



Address Service Requested 888-WB-MASON www.wbmason.com
 Invoice Number
 253988682

 Customer Number
 C3189841

 Invoice Date
 05/01/2025

 Due Date
 05/31/2025

 Order Date
 04/30/2025

 Order Number
 \$149664826

 Order Method
 WEB

RIVERS EDGE CDD 3 475 W TOWN PL STE 114 SAINT AUGUSTINE FL 32092-3649 Delivery Address Rivers Edge CDD 3 Attn.: RiverLodge GS 100 Grand Verde Drive Saint Johns FL 32259

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

Important Messages

Sign up for Paperless Involcing 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
TRKMK520A	TOWEL, NATURAL, MULTIFOLD	1	СТ	35.99	35.99
HERX7658AK	LINER, REPRO, 38X58, 1.5ML, BK 100/CT	2	CT	40.99	81.98
RCPD212BLU	MOP SUPER STICH MD BL	1	CT	57.11	57.11
KCC04460	TISSUE, TOILET, 2PLY, 550SH/ROLL, 80/CT	1	CT	59.99	59.99
NWLENGAPFM	NITRILE EXAM POWDER FREE GLOVES - BLUE-MEDIUM	2	BX	9.99	19.98
NWLENGAPFXL	NITRILE EXAM POWDER FREE GLOVES -BLUE-XLARGE	1	BX	9.99	9.99
FRS3WDS60CME	URINAL SCREEN.THE WAVE.CUC MELON.10/BX	1	BX	28.73	28.73
BWK503BLEA	MOP, HEAD, SUPRLP, LRG, BE	3	EA	32,09	96.27
SJN668006	WASP & HORNET KILLER, 140Z AEROSOL	5	EA	6,19	30.95

- Please See Next Page for Continuation -

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

WE BULASON

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

> RIVERS EDGE CDD 3 475 W TOWN PL STE 114

SAINT AUGUSTINE FL 32092-3649

Approved RECDD 3 Submitted to A/P 05-13-25 By Richard Losco



Remittance Section		
Customer Number	C3189841	
Invoice Number	253988682	
Invoice Date	05/01/2025	
Terms	Net 30	
Total Due	510.96	

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

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

C3189841253988682253988682000000510964

(Page 1) PM
(Page 2)



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

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

Customer Number	C3189841
Invoice Number	253988682
Invoice Date	05/01/2025

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
	- Continued On From Previous Page -				
HERX6639AK	LINER,REPRO,33X39 1.5ML,BK 100/CT	3	СТ	29.99	89.97
				SUBTOTAL:	510.96

000701746	010100
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	510.96
Total Due:	510.96



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

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

RIVERS EDGE CDD 3

475 W TOWN PL STE 114

SAINT AUGUSTINE FL 32092-3649

PMInvoice Number254058733Customer NumberC3189841Invoice Date05/05/2025Due Date06/04/2025Order Date05/01/2025Order NumberS152628693Order MethodWEB

(Page 1)

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
RPP35207N100	100PC 7.5" NYLON CABLE TIES	1	EA	7.97	7.97
				SUBTOTAL: POSITS TOTAL:	7.9 0.0
				ORDER TOTAL: Total Due:	7.9 7.9

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

WIRDLASON

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

Approved RECDD 3 Submitted to A/P 05-13-25 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	254058733		
Invoice Date	05/05/2025		
Terms	Net 30		
Total Due	7.97		

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

C31898412540587332540587330000000007977



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

Address Service Requested 888-WB-MASON www.wbmason.com Invoice Number254110241Customer NumberC3189841Invoice Date05/07/2025Due Date06/06/2025Order Date04/30/2025Order NumberS149664826Order MethodWEB

RIVERS EDGE CDD 3 475 W TOWN PL STE 114 SAINT AUGUSTINE FL 32092-3649 Delivery Address Rivers Edge CDD 3 Attn.: RiverLodge GS 100 Grand Verde Drive Saint Johns FL 32259

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
TOC130501 WBMUPSFREIGHT	TRIGGER SPRAY BOTTLE, 32OZ,CLEAR/RED,WBM,3/PACK,24PK/CT UPS FREIGHT	1	PK EA	8.99 0.00	8.99 0.00
		TAX & BO		SUBTOTAL: POSITS TOTAL: ORDER TOTAL: Total Due:	8.9 0.0 8.9 8.9

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

TROBUT BULASON

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

Approved RECDD 3 Submitted to A/P 05-13-25 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	254110241
Invoice Date	05/07/2025
Terms	Net 30
Total Due	8.99

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 (Page 1) PM

C318984125411024125411024100000008998



INVOICE 1215913 INVOICE DATE 04/21/2025



SOLD TO:	RiversEdge Community Development District 3	SHIP TO:	RiversEdge CDD 3
	475 W. Town PI, STE. 114		100 Grand Verde Drive
	St. Augustine, FL 32092		St Johns, FL 32259

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
796773	RC3001		UPON RCPT	11326 Distribution Ave W Jacksonville, FL 32256-2745

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
4.00	Annual Extinguisher Certification Inspection (Tag) (Seal)	\$11.00	\$44.00
1.00	Trip Charge	\$65.00	\$65.00

Please reference invoice number on payment. Thank You!

ACH: Routing #063104668; Acct #0330089824; email: accrec@waynefire.com Credit card: a surcharge of 3% will be applied to purchases. Questions Regarding this invoice please contact: Name: Holly B Bartle Phone: (904) 268 3030 Email: hbbartle@waynefire.com

SUBTOTAL:	\$109.00
TOTAL:	\$109.00

Remit To:

Dept # 9942 Wayne Automatic Fire Sprinklers Inc PO Box 850001 Orlando, FL 32885-9942 Phone: (407)656-3030 Fax: (407)656-8026

Approved RECDD 3 Submitted to A/P 04-23-25 By Richard Losco

Richard Losco







Approved RECDD III Submitted to AP on 4.22.2025 by Jason Davidson

ason Davidson



Approved RECDD III Submitted to AP on 4.22.2025 by Jason Davidson

ason Davidson

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



PROPOSED WORK

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NA	M	3

Rivertown

ADDRESS

DATE

The Bluffs 2025-March CDD 3

#	Π						EX	TENTION
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1	L	Rainbird valve		\$	285,00	L	\$	285.00
1		Valve Box		\$	75,00		\$	75.00
7	<u> </u>	Rótors	ľ	\$	25.00		\$	175.00
1		Pipe and fittings		\$	750.00		\$	750.00
1	L	Wire		\$	85.00		\$	85,00
	L						\$	-
						L	\$	-
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						L	\$	-
		PA	RTS	S TO	TAL		\$	1,370.00

	DATE	DESCRIPTION	HOURS	RATE	TOTAL
		Labor		\$ 93.00	
			17	\$ 93.00	\$ 1,581.00
					\$ -
					\$ -
1	De Uni	10000			
F18D1D1	# 424	5 373			

MATERIALS 1,370.00 \$ LABOR & RENTAL \$ 1,581.00 TOTAL \$2,951 DATE PROPOSED TECHNICIAN CLIENT



Approved RECDD III Submitted to AP on 4.22.2025 by Jason Davidson Jason Davidson

Ž

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



completed

ADDRESS DATE

W. O. # NAME

River	rown	
main st	CDD3	

#		EACH	E>	CTNSN
1	4 clocks Added rain sencers	\$220.00	\$8	380.00
			\$	-
			\$	<u>.</u>
			\$	-
			\$	•
			\$	-
			\$	-
			\$	7
			\$	*
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			\$	#
		NTC TOTAL	ć	000.00

Please stamp here		DESCRIPTION	HOURS		RATE
		Tech	2	#	\$93,
			_	╫	
		·····			
Approved	Aspino # 424	sind	LABOR & RE	INTA	l tota

N	HOURS		RATE		TOTAL
ch	2	t	\$93,00	\$	186.00
		Π		\$	÷
		Π		\$	<u>-</u>
.,		Π	•	\$	-
	LABOR & RI	INTA	LTOTAL	Ś	185.00

Not Approved

Comments:	PROPOSED WORK	PROPOSED WORK								
added new rain sencers on 4 clocks	MATERIALS \$	880.00								
	LABOR & RENTAL	\$186.00								
	total \$	1,066.00								
	· · · · · · · · · · · · · · · · · · ·									

Earl

CLIENT



Approved RECDD III Submitted to AP on 4.22.2025 by Jason Davidson

R 22

ason Davidson



COMPLETED WORK

W. O. #	CDD3
NAME	RIVER TOWN
ADDRESS	2804 rivertown main st
DATE	3/27/2025

NE

#					E	XTENTION
4	broken 6" spray + nozzles		\$	17.00	\$	68.00
1.	broken rotor		\$	26.00	\$	26,00
6	clog nozzles		\$	4.00	\$	24,00
2	broken 12" spray + rotary nozzles		\$	31.00	\$	62.00
2	rotary nozzles		\$	15.00	\$	30.00
1	broken 3/3 lateral line		\$	9.00	\$	9.00
1	broken 1" lateral line		\$	14.00	\$	14.00
1	zone 16 replace bad decoder was 26354 now 24858		\$	420,00	\$	420,00
1	zone 31 replace bad decoder was 21013 now 23202		\$	420.00	\$	420.00
1	zone 34 replace bad decoder was 27552 now 24859		\$	420.00	\$	420.00
6	D8Y		\$	5.00	\$	30,00
6	DBY/Y		\$	7.00	\$	42.00
			Γ		\$	-
					\$	•
			Ι		\$	-
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			Γ	_	\$	-
			Γ		\$	-
					\$	4
	PA	RTS	TO	TAL	\$	1,565.00

	DATE	DESCRIPTION	HOURS	RATE	1	OTAL
	3/27/2025	tech	7	\$ 93.00	\$	651,00
					\$	-
					\$	•
					\$	-
ش الا	منصر بنسج ومزوار	1			\$	651.00
ASNED A	92551	23	<u>.</u>			

COMMENTS ;

MATERIALS \$ 1,565.00 LABOR & RENTAL \$ 651.00 TOTAL \$ 2,216.00 DATE COMPLETED 3/27/25 **TECHNICIAN** davon albert CLIENT



Approved RECDD III Submitted to AP on 4.22.2025 by Jason Davidson

ason Davidson



YELLOWSTONE START TIME(S) 7pm START TIME(S)				Irrigation Inspection Report RUN DAYS A M T B S M T						, # E RESS TER S LOCK	OURCE TYPE	<u></u>				
START TIME(S)			C	S	МТ	wт	FS		RAIN/I	REEZ	e swi	ГСН		Y	ES	
ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D)	S	S	S	mpr	В	S	mpr		mpr		mpr		R	S	R	S
RUN TIME	35	20	20	20	40	20	35	S	30	20	40	20	20	20	35	20
PROGRAM	A	Α	Α	Α	A	Α	A	A	A	Α	Α	A	Α	Α	Α	Α
 		S≂ spray	heads		R=rotor	heads		B=bubb	lers	Dat	drip, neta		icro spra	iys		
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PARTIAL CLOGS				· · · ·												
STRAIGHTENED																ļ
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BROKEN PIPE																
BROKEN HEADS						2		1								
BROKEN NOZZLES																
SEVERELY CLOGGED	7					3				1		2				
CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS											l					
NON TURNING ROTORS																
VALVE FAILURE											ļ					
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Comments:		Note: C	rcled ite	ms are co	ompleted	3										

.

DATE COMPLETED

3/24/2025 TECHNICIAN

N DAVC

DAVON ALBERT

CLIENT

*									W. O	, #				CDD3		
				Irri	igat	ion			NAM	IE		RIVERTOWN		/N		
		Inspection			ADDRESS			P -1-1-1	2346 MAIN ST							
VELLOWET	' ^\\	TT:		Re	por	t			DATE	Ē	******	3/24/	2025		PG 2	OF 3
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START TIME(S)] c	s	мт	wт	FS		RAIN/	FREEZ	e swi	тсн		γ	ES	
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TYPE (S,R,B,D)	S		s/rn		ļ	R	S	R	S		<u> </u>	mpr	t	mpr		S
RUN TIME	20	20	35	20		40	20	45	20	20	35	30	30	·	35	15
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Comments: ZONE 18 BROKEN 3/4	I LATERA	LLINE														
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DATE COMPLETED	3/2	4/202	5	TECH	NICIAN	J	DAVON	ALBERT		CLIEN	Т					

3/24/2025

DAVON ALBERT

YELLOWSTONE LANOSCAPE START TIME(S) 7PM			A	Irri Ins Re	pe po	cti	on		W. O. # NAME ADDRESS DATE - WATER SOUR			 	CDD3 RIVERTOWN 2346 MAIN ST 3/24/2025 PG 3 OF JRCE RECLAIM			OF 3	
START TIME(S)			В	s	+ +	τw	TF	s		с	LOCK .	ГҮРЕ		R	AINBIR) ESP-L	XD
START TIME(S)			B S M T W T F S C S M T W T F S				RAIN/FREEZE SWITCH			тсн	YES						
	22				<u></u>	<u> </u>											
ZONE #	33									<u> </u>			<u> </u>				
TYPE (S,R,B,D)	s/rn																
RUN TIME	35	[****	ļ												
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SEVERELY CLOGGED																	
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CHANGE TO 12"																	
CHANGE POP UP TO RISER																	
RAISE HEADS (coverage)																	
MISSING HEADS																	
NON TURNING ROTORS																	
VALVE FAILURE																 	
															1		
		Note: C	ircled iter	ns are c	omple	ted		-									

Comments:

DATE COMPLETED

3/24/2025 TECHNICIAN

DAVON ALBERT

CLIENT



COMPLETED WORK

÷

W. Q. #	CDD3
NAME	Rivertown
ADDRESS	2346 MAIN ST
DATE	3/25/2025

#				Γ	EXT	ENTION
14	nozzles		\$	4.00	\$	56.00
4	broken 6" spray heads + nozzles		\$	18.00	\$	72.00
1	broken 3/4 lateral line fitting slip fix an coupling		\$	8.00	\$	8,00
					\$	w
					\$	-
					\$	-
					\$	-
					\$	-
					\$	*
					\$	-
					\$	-
					\$	-
					\$	-
					\$	-
					\$	-
					\$	-
					\$	-
					\$	-
					\$	-
		PARTS	TOT	AL	\$	136.00

DATE	DESCRIPTION	HOURS		RATE	-	TOTAL
3/25/2025	tech	3	\$	93.00	\$	186-0
		T T	Τ		\$	
			1		\$	-
					\$	-
	Access	EUnil -	~	1~	\$	279.00

CLIENT

COMMENTS : broken spray head infront school an cover with dirt. HSPING # 404 5245

 MATERIALS
 \$ 136.00

 LABOR & RENTAL
 \$ 786.00

 TOTAL
 \$ 322

DATE COMPLETED 3/25/25

TECHNICIAN davon albert

,



Approved RECDD III Submitted to AP on 4.22.2025 by Jason Davidson

Jason Davidson

APR 2 2 2025

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



Description

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

Property Name: Rivers Edge CDD III

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

INVOICE

INVOICE #	INVOICE DATE
797632	11/4/2024
TERMS	PONUMBER
Net 30	

Remit To: Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: December 4, 2024

Invoice Amount: \$7,275.00

Current Amount

Hurricane Helene Emergency Clean Up

Hurricane Prep/Clean-up

Invoice Total

\$7,275.00

\$7,275.00

IN COMMERCIAL LANDSCAPING

APR 0.9 2025

Approved RECDD III Submitted to AP on 4.9.2025 by Jason Davidson

ason Davidson

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



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

Property Name: Rivers Edge CDD III

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

INVOICE

INVOICE #	INVOICE DATE
825694	12/26/2024
TERMS	PO NUMBER
Net 30	

<u>Remit To:</u>

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: January 25, 2025

Invoice Amount: \$135.00

Description December irrigatio Irrigation Rep	n repairs*****Keystone C	orner*****	Current Amou	
mgation rop				
		invo	ice Total \$135.0	D0
4				

IN COMMERCIAL LANDSCAPING



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



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

Property Name: Rivers Edge CDD III

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

INVOICE

INVOICE#	INVOICE DATE
825695	12/26/2024
TERMS	PONUMBER
Net 30	

<u>Remit To:</u>

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: January 25, 2025

Invoice Amount: \$128.00

Current Amount

December irrigation repairs*****161 Palomar******

Irrigation Repairs

Description

\$128.00

Invoice Total \$1

\$128.00

IN COMMERCIAL LANDSCAPHIG



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



	A CONTRACTOR		anna an
APR	69		saad a sharefu dharan dha
RV.	which reported a	ni sana di Salaman di S	

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



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

Property Name:	Rivers	Edge	CDD III	
----------------	--------	------	---------	--

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

INVOICE

INVOIGE #	INVOICE DATE
825697	12/26/2024
TERMS	PONUMBER
Net 30	

Remit To: Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: January 25, 2025

Invoice Amount: \$1,834.40

Current Amount

Add zone for coverage at The Vista

Irrigation Repairs

Description

Invoice Total

\$1,834.40

\$1,834.40

IN COMMERCIAL LANDSCAPING



Approved RECDD III Submitted to AP on 4.9.2025 by Jason Davidson

ason Davidson



Approved RECDD III Submitted to AP on 5.1.2025 by Jason Davidson

CEN MAY 01 2025 BY:

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

Jason Davidson

YELLOWSTONE	
-------------	--

<u>Bill To:</u>

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

Property Name: Rivers Edge CDD III

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

INVOICE

INVOICE #	INVOICE DATE
910874	5/6/2025
TERMS	PO NUMBER
Net 30	

<u>Remit To:</u>

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: June 5, 2025

Invoice Amount: \$127,106.17

Description Rivers Edge CDD III Mulch Install 2025	Current Amount
Mulch (Sub)	\$127,106.17

Invoice Total \$127,106.17

IN COMPERSIAL LANDSCREEN

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K	V	AY	, inclusion	Ś	21	, interest	
	Ev						

Approved RECDD III BY:--Submitted to AP on 5.15.2025 by Jason Davidson

Jason Davidson

		INVOICE					
YELL	OWSTONE	INVOICE #	INVOICE DATE				
	NDSCAPE	910875	5/6/2025				
		TERMS	PO NUMBER				
Bill To: Rivers Edge (Net 30					
c/o Vesta Pro	perty Services vn Pl Suite 114	<u>Remit To:</u> Yellowstone Lar PO Box 101017	•				
Property Name:	Rivers Edge CDD III	Atlanta, GA 303					
Address:	475 West Town Place Suite 114 St. Augustine, FL 32092	Invoice Due Date:	June 5, 2025				
		Invoice Amount:	\$900.00				
Description Annuals at the Lodg	je		Current Amount				
Flowers/Annu	als		\$900.00				

Invoice Total

\$900.00

in connect la Nocard de

Approved RECDD III Submitted to AP on 5.15.2025 by Jason Davidson

Jason Davidson



A		INVOICE				
YELL	OWSTONE	INVOICE #	INVOICE DATE			
	N ID S C A P E	913546	5/8/2025			
		TERMS	PO NUMBER			
Bill To: Rivers Edge (וו חחר	Net 30				
c/o Vesta Pro	perty Services vn Pl Suite 114	Remit To:				
Saint Augusti		Yellowstone Lar PO Box 101017	•			
Property Name:	Rivers Edge CDD III	Atlanta, GA 303	92-1017			
Address:	475 West Town Place Suite 114 St. Augustine, FL 32092	Invoice Due Date:	June 7, 2025			
		Invoice Amount:	\$5,800.00			
Description			Current Amount			
River lodge Washo	ut.					
Plant Installati	on		\$5,800.00			

Invoice Total \$5,800.00

<u>.</u>...

IN COMMERCIAL LANDSCAPING

Approved RECDD III Submitted to AP on 5.15.2025 by Jason Davidson

Jason Davidson

MAY 15 2025

A		INVOICE				
YELL	OWSTONE	INVOICE #	INVOICE DATE			
	N D S C A P E	913653	5/9/2025			
Dill Ter		TERMS	PONUMBER			
Bill To: Bivora Edge (Net 30				
	perty Services	Remit To:				
Saint Augusti	vn PI Suite 114 ne, FL 32092	Yellowstone Lar PO Box 101017	•			
Property Name:	Rivers Edge CDD III	Atlanta, GA 303	92-1017			
Address:	475 West Town Place Suite 114 St. Augustine, FL 32092	Invoice Due Date:	June 8, 2025			
		Invoice Amount:	\$2,252.00			
Description	oxes in sidewalk near school		Current Amount			
Irrigation Repa	airs		\$2,252.00			

Invoice Total \$2,252.00

DELEADSQEAL LADSQUERCO H

Approved RECDD III Submitted to AP on 5.15.2025 by Jason Davidson

Jason Davidson

MAY 15 2025



(

completed

W. O. #

DATE

NAME ADDRESS **River Town**

main st CDD3 4/25/2025 · PG OF

#						EACH	E>	(TNSN
2	steal valve boxes					\$940.00	\$1	,880.00
							\$	
	-						\$	-
					ŢĮ		\$	+
							\$	
							\$	-
							\$	-
					Π		\$	-
			**************************************				\$	-
			,				\$	-
							\$	
							\$	-
					T		\$	+
/			<u>, , , , , , , , , , , , , , , , , , , </u>	P	ART	STOTAL	\$	1,880.00
	Please stamp here	_	DESCRIPTION	HOURS		RATE		TOTAL
			Tech	4	#	\$93.00	\$	372.00
							\$	-
ł		}					\$	
							\$	-
	A	- hoter o	121	LABOR & R	ENT/	AL TOTAL	\$	372.00
	Approved Aspi	REAT	1365778					
	Not Approved		۰.					
		·						
Comme	ents:			p	ROP	OSED WORK		
								4 000 00

MATERIALS 2 steal valve boxes for sidewalk in front of school as needed | \$ 1,880.00 \$ 372.00 LABOR & RENTAL \$ 2,252.00 TOTAL • . .

Earl

CLIENT



Approved RECDD III Submitted to AP on 4.7.2025 by Jason Davidson

APR 07

Jason Davidson





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

INVOICE

Total Invoice	\$1,955.88
Invoice Number	7035233
Invoice Date	4/14/25
Sales Order Number/Type	4782876 SL
Branch Plant	74
Shipment Number	5721141

544867 Ship To:

RIVERLODGE 100 Grand Verde Dr St Johns FL 32259-7546

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

Net Due Date Terms		FOB Description	Ship Via	Ghip Via Customer P.O.#					O. Release	Sales Agent #
5/14/25	Net 30	PPD Origin	HWTG							387
Line #	Item Number	Item Name/ Description		Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 787	70-1	N	330.0000	GA	\$2.8200	GA	3,191.1 LB	\$930.60
		1 LB BLK (Mini-Bulk)			330.0000	GA			3,191.1 GW	
1.010	Fuel Surcharge	Freight		N	1.0000	EA	\$12.0000			\$12.00
2.000	14420	Sodium Bicarbonate		N	10.0000	BG	\$40.0000	BG	500.0 LB	\$400.00
		50 LB BG (Pool Grade)			10.0000	BG			510.0 GW	
3.000	42871	Sulfuric Acid 38-40%		N	8.0000	DD	\$61.6600	DD	1,296.0 LB	\$493.28
		15 GA DD			8.0000	DD			1,376.0 GW	
3.001	699922	15 GA Blu/Black Deldrum		N	8.0000	DD	\$15.0000	RD	80.0 LB	\$120.00
	1	DELDRM 1H1/X1.9/250			8.0000	RD			80.0 GW	
Subi By K	roved RECE mitted to AP cevin McKer n McKen	4.15.25 Idree Please contact our Ac	counts Rece	leceive Ye	ed Order #: 047 our Invoice Via epartment via e to get it setup e	Email **' email at C	Credit.Dept@I		sine.com,PR 1 BV:	5 2025

Page 1 of 1	Tax Rate 0 %	Sales Tax \$0.00	•	Invoice Tota	1 \$1,955.88
No Discounts on Freight IMPORTANT: All products are sold without warrand any kind and purchasers will, by their own to determine suitability of such products for their own Seller warrants that all goods covered by this involce to produced in compliance with the requirements of the Labor Standards Act of 1938, as amended. S	esis, Hawkins, Inc. use. P.O. Box 860263 vere Minneapolis, Mi Fair	5	FINANCIAL INSTITU US Bank 800 Nicollet Mall Minneapolis, MN S		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
specifically disclaims and excludes any warranty merchantability and any warranty of fitness for a partic purpose. NO CLAIMS FOR LOSS, DANAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.	y of WIRING CONTA Dular Email: Credit.D. Phone Number:	CT INFORMATION; ept@Hawkinsinc.com (612) 331-6910 (612) 225-6702	Account Name: Account #: ABA/Routing #: Swift Code#: Type of Account:	Hawkins, Inc. 180120759469 091000022 USBKUS44IMT Corporate Checking	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.

This contractor and subcontractor shall abida by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against qualified individuals based on their status as protected subcontractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

Original



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

CREDIT MEMO

Total Invoice	(\$90.00)	
Invoice Number	7035449	
Invoice Date	4/14/25	
Sales Order Number/Type	4782904 CO	
Branch Plant	74	
Shipment Number	5721174	

Ship To: 5

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

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

Net Due	Date Terms	FOB Description	Ship Via		Ci	ustomer F	P.O.#	P.	.O. Release	Sales Agent #	
5/14/25	Net 30	COL Origin	HWTG	••••••	EMPTIES					387	
Line #	Item Number	Item Name/ Description	Tax		Qty Shipped	Trans Unit UOM Price		Price UOM	Weight Net/Gross	Extended Price	
1.001	699922	15 GA Blu/Black Deldrum		N	3.0000-	DD	\$15.0000	DD	30.0- LB	(\$45.00)	
		DELDRM 1H1/X1.9/250			3.0000-	DD			30.0- GW		

Related Order #: 04736599

1.002	699922	15 GA Blu/Black Deldrum	N	3.0000-	DD	\$15.0000	DD	30.0- LB	(\$45.00)
		DELDRM 1H1/X1.9/250		3.0000-	DD			30.0- GW	

Related Order #: 04747759

*********** 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 4.15.25 By Kevin McKendree

Kevin McKendree APR 15 2025 R.

Page 1 of 1	Tax	Rate	Sales Tax			······································
•	<u>́</u> 0 %	6.	\$0.00		Invoice Total	(\$90.
No Discounts on Fre MPORTANT: All products are sold any kind and purchasers will, by determine suitability of such products Seller varants that all godds covered produced in compliance with the requi- labor Standards Act of 1928, as specifically disclaims and excludes merchantability and any warranty of it purpose. NO CLAIMS FOR LOSS, DAMAGE CO ALLOWED AFTER DELIVERY IS MA CONDITION.	without warranty of their own tests, s for their own use. by this invoice were irements of the Fair amended. Seller : any warranty of ness for a particular IR LEAKAGE	WIRING CON Email: Credit	263 MN 55486-0263 ITACT INFORMATION: .Dept@Hawkinsinc.com er: (612) 331-6910	FINANCIAL INSTITU US Bank 800 Nicollet Malł Minneapolis, MN 5 Account Name: Account #: ABA/Routing #: Swift Code#: Type of Account;		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.

This contractor and subcontractor shall abled by the requirements of 41 CFR §560-14,69, 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against qualified individuals based on their race, color, religion, sex, and ranking or individuals with disabilities, and prohibit discrimination against qualified individuals based on their race, color, religion, sex, and ranking or individuals based on their status as protected subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

D.

Rivers Edge III CDD

Community Development District

	*Constr	ruction Funding Request #11 June 23, 2025
РАЧЕЕ		FY 2025
NicNevol Engineering Services, inc. Invoice #01248801-10 (5/1/25 thru 5/31/25) SR 13 Roundabout		29,865.82
	TOTAL	\$ 29,865.82
		Signed by:
	Signature:	D.J. Smith 21107AD545A940E Chairman/Vice Chairman
	Signature:	Signed by: Corbin Wragy 9C8879D789D84CC Secretary/Asst.Secretary

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

INVOICE

BILLED TO:

NICN

RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

- Attn.: Ryan Stilwell
- 475 West Town Place

evo **Engineering Services**

- Suite, 114
- St. Augustine. FL 32092

NicNevol Invoice No: 01248801-10 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	TOTAL BILLED		
01-May-25		31-May-25	THIS P	ERIOD	TC) DATE	Т	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	76.00	\$15,447.76	84.00	\$17,073.84	
Project Administrator	hr.	\$140.85	20.00	\$2,817.00	180.00	\$25,353.00	200.00	\$28,170.00	
Senior Geotechnical and Materials Engineer	hr.	\$186.45	8.00	\$1,491.60	76.00	\$14,170.20	84.00	\$15,661.80	
Senior Inspector	hr.	\$104.87	222.00	\$23,281.14	1273.50	\$133,551.95	1495.50	\$156,833.09	
Lab Testing (LUMP SUM)	hr.	\$6,500.00	0.10	\$650.00	0.80	\$5,200.00	0.90	\$5,850.00	
SUBTOTAL				\$29,865.82		\$193,722.91		\$223,588.73	
]					
	1		-						
NET DRAW FOR THIS INVOICE			\$	29,865.82		\$193,722.91		\$223,588.73	

THANKS FOR YOUR BUSINESS

Prior Invoices									
Invoice No.	Date	Amount	Paid Amount						

Total Due Today

19-Jun-25

\$29,865.82

Date

Bensa Nukunya, P.E. Sr. Geotechnical & Materials Engineer

Proj Name:	SR 13 Rivertown Roundabout Constructi	on
Project ID:	0124-88-01	Ref

Client: RIVERS EDGE III COMMUNITY DEVELOPMENT DIST								
Month/Year:	May-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
	-														
5/1/2025	9.00												9.00		
5/2/2025	8.00												8.00		
5/3/2025	-														
5/4/2025	-														
5/5/2025	9.00												9.00		
5/6/2025	9.00												9.00		
5/7/2025	9.00												9.00		
5/8/2025	9.00												9.00		
5/9/2025	8.00												8.00		
5/10/2025	-														
5/11/2025	-														
5/12/2025	3.00												3.00		<u> </u>
5/13/2025	9.00												9.00		<u> </u>
5/14/2025	9.00												9.00		<u> </u>
5/15/2025	9.00											4.00	9.00		<u> </u>
5/16/2025 5/17/2025	12.00											4.00	8.00		
5/18/2025	-														
5/19/2025	- 9.00												9.00		
5/20/2025	9.00												9.00		
5/21/2025	13.00											4.00	9.00		
5/22/2025	18.00											9.00	9.00		
5/23/2025	16.00											9.00	7.00		
5/24/2025	-											0.00			
5/25/2025	-														
5/26/2025	8.00												8.00		
5/27/2025	8.00	1										1	8.00		+
5/28/2025	14.00	1										5.00	9.00		+
5/29/2025	12.00	<u> </u>										3.00	9.00		<u> </u>
5/30/2025	12.00											4.00	8.00		<u> </u>
5/31/2025	-														
Total	222.00											38.00	184.00		

Ref:

Rivers Edge III CDD

Community Development District

	*Constructio	n Funding Request #12 June 28, 2025
РАЧЕЕ		FY 2025
Burnham Construction, Inc. Application for Payment 11 (May 2025) SR 13 Roundabout		304,769.72
	TOTAL \$	304,769.72
	Signature:	Signed by: J. J. Smith 21107AD545A940E Chairman/Vice Chairman
	Signature:	Signed by: OVDIN LUNAGY 9C0079D709D84CC Secretary/Asst.Secretary

* Construction Funding Agreement Between Rivers Edge III CDD and Mattamy Jacksonville, LLC from 6/1/2024 for the SR 13 Roundabout
APPLICATION AND CERTIFICATE FOR PAYMENT

ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND THE

CONTRACTOR IS ENTITLED TO PAYMENT OF THE AMOUNT CERTIFIED

"Building the Road to Excellence" SR 13 Roundabout 11 TO: PROJECT: APPLICATION NO: Rivers Edge III Community Development District 475 West Town Place, Suite 114 PERIOD FROM : 4/25/2025 St. Augustine, FL 32092 PERIOD TO : 5/25/2025 FROM (CONTRACTOR): ENGINEER: PROJECT: SR 13 Roundabout Burnham Construction, Inc. Prosser, Inc. PROJECT NO: 24007 11413 Enterprise East Blvd 13901 Sutton Park Drive South, Suite 200 CONTRACT NO: Macclenny, Florida 32063 Jacksonville, FL 32224 CONTRACT DATE: 904-259-5360 904-739-3655 CONTRACTOR'S APPLICATION FOR PAYMENT APPLICATION IS MADE FOR PAYMENT, AS SHOWN BELOW, IN CONNECTION WITH THE CONTRACT. CONTINUATION SHEET, PAGE 2, IS ATTACHED CHANGE ORDER SUMMARY CHANGE ORDERS APPROVED IN ADDITIONS DEDUCTIONS 1. ORIGINAL CONTRACT SUM 5,164,480.14 PREVIOUS MONTHS BY OWNER TOTAL 2. NET CHANGE BY CHANGE ORDERS. 19,504.32 APPROVED THIS MONTH DATE APPROVED 3. CONTRACT SUM TO DATE (LINE 1 & 2)..... NUMBER 5,183,984.46 1 19,504.32 4. TOTAL COMPLETED & STORED TO DATE 4,840,729.12 5. RETAINAGE: a. 10% OF COMPLETED WORK 484.072.91 b. 10% OF STORED MATERIAL TOTALS 19,504.32 NET CHANGE BY CHANGE ORDERS 19.504.32 TOTAL RETAINAGE (LINE 5a + 5b)..... 484,072.91 THE UNDERSIGNED CONTRACTOR CERTIFIES THAT TO THE BEST OF THE 6. TOTAL EARNED LESS RETAINAGE CONTRACTOR'S KNOWLEDGE, INFORMATION AND BELIEF THE WORK 4,356,656.21 COVERED BY THIS APPLICATION FOR PAYMENT HAS BEEN COMPLETED 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT 4,051,886.49 IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THAT ALL AMOUNTS HAVE BEEN PAID BY THE CONTRACTOR FOR WORK FOR 8.CURRENT PAYMENT DUE WHICH PREVIOUS CERTIFICATES FOR PAYMENT WERE ISSUED AND 304,769.72 Ś PAYMENTS RECEIVED FROM THE OWNER, AND THAT CURRENT 9. BALANCE TO FINISH, PLUS RETAINAGE..... 827,328.25 PAYMENT SHOWN HEREIN IS NOW DUE. Burnham Construction, Inc. STATE OF: FLORIDA COUNTY OF: BAKER CONTRACTOR: SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 Project Manager: Tyler Mobley OF .2025. MELODI WYATT NOTARY PUBLIC: DATE: 5/73/75 Notary Public MY COMMISSION EXPIRES: BY: State of Florida Comm# HH419848 Expines 7/10/2027 ENGINEER'S CERTIFICATE FOR PAYMENT AMOUNT CERTIFIED...... IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, BASED ON ON-SITE (ATTACH EXPLANATION IF AMOUNT CERTIFIED DIFFERS FROM OBSERVATIONS AND THE DATA COMPRISING THE ABOVE APPLICATION, THE AMOUNT APPLIED FOR.) 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 ENGINEER:

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.

Page 1 of 6

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

Application No:	11	
Application Date:	5/25/2025	
Period To:	5/25/2025	
Contract No:	24007	
Project:	SR 13 Roundabout	



Burnham Construction, Inc. 11413 Enterprise East Macclenny, Florida 32063 904-259-5360

"Building the Road to Excellence"

A	В	C		D	-	E		F	24	G			Н	1
				WORK COM MATERIA					1	TOTAL		-		-
ITEM NO	DESCRIPTION OF WORK	CONT		FROM PREVIOUS APPLICATION (D+E)	Т	THIS PERIOD	P	MATERIALS RESENTLY STORED DT IN D OR E)	1.017	TOTAL COMPLETED ND STORED TO DATE (D+E+F)	% (G+C)		ALANCE TO NISH (C-G)	RETAINAGE 10%
1	General Conditions	\$ 1,241	,541.70	\$ 1,016,540.83	\$	110,342.03	\$		\$	1,126,882.86	90.76%	\$	114,658.84	\$112,688.29
2	Erosion Control	\$ 114	,198.44	\$ 80,524.38	\$	30,848.30	\$	1.0	\$	111,372.68	97.53%	\$	2,825.76	\$11,137.27
3	Clearing and Demolition	\$ 266	,539.71	\$ 266,539.71	\$	1.	\$	-	\$	266,539.71	100.00%	\$	-	\$26,653.97
4	Earthwork	\$ 643	,651.11	\$ 604,886.85	\$	38,764.26	\$	-	\$	643,651.11	100.00%	\$	-	\$64,365.11
5	Storm Drainage System	\$ 547	,668.55	\$ 539,840.24	\$	7,828.31	\$		\$	547,668.55	100.00%	\$	0.00	\$54,766.85
6	Potable Water System	\$ 304	,807.55	\$ 304,807.54	\$	-	\$	÷	\$	304,807.54	100.00%	\$	0.01	\$30,480.75
7	Reuse Water Main System	\$ 184	,573.61	\$ 184,573.61	\$		\$	÷.	\$	184,573.61	100.00%	\$	0.00	\$18,457.36
8	Force Main	\$ 67	,332.96	\$ 67,332.96	\$		\$	-	\$	67,332.96	100.00%	\$		\$6,733.30
9	Roadways	\$ 1,623	,351.17	\$ 1,368,400.67	\$	53,513.85	\$	-	\$	1,421,914.52	87.59%	\$	201,436.65	\$142,191.45
10	Grassing	\$ 121	,670.34	\$ -	\$	97,336.27	\$	-	\$	97,336.27	80.00%	\$	24,334.07	\$9,733.63
11	Guard Rails	\$ 49	,145.00	\$ 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%	\$	÷	\$1,950.43
	TOTAL	\$ 5,183	,984.46	\$ 4,502,096.10	5	338,633.02	\$		\$	4,840,729.12	93.38%	\$	343,255.34	\$ 484,072.91

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

304,769.72

\$

payable to **<u>BURNHAM CONSTRUCTION, INC.</u>**, 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 <u>SR 13 and Grandbridge Dr, St.</u> 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>5/25/25</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.

5/22/2025

BURNHAM CONSTRUCTION, INC.

11413 Enterprise East Blvd Macclenny, Florida 32063

<u>BCI</u>	SR 13 Roundabout Pay App# 11											
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							a second and a second as	And and a state of the state of				
Seneral Conditions	LS	1.00 \$	263,228.21	\$ 263.228.21	0.8	0.1	\$ 26.322.82	\$ 210,582,57	\$ 26,322.82			
Bonds & Insurance	LS	1.00 \$			1	1	s -	\$ 44,373.86				
Payment & Performance Bonds	LS	1.00 \$			1		s -	\$ 93,747.58				
Surveying	LS	1.00 \$	115,122.03	\$ 115,122.03	0.8	0.1	\$ 11,512.20	\$ 92,097.62	\$ 11,512.20			
s Bullts	LS	1.00 \$	86,336.53	\$ 86,336.53	0.75	0.1	\$ 8,633.65	\$ 64,752.40	\$ 12,950.48			
Construction Materials Testing	LS	1.00 \$	57,498.53	\$ 57,498.53	0.8	0.1	\$ 5,749.85	\$ 45,998.82	\$ 5,749.85			
Naintenance of Traffic	LS	1.00 \$	581,234.96	\$ 581,234.96	0.8	0.1	\$ 58,123.50	\$ 464,987.97	\$ 58,123.50			
			Subtotal	\$ 1,241,541.70			\$ 110,342.03	\$ 1,016,540.82	\$ 114,658.85			
rosion Control												
ilt Fence Type III	LF	3634.00			3634		\$ -	\$ 17,261.50				
ree Protection	LF	2000.00		\$ 15,000.00	2000		\$ -	\$ 15,000.00				
emporary Sod	SY	6000.00		\$ 43,560.00	2000	4000	\$ 29,040.00					
lay Bales	EA	100.00		\$ 18,259.00	100		\$.	\$ 18,259.00				
nlet Protection	EA	10.00 \$			5	(and the second		\$ 1,017.45				
NPDES Permit Compliance	LS	1.00			0.8	0.1	\$ 1,808.30					
		S	ubtotal	\$ 114,198.44			\$ 30,848.30	\$ 80,524.38	\$ 2,825.75			
learing and Demolition							A CONTRACTOR OF A					
Demo Storm Pipe	LF	110.00	79.19	\$ 8,710.90	110		\$.	\$ 8,710.90	\$ -			
emo Storm Structures	EA	4.00 \$	6,578.40	\$ 26,313.60	4		\$ -	\$ 26,313.60	\$ -			
emo Exisiting Utility Pipe & Fittings (WM, FM, RW)	LF	840.00	54.19	\$ 45,519.60	840		\$ -	\$ 45,519.60	\$ -			
emo Existing Asphalt Temp Road	SY	2844.00 \$	32.50	\$ 92,430.00	2844		\$ -	\$ 92,430.00	\$ -			
Demo Existing Asphalt SR 13	SY	2862.00	19.59	\$ 56,066.58	2862	1	\$ -	\$ 56,066.58	\$ -			
Clearing	LS	1.00 \$	37,499.03	\$ 37,499.03	1	1	s -	\$ 37,499.03	5 -			
				\$ 266,539.71			\$ -	\$ 266,539.71	5 -			
arthwork					-							
Strip Topsoll	CY	3344.00 \$	7.18	\$ 24,009.92	3344	1	\$ -	\$ 24,009.92	S -			
laul Off Strippings	CY	3344.00		\$ 38,890.72	3344		s -	\$ 38,890.72				
emporary Ditch	CY	694.00 \$			347	347	\$ 9,396.76	\$ 9.396.76				
Place & Compact Fill	CY	16369.00			16369		s -	\$ 150,103.73				
Purchase Import Fill Material	CY	16369.00			16369		s -	\$ 300,207.46				
Remove Unsuitables	CY	1736.00			1736	2	s -	\$ 33,001.36	S -			
Replace Unsuitables	CY	1736.00		\$ 44,094.40	1736		s -	\$ 44,094.40	5 -			
inal Dressout	SY	13820.00			2073	11747.00	\$ 29,367,50					
	1 4.1		and the second se	\$ 643,651.11			\$ 38,764.26					
torm Drainage System							-					
Dewater Storm Drain	LET	1128.00	20.67	\$ 23,315.76	1128		\$ -	\$ 23,315.76	S -			
vpe J-5 Curb Inlet	EA	10.00			10		s -	\$ 96.048.60				
ype J-7 Storm Manhole	EA	6.00			6		\$.	\$ 49,603.53				
torm Top Adjustments	EA	16.00			16		s -	\$ 18,134.40				
torm Inverts	EA	16.00			16		5 .	\$ 18,374.40				
Inderdrain Stubs from Inlets	LF	400.00			400		s .	\$ 24,376.00				
emporary Manhole Tops	EA	4.00			4	1 V	\$ -	\$ 14.812.96				
4" Mitered End Section	EA	1.00			1	1	s .	\$ 8,159.86				
4"x23" Mitered End Section	EA	2.00			2	1.	s -	\$ 15,164,16				
8" RCP	LF	904.00			904		\$.	\$ 212,584.64				
4" RCP	LF	120.00		\$ 31,749.60	120		\$ -	\$ 31,749.60				
4"x23" ERCP 0-6' Deep	LF	104.00			104		\$.	\$ 27,516.32				
TALO LIVOT U-U DCOP	LF	1128.00				1128	\$ 2,538.00		\$ -			

BCI	SR 13 Roundabout Pay App# 11										
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		1128	\$ 5,290.32	\$ -	\$ -	
			btotal	\$	547,668.55			\$ 7,828.32	\$ 539,840.23	\$.	
	_	-									
Potable Water Main				-			-				
12 DR18 PVC Water Main	LF	900.00 \$	231.95		208,757.75	900		\$ -	\$ 208,757.75		
10" DR18 PVC Water Main	EA	20.00 \$	1,874.70		37,494.04	20		s -	\$ 37,494.04		
10"x10" Tap Siv. and Valve	EA	2.00 \$	16,172.04		32,344.08	2		\$.	\$ 32,344.08		
12" Gate Valve	EA	2.00 \$	7,164.16		14,328.32	2		5 -	\$ 14,328.32		
/alve Box Installation	EA	4.00 \$	320.40		1,281.60	4		\$ -	\$ 1,281.60		
Sample Point	EA	6.00 \$	444.67		2,668.02	6		\$ -	\$ 2,668.02		
Locate Wire Box	EA	3.00 \$	335.38		1,006.14	3		s -	\$ 1,006.14		
Punch Out for Water Main	LF	920.00 \$	2.70		2,484.00	920		\$ -	\$ 2,484.00		
Flushing & BT's for Water Main	LF	920.00 \$	1.47		1,352.40	920		s -	\$ 1,352.40		
ocate Wire Test for Water Main	LF	920.00 \$	1.11		1,021.20	920		\$ -	\$ 1,021.20		
Pressure Test for Water Main	LF	920.00 \$	2.25	\$	2,070.00	920		s -	\$ 2,070.00		
		Su	btotal		\$304,807.55			s -	\$ 304,807.55	S .	
Pourse Water Main Sustem				_							
Reuse Water Main System	LEI	260.00 s	251.18	e	65,306.68	260	-	s -	S 65.306.68	- 2	
	LF	140.00 \$	474.93		66,490.23	140		5 -	\$ 66,490.23		
10" DR18 PVC Reuse Main	EA	3.00 \$	16,172.04		48,516.12	3		5 .	\$ 48,516.12		
10"x10" Tap Slv. and Valve	EA	3.00 \$	320.40		961.20	3		\$.	\$ 961.20		
Valve Box Installation	EA	1.00 \$	335.38		335.38	1		5 -	\$ 335.38		
Locate Wire Box Punch Out for Reuse Main	LF	400.00 \$	2.70		1,080.00	400		s -	\$ 1,080.00		
Flushing for Reuse Main	LF	400.00 \$			540.00	400	-	s -	\$ 540.00		
Locate Wire Test for Reuse Main	LF	400.00 \$			444.00	400	-	\$ -	\$ 444.00		
Pressure Test for Reuse Main	LF	400.00 \$	2.25		900.00	400		\$ -	\$ 900.00		
			btotal	S	184,573.61	400		\$.	\$ 184,573.61		
Force Main											
4" PVC DR 18 Force Main	LF	120.00 \$			42,196.88	120			\$ 42,196.88		
4"x4" Tap Slv. and Valve	EA	2.00 \$	11,635.35		23,270.70	2		\$ -	\$ 23,270.70		
Valve Box Installation	EA	2.00 \$			640.80	2		\$ -	\$ 640.80		
Locate Wire Box	EA	1.00 \$			335.38	1		s -	\$ 335.38		
Punch Out Force Main	LF	120.00 \$			324.00	120	1	5 -	\$ 324.00		
Flushing for Force Main	LF	120.00 \$			162.00	120		s -	\$ 162.00		
Locate Wire Test for Force Main	LF	120.00 \$			133.20	120		\$ -	\$ 133.20		
Pressure Test for Force Main	LF	120.00 \$	2.25	\$	270.00	120		s -	S 270.00		
				\$	67,332.96			s .	\$ 67,332.96	5 -	
Deadure				-							
Roadways	1 OU I	- 100 500	6.56	L.C.	2,145.12	163.5	1	s -	\$ 1,072.56	\$ 1,072.56	
Subgrade for Sidewalk	SY	327.00 \$	17.62		179,001.58	10159			\$ 179,001.58		
Subsoil Stabilization	SY	10,159.00 \$			26 934.40	1520		s -	\$ 26,934,40		
	SY SY	1,520.00 \$ 4,000.00 \$			123,880.00	4000	-	s .	\$ 123,880.00		
4" Limerock (Shoulder)					148,980.11	4409		\$ -	\$ 148,980.11		
* Limerock (Shoulder) 5" Limerock (Temporary Road)								s -	\$ 77,643.90		
** Limerock (Shoulder) 5" Limerock (Temporary Road) 10" Limerock (Roadway & Roundabout)	SY	4,409.00 s		C I	77 642 00 1		1.1		1 11,043.90		
** Limerock (Shoulder) 5* Limerock (Temporary Road) 10* Limerock (Roadway & Roundabout) 1.5* Traffic B Asphalt (Rdwy Improvement 1st Lift)	SY SY	3,474.00 \$	22.35		77,643.90	3474	-	e	S 776/200	2	
4" Limerock (Shoulder) 5" Limerock (Temporary Road) 10" Limerock (Roadway & Roundabout) 1.5" Traffic B Asphalt (Rdwy Improvement 1st Lift) 1.5" Traffic B Asphalt (Rdwy Improvement 2nd Lift)	SY SY SY	3,474.00 \$ 3,474.00 \$	22.35 22.35	\$	77,643.90	3474		5 -	\$ 77,643.90		
4" Limerock (Shoulder) 5" Limerock (Temporary Road) 10" Limerock (Roadway & Roundabout) 1.5" Traffic B Asphalt (Rdwy Improvement 1st Lift) 1.5" Traffic B Asphalt (Rdwy Improvement 2nd Lift) 1.5" FC 12.5 (Rdwy Improvement Final Lift)	SY SY SY SY	3,474.00 \$ 3,474.00 \$ 3,474.00 \$	22.35 22.35 23.55	\$	77,643.90 81,812.70	3474		5 -	\$ -	\$ 81,812.70	
4" Limerock (Shoulder) 5" Limerock (Temporary Road) 10" Limerock (Roadway & Roundabout) 1.5" Traffic B Asphalt (Rdwy Improvement 1st Lift) 1.5" Traffic B Asphalt (Rdwy Improvement 2nd Lift) 1.5" Traffic B (Roundabout 1st Lift) 1.5" Traffic B (Roundabout 1st Lift)	SY SY SY SY SY	3,474.00 \$ 3,474.00 \$ 3,474.00 \$ 935.00 \$	22.35 22.35 23.55 22.35	\$	77 643.90 81 812.70 20 897.25	3474 935		s - s -	\$ - \$ 20,897.25	\$ 81,812.70 \$ -	
4" Limerock (Shoulder) 6" Limerock (Temporary Road) 10" Limerock (Roadway & Roundabout) 1.5" Traffic B Asphalt (Rdwy Improvement 1st Lift) 1.5" Traffic B Asphalt (Rdwy Improvement 2nd Lift) 1.5" Traffic B (Roundabout 1st Lift) 1.5" Traffic B (Roundabout 1st Lift) 1.5" Traffic B (Roundabout 1nd Lift) 1.5" Traffic B (Roundabout 1nd Lift) 1.5" C 12.5 MM (Roundabout 1nd Lift)	SY SY SY SY	3,474.00 \$ 3,474.00 \$ 3,474.00 \$	22.35 22.35 23.55 22.35 22.35 22.35	\$ \$ \$	77,643.90 81,812.70	3474		5 -	\$ -	\$ 81,812.70 \$ -	

<u>BCI</u>	SR 13 Roundabout Pay App# 11										
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	\$ 31.9	7 \$	59,783,90	1870		s -	S 59,783,90	s -	
7 Paved Shoulder	SY	1,520.00	\$ 23.5	5 \$	35,796.00	1520		s -	\$ 35,796.00	S -	
Prime Limerock	SY	8,773.00		0 \$	8,773.00	8773		s -	\$ 8,773.00		
Striping & Signs	LS	1.00		6 \$	156,245.96	0.33	0.25	\$ 39,061.49			
2A Curb	LF	384.00		21 \$	14,672.64	384		s -	\$ 14,672.64		
ype E Curb & Gutter	LF	1,530.00	\$ 39.4	2 \$	60,312.60	1530		5 -	\$ 60,312.60	S -	
Type D Curb & Gutter	LF	292.00	\$ 38.5	7 \$	11,262.44	292		5 -	S 11,262.44	S -	
4" FDOT Type F Curb & Gutter	LF	1,404.00	\$ 31.9	1 5	44,801.64	1404		5 -	\$ 44,801.64	S -	
' Sidewalk	SF	329.00	\$ 56.5	6 \$	18,608.24	164.5	10 - R.	\$.	\$ 9,304.12	\$ 9,304.1	
.D.A. Handicap Ramps	EA	14.00	\$ 312.4	19 \$	4,374.86	4	6	\$ 1,874.94	\$ 1,249.96	\$ 1,249.9	
LD.A. Mats	SF	423.00	\$ 48.1	2 \$	20,354.76			s -	\$ -	\$ 20,354.7	
Concrete Truck Apron	SF	3,903.00	\$ 12.8	39 \$	50,309.67	2927.25	975.75	\$ 12,577.42	\$ 37,732.25	\$ -	
			Subtotal	5	1,623,351.17			\$ 53,513.85	\$ 1,368,400.67	\$ 201,436.6	
Grassing	- 10.5									and the second second	
Median and Site Sod	SY	16,759.00	\$ 7.2	6 \$	121,670.34		13407.2	\$ 97,336.27	5 -	\$ 24,334.0	
			Subtotal	5	121,670.34			\$ 97,336.27	\$ -	\$ 24,334.0	
Guardrails											
Guardrails	LF	500.00	\$ 98.2	9 \$	49,145.00	500		s -	\$ 49,145.00	S -	
			Subtotal	5	49,145.00			\$ -	\$ 49,145.00	\$ -	
Change Order 1							-				
Tree Removal	LS	1.00			9,000.00	1		\$.	\$ 9,000.00		
Shuma Removal Crubbing and Haul Off	CV I	1 656 001	· .	2 6	4 504 22	1656		e	C 4 504 22	2	

Stump Removal, Grubbing and Haul Off	SY	1,656.00 \$	2.72	\$	4,504.32	1656		\$ 	\$	4,504.32	Ş		100.00%
MOT - Lane Closure	EA	1.00 \$	3,000.00	\$	3,000.00	1		\$ -	\$	3,000.00	Ş	•	100.00%
Trucking of Fill from Parcel 28 (Est 30 Loads)	Days	2.00 \$	800.00	\$	1,600.00	2		\$ -	\$	1,600.00	\$		100.00%
Place and Compact / Grade for Hardscape Wall	Days	2.00 \$	700.00	\$	1,400.00	2		\$ 	\$	1,400.00	\$		100.00%
the second s				S	19.504.32		1	\$	S	19,504,32	\$		100.00%

			B	App	Previously Billed	Balance to Complete	
ORIGINAL CONTRACT TOTAL WITHOUT ALTERNATE	\$ 5,164,480.14		\$	338,633.03	\$ 4,502,096.10	\$ 343,255.33	93.3
CHANGE ORDER TOTAL	\$ 19,504.32	Totaled Billed	\$	4,840,729.13			
REVISED CONTRACT TOTAL	\$ 5,183,984.46	Retainage this Pay App	\$	33,863.30	Current Payment Due	\$ 304,769.73	
		TOTAL RETAINAGE	\$	484,072.91	Total Payments	\$ 4,356,656.22	

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>\$10.00</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>4/25/2025</u> on the following described property:

SR 13 ROUNDABOUT	
사내는 것이 이는 것은 것이 것을 위한 것이지 않는 것이 것이 가지 않는 것이 가지 않는 것이 때마다.	
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 4/25/2002. 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 <u>4/25/2025</u> 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 MAY 2025.

	AMERICAN PRECAST STRUCTURES, LLC AMERICAN PRECAST Colut Juli Signature
	BY: ROBERT NEILL Print Name
	ITS: MANAGER Title
Witness: <u>Luss Jensen</u> Signute ROSE JENSEN Print Name	Witness: Signature AMY WAUGH Print Name
SWORN TO AND SUBSCRIBED before me this 2157	day of 20 ²⁵ Notary Public: State ofFLORIDA My Commission Expires:
Personally Known (X) Produced Identification () Type of ID: N/A LOU ELLEN ORBE Commission # HH 528189 Expires August 26, 2028

24007

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 \$ 262,555.42 TO BE PAID BY Burnham Construction, Inc., hereby waives and releases its lien right to claim a lien through 4/25/2025 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 _____2025.

	Duval Asphalt Products, Inc.
-	Than I Thele
-	SIGNATURE
BY:	Marie E. Miller
D1:	PRINT NAME

Assistant Secretary

TITLE

	ROSA B TALLAFERR	Notary Public:	10. quint
	ROSA B TALIAFERR		
1993	My Commission Expire March 21, 2027	My Commission Expires:	Janh 21/202;

ITS:

24007

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 $\frac{107.50}{1000}$ TO BE PAID BY **Burnham Construction**, Inc., hereby waives and releases its lien right to claim a lien through $\frac{4/25}{2025}$ 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 MAY _____ 2025.

	FERGUSON
	Kpuen Od
E CONTRACTOR OF CONTRACTOR	BY: Karen Ortiz. PRINT NAME
רו	TS: Credit Coordinator
SWORN TO AND SUBSCRIBED before me this day	the second s
*SIGNATURE AUTHORIZATION INCLUDE No notary required. See legal letter.	Notary Public:
	My Commission Expires:
Personally Known () Produced Identification () Type of ID:

24007

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 \$7,767.50 TO BE PAID BY Burnham Construction, Inc., hereby waives and releases its lien right to claim a lien through 4/25/2025 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 _____ day of _____ 2025.

BY: <u>Tracy Lee Kelvis</u> BY: <u>Tracy Lee Kelvis</u> ITS: <u>CFO</u> TITLE SWORN TO AND SUBSCRIBED before me this <u>21</u> day of <u>May</u> 20<u>25</u>. Notary Public: <u>Jufferbult</u> State of <u>Floridy</u> My Commission Expires: <u>0210129</u>

Personally Known (1) Produced Identification () Type of ID: ______

FIFTH ORDER OF BUSINESS

RESOLUTION 2025-10

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

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

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

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

SECTION 1.		is appointed Chairman.
SECTION 2.		is appointed Vice Chairman.
SECTION 3.	Corbin deNagy	is appointed Secretary and Treasurer.
		is appointed Assistant Secretary.
		is appointed Assistant Secretary.
Darr	in Mossing, Daniel Laughlin & Jim Oliver	is appointed Assistant Treasurer.
	Matt Biagetti & Marilee Giles	is appointed Assistant Treasurer.
	Darrin Mossing, Daniel Laughlin & Jim Oliver	ris appointed Assistant Secretary.
	Matt Biagetti & Marilee Giles	is appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS 16TH DAY OF JULY, 2025.

ATTEST

RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

SIXTH ORDER OF BUSINESS

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge III Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes,* located in St. Johns County, Florida; and

WHEREAS, the District previously adopted Resolution Nos. 2020-28 and 2025-06, authorizing the issuance of its \$10,115,000 Capital Improvement Revenue Bonds, Series 2025 ("Series 2025 Bonds") for the purpose of financing a portion of the acquisition of certain improvements as described in the *Supplemental Engineer's Report Series 2025 Bonds*, dated May 21, 2025; and

WHEREAS, the District closed on the issuance of the Series 2025 Bonds on June 20, 2025; and

WHEREAS, as prerequisites to the issuance of the Series 2025 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District staff including the District Manager, District Financial Advisor, District Counsel and Bond Counsel ("District Staff") were required to execute and deliver various documents ("Closing Documents"); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in closing on the issuance of the Series 2025 Bonds.

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

SECTION 1. The issuance of the Series 2025 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2025 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2025 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

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

PASSED AND ADOPTED this 16th day of July, 2025.

ATTEST:

RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

Secretary

Chairman, Board of Supervisors

SEVENTH ORDER OF BUSINESS

This instrument was prepared by and upon recording should be returned to:

Lauren Gentry, Esq. Kilinski | Van Wyk PLLC 517 E. College Avenue Tallahassee, Florida 32301 (This space reserved for Clerk)

AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors¹ Rivers Edge III Community Development District

Jarrett O'Leary Assistant Secretary Stacey Robertson Assistant Secretary

Vacant

D.J. Smith Chairman

Jason Thomas Vice Chairman

> District Manager c/o Government Management Services LLC 475 West Town Place, Suite 114 St. Augustine, Florida 32092 Tel: (904) 940-5850 ("District Manager's Office")

District records are on file at the District Manager's Office and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of June 20, 2025. For a current list of Board Members, please contact the District Manager's Office.

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DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

On behalf of the Rivers Edge III Community Development District ("District"), the following information is provided to give you a description of the District's services and the assessments that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the "Act"). Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents, as well as filed in the property records of each county in which the District is located.

WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?

The District was established by Ordinance No. 2020-7, enacted by the Board of County Commissioners of St. Johns County, Florida, effective March 5, 2020. The District currently includes approximately 989.14 acres of the larger RiverTown development, which comprises 4,176.53 acres within St. Johns County, Florida ("Development"). Two other community development districts, Rivers Edge Community Development District and Rivers Edge II Community Development District, have been established within the Development. The legal description of the boundaries of the District is attached hereto as **Exhibit A**. As a local unit of special-purpose government, the District provides an alternate means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors ("Board" and individually, "Supervisors"), the members of which must be residents of the State of Florida and citizens of the United States. One seat is currently vacant. Within ninety (90) days of appointment of the initial Board, members were elected on an at-large basis by the owners of property within the District. Subsequent landowner elections are then held every two years in November. At the landowner elections, and generally stated, each landowner is entitled to cast one vote for each acre of land owned with fractions thereof rounded upward to the nearest whole number, or one vote per platted lot. Commencing six (6) years after the initial appointment of the members of the Board and when the District attains a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered to vote with the Supervisor of Elections for St. Johns County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

The District is subject to Florida law governing open meetings and records. Accordingly, Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection at the District Manager's Office during normal business hours.

OVERVIEW OF THE DISTRICT'S PROJECTS, BONDS & DEBT ASSESSMENTS

The District is authorized by the Act to, amongst other things, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures in one or more stages, within and without the boundaries of the District.

Pursuant to the Act, the District is authorized to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue bonds, notes and/or other specific financing mechanisms payable from such special assessments. On August 31, 2020, the Seventh Judicial Circuit of Florida, in and for St. Johns County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$60,245,000 in Capital Improvement Revenue Bonds, in one or more series, for infrastructure needs of the District ("**Final Judgment**"). On October 6, 2020, the Seventh Judicial Circuit of Florida, in and for St. Johns County, Florida, entered a Certificate of No Appeal certifying that no notice of appeal has been filed or taken by any party or other person from the Final Judgment.

Capital Improvement Plan / Master Bonds & Assessments

In 2020, the District authorized the construction and/or financing of its master capital improvement plan ("CIP"). The CIP includes, among other things, drainage and stormwater management infrastructure, transportation improvements, landscape improvements, recreation improvements, and soft costs. The CIP was originally estimated to cost approximately \$46,830,593.11, and is described in more detail in the *Master Improvement Plan Report*, dated June 5, 2020 ("Master Improvement Plan Report"). In 2025, the District updated the cost estimate for its CIP to \$66,248,663, as set forth in the *Supplemental Engineer's Report, Series 2025 Bonds*, dated May 21, 2025.

The District anticipates financing all or a portion of the CIP by the issuance of one or more series of future special assessment bonds ("Master Bonds"). To secure the repayment of such Master Bonds, the District has levied and imposed one or more non-ad valorem debt service special assessment liens ("Master Assessments") on certain benefitted lands within the District. The Master Assessments are further described in the *Master Special Assessment Methodology Report*, dated June 8, 2020 ("Master Assessment Report"). The Master Assessment Report and the reports that supplement it are designed to conform to the requirements of Chapters 170, 190 and 197, *Florida Statutes*, are not intended to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

Allocation of special assessments is a continuous process until the CIP is completed. As a master series of interrelated improvements, the CIP benefits all developable acres within the District. Once platting has begun, the assessments will be allocated to the assigned properties based on the benefits they receive as set forth herein ("Assigned Properties"). The unassigned properties, defined as property that has not been platted and assigned development rights, will continue to be assessed on a per acre (equal acreage) basis ("Unassigned Properties"). Eventually the development plan will be completed and the assessments securing each series of bonds will be allocated to the benefitted property within the District. If there are changes to the development plan causing a change in the ultimate number of platted units, a true-up of the assessment(s) will be calculated to determine if a debt reduction or true-up payment from Mattamy Jacksonville, LLC, a Delaware limited liability company, is required.

Series 2021 Bonds and Assessments

The District has authorized the construction and/or acquisition of its "Phase I Project" as the first phase of the CIP. On April 23, 2021, the District issued \$9,880,000 of Capital Improvement Revenue Bonds, Series 2021 ("Series 2021 Bonds") for the purpose of financing a portion of the Phase I Project ("Series 2021 Project"). The amortization schedules for the Series 2021 Bonds are available at the District Manager's Office. The Phase I Project is anticipated to cost \$19,227,365 and is described in the *Engineer's Report Series 2021 Bonds*, dated March 8, 2021 ("Series 2021 Engineer's Report"). The Phase I Project includes master transportation (minor collector roadways – Rivertown Main Street and Kendall Crossing Drive), master drainage improvements, and master recreation (neighborhood parks), all as more specifically described in the Series 2021 Engineer's Report.

The Series 2021 Bonds are secured by non-ad valorem special assessments levied and imposed as part of the Master Assessments on all the lands within the District ("Series 2021 Assessments"). The Series 2021 Assessments are further described in the Supplemental Special Assessment Methodology Report for the Series 2021 Capital Improvement Revenue Bonds- Final Numbers, dated April 7, 2021 ("Series 2021 Assessment Report"). It is anticipated that the Series 2021 Assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, for platted lots and directly collected for unplatted property but the assessments may be collected by any other legal means available to the District. Schedules of the annual assessments on benefiting property levied to defray the debt service obligations of the District are summarized provided below and are available for public inspection at the District Manager's Office.

The Series 2021 Assessments described above exclude any operations and maintenance assessments that may be determined and calculated annually by the Board against all benefited lands in the District. A detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager's Office.

Series 2021 Assessments					
Product Type	No. of Units	Gross Annual Assessment per Unit*	Par Debt per Unit		
Townhomes**	0	\$744	\$12,544		
30' to 39' Lot**	0	\$696	\$11,735		
40'-49' Lot	288	\$900	\$15,175		
50'-59' Lot	57	\$1,104	\$18,614		
60'-69' Lot	115	\$1,200	\$20,233		
70'-79' Lot	43	\$1,500	\$25,291		
80'+ Lot	36	\$1,705	\$28,731		

The allocation of the Series 2021 Assessments as set forth in the Series 2021 Assessment Report is provided below:

*Note: The annual debt assessment per unit amounts are subject to a collection fee and early payment discounts when collected on the St. Johns County tax bill.

** There were no townhomes or 30' to 39' lots included in the development plan at the time of preparation of the Series 2021 Assessment Report. However, par debt and annual assessment information is provided here in the event of changes to the types of lots included in the development plan.

Series 2024 Bonds and Assessments

The District has authorized the construction and/or acquisition of its "Phase 2 Project" as the second phase of the CIP. On May 17, 2024, the District issued \$9,815,000 of Capital Improvement Revenue Bonds, Series 2024 ("Series 2024 Bonds") for the purpose of financing a portion of the Phase 2 Project ("Series 2024 Project"). The amortization schedules for the Series 2024 Bonds are available at the District Manager's Office. The Phase 2 Project is anticipated to cost \$10,966,573.17 and is described in the Supplemental Engineer's Report Series 2024 Bonds, dated April 4, 2024 ("Series 2024 Engineer's Report"). The Phase 2 Project includes master transportation (Spine Road 9), master drainage and stormwater management improvements (Parcels 37-1 and 39-1), and master recreation (neighborhood parks for Parcels 37-1 and 39-1), all as more specifically described in the Series 2024 Engineer's Report.

The Series 2024 Bonds are secured by non-ad valorem special assessments levied and imposed as part of the Master Assessments on all the lands within the District which were not allocated Series 2021 Assessments ("Series 2024 Assessments"). The Series 2024 Assessments are further described in the Series 2024 Supplemental Special Assessment Methodology Report, dated May 1, 2024 ("Series 2024 Assessment Report"). It is anticipated that the Series 2024 Assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, for platted lots and directly collected for unplatted property but the assessments may be collected by any other legal means available to the District. Schedules of the annual assessments on benefiting property levied to defray the debt service obligations of the District are summarized provided below and are available for public inspection at the District Manager's Office.

The Series 2024 Assessments described above exclude any operations and maintenance assessments that may be determined and calculated annually by the Board against all benefited lands in the District. A detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager's Office.

Series 2024 Assessments					
Product Type	No. of Units	Net Annual Assessment per Unit*	Par Debt per Unit		
Townhomes**	0	\$921	\$12,881		
30' to 39' Lot**	0	\$1,297	\$18,139		
40'-49' Lot	154	\$1,673	\$23,610		
50'-59' Lot**	0	\$2,049	\$28,654		
60'-69' Lot	87	\$2,425	\$34,222		
70'-79' Lot	81	\$2,801	\$39,527		
80'+ Lot**	0	\$3,177	\$44,427		

The allocation of the Series 2024 Assessments as set forth in the Series 2024 Assessment Report is provided below:

*Note: The annual debt assessment per unit amounts are subject to a collection fee and early payment discounts when collected on the St. Johns County tax bill which will result in a higher billed amount.

** There were no townhomes, 30' to 39' lots, 50' to 59' lots, or 80'+ lots included in the development plan for this assessment area at the time of preparation of the Series 2024 Assessment Report. However, par debt and annual assessment information is provided here in the event of changes to the types of lots included in the development plan.

Series 2025 Bonds and Assessments

The District has authorized the construction and/or acquisition of its "**Phase 3 Project**" as the third phase of the CIP. On June 20, 2025, the District issued \$10,115,000 of Capital Improvement Revenue Bonds, Series 2025 ("**Series 2025 Bonds**") for the purpose of financing a portion of the Phase 3 Project ("**Series 2025 Project**"). The amortization schedules for the Series 2025 Bonds are available at the District Manager's Office. The Phase 3 Project is anticipated to cost \$28,498,550 and is described in the *Supplemental Engineer's Report Series 2025 Bonds*, dated May 21, 2025 ("**Series 2025 Engineer's Report**"). The Phase 3 Project includes master transportation (Spine Road 10/Main Street Phase 5), master drainage and stormwater management improvements (Parcels 37-2 and 39-2), and master recreation (the River Lodge amenity and neighborhood parks for Parcels 37-2 and 39-2), all as more specifically described in the Series 2025 Engineer's Report.

The Series 2025 Bonds are secured by non-ad valorem special assessments levied and imposed as part of the Master Assessments on all the lands within the District which were not allocated Series 2021 Assessments ("Series 2025 Assessments"). The Series 2025 Assessments are further described in the Series 2025 Supplemental Special Assessment Methodology Report, dated June 5, 2025 ("Series 2025 Assessment Report"). It is anticipated that the Series 2025 Assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, for platted lots and directly collected for unplatted property but the assessments may be collected by any other legal means available to the District. Schedules of the annual assessments on benefiting property levied to defray the debt service obligations of the District are summarized provided below and are available for public inspection at the District Manager's Office.

The Series 2025 Assessments described above exclude any operations and maintenance assessments that may be determined and calculated annually by the Board against all benefited lands in the District. A detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager's Office.

Series 2025 Assessments					
Product Type	No. of Units	Net Annual Assessment per Unit*	Par Debt per Unit		
Townhomes**	0	\$921	\$12,837		
30' to 39' Lot**	0	\$1,297	\$18,076		
40'-49' Lot	63	\$1,673	\$23,536		
50'-59' Lot**	95	\$2,049	\$28,824		
60'-69' Lot	100	\$2,425	\$34,115		
70'-79' Lot	63	\$2,801	\$39,404		
80'+ Lot**	0	\$3,177	\$44,274		

The allocation of the Series 2025 Assessments as set forth in the Series 2025 Assessment Report is provided below:

*Note: The annual debt assessment per unit amounts are subject to a collection fee and early payment discounts when collected on the St. Johns County tax bill which will result in a higher billed amount.

** There were no townhomes, 30' to 39' lots, or 80'+ lots included in the development plan for this assessment area at the time of preparation of the Series 2025 Assessment Report. However, par debt and annual assessment information is provided here in the event of changes to the types of lots included in the development plan.

Operation and Maintenance Assessments

In addition to the Debt Assessments, the District also imposes on an annual basis operations and maintenance assessments ("O&M Assessments"), which are determined and calculated annually by the Board in order to fund the District's annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District and may vary from year to year based on the amount of the District's budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Certain operations and maintenance costs are shared among the District and the other community development districts within the Development. Please contact the District Manager's Office for more information regarding the allocation of O&M Assessments.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, *Florida Statutes*. Further information regarding any of the improvements can be obtained from the engineer's reports on file in the District Manager's Office. Further, a detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager's Office

METHODS OF COLLECTION

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. The provisions governing the collection of special assessments are more fully set forth in the applicable assessment resolutions, which are on file at the District Manager's Office. That said, and generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled "non-ad valorem assessments," which would then be collected by the St. Johns County Tax Collector in the same manner as county ad valorem taxes ("**Uniform Method**"). Each property owner subject to the collection of special assessments by the Uniform Method must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The use of the Uniform Method for any given fiscal year does not mean that the Uniform Method will be used to collect assessments in future years, and the District reserves the right in its sole discretion to select a new or different collection method in any given year, regardless of past practices.

Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner. In the event that an assessment payment is not timely made, the whole assessment – including any remaining amounts for the fiscal year as well as any future installments of assessments securing debt service – shall immediately become due and payable and shall accrue interest as well as penalties, plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Please contact the District Manager's Office for further information regarding collection methods.

This description of the District's operations, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of communities. If you have questions or would like additional information about the District, please write to: Rivers Edge III Community Development District, c/o Government Management Services LLC, Attn: District Manager, Offices: 475 West Town Place, Suite 114, St. Augustine, Florida 32092, or call (904) 940-5850.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Rivers Edge III Community Development District has been executed as of the _____ day of June, 2025, and recorded in the Official Records of St. Johns County, Florida.

RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT By: Orville Richard (D.J.) Smith, III, Chairman Witness JAKETT C)'LEARY Prim Name

Titness

Print Name

STATE OF FLORIDA COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me [] in person or [] by means of electronic notarization this 27¹¹ day of June, 2025, by Orville Richard Smith, III, Chairman of the Rivers Edge III Community Development District, who [] is personally known to me or who [] has produced as identification and did not take the oath.



JARRETT O'LEARY Notary Public State of Florida Comm# HH423526 Expires 7/19/2027

Notary Public, State of Horida

Print Name: JARAETT O'CAPPEN Commission No.: HH423526 My Commission Expires: 7/19/2027

Exhibit A:

District Boundary Legal Description

EXHIBIT A District Boundary Legal Description

Exhibit A

A & J Land Surveyors, Inc.

5847 Luella Street Jacksonville, Florida 32207 Telephone (904) 346-1733 Fax (904) 346-1736 Jon Bowan, PLS Jeff Ward, PLS

RiverTown CDD 3 Parcel Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, and being also lying within Lots 2 and 3, CLAREMONT Tract, which lies within the Francis P. Fatio Grant, all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the most southeasterly corner of BARTRAM PLANTATION PHASE TWO, as shown on the plat thereof, recorded In Map Book 46, pages 78 through 89 of the Public Records of said St. Johns County, Florida, and run thence, the following six (6) courses:

Course No. 1: run thence, North 67°28'06" East, departing from aforesaid BARTRAM PLANTATION PHASE TWO boundary, a distance of 67.77 feet, to a point;

Course No. 2: run thence, North 48°52'07" East, a distance of 67.73 feet, to a point;

Course NO. 3: run thence, North 35°22'42" East, a distance of 750.01 feet, to a point;

Course No. 4: run thence, North 29°03'57" East, a distance of 140.74 feet, to a point;

Course No. 5: run thence, North 19°14'03" East, a distance of 78.57 feet, to a point;

Course No. 6: run thence North 10°58'43" East, a distance of 222.77 feet, to a point on the southerly Right of Way line of GREENBRIAR ROAD, (formerly known as STATE ROAD No. 11 and/or BOMBING RANGE ROAD, a variable width Public Road Right of Way, as per Right of Way Map prepared by St. Johns County Surveying and mapping Program, dated April 19, 1999); run thence South 77°13'29" East, along said southerly Right of Way line of GREENBRIAR ROAD, a distance of 300.83 feet, to a point on the monumented westerly boundary of GREENBRIAR SECTION ONE, as recorded in Map Book 14, pages 57 and 58, of the Public Records of said St. Johns County, Florida; run thence, along the westerly line of said GREENBRIAR SECTION ONE, and then along the monumented westerly line of a tract of land formerly owned by the United States of America, (acquired by Condemnation Suit 602-J, Civil), and the same being the easterly line of fands described in Official Records Book 702, page 989 (Parcel 4), of the Public Records of St. Johns County, Florida; run thence, along last said line the following two (2) courses and distances:

Course No. 1: run thence, South 35°18'11" West, a distance of 1,258.39 feet, to a point;

Course No. 2: run thence, South 00°00'46" West, a distance of 5,903.67 feet, to the monumented southwesterly corner of last said lands; run thence South 77°09'41" East, along the southerly line of a tract of land formerly owned by the United States of America, (acquired by Condemnation Sult 602-J, Civil), and the same being the northerly line of lands described in Official Records Book 702, page 989 (Parcel 4), of the Public Records of St. Johns County, Florida, a distance of 4,607.42 feet, to a point; run thence, the following fifty-seven (57) courses and distances:

Course No. 1: run thence, South 24°05'46" West, a distance of 1,005.35 feet, to a point;

Course No. 2: run thence, South 00°29'55" West, a distance of 449.34 feet, to a point;

Course No. 3: run thence, South 11°21'40" West, a distance of 379.59 feet, to a point;

Course No. 4: run thence, South 59°12'52" West, a distance of 671.93 feet, to a point;

Course No. 5: run thence, South 63°31'14" East, a distance of 448.92 feet, to a point, on the arc of a curve, leading southeasterly;

Course No. 6: run thence, southeasterly, along and around the arc of a curve, being concave northeasterly, and having a radius of 300.00 feet, through a central angle of 33°05'48" to the left, an arc distance of 173.29 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South 80°04'08" East, 170.90 feet;

Course No. 7: run thence, North 83°22'57" East, along last said tangency, a distance of 232.62 feet, to the point of curvature, of a curve, leading northeasterly;

Course No. 8: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 300.00 feet, through a central angle of 30°06'17" to the left, an arc distance of 157.63 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of North 68°15'57" East, 155.82 feet;

Course No. 9: run thence, North 53°12'48" East, along last said tangency, a distance of 902.30 feet, to the point of curvature, of a curve, leading northeasterly;

Course No. 10: run thence, northeasterly, along and around the arc of a curve, being concave southerly, and having a radius of 550.00 feet, through a central angle of 54°13'27" to the right, an arc distance of 520.51 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of North 80°19'31" East, 501.31 feet;

Course No. 11: run thence, South 72°33'45" East, along last said tangency, a distance of 142.76 feet, to a point;

Course No. 12: run thence, South 17°26'15" West, a distance of 100.00 feet, to a point;

Course No. 13: run thence, South 32°32'33" West, a distance of 64.88 feet, to a point;

Course No. 14: run thence, South 48°52'26" West, a distance of 89.32 feet, to a point;

Course No. 15: run thence, South 12°31'09" East, a distance of 86.15 feet, to a point;

Course No. 16: run thence, South 15°52'52" West, a distance of 54.18 feet, to a point;

Course No. 17: run thence, North 83°22'53" West, a distance of 81.94 feet, to a point; Course No. 18: run thence, South 57°44'09" West, a distance of 31.24 feet, to

a point; Course No. 19: run thence, South 03°39'53" East, a distance of 29,87 feet, to a

point; Course No. 20: run thence, South 06°18'56" West, a distance of 91.70 feet, to

a point; Course No. 21: run thence, South 10°27'23" East, a distance of 49.55 feet, to a

point; Course No. 22: run thence, South 54°43'22" West, a distance of 17.02 feet, to

a point;

Course No. 23: run thence, South 87°11'45" West, a distance of 83.24 feet, to a point;

Course No. 24: run thence, North 51°09'39" West, a distance of 40.25 feet, to a point;

Course No. 25: run thence, North 27°13'03" West, a distance of 33.80 feet, to a point;

Course No. 26: run thence, North 37°53'50" East, a distance of 57.84 feet, to a point;

Course No. 27: run thence, North 39°27'54" West, a distance of 83.19 feet, to a point;

Course No. 28: run thence, North 13°21'39" West, a distance of 20.73 feet, to a point;

Course No. 29: run thence, North 22°47'49" West, a distance of 66.10 feet, to a point;

Course No. 30: run thence, North 43°13'12" West, a distance of 41.54 feet, to a point;

Course No. 31: run thence, North 12°50'15" West, a distance of 55.19 feet, to the point of curvature, of a curve, leading northwesterly;

Course No. 32; run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 15.00 feet, through a central angle of 77°25'58" to the left, an arc distance of 20.27 feet, to the point of tangency, of last said curve, last said arc being subtended by a chord bearing

and distance of North 51°33'14" West, 18.76 feet; Course No. 33: run thence, South 89°43'48" West, along last said tangency, a distance of 31.94 feet, to a point;

Course No. 34: run thence, North 61°08'37" West, a distance of 47.41 feet, to the point of curvature, of a curve, leading westerly;

Course No. 35: run thence, westerly, along and around the arc of a curve, being concave southerly, and having a radius of 15.00, through a central angle of 69°43'18" to the left, an arc distance of 18.25 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 83°59'44" West, 17.15 feet;

Course No. 36: run thence, South 49°08'05" West, along last said langency, a distance of 60.87 feet, to a point;

Course No. 37: run thence, South 80°21'55" West, a distance of 25.62 feet, to a point;

Course No. 38: run thence, South 59°11'39" West, a distance of 32.41 feet, to a point;

Course No. 39: run thence, South 33°27'03" West, a distance of 24.29 feet, to a point;

Course No. 40: run thence, South 75°04'23" West, a distance of 99.94 feet, to a point;

Course No. 41: run thence, South 53°12'48" West, a distance of 541.61 feet, to the point of curvature, of a curve, leading southerly;

Course No. 42: run thence, southerly, along and around the arc of a curve, being concave easterly, and having a radius of 20.00 feet, through a central angle of 90°00'00" to the left, an arc distance of 31.42 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 08°12'48" West, 28.28 feet;

Course No. 43: run thence, South 36°47'12" East, a distance of 133,10 feet, to the point of curvature, of a curve, leading southeasterly;

Course No. 44: run thence, southeasterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 400.00 feet, through a central angle of 30°28'12" to the right, an arc distance of 212.72 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South 21°33'06" East, 210.22 feet;

Course No. 45: run thence, South 06°18'59" East, along last said tangency, a distance of 702.14 feet, to the point of curvature, of a curve, leading southwesterly;

Course No. 46: run thence, southwesterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 300.00 feet, through a central angle of 58°31'15" to the right, an arc distance of 306.42 feet, to the point of tangency, of last sald curve, said arc being subtended by a chord bearing and distance of South 22°56'38" West, 293.27 feet;

Course No. 47: run thence, South 52°12'16" West, along last said tangency, a distance of 95.64 feet, to the point of curvature, of a curve, leading southwesterly;

Course No. 48: run thence, southwesterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 300.00 feet, through a central angle of 30°17'46" to the left, an arc distance of 158.63 feet, to the point of tangency, of last said curve, sald arc being subtended by a chord bearing and distance of South 37°03'23" West, 156.79 feet;

Course No. 49: run thence, South 21°54'27" West, along last said tangency, a distance of 151.73 feet, to the point of curvature, of a curve, leading southerly;

Course No. 50: run thence, Southerly, along and around the arc of a curve, being concave easterly, and having a radius of 500.00 feet, through a central angle of 42°22'56" to the left, an arc distance of 369.85 feet, to a point, last said arc being subtended by a chord bearing and distance of South 00°42'59" West, 361.48 feet;

Course No. 51: run thence, South 69°31'29" West, departing from last said arc, a distance of 100.00 feet, to a point, on the arc of a curve, leading northerly;

Course No. 52: run thence, northerly, along and around the arc of a curve, being concave easterly, and having a radius of 600.00 feet, through a central angle of 02°51'35" to the right, an arc distance of 02°51'35" to the right, an arc distance of 29,95 feet, to a point, last said arc being subtended by a chord bearing and distance of North 19°02'43" West, 29,95 feet;

Course No. 53: run thence, South 69°21'44" West, departing from last said arc, a distance of 143.03 feet, to a point;

Course No. 54: run thence, South 85°59'26" West, a distance of 226.33 feet, to a point;

Course No. 55: run thence, South 79°31'49" West, a distance of 204.53 feet, to a point;

Course No. 56: run thence, South 40°20'58" West, a distance of 304.15 feet, to a point;

Course No. 57: run thence, South 63°03'16" West, a distance of 525.37 feet, to a point on the northeasterly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence, along the aforesaid northeasterly Right of Way line of STATE ROAD No. 13, the following four (4) courses and distances:

Course No. 1: run thence, northwesterly, along and around the arc of a curve, being concave westerly, and having a radius of 1,491.25 feet, through a central angle of 59°41'20" to the left, an arc distance of 1,553.54 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 16°44'45" West, 1,484.23 feet;

Course No. 2: run thence, North 46°35'25" West, along last said langency, a distance of 1,725.01 feet, to the point of curvature, of a curve leading westerly;

Course No. 3: run thence westerly, along and around the arc of a curve, being concave southerly, and having a radius of 2,914.90 feet, through a central angle of 42°24'00° to the left, an arc distance of 2,157.08 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 67°47'25" West, 2,108.20 feet;

Course No. 4: run thence, North 88°59'25" West, along last said tangency, a distance of 136.96 feet; thence departing from the aforesaid northeasterly Right of Way line of STATE ROAD No. 13, run the following eighteen (18) courses and distances:

Course No. 1: run thence, North 51°46'02" West, a distance of 108.71 feet, to a point;

Course No. 2: run thence, North 28°34'09" West, a distance of 217.98 feet, to a point;

Course No. 3: run thence, North 45°29'39" West, a distance of 582.53 feet, to a point;

Course No. 4: run thence, North 14°47'42" West, a distance of 382.17 feet, to a point;

Course No. 5: run thence, North 25°36'05" West, a distance of 222,60 feet, to a point;

Course No. 6: run thence, North 37°16'32" West, a distance of 251.19 feet, to a point; Course No. 7: run thence, North 15°04'45" West, a distance of 454.83 feet, to a

point; Course No. 8; run thence, South 69°56'52" West, a distance of 500.85 feet, to

- a point; Course No. 9: run thence, South 78°34'06" West, a distance of 591.54 feet, to
- a point; Course No. 10: run thence, North 10°08'34" West, a distance of 500.54 feet, to
- a point; Course No. 11: run thence, North 05°08'54" East, a distance of 343.48 feet, to
- a point; Course No. 12: run thence, South 86°38'10" West, a distance of 131.22 feet, to

a point;

Course No. 13: run thence South 32°15'18" West, a distance of 417.65 feet, to a point;

Course No. 14: run thence, South 80°37'31" West, a distance of 371.02 feet, to a point;

Course No. 15: run thence, North 73°41'07" West, a distance of 151.04 feet, to a point;

Course No. 16: run thence, South 79°35'36" West, a distance of 270.11 feet, to a point;

Course No. 17: run thence, North 46°58'09" West, a distance of 330.95 feet, to a point;

Course No. 18: run thence, North 86°04'53" West, a distance of 283.56 feet, to a point, on the easterly Right of Way line of STATE ROAD No. 13; run thence, along the aforesaid easterly Right of Way line of STATE ROAD No. 13, the following three (3) courses and distances:

Course No. 1: run thence, North 12°11'31" East, a distance of 638.25 feet, to the point of curvature, of a curve leading northerly;

Course No. 2: run thence northerly, along and around the arc of a curve, being concave westerly, and having a radius of 2,914.89 feet, through a central angle of 20°40'00" to the right, an arc distance of 1,051.41 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 01°51'31" East, 1,045.71 feet;

Course No. 3: run thence, North 08°28'29" West, along last said tangency, a distance of 2,119.40 feet, to a point on the monumented southerly line of lands described and recorded in Deed Book "K", page 347 of the Public Records of

said St. Johns County, Florida; run thence, along last said line, and also being the southerly line of those lands described and recorded in Official Records Book 878, page 1283 of the Public Records of St. Johns County, Florida, the following two (2) courses and distances:

Course No. 1: run thence, South 88°11'16" East, a distance of 288.50 feet, to a point;

Course No. 2: run thence, North 54°15'52" East, a distance of 4,016,06 feet, to a point, said point also lying on the southerly boundary of BARTRAM PLANTATION PHASE TWO, as shown on the plat thereof, recorded in Map Book 46, pages 78 through 89 of the Public Records of St. Johns County, Florida; run thence, South 89°20'59" East, along last said line, a distance of 883.58 feet, to the aforesaid most southeasterly corner of BARTRAM PLANTATION PHASE TWO, as shown on the plat thereof, recorded in Map Book 46, pages 78 through 89 of the Public Records of said St. Johns County, Florida, and the POINT OF BEGINNING.

The lands thus described contains 43,087,062 square feet, or 989.14 acres, more or less, in area.

EIGHTH ORDER OF BUSINESS

ADDENDUM TO CONSTRUCTION AGREEMENT

This Addendum to Construction Agreement ("Addendum") is entered by and between the State of Florida Department of Transportation ("Department"), Rivers Edge III Community Development District, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes, including its successors and assigns (collectively "Construction Coordinator"), collectively the "Parties".

RECITALS

A. This Addendum is attached to and made part of Construction Agreement No. 2021-C-297-00002 ("Construction Agreement") executed by the Department and the Construction Coordinator; and

B. Nothing in this Addendum modifies, alters or eliminates any of the Construction Coordinator's obligations set forth in the Construction Agreement; and

C. Inconsistencies between the Construction Agreement and this Addendum shall be governed and controlled by this Addendum.

NOW, THEREFORE, in consideration of the recitals and the mutual covenants and conditions contained in this Addendum, the parties acknowledge and agree as follows:

1. RECITALS

The recitals are made part of this Addendum by reference.

2. EFFECTIVE DATE

The date the last of the Parties executes this Addendum ("Effective Date").

3. E-VERIFY

The Construction Coordinator, including its contractors and subcontractors, shall comply with applicable provisions of §448.095(5), Florida Statutes, requiring registration with, and use of, the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired by the Construction Coordinator, including its contractors and any subcontractors, during the performance of this Agreement.

4. COMPLIANCE

A. The Construction Coordinator shall perform this Agreement in a good and workmanlike manner, with reasonable care, in accordance with the terms and provisions of this Agreement and all applicable federal, state, local, judicial, administrative, regulatory, safety and environmental: decrees, orders, judgments, laws, codes, rules, regulations, policies, procedures, standards, manuals and permits, as the same may be constituted and amended from time to time, including, without limitation, those of the Department, St. Johns River Water Management District, Florida Department of Environmental Protection, U.S. EPA, Army Corps of Engineers and the United States Coast Guard (collectively "Governmental Law").

B. The Construction Coordinator represents and warrants it does not use coercion for labor or services as defined in §787.06, Fla. Stat. (2024). Applicant shall execute an original of the affidavit attached to this Agreement as Exhibit "A" concurrent with its execution of this Agreement.

5. DEPARTMENT PERMITS

This Addendum shall remain separate and apart from any associated Department permits and shall not be merged into the same absent the prior written express consent of the Department. Should any term or provision of this Addendum conflict with any term, provision or requirement of any Department permit, the terms and provisions of this Addendum shall control. However, this Addendum and any Department permits shall be read together and as not conflicting to the broadest extent possible. For purposes of this Addendum, the term "permit" shall also include the Department's Construction Agreement which may be required for permanent improvements installed within the Department's right-of-way.

6. OPERATION, MAINTENANCE, REPAIR AND RIGHT OF ENTRY

A. The Construction Coordinator shall operate, maintain and repair the Project (defined in the Construction Agreement) at its sole cost and expense, in a good and workmanlike manner, with reasonable care, in accordance with the terms and provisions of is Addendum and applicable Governmental Law.

B. If the Department determines the Construction Coordinator is not operating, maintaining and repairing the Project in accordance with the terms and provisions of this Addendum and applicable Governmental Law, the Department shall deliver written notification of such to the Construction Coordinator and the Construction Coordinator shall have thirty (30) days from the date of the Department's written notice, or such other time as the Department and the Construction Coordinator mutually agree in writing, to correct the deficiency and provide the Department with written notice of the same.

C. If the deficiency is not corrected timely, or if the Department determines that the deficiency remains after receipt of the Construction Coordinator's written notice representing the deficiency was corrected, the Department, within its discretion, may: (1) provide the Construction Coordinator Edge with written authorization granting such additional time as the Department deems appropriate to correct the deficiency; or (2) correct the deficiency at the Construction Coordinator's sole cost and expense. If the Department elects to correct the deficiency, the Department may do so itself or may engage the services of a third party to correct the deficiency. The Department shall provide the Construction Coordinator with an invoice for the cost to correct the deficiency and the Construction Coordinator shall pay the invoice within thirty (30) days of the date of the invoice ("Due Date"). Any portion of an invoice not received by the Department by the Due Date shall immediately thereafter begin accruing interest at a rate of interest established pursuant to §55.03, Florida Statutes, until paid in full.

D. If at any time the Department determines the integrity or safety of the Project requires immediate maintenance or repair for the benefit of public health, safety or welfare, the Department may perform such maintenance and repairs it deems appropriate under the circumstances. The Department shall provide the Construction Coordinator with written
notice of the emergency maintenance and repairs performed by the Department and an invoice for the same. The Construction Coordinator shall pay the invoice within thirty (30) days of the date of the invoice ("Due Date"). Any portion of an invoice not received by the Department by the Due Date shall immediately thereafter begin accruing interest at a rate of interest established pursuant to §55.03, Fla. Stat., until paid in full.

E. Nothing in this section obligates the Department to operate, maintain, improve or repair the Project.

7. INSURANCE / INDEMNIFICATION

The insurance and indemnification requirements set forth in the Agreement expressly encompass the obligations set forth in this Addendum.

IN WITNESS WHEREOF, the parties execute this Addendum consisting of six (6) pages.

Signatures on Following Pages

Remainder of this Page is Intentionally Blank

FLORIDA DEPARTMENT OF TRANSPORTATION	WITNESSES:
Ву:	Ву:
Printed Name: Greg Evans	Printed Name:
Title: District 2 Secretary	Address:
Date:	By: Printed Name:
By: Office of the General Counsel Florida Department of Transportation	Address:
STATE OF FLORIDA COUNTY OF COLUMBIA	

The foregoing instrument was acknowledged before me by means of \Box physical presence or , \Box online notarization, this ___day of _____, 2025, by Greg Evans, of the Florida Department of Transportation, \Box who is personally known to me, or \Box who produced ______ as identification, on behalf of the Department.

Ву:	TAT
Printeq	Name: DJ Smith
Title: _	Charm
Date:	6.27.25

WITNESSES:

By: Claire Mida Printed Name: Claire Biddle Address: 10375 Centurion parkway N lacksonville, FL 32256 410 Bv Printed Name: JAARCTO LARA

Address: 10375 COMPLES ON PLAY N JACKSONVILLE FL 32256 410

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☑ physical presence or, □ online notarization, this 21thday of <u>June</u>, 2025, by <u>Do SMRTH</u>, of River's Edge III Community Development District, ☑ who is personally known to me, or □ who produced ________as identification, on behalf of River's Edge III Community Development District.



JARRETT O'LEARY Notary Public State of Florida Comm# HH423526 Expires 7/19/2027

Exhibit "A"

375-030-31 PROCUREMENT 07/24

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AFFIDAVIT REGARDING LABOR AND SERVICES

Effective July 1, 2024, pursuant to §787.06(13), Florida Statutes, when a contract is executed, renewed, or extended between a nongovernmental entity and a governmental entity, the nongovernmental entity must provide the governmental entity with an affidavit signed by an officer or a representative of the nongovernmental entity under penalty of perjury attesting that the nongovernmental entity does not use coercion for labor or services.

Nongovernmental Entity's Name: Address: Rivers Edge III Community Development District

Phone Number: Authorized Representative's Name: Authorized Representative's Title: Email Address:

AFFIDAVIT

I, <u>I</u>, <u>Smith</u>, as authorized representative attest that Rivers Edge III Community Development District does not use coercion for labor or services as defined in §787.06, Florida Statutes.

Under penalty of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

(Signature of Authorized Representative)

Date

STATE OF FLORIDA

Sworn to (or affirmed) and subscribed before me by means of Physical presence or I online notarization, this <u>21</u> day of <u>Turke</u>, 2025, by <u>DS SMITH</u>, of Rivers Edge III Community Development District, P who is personally known to me, or I who produced _____

as identification, on behalf of Rivers Edge III Community

Development District.



JARRETT O'LEARY Notary Public State of Florida Comm# HH423526 Expires 7/19/2027

627.25

NINTH ORDER OF BUSINESS

A.

COST-SHARE STATUS COVER SHEET

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

Proposal: Gardens South Alleyway Repairs

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

Yes (Please proceed to question 2)

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

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

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

□ Addition of new improvements (Methodology Consultant and Engineer must sign)

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

Burnham Construction, I	nc Awarded con	tract - 04-16-2025.
Total Proposed Compensation:	\$ <u>118,753.99</u>	
Cost Share		
Calculation:	\$37,668.77	Rivers Edge
	\$39,438.20	Rivers Edge II
	\$41,647.02	Rivers Edge III
Methodology Consultant Approval:		
	(Signature)	
	(Date)	
If requesting addition of	of new improver	nents:
Engineer Approval:		
	(Signature)	
	(Date)	

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

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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

By:

Chair Vice-Chair, Board of Supervisors

Date:

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

By:

□ Chair □ Vice-Chair, Board of Supervisors

Date:

RIVERS EDGE III CDD

By: _____ Chair □ Vice-Chair, Board of Supervisors

Date:

Burnham Construction, Inc. 11413 Enterprise East Blvd Macclenny, FL 32063 Office: (904) 259-5360 Fax: (904) 259-5380 CUC#1224415

"Building the Road to Excellence" Proposal

April 9, 2025

ATTN: Ryan Stilwell

RE: Rivers Edge CDD c/o Governmental Management Services 475 West Town Place, Suite 114 St. Augustine, FL 32092

Burnham Construction, Inc. is pleased to provide a proposal, to supply all labor, equipment, and material needed to complete Rivertown Gardens South Asphalt repairs. Per plans dated 7/16/17. See SOV attached.

* Total \$118,753.99

Qualifications:

- The quoted price is contingent upon receipt of fully executed contract within 30 days.
- If County requirements are different than specified in plans provided, a new quote may be required.
- Any revisions to quantities agreed on, may result in additional per UOM rates.
- Total LF of curb and sidewalk removed and replaced will be determined after all work is complete.

Exclusions:

- Removal/Relocation of any existing overhead power line and poles
- Removing or replacing any landscaping, electrical piping, or wiring not in civil plan set

Feel free to contact me anytime if you have any questions.

Sincerely,

Tyler Mobley Project Manager C – 904-524-4840 O – 904-259-5360 Х

Approved By:

BURNHAM CONSTRUCTION

Rivertown Gardens Topout South

Division Code	Account Code	Description	Pay Quantity	UOM	Unit Price (current)	Total Price (current)
001000 (General Conditions)						\$3,532.38
001000	001000	General Conditions	1.00	Lump Sum	\$3,532.38	\$3,532.38
007000 (Construction Materials Testing)						\$1,308.29
007000	007000	Construction Materials Testing	1.00	Lump Sum	\$1,308.29	\$1,308.29
008000 (Maintenance of Traffic)			(\$1,046.63
008000	008000	Maintenance of Traffic	1.00	Lump Sum	\$1,046.63	\$1,046.63
014000 (Sanitary Sewer)						\$9,637.12
014000	014159	Adjust Ex. Manhole	4.00	Each	\$2,409.28	\$9,637.12
015000 (Storm Drain)				at success		\$2,725.30
015000	015079	Adjust Existing Inlet	1.00	Each	\$2,725.30	\$2,725.30
016000 (Potable Water Main)						\$1,170.08
016000	016014	Adjust Ex. Valve Jacket	1.00	Each	\$1,170.08	\$1,170.08
022000 (Asphalt Paving)						\$92,858.15
022000	022000	Mill Ex Asphalt	3,115.00	Square Yard	\$2.82	\$8,784.30
022000	022000	1" Asphalt Pavement 1st lift	3,115.00	Square Yard	\$13.40	\$41,741.00
022000	022000	1" Asphalt Pavement 2nd lift	3,115.00	Square Yard	\$13.59	\$42,332.85
023000 (Striping & Signs)				1		\$6,476.04
023000	023000	Striping & Signs	1.00	Lump Sum	\$6,476.04	\$6,476.04
				<u>.</u>		\$118,753.99

1/17/2025 at 1:43 PM 21.10.0

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Page 1 of 1

B.

COST-SHARE STATUS COVER SHEET

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

Proposal: Keystone Corners Golf Cart Signs

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

Yes (Please proceed to question 2)

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

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge II CDD

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

Addition of new improvements (Methodology Consultant and Engineer must sign)

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

Installation of ten(10) Golf Cart Signs along Keystone Corners & within the Manor & Highpointe neighborhoods.

Total Proposed Compensation:	\$ <u>12, 091.00</u>		
Cost Share Calculation:	\$3,835.27 \$4,015.42 \$4,240.31	Rivers Edge Rivers Edge II Rivers Edge III	
Methodology Consultant Approval:			
	(Signature)		
	(Date)		

If requesting addition of new improvements:

Engineer

Approval:

(Signature)

(Date)

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

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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

By: ____

□ Chair □ Vice-Chair, Board of Supervisors

Date:

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

By:

Chair Vice-Chair, Board of Supervisors

Date:

RIVERS EDGE III CDD

By: _____

Chair Vice-Chair, Board of Supervisors

Date:

American Architectural Graphics, Inc.

2312 Hibiscus Drive Edgewater, Florida 32141 (386)427-6810

To: Riveretown 160 Riverglade Run Saint Johns, FL 32259 Project: Keystone Corner Golf Cart Signage

Attention: Kevin McKendreePhone: 904-679-5523Copy To:Phone:Terms: Due upon completion.Projected to ship: 4-6 weeks from receipt of signed proposal.

Qty.	Description	Unit Price	Extension
1	30"x30" R4-11 Carts Use Path/ Ahead	1,362.00	1,362.00
1	8"x24" No Golf Carts on Path	1,130.00	1,130.00
1	18"x18" Golf Cart Stop Sign	1,158.00	1,158.00
2	24"x24" Wayfinding	1,225.00	2,450.00
2	18"x18" Golf Cart Access	1,158.00	2,316.00
3	24"x24" No Golf Cart Access	1,225.00	3,675.00

TOTAL: \$12,091.00

*Price does not include sales tax.

Subject to acceptance within <u>30</u> days, or may be void at the option of American Architectural Graphics, Inc. Deposit of <u>0.00</u> will accompany order.

Date /

Acceptance of Proposal: The above fees, specifications, conditions are hereby accepted. You are authorized to do work as specified. Payments will be made as outlined.

Kevin McKendree

Date 6/19/2025



COST-SHARE STATUS COVER SHEET

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

Proposal: _____

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

 \Box Yes (Please proceed to question 2)

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting P	Party:							
Request:	imp	 Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page 						
	\Box Add	lition of new improvements (Methodology Consultant and Engineer must sign)						
	•	be of supplemental services or describe the additional improvements requested to be at clearly identify new or enhanced maintenance areas. Attach additional sheets if n						
Total Propos		¢						
Compensatio	on:	\$						
Cost Share								
Calculation:		Rivers Edge Rivers Edge II						
		Rivers Edge III						
Methodology Consultant A								
Consultant 1	ippio tui.	(Signature)						
		(Date)						
If requesting	addition o	of new improvements:						
Engineer Approval:								
		(Signature)						
		(Date)						

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

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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

By: _____

□ Chair □ Vice-Chair, Board of Supervisors

Date:_____

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

By: ______ Urice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____ □ Chair □ Vice-Chair, Board of Supervisors

Date:

Rivers Edge Community Development District Holiday Lighting Cost Options

1st Coast Trimlight, Co.	RECDDI	RECDD II	RECDD III		Total Cost
Permanent Lighting ONLY	46,900.00	15,824.00	15,572.00	\$	78,296.00
Cost Share Allocation	24,835.49	26,002.10	27,458.41	\$	78,296.00
Cost Share % Per District	31.72%	33.21%	35.07%		100.00%
RiverTown Holiday Lighting, Co.					
Holiday Lighting & Accessories/Add-Ons			Di Anto Anto		
Holiday Lighting	7,743.75	5,650.00	4,400.00	\$	17,793.75
16- Pre-Lit Wreaths	1,840.00	1,959.00	1,251.00		5,050.00
Garland	1,785.00	1,190.00	476.00		3,451.00
29 Neighborhood Monuments Signs /58 wreaths					8,062.00
Christmas Tree Lighting & Décor		3,930.00			3,930.00
Oak Tree Lighting - RiverClub(8)	Contraction of the local data	4,800.00		-	4,800.00
Fotal Holiday Lighting Package Per Year	11,368.75	17,529.00	6,127.00	\$	43,086.75
Cost Share Allocation	13,667.12	14,309.11	15,110.52	\$	43,086.75
Cost Share % Per District	31.72%	33.21%	35.07%		100%
					Total
Permanent Lighting + Accessories	RECDD I	RECDD II	RECDD III		Cost
(1st Coast Trimlight - Permanent Lighting ONLY)	46,900.00	15,824.00	15,572.00	\$	78,296.00
RT Holiday Lighting, Co Accessories ONLY)					
16- Pre-Lit Wreaths	1,840.00	1,959.00	1,251.00		5,050.00
Gar;and	1,785.00	1,190.00	476.00		3,451.00
29 Neighborhood Monuments Signs /58 wreaths					8,062.00
Christmas Tree Lighting & Décor		3,930.00			3,930.00
Oak Tree Lighting - RiverClub(8)		4,800.00	-		4,800.00
Fotal Permanent Lignting & Accessories - 1st Year	50,525.00	27,703.00	17,299.00	\$	95,527.00
Cost Share Allocation	30,301.16	31,724.52	33,501.32	\$	95,527.00
Cost Share % Per District	31.72%	33.21%	35.07%		100.00%
Return on Investment - Permanent Lighting Purchase	2.22 yr	s			
COST SAVINGS PER YEAR AFTER RETURN ON					

X.

First Coast Trimlight, LLC

822 10th Ave S Jacksonville Beach, FL 32250 US jon@fctrimlight.com https://fctrimlight.com



Estimate

Install for Rivertown Bu Rivers Edge CDD 1 140 Landing Street	olding 1 & 2	SUBTOTAL			46,900.00 0.00
	Lift System	Electronic Lift for taller homes or hard to reach places	2	600.00	1,200.00
	Cable Cover	Color matched cable cover used on roof, walls, and jumping from one channel to another.	20	20.00	400.00
	Surge Protector	120v plug-in style surge protector. 640Joules	2	20.00	40.00
	Control System - EDGE	12volt power supply (50-500watt) - UL Certified - Lifetime Warranty - Wifi 2.4G Trimlight EDGE controller, power cable, and enclosure box	2	400.00	800.00
	Commercial 12" spacing	Commercial Trimlight 12" spacing (priced per foot) Bldg 2	393	36.00	14,148.00
	Commercial 12" spacing	Commercial Trimlight 12" spacing (priced per foot) Bldg 1	842	36.00	30,312.00
DATE		DESCRIPTION	QTY	RATE	AMOUNT
St Augustine, Florida	a 32092				
475 West Town Plac Suite 114	e	St Johns, Fl 32259			
	unity Development District 1	140 Landing Street			
Kim Fatuch		Rivers Edge CDD 1		DATE	06/26/2025
ADDRESS		SHIP TO		ESTIMATE	1668

\$46,900.00

Accepted By

Accepted Date

TOTAL

First Coast Trimlight, LLC

822 10th Ave S Jacksonville Beach, FL 32250 US jon@fctrimlight.com https://fctrimlight.com



Estimate

ADDRESS Kim Fatuch Rivers Edge Com 475 West Town P Suite 114 St Augustine, Flor		SHIP TO Rivers Edge CDD 2 160 Riverglade Run St Johns, FI 32259		ESTIMATE DATE	1669 07/02/2025
DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Commercial 12" spacing	Commercial Trimlight 12" spacing (priced per foot)	283	36.00	10,188.00
	House Trim - easy installation 9" Spacing	Standard channel, Trimlight 9" spacing (priced per foot). 3L	106	36.00	3,816.00
	Control System - EDGE	12volt power supply (50-500watt) - UL Certified - Lifetime Warranty - Wifi 2.4G Trimlight EDGE controller, power cable, and enclosure box	1	400.00	400.00
	Surge Protector	120v plug-in style surge protector. 640Joules	1	20.00	20.00
	Cable Cover	Color matched cable cover used on roof, walls, and jumping from one channel to another.	10	20.00	200.00
	Lift System	Electronic Lift for taller homes or hard to reach places	2	600.00	1,200.00
River Club		SUBTOTAL			15,824.00
		TAX			0.00
		TOTAL			\$15,824.00

Accepted By

Accepted Date

First Coast Trimlight, LLC

822 10th Ave S Jacksonville Beach, FL 32250 US jon@fctrimlight.com https://fctrimlight.com



Esti	m	a	te

River Lodge		SUBTOTAL TAX			15,572.00 0.00
	Lift System	Electronic Lift for taller homes or hard to reach places	1	3,500.00	3,500.00
	Surge Protector	120v plug-in style surge protector. 640Joules	3	20.00	60.00
	Cable Cover	Color matched cable cover used on roof, walls, and jumping from one channel to another.	15	20.00	300.00
	Control System - EDGE	12volt power supply (50-500watt) - UL Certified - Lifetime Warranty - Wifi 2.4G Trimlight EDGE controller, power cable, and enclosure box	3	400.00	1,200.00
	Commercial 12" spacing	Commercial Trimlight 12" spacing (priced per foot)	292	36.00	10,512.00
DATE		DESCRIPTION	QTY	RATE	AMOUNT
		Rivers Edge CDD 3 100 Grand Verde Drive St Johns, FI 32259		DATE	07/02/2025
ADDRESS		SHIP TO		ESTIMATE	1670

Accepted By

Accepted Date

Rivertown Holiday Lighting 2025

CDD 1 - River house Amenity Center & Surrounding Areas

- 1. Main Building: Lights on all sides except palm court patio
- 2. Pool Entrance Side: Lights on center and parking lot side
- 3. Décor: 1 pre-lit 48" wreath and 2 pre-lit 36" wreaths on front facing SR13
- 4. Entrance on SR13 & Rivertown Blvd: 2 pre-lit 9'x14" garland on monument sign
- 5. Towers in Homestead: 4 36" pre-lit wreaths on all towers
- 6. Towers on Main Street Bridge: 4 36" pre-lit wreaths on all towers
- Rivertown Main & Longleaf: 1 48" pre-lit wreath on tower, 9 9'x14" pre-lit garland on waterfall walls, 2- 9'x14" pre-lit garland on iron walls in front of Welcome Center
- 8. Total Wreaths: 12 (2 48" wreaths and 10 36" wreaths)
- 9. Total Garland Locations: 15 pre-lit 9'x14"



CDD 2 - River Club Amenity Center

- 1. Parking Lot Side Front roof line and High Center Peak and two dormers: Lights only
- 2. Décor: 1-48" pre-lit wreath on peak, 2 36" pre-lit wreaths on front windows
- 3. Monument Signs into River Club 4 36" pre-lit wreaths and 6 9'x14" garland
- 4. Rafter Tail Neighborhood: 2 36" pre-lit wreaths and 2- 9'x14" garland
- 5. Watersong Monument: 2 48" pre-lit wreath on both sides of white brick columns, lights on monument all around, staked lights around garden bed, and holly trees wrapped with lights
- 6. Keystone Corners & Longleaf: 2 48" pre-lit wreaths on both towers, total 6 9'x14" pre-lit garland 3 on each sign across Rivertown sign on both.

Total Wreaths: 5 - 48" pre-lit wreaths and 6 - 36" pre-lit wreaths, Total wreaths = 11

Total Garland: 10 - pre-lit 9'x14"



CDD 3 - River Lodge Amenity Center

- 1. Lights on all three buildings facing the street
- 2. Lights on entry area
- 3. 1 pre-lit 36'' wreath and 1 9'x14'' pre-lit garland on monument sign
- 4. Towers leading to River Lodge: 4 36" pre-lit wreath on each tower
- 5. Towers by Cove neighborhood: 4 36" pre-lit wreath on each tower
- 6. Monument at SR13 & Hallowes Cove: TBD
- 7. Total Wreaths: 9 36" pre-lit wreaths
- 8. Total Garland: 4 pre-lit 9'x14" garland



Rivertown Holiday Lighting – 2025 Pricing Summary

Commercial 15" Socket wire Spacing with C9 Warm White bulbs

CDD 1: 1475' x \$5.50 = \$7,743.75

CDD 2: 850' x \$5.50 = \$4,675.00

Wrap Holly trees and Stake lights around garden bed = \$975.00

CDD 3: 800' x \$5.50 = \$4,400

Totals Cost of lights = \$17,793.75

Wreaths

CDD 1: 2 - 48" pre-lit wreaths x \$225.00= \$450 and 10 - 36"x \$139 = \$1,390, Toal wreath cost = \$1,840.00

CDD 2: 5 - 48" pre-lit wreaths x \$225.00= \$1,125 and 6 - 36"x \$139 = \$834, Toal wreath cost = \$1,959.00

CDD 3:9 – pre-lit wreaths 36"x \$139 = \$1,251.00

Total Wreaths Cost: \$5,050.00

Garland

CDD 1: 15 - pre-lit 9'x14" garland x \$119.00 = \$1,785.00

CDD 2: 10 - pre-lit 9'x14" garland x \$119.00 = \$1,190.00

CDD 3: 4 - pre-lit 9'x14" garland x \$119.00 = \$476.00

Total Garland Cost: \$3,451.00

Holiday season 2025's for RiverTown Community - Grand Total: \$26,294.75

Add-Ons

58 - 36" pre-lit wreath x \$139.00 = \$8,062.00

29 Neighborhood Monuments signs on both sides







Holiday Tree Lighting & Decorating Proposal

The full decoration and lighting of a 20-foot real Christmas tree in front of the Rivertown Clubhouse to serve as the centerpiece of the community's holiday celebration. This includes installation, decoration, lighting, and removal in January.

Scope of Work

Lighting Installation

- Wrap and layer the tree with 1,500–2,000 warm white mini-LED commercial lights (4" spacing, full wrap with depth).
- All lights are energy-efficient and weather-rated for outdoor use.
- Even coverage throughout all visible surfaces including tips and inner branches.

Decorations

- Large, shatterproof ornaments (red, gold, green, blue matte & gloss mix).
- Premium oversized red bows placed evenly around tree.
- Lit Star topper (commercial-grade LED, approx. 24–36 inches wide).
- Optional: custom sign or banner, tree skirt, or decorative fencing (additional).

Equipment & Safety

- Boom lift rental for safe and effective high-reach work.
- All lights and décor securely fastened to withstand wind and rain.
- Installation team will be fully insured and safety-trained.

Removal

- Takedown of all decorations and lighting after the holiday season.
- Removal date coordinated with client in early January.

Cost Estimate

Item	Quantity/Details	Unit Cost	Total
Commercial LED Light Strands (25 ft)	70 strands (1,750 ft)	\$12.00	\$840.00
Premium Ornaments & Bows	Assorted, 75–100 pcs	-	\$1,100.00
Star Tree Topper	1 LED-Lit Star (24"- 36")	-	\$200.00
Boom Lift Rental	1-day rental	—	\$550.00
Labor (Installation & Takedown)	2 techs, 8 hrs each	\$65/hr	\$1,040.00
Misc. Supplies & Extension Cords		—	\$200.00
Total Project Cost			\$3,930.00

Notes

- Price includes installation, materials, labor, equipment, and removal.
- Full liability insurance certificate available upon request.
- Install date flexible based on Rivertown's schedule.
- Proposal valid for 30 days.



Lighting Plan Summary – 8 Oak Trees

Project Summary

This summary outlines the estimated lighting requirements to fully wrap the trunks and canopies of 8 oak trees, each approximately 17 feet tall, using commercial-grade mini lights with a 4-inch spacing. Each strand is 25 feet long.

Lighting Requirements

Item	Amount
Total feet of lights needed	4,904 feet
Total strands needed (25 ft per	197 strands
strand)	
Boxes of 24 strands required	9 boxes

Notes

- Spacing for wrapping: 4 inches.
- Trunk wrapped: 8 feet per tree.
- Canopy fully wrapped with approximately 10 layers per tree.
- Pricing based on strands of 25 feet each.

Total price for labor and lights = \$4,800

Rivertown Holiday Lighting excluding the three amenity buildings, Wreaths and Garland

CDD 1: No, extra lights.

x

CDD 2: Watersong Monument Lights on monument and lining garden bed - \$975.00

Lights on palms and lights on hedges -\$975.00

CDD: No, extra lights.

Extra Lighting quotes

20-foot Christmas Tree: \$3,930.00

8 Oaks Trees: Just base to lower branches - \$900

Total Lighting excluding the three amenity buildings - \$6,780

Wreaths

CDD 1: 2 - 48" pre-lit wreaths x 225.00 = 450 and 10 - 36"x 139 = 1.390, Toal wreath cost = 1.840.00

CDD 2: 5 - 48" pre-lit wreaths x \$225.00= \$1,125 and 6 - 36"x \$139 = \$834, Toal wreath cost = \$1,959.00

CDD 3:9 - pre-lit wreaths 36"x \$139 = \$1,251.00

Total Wreaths Cost: \$5,050.00

Garland

CDD 1: 15 - pre-lit 9'x14" garland x \$119.00 = \$1,785.00

CDD 2: 10 - pre-lit 9'x14" garland x \$119.00 = \$1,190.00

CDD 3: 4 - pre-lit 9'x14" garland x \$119.00 = \$476.00

Total Garland Cost: \$3,451.00

CDD 1: Total Cost: \$3,625

CDD 2: Total Cost: \$9,9,29 (included Watersong Entrance)

CDD 3: Total Cost: \$1,727

Project Total Cost: \$15,281

TENTH ORDER OF BUSINESS



Rivers Edge III

Community Development District

Approved Budget FY 2026

Presented by:



Table of Contents

1-2	General Fund
3-7	Narratives
8-9	Debt Service Fund Series 2021
10-11	Debt Service Fund Series 2024
12	Capital Reserve Fund
13	Assessment Schedule

Rivers Edge III

Community Development District

Approved Budget

General Fund

Description		Adopted Budget FY 2025		tuals Thru 5/31/25	ojected Next 4 Months	Pro	ojected Thru 9/30/25	l	Approved Budget FY 2026
		112023		5/51/25	 4 MOIILIIS	_	5750725		112020
REVENUES:									
Special Assessments - Tax Roll	\$	918,137	\$	921,026	\$ -	\$	921,026	\$	1,101,765
Administrative Assessments on Unplatted Land		76,160		76,160	-		76,160		73,712
Developer Contributions		845,241		1,151,058	898,155		1,827,261		1,665,866
Cost Share Landscaping Rivers Edge II		-		-	-		-		186,679
Special Events		-		-	-		-		1,000
Interest Revenue		-		-	-		-		2,000
Miscellaneous Income		2,000		3,904	1,096		5,000		500
TOTAL REVENUES	\$ 1	1,841,538	\$ 2	2,152,149	\$ 899,251	\$	2,829,447	\$	3,031,523
EXPENDITURES:									
Administrative									
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		20,974	10,487		31,461		33,034
Assessment Roll Administration		5,618		5,618	-		5,618		5,899
Dissemination Agent		3,933		2,972	961		3,933		4,129
Information Technology		1,348		899	450		1,348		1,416
Website Administration		2,022		1,348	674		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		4,041	1,959		6,000		6,600
Arbitrage Rebate		600		-	600		600		600
Telephone		150		2	148		150		150
Postage & Delivery		250		492	150		642		500
Printing & Binding		1,000		121	879		1,000		1,000
Insurance General Liability		6,334		6,161	-		6,161		6,932
Legal Advertising		1,500		2,143	500		2,643		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	\$	82,408	\$ 27,697	\$	110,105	\$	117,708
Operations & Maintenance									
Grounds Maintenance									
Cost Share Landscaping - Rivers Edge	\$	103,480	\$	68,987	\$ 34,493	\$	103,480	\$	-
Field Operations Management (Vesta)		39,438		26,667	12,771		39,438		41,230
Landscape Maintenance Landscape Maintenance New Units		476,418		523,008	283,996		807,004		869,028
Landscape Maintenance New Units Landscape Contingency		- 15,000		- 202,356	- 35,000		- 237,356		85,000 100,000
Irrigation Repairs and Maintenance		40,000		63,591	25,000		237,330 88,591		65,000
Lake Maintenance		18,000		15,886	2,114		18,000		40,360
Irrigation Water Use		7,200		144,916	93,046		237,962		243,090
Electric		1,000		33,888	17,492		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		6,862	3,138		10,000		10,000
TOTAL GROUNDS MAINTENANCE	\$	723,535	\$:	1,086,161	\$ 520,049	\$	1,606,210	\$	1,518,207

Rivers Edge III

Community Development District

Approved Budget

General Fund

Description FY 2025 \$/31/25 4 Months 9/30/25 FY 2026 Amenity Center Cost Share Amenity - Rivers Edge \$ 155,848 \$ 103,899 \$ 51,949 \$ 155,848 \$ 109,345 General Manager (Vesta) 46,793 31,724 8,028 39,752 48,911 Amenity Manager (Vesta) 29,632 19,755 9,877 29,632 138,244 103,123 109,264 Lifestyle Director (Vesta) 43,329 28,886 14,443 43,329 45,846 Lifestyle Director (Vesta) 53,107 13,878 39,629 53,507 58,043 Socurity Monitoring 1,800 1,110 690 1,800 1,800 Security Guards 25,000 - 6,861 3,800 - 1,500 1,500 1,500 1,50			Adopted Budget	Ac	ctuals Thru	Pro	ojected Next	Pro	jected Thru	I	Approved Budget
Amenity Center Cost Share Amenity - Rivers Edge \$ 155,848 \$ 103,899 \$ 51,949 \$ 155,848 \$ 109,345 General Manager (Vesta) 46,793 31,724 8,028 39,752 48,911 Amenity Manager (Vesta) 103,123 68,749 34,374 80,228 19,752 Lifestyle Director (Vesta) 103,123 68,749 34,374 103,123 109,264 Lifestyle Director (Vesta) 53,507 13,878 39,629 53,507 58,043 Acility Attendant (Vesta) 32,875 21,917 10,958 32,875 34,833 Security Guards 25,000 - 25,000 1,800 1,800 Security Guards 25,000 - 25,000 15,861 17,000 Insurance 14,000 80,229 - 80,229 87,147 Pitness Equipment Lease 68,484 45,931 22,046 68,495 5090 Pool Chemicals 20,000 15,000 15,000 15,000 15,000 15,000 15,000 15,000	Description				5/31/25		4 Months		9/30/25		
Cost Share Amenity - Rivers Edge General Manager (Vesta) \$ 155,848 \$ 103,897 \$ 51,949 \$ 155,848 \$ 109,345 General Manager (Vesta) 29,632 19,755 9,877 29,632 33,752 48,911 Amenity Manager (Vesta) 103,123 66,749 34,374 103,123 109,264 Lifestyle Director (Vesta) 43,329 28,886 14,443 43,329 753,507 Facility Attendant (Vesta) 85,718 57,145 28,573 85,718 - Guest Services (Vesta) 1,800 1,110 690 1,2800 1,800 Security Gurads 2,5000 - 25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 1,500								-			
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TOTAL AMENITY CENTER \$ 821,013 \$ 552,471 \$ 360,661 \$ 913,132 \$ 895,607 Reserves					-						
Reserves General Reserves Funding \$ 200,000 \$ - \$ 200,000 \$ 200,000 \$ 500,000 TOTAL RESERVES \$ 200,000 \$ - \$ 200,000 \$ 200,000 \$ 500,000 TOTAL RESERVES \$ 200,000 \$ - \$ 200,000 \$ 200,000 \$ 500,000 TOTAL EXPENDITURES \$ 1,841,538 \$ 1,721,040 \$ 1,108,407 \$ 2,829,447 \$ 3,031,523 Other Sources/(Uses) Interlocal Transfer In/(Out) \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ - \$ - \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ -	Capital Experiatures		5,500		-		3,500		5,500		3,500
General Reserves Funding \$ 200,000 \$ - \$ 200,000 \$ 200,000 \$ 500,000 TOTAL RESERVES \$ 200,000 \$ - \$ 200,000 \$ 200,000 \$ 500,000 TOTAL RESERVES \$ 200,000 \$ 200,000 \$ 200,000 \$ 500,000 TOTAL EXPENDITURES \$ 1,841,538 \$ 1,721,040 \$ 1,108,407 \$ 2,829,447 \$ 3,031,523 Other Sources/(Uses) Interlocal Transfer In/(Out) \$ - \$ - \$ - \$ - \$ \$ - \$ - TOTAL OTHER SOURCES/(USES) \$ - \$ - \$ - \$ - \$ - \$ - \$ -	TOTAL AMENITY CENTER	\$	821,013	\$	552,471	\$	360,661	\$	913,132	\$	895,607
TOTAL RESERVES \$ 200,000 \$ - \$ 200,000 \$ 200,000 \$ 500,000 TOTAL EXPENDITURES \$ 1,841,538 \$ 1,721,040 \$ 1,108,407 \$ 2,829,447 \$ 3,031,523 Other Sources/(Uses) Interlocal Transfer In/(Out) \$ - \$	Reserves										
TOTAL EXPENDITURES \$ 1,841,538 \$ 1,721,040 \$ 1,108,407 \$ 2,829,447 \$ 3,031,523 Other Sources/(Uses) Interlocal Transfer In/(Out) \$ - <th< td=""><td>General Reserves Funding</td><td>\$</td><td>200,000</td><td>\$</td><td>-</td><td>\$</td><td>200,000</td><td>\$</td><td>200,000</td><td>\$</td><td>500,000</td></th<>	General Reserves Funding	\$	200,000	\$	-	\$	200,000	\$	200,000	\$	500,000
TOTAL EXPENDITURES \$ 1,841,538 \$ 1,721,040 \$ 1,108,407 \$ 2,829,447 \$ 3,031,523 Other Sources/(Uses) Interlocal Transfer In/(Out) \$ - <th< td=""><td>TOTAL RESERVES</td><td>\$</td><td>200,000</td><td>\$</td><td>-</td><td>\$</td><td>200,000</td><td>\$</td><td>200,000</td><td>\$</td><td>500,000</td></th<>	TOTAL RESERVES	\$	200,000	\$	-	\$	200,000	\$	200,000	\$	500,000
Other Sources/(Uses) Interlocal Transfer In/(Out) \$ - \$ - \$ - \$ - TOTAL OTHER SOURCES/(USES) \$ - \$ - \$ - \$ -<									·		
Interlocal Transfer In/(Out) \$ - \$ - \$ - \$ - \$ > >	TOTAL EXPENDITURES	\$	1,841,538	\$	1,721,040	\$	1,108,407	\$	2,829,447	\$	3,031,523
TOTAL OTHER SOURCES/(USES) \$ - \$ - \$ - \$ - \$ - \$	Other Sources/(Uses)										
	Interlocal Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	\$	-
EXCESS REVENUES (EXPENDITURES) \$ (0) \$ 431,109 \$ (209,156) \$ 0 \$ 0	TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$		\$	-	\$	-
	EXCESS REVENUES (EXPENDITURES)	\$	(0)	\$	431,109	\$	(209,156)	\$	0	\$	0
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

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 Yellowstone 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

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)	Expenditures	s - Grounds Maintenance (continued)	

Location	Meter Number		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	\$ 2	243,090
Electric					
Estimated costs for electric billed to t	he District by FPL.				
Location	Meter Number		Monthly		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

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 dayto-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.

Janitorial Services

The District has contracted with	n Vesta Property Serv	ices, Inc to provide maintenance of t	he Amenity Center	swimming p	000	ls.
	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

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.

Access Cards

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

	Adopted Budget	ctuals Thru	Proj	ected Next	Pro	ojected Thru	I	Approved Budget
Description	FY 2025	5/31/25	4	Months	9/30/25			FY 2026
REVENUES:								
Special Assessments - Tax Roll	\$ 552,665	\$ 552,313	\$	352	\$	552,665	\$	552,665
Special Assessments - Prepayments	-	60,460		-		60,460		-
Interest Income	10,000	20,325		3,000		23,325		10,000
Carry Forward Surplus ⁽¹⁾	233,368	239,280		-		239,280		255,234
TOTAL REVENUES	\$ 796,033	\$ 872,378	\$	3,352	\$	875,730	\$	817,899
EXPENDITURES:								
Interest - 11/1	\$ 168,045	\$ 168,045	\$	-	\$	168,045	\$	164,178
Principal Prepayment - 2/1	-	65,000		-		65,000		-
Interest - 2/1	-	594		-		594		-
Interest - 5/1	168,045	166,858		-		166,858		164,178
Principal - 5/1	215,000	215,000		-		215,000		220,000
Principal Prepayment - 5/1	-	5,000		-		5,000		-
TOTAL EXPENDITURES	\$ 551,090	\$ 620,496	\$	-	\$	620,496	\$	548,355
Other Sources/(Uses)								
Interfund transfer In/(Out)	\$ -	\$ -	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$	-	\$	-	\$	-
TOTAL EXPENDITURES	\$ 551,090	\$ 620,496	\$	-	\$	620,496	\$	548,355
EXCESS REVENUES (EXPENDITURES)	\$ 244,943	\$ 251,882	\$	3,352	\$	255,234	\$	269,544

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

\$ 161,538

Rivers Edge III Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2021 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 8,980,000	2.400%			\$ 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	tuals Thru 5/31/25	jected Next Months	Pro	ojected Thru 9/30/25		Approved Budget FY 2026
REVENUES:								
Special Assessment	\$	-	\$ -	\$ -	\$	-	\$	695,519
Interest Income		10,000	29,981	10,000		39,981		10,000
Carry Forward Surplus ⁽²⁾		1,178,252	838,518	-		838,518		339,854
TOTAL REVENUES	\$ 1	1,188,252	\$ 868,498	\$ 10,000	\$	878,498	\$:	1,045,373
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	\$ 538,644	\$ -	\$	538,644	\$	693,698
Other Sources/(Uses)								
Interfund transfer In/(Out)	\$	-	\$ -	\$ -	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$ -	\$ •	\$	-	\$	•
TO TAL EXPENDITURES	\$	538,644	\$ 538,644	\$	\$	538,644	\$	693,698
EXCESS REVENUES (EXPENDITURES)	\$	649,608	\$ 329,854	\$ 10,000	\$	339,854	\$	351,675

⁽²⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

\$ 278,729

Rivers Edge III Community Development District AMORTIZATION SCHEDULE

Debt Service Series 2024 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/04/05					
11/01/25	\$ 9,815,000	4.00.00/		\$ 281,849	*
05/01/26	9,815,000 9,685,000	4.800% \$	130,000	281,849 278,729	\$ 693,698
11/01/26 05/01/27	9,685,000	4.800%	140,000	278,729	697,458
11/01/27	9,545,000	4.800%	140,000	275,369	097,430
05/01/28	9,545,000	4.800%	145,000	275,369	695,738
11/01/28	9,400,000	4.800%	143,000	273,309	095,750
05/01/29	9,400,000	4.800%	155,000	271,889	698,778
11/01/29	9,245,000	4.800%	155,000	268,169	0,0,0,0
05/01/30	9,245,000	4.800%	160,000	268,169	696,338
11/01/30	9,085,000	4.800%		264,329	· · · · ·
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%	220.000	238,355	(0(710
05/01/36	8,140,000	5.650%	220,000	238,355 232,140	696,710
11/01/36 05/01/37	7,920,000 7,920,000	5.650% 5.650%	235,000	232,140	699,280
11/01/37	7,685,000	5.650%	233,000	232,140	099,200
05/01/38	7,685,000	5.650%	250,000	225,501	701,003
11/01/38	7,435,000	5.650%	230,000	218,439	/01,005
05/01/39	7,435,000	5.650%	265,000	218,439	701,878
11/01/39	7,170,000	5.650%		210,953	,
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%	270.000	166,600	702 200
05/01/45 11/01/45	5,600,000 5,230,000	5.950% 5.950%	370,000	166,600 155,593	703,200
05/01/46	5,230,000	5.950%	395,000	155,593	706,185
11/01/46	4,835,000	5.950%	393,000	143,841	700,105
05/01/47	4,835,000	5.950%	420,000	143,841	707,683
11/01/47	4,415,000	5.950%	-20,000	131,346	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
05/01/48	4,415,000	5.950%	445,000	131,346	707,693
11/01/48	3,970,000	5.950%		118,108	
05/01/49	3,970,000	5.950%	470,000	118,108	706,215
11/01/49	3,500,000	5.950%		104,125	
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%	FOF AAA	56,674	500.070
05/01/53	1,905,000	5.950%	595,000	56,674	708,348
11/01/53	1,310,000	5.950%	(25.000	38,973	712045
05/01/54 11/01/54	1,310,000 675,000	5.950%	635,000	38,973	712,945
05/01/55	675,000	5.950% 5.950%	675,000	20,081 20,081	715,163
03/01/33	073,000	5.250%0	075,000	20,001	/13,103
Total		\$	9,815,000	\$ 11,805,884	\$ 21,620,884

Rivers Edge III Community Development District

Approved Budget

Capital Reserve Fund

	Adopted Budget		Actuals Thru		Projected Next		Projected Thru		Approved Budget		
Description	FY 2025			5/31/25		4 Months		9/30/25		FY 2026	
			, ,								
REVENUES:											
Interest Income	\$	100	\$	-	\$	25	\$	25	\$	100	
Capital Reserve Funding		200,000		-		200,000		200,000		500,000	
Carry Forward Balance		245,091		-		245,091		245,091		314,896	
TOTAL REVENUES	\$	445,191	\$	-	\$	445,116	\$	445,116	\$	814,996	
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		-		123		80		203		360	
TOTAL EXPENDITURES	\$	5,000	\$	114,139	\$	16,080	\$	130,219	\$	411,814	
Other Sources/(Uses)											
Transfer in	\$	-	\$	-	\$	-	\$	-	\$	-	
Transfer (Out)		-		-		-		-		-	
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$	-	\$	-	
TOTAL EXPENDITURES	\$	5,000	\$	114,139	\$	16,080	\$	130,219	\$	411,814	
EXCESS REVENUES (EXPENDITURES)	\$	440,191	\$	(114,139)	\$	429,036	\$	314,896	\$	403,182	

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

2025-2026

Neighborhood	O&M Units	Bonds 2021 Units	Bonds 2024 Units		Annual Maintenance	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								

ELEVENTH ORDER OF BUSINESS

Rivers Edge III Community Development District Performance Measures/Standards & Annual Reporting Form October 1, 2024 – September 30, 2025

<u>1. Community Communication and Engagement</u>

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes 🗆 No 🗆

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes 🗌 No 🗌

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes 🗌 No 🗌

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes 🗌 No 🗌

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes 🗌 No 🗌

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes 🗆 No 🗆

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes 🗆 No 🗆

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes 🗌 No 🗌

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Rivers Edge III Community Development District

District Manager:_____

Date:_____

Print Name:

Rivers Edge III Community Development District