

Rivers Edge III
Community Development District

January 21, 2026

AGENDA

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

January 14, 2026

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, January 21, 2026 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 Agenda
 - A. Minutes of the November 19, 2025 Meeting
 - B. Financial Statements as of November 30, 2025
 - C. Check Register
- V. Ratification of Engagement Letter with AMTEC for Arbitrage Rebate Services
- VI. Consideration of Resolution 2026-02, Directing the St. Johns County Supervisors of Elections to Begin Conducting General Elections for the District

- VII. Consideration of Resolution 2026-03, Designating a Date, Time and Place for a Landowner's Election
- VIII. Discussion of Preliminary Draft of Landscape RFP
- IX. Consideration of Cost Share Request for Palm Tree Boot Trimming
- X. Supervisor Requests
- XI. Audience Comments
- XII. Next Scheduled Meetings – February 18, 2026 at 9:00 a.m. at the RiverHouse
- XIII. Adjournment

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

THIRD ORDER OF BUSINESS

A.



Rivers Edge CDD – I, II, and III

Landscape Update for January 2026

- **General Maintenance**

- The maintenance team is working on detail and grass cutbacks throughout the community.
- Team is spraying for weeds throughout the community and trimming shrubs.
- 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.
- 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.
- - The low beds have caused the flowers in the past to decline prematurely and not show off as intended.
 - This is caused by the flowers staying too saturated which causes the roots to rot.
 - Proper mowing heights for each type of turf will be achieved throughout the winter and early spring months.
 - Because of this you will see scalping occasionally until the proper height is achieved.
 - Ex. If you want to maintain a height of 4in you need to drop the level of the existing canopy of the turf to between 3.5-3.75 so that the new green growth is what is shown after each mowing occurrence moving forward.

- **Irrigation**

- Techs have been running through the system and making repairs as we go.
- All clocks are set to run 2 times a week with the season change and cold weather. Some areas have turned the system off completely to help to save on the water bill.
- Lead tech is working with an IQ system to help the system run more efficiently.
- We are setting five-day rain delays when we have rain
- Other options are being looked at to make the system more efficient and save on the annual water cost.
 - Items being looked at:
 - Eliminating bubblers on established trees that do not need them anymore
 - Making sure all rain sensors are operational
 - Adding rain sensors to battery operated valves
 - Each area will be different depending on layout and justification of cost.
 - Some will be looked at to be added to a clock with wiring.
 - Others will be looked at for rain sensor installation and hidden by plant material if required.
 - We have 14 main line breaks in December; we experienced an abnormal amount of main line breaks last month throughout the Rivertown neighborhood. We were notified of all these breaks at the same time within a 30-minute window and they are randomly scattered throughout the entire community.
 - All the repairs were made.

- **Fert/Chem**

- Our techs will be treating turf weeds throughout the community.
- Teams are spreading granular fertilizer to green up turf and push healthy growth
- Lead tech is Treating roses with bone meal and liquid fertilizer.

- **Arbor**

- We will continue to lift low hanging trees throughout community each week for line of site issues, safety issues, aesthetics, and improved tree health with

balanced weight distribution from the branches. We have completed the palm trimming and are starting to gear up for mulch installation soon.

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: 01/21/2026

Submitted by: Kevin McKendree

RECDD I

Filter Equipment for RiverHouse Pools:

The sand filters for both pools need repair. The sand needs to be changed out. When performing a change out there will need to be internal parts changed as they will be broken due to their age. Unfortunately, the manufacturer of these filters went out of business years ago and the parts are not available. This will make the filters have to be replaced. The slab cracking issues are band aided as well and the slabs need to be removed and built properly up to current codes. This was approved as a change order to the current remodel project which began on 9/22. Filters are due to ship 1/23 from Michigan and will be installed upon arrival.

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. Construction began 9/21. As of now the pool deck has been completely removed and new pavers are installed on the upper deck and grill cabana. Palm trees have been removed; water has been drained and chipping out of the old marcite is done. Tiles and coping are installed. We are currently tidying up old irrigation/electrical lines so that the remaining paver deck can be installed. New filters must be installed before marciting begins as the equipment must be operational so that the marcite can stay wet.

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. This was approved as a cost share item in September's meeting so we can now proceed forward. This is now complete.

Fencing around Rivertown BLVD:

The perimeter fence that surrounds Rivertown BLVD and connects onto Kendall Crossing is rotting. We have replaced boards that have fallen off and 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 budgeting purposes for this.

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. Yellowstone will be paying the bill for this repair. Product has been ordered.

Painting of RiverHouse:

The RiverHouse needs painting both interior and exterior. We are gathering quotes to present to the board in October. This is a planned capital reserve project. This was approved and we are working on scheduling. We expect this to take months as there are many parts to it that we must work around i.e rentals and the ongoing pool project. Work started first week of the new year.

Sternwheel Park:

We have been working on cleaning up Sternwheel playpark. This includes replacing rotted wood on the mailbox pavilion and repainting it entirely and new park benches as the old ones were rusted through. Benches have been ordered.

Crosswalk Signs:

One of the signs that alert pedestrian traffic is inoperable at the roundabout in front of the RiverHouse. The circuit board is bad, and we have ordered a replacement. These come from a company in Canada, so we expect a delay in their arrival. This is now complete.

Rental Side Remodel:

We have begun the process of developing a plan and gathering quotes for the remodel of the rental side at the RiverHouse. Chairman McIntyre is our liaison for this project. We will present this to the board when all the information is gathered.

Poolside Cabana Furniture:

Replacement tables and chairs have been approved and ordered for the pool deck at the RiverHouse. These will arrive before the opening of our pool.

Entrance Waterfall:

We had an incident which I believe to be a power surge over the weekend of 12/13 that literally blew up the VFDs in the waterfall pits at the front entrance. Replacements were installed and we are back up and running.

RECDD II

Pirate Ship Playground:

During a playground inspection we discovered some severe rot on the top decking and supporting posts of the pirate ship at the RiverClub. We closed the structure and notified the community. We met with Kompan and they will be honoring the warranty on this repair. Kompan has never experienced a warranty claim like this so it is unknown when this will be resolved. Also, these structures come from Denmark so it will be a while before they arrive to be repaired.

Umbrellas and Bases at RiverClub:

We will be ordering the rest of the replacement umbrellas and bases for the RiverClub upon approval.

RiverClub front Steps:

Yellowstone had an accident trimming a palm tree where a ladder fell on the railing on the front steps of the RiverClub, breaking the railing and the step itself. We ordered new steps to be cast from the original manufacturer and will have them installed after arrival. After the step is installed the railing system can be reinstalled. Yellowstone will be reimbursing us for this repair.

RECDD 3

Pool Leak in Lazy River:

We discovered that there is a leak in the lazy river at the RiverLodge. Crown Pools is investigating this and sending a diver to inspect for leaks as we cannot locate one using the dye method. We also had some tiles pop off the expansion joint that they will be repairing, but this is not where the leak is located.

All Districts

Mainline breaks:

Last week on the morning of 12/11 we had 11 mainline breaks occur, scattered throughout RiverTown due to what we believe was a giant water hammer event. We have been in contact with JEA on helping us with repair costs and finding the source of the problem which we believe was increased pressure from the new booster station. Yellowstone is discounting these repairs to help us out in case the city of Jacksonville who handles JEAs insurance claims, denies us.

RIVERTOWN

RECDD's Lifestyle Report

Date of report 01/21/2026

Submitted by: **Kim Fatuch**

December Events

- 12.4.25 – Music Bingo
- 12.5.25 – Elf Training Camp
 - Kids are invited to the North Pole to participate in some Elf training activities including cookie making, present packing and even a toy making station
 - Over 300 people attended this event. We ran out of everything.
 - Going forward these types of events will be sign-up only.



- 12.7.25 – Breakfast with Santa
 - Santa photos will be taken professionally by Igor with Invigorate Media
 - All slots for photos are reserved, 260 family's total!
 - Breakfast buffet will be served in the café from 9am – 1pm
 - Weather was not in our favor, but we made it work.
 - People really enjoyed the breakfast and the professional photos by Igor.



- 12.12.25 – Tree Lighting & Golf Cart Parade *RESCHEDULED TO 12/12 due to weather
 - The annual Golf Cart Parade and Tree Lighting are a Rivertown staple
 - Roughly 130 golf carts attended the parade, and over 300 people attended the tree lighting
 - Tree lighting festivities include a photo op, snow, cookies & cocoa, and more!



- 12.13.25 – Winter Vendor Market
 - We have 50 vendor spots signed up
 - Kidzone complete with bounce houses, candy cane walk and more!
 - Many booths sold out of their goods, creating an amazing event! Roughly 400-500 people attended.



- 12.19.25 – Live Music with Emily Mikus

January Events

- 1.8.26 – Music Bingo
- 1.10.26 – Vino & Vases
 - Residents are invited to a workshop to turn liquor and wine bottles into beautifully hand painted vases with fresh flowers to choose from.
 - We will have a grazing table and wine available.
 - All 40 slots filled up within 4 days!!!
- 1.16.26 – Live Music with Greg Johnson
- 1.22.26 – Music Bingo
- 1.23.26 – Live Music with Robby Schenck
- 1.27.26 – A Walk-Through History
 - Steve Cassidy will be hosting a holocaust presentation complete with real artifacts from the era.
 - This is a second appearance of these artifacts in Rivertown due to high demand from Residents.
 - Over 100 residents attended the first lecture, we expect as many if not more this time around.
- 1.30.26 – Live Music with MnN Duo

RIVERTOWN

RECDD's Amenity Manager Report

Date of report 01/21/2026

Submitted by: Ken Council

The RiverHouse Lap & Family Pool Renovations are still underway. We are currently awaiting parts to schedule AEI Gas for revamping the RiverClub Fire Pits. The RiverLodge Water Activity Pool with the Splash Pad is now closed until next season. Service order request to repair upholstery on Scott Curl Bench on 1.8.2026. The RiverLodge Lazy River will remain open year-round from 10am – 30 minutes before sunset.

RiverHouse

Clubhouse Staff Hours:

11am – 5pm (Tuesday – Sunday)

Closed Mondays

Recreational & Lap Pool:

- Full repair of both pools still underway
- Pools are closed until renovations are completed

Closed Mondays

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- RiverHouse fire annual inspection follow up completed by SJC Fire on 12.17.2025
 - Pool repair/construction began September 22, 2025, still underway
-

RiverClub

Amenity Hours:

- 10am – 9pm (Sunday, Monday, Wednesday, & Thursday)
- 10am – 10pm (Friday & Saturday)

Closed Tuesdays

Other Updates:

- Representative from AEI Gas came out on Thursday, 12.11.2025, to provide options for revamping the RiverClub Fire Pits. Currently Awaiting parts to schedule AEI Gas for service of RiverClub Fire Pits
-

RiverLodge

Amenity Hours (Airnasium, Fireplace, Lounge Area):

- 10am – 30 minutes before sunset (Thursday - Tuesday)

Closed Wednesdays

Water Activity Pool/Splash Pad & Lifeguard Hours:

- Water Activity Pool with splash pad closed for season.

Lazy River & Volleyball Court Hours:

- 10am – 30 minutes before sunset

Closed Wednesdays

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- Technogym work order request placed on 1.8.2026 to repair damaged upholstery on Scott Curl Bench.

RIVERTOWN

RECDD's Café Report

Date of report 01/21/2026

Submitted by: *Lisa McCormick & Richard Losco*

We hope you had a wonderful Thanksgiving Holiday with your families as we are one month in arrears with publishing this report. The Café's community events included Friday Night Music, Smores & Cider, and Planksgiving Boil @ The Amphitheater. The new food menu was implemented on October 17, 2025, and we continue to deliver the services that the residents desire.

The café operations have been very consistent in delivery of service, product quality, creating a festive environment, and maintaining quality controls of food and beverage. This has been accomplished by defining standard operating procedures, proper training, oversight, and constantly trying to improve the standards.

Square POS Net Sales were up 38.6% for the month of November @ \$60,300 compared to \$43,520 prior year. Our top employee in sales for the month of November was Lani Dail, which transacted \$18,114.25; we are extremely proud of Lani's dedication and hard work she has put forth for the community and Cafe.

Cost of Goods Sold (Food and Beverage) was @ 40.5% in the month of November, compared to 39.6% prior year.

Food & Beverage as % of Revenue:

Target	12-Month	% Rate – 40%
Optimal	12-Month	% Rate – 35%
Actual	November '25	% Rate – 41%

Gross Wages as % of net sales were 33.3% in the month of November, compared to 41.7% prior year.

Gross Wages as % of Revenue:

Target	12-Month	% Rate – 35%
Optimal	12-Month	% Rate – 30%
Actual	November '25	% Rate – 33%

Lisa McCormick continues to compare and negotiate with our food brokers to evaluate whether pricing is fair and market driven. This allows the Café to price the menu and specials accordingly for the residents to receive a variety of menu choices and great price points for purchase.

Labor costs have been minimized by us aligning our scheduling with demand for the café services and improvement in productivity. We will continue to review this important metric.



Work Order	00913068	Account	Rivers Edge III CDD
Work Order	00913068	Contact	Kevin McKendree
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
Created Date	12/23/2025		

Work Details

Specialist	Report reflects work performed on 12/17/25.	Prepared By	KYLE FOLLANSBEE
Comments to	Treated ponds: 83,86,85,84,88,87,93,92,95		
Customer	Inspected: 94,96,FFF,90,80,81,82 I added dye to ponds 83,86,85 & 87 in order to reduce light penetration and suppress growth. I treated some algae on the perimeters of ponds 83 & 86 with algaecide. Aquatic herbicide was added to mix for pond 83 to manage slender spikerush and soft rush. Herbicide was used to control invasive and nuisance vegetation along the perimeters of ponds 84,93,92 & 95. I used an aquatic herbicide with residual activity to manage the heavy concentration of slender spikerush in pond 85. I could really use boat access to this pond as the landscaping is blocking the common area and there is tons of erosion and washout. I removed any accessible trash from listed ponds. Happy Holidays and thank you for being a Solitude customer!		



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Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
Created Date	12/23/2025		

Work Order Assets

Asset	Status	Product Work Type
Rivers Edge CDD III Pond 88	Treated	
Rivers Edge CDD III Pond 87	Treated	
Rivers Edge CDD III Pond 86	Treated	
Rivers Edge CDD III Pond 85	Treated	
Rivers Edge CDD III Pond 84	Treated	
Rivers Edge CDD III Pond 83	Treated	
Rivers Edge CDD III Pond 82	Inspected	
Rivers Edge CDD III Pond 81	Inspected	
Rivers Edge CDD III Pond 80	Inspected	
Rivers Edge CDD III Pond DDD	Inspected	
Rivers Edge CDD III Pond CCC	Inspected	
Rivers Edge CDD III Pond BBB	Inspected	
Rivers Edge CDD III Pond AAA	Inspected	
Rivers Edge CDD III Pond 96	Inspected	
Rivers Edge CDD III Pond 95	Treated	
Rivers Edge CDD III Pond 94	Inspected	
Rivers Edge CDD III Pond 93	Treated	
Rivers Edge CDD III Pond 92	Treated	
Rivers Edge CDD III Pond 91	Inspected	
Rivers Edge CDD III Pond 90	Inspected	
Rivers Edge CDD III Pond 89	Inspected	
Rivers Edge CDD III Pond ZZ	Inspected	
Rivers Edge CDD III Pond YY	Inspected	
Rivers Edge CDD III Pond VV	Inspected	
Rivers Edge CDD III Pond RR	Inspected	
Rivers Edge CDD III Pond QQ	Inspected	
Rivers Edge CDD III Pond PP	Inspected	
Rivers Edge CDD III Pond II	Inspected	
Rivers Edge CDD III Pond FFF	Inspected	
Rivers Edge CDD III Pond EEE	Inspected	

Service Parameters



Work Order	00913068	Account	Rivers Edge III CDD
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Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
Created Date	12/23/2025		

Asset	Product Work Type	Specialist Comments to Customer
Rivers Edge CDD III Pond ZZ	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond YY	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond VV	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond RR	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond QQ	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond PP	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond II	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond FFF	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond EEE	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond DDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond CCC	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond BBB	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond AAA	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 96	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 95	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 94	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 93	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 92	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 91	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 90	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 89	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 88	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 87	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 86	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 85	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 84	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 83	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 82	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 81	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 80	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond ZZ	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond ZZ	MONITORING	
Rivers Edge CDD III Pond ZZ	LAKE WEED CONTROL	



Work Order	00913068	Account	Rivers Edge III CDD
Work Order	00913068	Contact	Kevin McKendree
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 12/23/2025

Rivers Edge CDD III Pond ZZ	ALGAE CONTROL	
Rivers Edge CDD III Pond YY	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond YY	MONITORING	
Rivers Edge CDD III Pond YY	LAKE WEED CONTROL	
Rivers Edge CDD III Pond YY	ALGAE CONTROL	
Rivers Edge CDD III Pond VV	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond VV	MONITORING	
Rivers Edge CDD III Pond VV	LAKE WEED CONTROL	
Rivers Edge CDD III Pond VV	ALGAE CONTROL	
Rivers Edge CDD III Pond RR	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond RR	MONITORING	
Rivers Edge CDD III Pond RR	LAKE WEED CONTROL	
Rivers Edge CDD III Pond RR	ALGAE CONTROL	
Rivers Edge CDD III Pond QQ	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond QQ	MONITORING	
Rivers Edge CDD III Pond QQ	LAKE WEED CONTROL	
Rivers Edge CDD III Pond QQ	ALGAE CONTROL	
Rivers Edge CDD III Pond PP	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond PP	MONITORING	
Rivers Edge CDD III Pond PP	LAKE WEED CONTROL	
Rivers Edge CDD III Pond PP	ALGAE CONTROL	
Rivers Edge CDD III Pond II	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond II	MONITORING	
Rivers Edge CDD III Pond II	LAKE WEED CONTROL	
Rivers Edge CDD III Pond II	ALGAE CONTROL	
Rivers Edge CDD III Pond FFF	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond FFF	MONITORING	
Rivers Edge CDD III Pond FFF	LAKE WEED CONTROL	
Rivers Edge CDD III Pond FFF	ALGAE CONTROL	
Rivers Edge CDD III Pond EEE	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond EEE	MONITORING	
Rivers Edge CDD III Pond EEE	LAKE WEED CONTROL	
Rivers Edge CDD III Pond EEE	ALGAE CONTROL	
Rivers Edge CDD III Pond DDD	SHORELINE WEED CONTROL	



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Rivers Edge CDD III Pond DDD	MONITORING	
Rivers Edge CDD III Pond DDD	LAKE WEED CONTROL	
Rivers Edge CDD III Pond DDD	ALGAE CONTROL	
Rivers Edge CDD III Pond CCC	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond CCC	MONITORING	
Rivers Edge CDD III Pond CCC	LAKE WEED CONTROL	
Rivers Edge CDD III Pond CCC	ALGAE CONTROL	
Rivers Edge CDD III Pond BBB	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond BBB	MONITORING	
Rivers Edge CDD III Pond BBB	LAKE WEED CONTROL	
Rivers Edge CDD III Pond BBB	ALGAE CONTROL	
Rivers Edge CDD III Pond AAA	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond AAA	MONITORING	
Rivers Edge CDD III Pond AAA	LAKE WEED CONTROL	
Rivers Edge CDD III Pond AAA	ALGAE CONTROL	
Rivers Edge CDD III Pond 96	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 96	MONITORING	
Rivers Edge CDD III Pond 96	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 96	ALGAE CONTROL	
Rivers Edge CDD III Pond 95	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 95	MONITORING	
Rivers Edge CDD III Pond 95	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 95	ALGAE CONTROL	
Rivers Edge CDD III Pond 94	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 94	MONITORING	
Rivers Edge CDD III Pond 94	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 94	ALGAE CONTROL	
Rivers Edge CDD III Pond 93	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 93	MONITORING	
Rivers Edge CDD III Pond 93	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 93	ALGAE CONTROL	
Rivers Edge CDD III Pond 92	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 92	MONITORING	
Rivers Edge CDD III Pond 92	LAKE WEED CONTROL	



Work Order 00913068
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 Number

Account Rivers Edge III CDD
 Contact Kevin McKendree
 Address 73 Shinnecock Drive
 Saint Johns, FL 32259
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Rivers Edge CDD III Pond 92	ALGAE CONTROL	
Rivers Edge CDD III Pond 91	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 91	MONITORING	
Rivers Edge CDD III Pond 91	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 91	ALGAE CONTROL	
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	
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	
Rivers Edge CDD III Pond 88	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 88	ALGAE CONTROL	
Rivers Edge CDD III Pond 87	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 87	MONITORING	
Rivers Edge CDD III Pond 87	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 87	ALGAE CONTROL	
Rivers Edge CDD III 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	



Work Order 00913068
 Work Order 00913068
 Number

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

Created Date 12/23/2025

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 EEE		
Rivers Edge CDD III Pond FFF		
Rivers Edge CDD III Pond II		
Rivers Edge CDD III Pond PP		
Rivers Edge CDD III Pond QQ		
Rivers Edge CDD III Pond RR		
Rivers Edge CDD III Pond VV		
Rivers Edge CDD III Pond YY		
Rivers Edge CDD III Pond ZZ		
Rivers Edge CDD III Pond 89		
Rivers Edge CDD III Pond 90		
Rivers Edge CDD III Pond 91		
Rivers Edge CDD III Pond 92		
Rivers Edge CDD III Pond 93		
Rivers Edge CDD III Pond 94		
Rivers Edge CDD III Pond 95		
Rivers Edge CDD III Pond 96		
Rivers Edge CDD III Pond AAA		
Rivers Edge CDD III Pond BBB		



Work Order 00913068

Work Order 00913068

Number

Account Rivers Edge III CDD

Contact Kevin McKendree

Address 73 Shinnecock Drive
Saint Johns, FL 32259
United States

Created Date 12/23/2025

Rivers Edge CDD III Pond CCC		
Rivers Edge CDD III Pond DDD		
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 87		
Rivers Edge CDD III Pond 88		



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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



NAME / ID:		Detective [redacted] #11319		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[redacted]	SJSO25CAD253306	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

SJSO25CAD253341, SJSO25CAD253360, SJSO25CAD253374, SJSO25CAD253420, SJSO25CAD253486, SJSO25CAD253575

6 written warnings for excessive speed, 1 verbal warning for expired registration, and assisted a lost subject with directions.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1525489



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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



NAME / ID:		Detective [redacted] #11319		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[redacted]	SJSO25CAD254947	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

SJSO25CAD254968, SJSO25CAD255004, SJSO25CAD255022, SJSO25CAD255034, SJSO25CAD255055, SJSO25CAD255065

6 written warnings for excessive speed and assisted patrol with looking for a suicidal subject.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1526855



ST JOHNS COUNTY SHERIFF'S OFFICE
Stat Sheet

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



NAME / ID:		Deputy [REDACTED] #10779		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[REDACTED]	SJSO25CAD257621	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

Total Contacts:6 Citations: 2 Warnings:4 Arrests: 1 Calls for service: 1 (Domestic Disturbance)

Impaired Driver was stopped for not stopping at all for 4-way stop located at Orange Branch Trail and Keystone Corners. Investigation revealed his license was suspended for numerous reasons including prior DUI's. Subject was arrested and transported to the Saint Johns County Jail **SJSO25OFF011997**



ST JOHNS COUNTY SHERIFF'S OFFICE
Stat Sheet

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



NAME / ID:		Deputy [redacted] #10779		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[redacted]	SJSO25CAD268047	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

Total Contacts:9 Citations: 1 Warnings:8 Top speed measured by radar was; , ****41MPH on Rivertown Main near Kendall Crossing****



**ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet**

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



NAME / ID:	Detective [REDACTED] #11319			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[REDACTED]	SJSO25CAD269412	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

SJSO25CAD269442, SJSO25CAD269455, SJSO25CAD269471, SJSO25CAD269477, SJSO25CAD269512, SJSO25CAD269569

6 written warnings for stop sign violations, (Orange Branch Trail/Keystone Corners Boulevard Intersection) Also made multiple laps around the festival on Landing Street throughout the day - no problems observed.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1541716



ST JOHNS COUNTY SHERIFF'S OFFICE
Stat Sheet

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



NAME / ID:		Deputy [redacted] #10779		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[redacted]	SJSO25CAD272066	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

Total Contacts:5 Citations: 0 Warnings:5 Top speed measured by radar was; , **37MPH onKeystone Corners**



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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



NAME / ID:		Sergeant [REDACTED] #10379		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[REDACTED]	SJSO25CAD272371	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

Total Contacts:8 Citations:0 Warnings:11 Top speed measured by Radar was, **40 MPH on Keystone Corners

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 5975988



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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



NAME / ID:		Sergeant [REDACTED] #10379		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[REDACTED]	SJSO25CAD273273	[REDACTED]	[REDACTED]	7

ACTIVITY / COMMENTS:

Total Contacts:6 Citations:2 Warnings:4 Top speed measured by Radar was, **42 MPH on RiverTown Main Street

Assisted with a death investigation on Chandler Dr. SJSO25OFF012733, Arrest made for Driving While License Suspended. Passengers were also arrested by ICE.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 5975989



**ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet**

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



NAME / ID:	Deputy [redacted] #11558			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[redacted]	SJSO25CAD0274670	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

Total Contacts: 6 Citations:0 Warnings: 6, top speed measured by Laser was; **39 MPH on Rivertown Main Street.

SJSO25OFFCAD274826 Speeding, 25-CAD274706 ran a stop sign, 25-CAD274925 speeding, 25-CAD274843 Reckless call and Juvenile problem, 25-CAD274893 Speeding

Multiple rounds of patrols conducted throughout the entire neighborhood and parks.

RollKall Invoice#: 5976394



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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



NAME / ID:		Detective [REDACTED] #11319		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[REDACTED]	SJSO25CAD274130	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

SJSO25CAD274157, SJSO25CAD274162, SJSO25CAD274174, SJSO25CAD274183, SJSO25CAD274200, SJSO25CAD274199

5 written warnings for exceeding the speed limit and also assisted a 2 year old child on Ruskin Drive that was locked in a vehicle. Child was removed with no injuries.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1547994



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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



NAME / ID:	Corporal [redacted] # 10727			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Frida [redacted]	SJSO26CAD006856	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

Total Contacts:7 Citations:0 Warnings:6 Top speed measured by Radar was, **39 MPH on Rivertown Main Street.

Mutiple patrols conducted throughout neighborhood. Barricade at end of Rivertown Main has been moved and is open.

Conducted E-Bike patrols during first half of the shift. Contacted multiple juveniles at the Riverhouse Amenities Center with illegal E-motos. Informed them of the laws and educated them on what bikes are allowed to be operated. Conducted 2 stops on E-motos operating on the roadways, one fled from me but was apprehended a short time later. Parents were contacted.

Monitored the stop sign at Rivertown Main St. and Kendall Crossing Drive. Several traffic stops conducted for violations, vehicles and golf carts.

RollKall Invoice#: 1559553



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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



NAME / ID:		Corporal [redacted] # 10727		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[redacted]	SJSO25CAD280168	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

Total Contacts:6 Citations:2 Warnings:5 Top speed measured by Radar was, **41 MPH on Rivertown Main Street.
Mutiple patrols conducted throughout neighborhood.

Multiple traffic stops conducted for stop sign violations at Rivertown Main St / Kendall Crossing Dr. Two vehicles made no attempt to even slow down and blew through the intersection. The barricade at the end of Rivertown Main St. has been moved and vehicles can easily get around it.

Multiple juveniles observed on new E-bikes and E-scooters. I spoke to one juvenile who was operating an E-bike that appeared to be legal however, the motor was twice the size of a legal E-bike and it's top speed was approximately 50 MPH. He was advised to not operate it on the roadways, sidewalks, or cart paths.

RollKall Invoice#: 1552035



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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



NAME / ID:		Detective [REDACTED] #11319		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[REDACTED]	SJSO26CAD000985	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

SJSO26CAD001024, SJSO26CAD001034, SJSO26CAD001047, SJSO26CAD001074, SJSO26CAD001083, SJSO26CAD001092

6 written warnings for excessive speed and 1 written warning for expired registration.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1555082



ST JOHNS COUNTY SHERIFF'S OFFICE
Stat Sheet

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



NAME / ID:		Deputy [redacted] #10779		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[redacted]	SJSO26CAD002750	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

Total Contacts:10 Citations: 2 Warnings:11 Top speed measured by radar was; , ****50MPH on Rivertown Main/ Grand Bridge****

1 contacts regarding juveniles committing E-bike violations.

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, November 19, 2025 at 1:32 p.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

DJ Smith	Chairman
Jason Thomas	Vice Chairman
Jarrett O’Leary	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Richard Losco	General Manager
Jeff Mason	District Engineer
Jason Davidson	Regional General Manager
Kevin McKendree	Field Operations Manager
Kimberly Fatuch	Lifestyle Director
Ken Council	Amenity Manager
Lisa McCormick	Vesta Property Services
Malcolm Santos	Yellowstone
Several Residents	

The following is a summary of the discussions and actions taken at the November 19, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 1:32 p.m.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD 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 – Consideration of Proposal for Preparation of a Public Facilities Report

Mr. Mason presented a proposal to prepare a public facilities report as required by Florida Statutes for a total of \$ 7,500.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proposal from Prime AE to prepare a public facilities report was approved.

C. District Counsel

There being nothing to report, the next item followed.

D. District Manager

Mr. deNagy reported that St. Johns County Tax Collector issued a partial refund in the amount of \$15,736.65 for the collection fees as they took in more than they spent.

E. General Manager - Monthly Operations and Pond Reports

A copy of the monthly operations report was included in the agenda package. Mr. Losco reported that under the cost share agreement, the Rivers Edge board approved replacing the pool deck furniture in the amount of \$24,566.64. Rivers Edge III’s portion comes to \$8,603.24. The next cost share item was replacement of the fountain at the Welcome Center, which the Rivers Edge board opted not to replace. The last cost share item was replacement of the Sternwheel Park benches for a total of \$11,868, which the Rivers Edge board approved. Rivers Edge III’s portion comes to \$4,156.17.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the October 15, 2025 Board of Supervisors Meeting**
- B. Financial Statements as of September 30, 2025**
- C. Check Register**
- D. Ratification of Construction Funding Request Nos. 17 and 18**

Copies of the minutes, financial statements, check register totaling \$412,144.77, funding request 17 totaling \$12,224.63 and funding request 18 totaling \$368,785.99 were included in the agenda package for the Board’s review.

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

FIFTH ORDER OF BUSINESS

Consideration of Amendment to Tri-Party Interlocal and Cost Share Agreement

Mr. deNagy stated that the amendment to the tri-party interlocal and cost share agreement is largely to replace the references to Mattamy with Rivers Edge III CDD and to update the exhibits.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the amendment to the tri-party interlocal and cost share agreement was approved.

SIXTH ORDER OF BUSINESS

Ratification of Consent to Conveyance of Parcel 37 to the St. Johns County School District

Ms. Gentry stated that a deed had not been completed yet for Parcel 37 and Mattamy approached the District with their intention to deed the property to the school board for the new school that is being constructed. The enclosed consent would release any rights the District would have to the property.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the consent to the conveyance of Parcel 37 to the St. Johns County School District was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Draft Acquisition Documents for Rivertown Cove – Parcel 28/30

Ms. Gentry stated that Rivertown Cove parcels 28 and 30 are close to being ready to turnover to the CDD. Copies of the acquisition documents were enclosed in the agenda package for the Board’s review. It was noted costs are still being evaluated.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the acquisition documents for Rivertown Cove Parcels 28 and 30 were approved in substantial form.

EIGHTH ORDER OF BUSINESS

**Consideration of Cost Share Request for
Maintenance Vehicle Replacement**

A cost share request for two Toyota Tacoma trucks to be used as maintenance vehicles for a total of \$62,000 was included in the agenda package for the Board’s review.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for two maintenance vehicles was approved.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2026-01,
Amending the Fiscal Year 2025 Budget**

Mr. deNagy stated that the purpose of resolution 2026-01 is to balance out any line items over and under budget.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor Resolution 2026-01, amending the fiscal year 2025 budget was approved.

TENTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meetings – December 17,
2025 at 12:00 p.m. at the RiverHouse**

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Rivers Edge III
Community Development District

Unaudited Financial Reporting
November 30, 2025



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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 349,652	\$ -	\$ 229,722	\$ -	\$ 579,374
Assessments Receivable	101,158	53,432	-	-	154,590
Due from Capital Project Fund	5,351	-	-	-	5,351
Investments:					
State Board of Administration (SBA) Custody	14	-	-	-	14
	103,774	-	-	-	103,774
Series 2021					
Reserve	-	275,328	-	-	275,328
Revenue	-	145,354	-	-	145,354
Construction	-	-	-	457	457
Series 2024					
Reserve	-	347,759	-	-	347,759
Revenue	-	320,488	-	-	320,488
Construction	-	-	-	84,980	84,980
Series 2025					
Reserve	-	359,483	-	-	359,483
Capital Interest	-	595,699	-	-	595,699
Revenue	-	9	-	-	9
Cost of Issuance	-	-	-	5,554	5,554
Construction	-	-	-	39,597	39,597
Deposits	1,550	-	-	-	1,550
Total Assets	\$ 561,499	\$ 2,097,552	\$ 229,722	\$ 130,587	\$ 3,019,360
Liabilities:					
Accounts Payable	\$ 105,279	\$ -	\$ 11,700	\$ -	\$ 116,979
Accrued Expenses	27,039	-	-	-	27,039
Due to General Fund	-	-	-	5,351	5,351
Total Liabilities	\$ 132,318	\$ -	\$ 11,700	\$ 5,351	\$ 149,369
Fund Balance:					
Nonspendable:					
Deposits	\$ 1,550	\$ -	\$ -	\$ -	\$ 1,550
Restricted for:					
Debt Service - Series	-	2,097,552	-	-	2,097,552
Capital Project - Series	-	-	-	125,236	125,236
Assigned for:					
Capital Reserve Fund	-	-	218,022	-	218,022
Unassigned	427,631	-	-	-	427,631
Total Fund Balances	\$ 429,181	\$ 2,097,552	\$ 218,022	\$ 125,236	\$ 2,869,991
Total Liabilities & Fund Balance	\$ 561,499	\$ 2,097,552	\$ 229,722	\$ 130,587	\$ 3,019,360

Rivers Edge III
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,101,765	\$ 194,924	\$ 194,924	\$ -
Special Assessments - Direct Bill	-	-	497,802	497,802
Administrative Assessments on Unplatted Land	74,495	-	-	-
Developer Contributions	1,666,333	-	-	-
Cost Share Landscaping Rivers Edge II	186,679	31,113	-	(31,113)
Special Events	1,000	167	-	(167)
Interest Revenue	2,000	333	4	(329)
Miscellaneous Income	500	83	-	(83)
Insurance Proceeds	-	-	2,380	2,380
Total Revenues	\$ 3,032,773	\$ 226,621	\$ 695,110	\$ 468,489
Expenditures:				
<i>General & Administrative:</i>				
District Engineer	\$ 15,000	\$ 2,500	\$ 1,711	\$ 789
District Counsel	30,000	5,000	5,415	(415)
District Management	33,034	5,506	5,506	(0)
Assessment Roll Administration	5,899	5,899	5,899	-
Dissemination Agent	4,129	688	680	8
Information Technology	1,416	236	94	142
Website Administration	2,124	354	142	212
Website Maintenance	800	133	354	(221)
Annual Audit	6,800	-	-	-
Trustee Fees	6,600	5,150	5,150	-
Arbitrage Rebate	600	-	-	-
Telephone	150	25	3	22
Postage & Delivery	500	83	226	(142)
Printing & Binding	1,000	167	72	95
Insurance General Liability	6,932	6,530	6,530	-
Legal Advertising	2,000	333	82	251
Other Current Charges	1,750	292	-	292
Office Supplies	50	8	1	7
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 118,958	\$ 33,079	\$ 32,039	\$ 1,040
<i>Operations & Maintenance</i>				
<i>Grounds Maintenance:</i>				
Field Operations Management (Vesta)	\$ 41,230	\$ 6,872	\$ 6,872	\$ -
Landscape Maintenance	869,028	144,838	141,999	2,839
Landscape Maintenance New Units	85,000	14,167	-	14,167
Landscape Contingency	100,000	16,667	19,700	(3,033)
Irrigation Repairs and Maintenance	65,000	10,833	2,185	8,649
Lake Maintenance	40,360	6,727	5,202	1,525
Irrigation Water Use	243,090	40,515	18,540	21,975
Electric	51,500	8,583	9,612	(1,029)
Street Lighting	10,000	1,667	-	1,667
Street and Drainage Maintenance	3,000	500	-	500
Other Repair & Replacements	10,000	1,667	-	1,667
Subtotal Grounds Maintenance	\$ 1,518,207	\$ 253,035	\$ 204,109	\$ 48,925

Rivers Edge III
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<i>Amenity Center:</i>				
Cost Share Amenity - Rivers Edge	\$ 109,345	\$ 18,224	\$ 18,224	\$ 0
General Manager (Vesta)	48,911	8,152	8,451	(299)
Amenity Manager (Vesta)	53,680	8,947	8,947	-
Maintenance Service (Vesta)	109,264	18,211	18,211	-
Lifestyle Director (Vesta)	45,426	7,571	7,571	-
Lifeguards (Vesta)	58,043	-	-	-
Guest Services (Vesta)	66,861	11,144	11,144	-
Janitorial (Vesta)	34,833	5,806	5,806	-
Security Monitoring	1,800	300	-	300
Security Guards	25,000	4,167	-	4,167
Telephone	17,000	2,833	1,972	861
Insurance	87,147	79,781	79,781	-
Fitness Equipment Lease	68,896	11,483	11,483	(0)
Window Cleaning	1,500	250	-	250
Pressure Washing	5,000	833	430	403
Pool Chemicals	20,000	3,333	3,968	(635)
Natural Gas	500	83	160	(76)
Electric	20,000	3,333	-	3,333
Water & Sewer	17,000	2,833	3,512	(678)
Amenity Repairs and Replacement	35,000	5,833	5,525	309
Refuse	15,000	2,500	2,913	(413)
Pest Control	3,600	600	160	440
Fire Alarm System and Maintenance	2,000	333	-	333
Access Cards	1,000	167	-	167
License & Permits	1,800	300	-	300
Special Events	30,000	5,000	-	5,000
Holiday Decorations	10,000	1,667	-	1,667
Office Supplies & Postage	1,500	250	-	250
Capital Expenditures	5,500	917	-	917
Subtotal Amenity Center	\$ 895,607	\$ 204,850	\$ 188,255	\$ 16,595
Total Operations & Maintenance	\$ 2,413,814	\$ 457,885	\$ 392,364	\$ 65,521
Total Expenditures	\$ 2,532,773	\$ 490,964	\$ 424,404	\$ 66,561
Excess (Deficiency) of Revenues over Expenditures	\$ 500,000	\$ (264,344)	\$ 270,706	\$ 535,050
<i>Other Financing Sources/(Uses):</i>				
Capital Reserve Funding	\$ 500,000	\$ -	\$ -	\$ -
Transfer In	-	-	50,000	(50,000)
Transfer (Out)	-	-	(50,000)	50,000
Total Other Financing Sources/(Uses)	\$ 500,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 0	\$ (264,344)	\$ 270,706	\$ 535,050
Fund Balance - Beginning	\$ -		\$ 158,474	
Fund Balance - Ending	\$ 0		\$ 429,181	

Rivers Edge III
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 552,665	\$ 92,471	\$ 92,471	\$ -
Interest Income	10,000	1,667	3,642	1,975
Total Revenues	\$ 562,665	\$ 94,138	\$96,114	\$ 1,975
Expenditures:				
Interest - 11/1	\$ 164,178	\$ 164,178	\$ 164,178	\$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	164,178	-	-	-
Principal - 5/1	220,000	-	-	-
Total Expenditures	\$ 548,355	\$ 164,178	\$ 169,178	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 14,310	\$ (70,039)	\$ (73,064)	\$ (3,025)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 14,310	\$ (70,039)	\$ (73,064)	\$ (3,025)
Fund Balance - Beginning	\$ 255,152		\$ 541,735	
Fund Balance - Ending	\$ 269,462		\$ 468,671	

Rivers Edge III
Community Development District
Debt Service Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 67,018	\$ 10,489	\$ 10,489	\$ -
Special Assessments - Direct Bill	628,501	314,250	314,250	-
Interest Income	10,000	1,667	4,893	3,226
Total Revenues	\$ 705,519	\$ 326,406	\$ 329,633	\$ 3,226
Expenditures:				
Interest - 11/1	\$ 281,849	\$ 281,849	\$ 281,849	\$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	281,849	-	-	-
Principal - 5/1	130,000	-	-	-
Total Expenditures	\$ 693,698	\$ 281,849	\$ 286,849	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,822	\$ 44,558	\$ 42,784	\$ (1,774)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (61,245)	\$ (61,245)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (61,245)	\$ (61,245)
Net Change in Fund Balance	\$ 11,822	\$ 44,558	\$ (18,461)	\$ (63,019)
Fund Balance - Beginning	\$ 339,550		\$ 692,152	
Fund Balance - Ending	\$ 351,372		\$ 673,691	

Rivers Edge III
Community Development District
Debt Service Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Proposed Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Special Assessment ⁽¹⁾	\$ -	\$ -	\$ -	\$ -
Interest Income	10,000	1,667	7,836	6,170
Total Revenues	\$ 10,000	\$ 1,667	\$ 7,836	\$ 6,170
Expenditures:				
Interest - 11/1	\$ 210,365	\$ 210,365	\$ 210,365	\$ -
Interest - 5/1	289,051	-	-	-
Principal - 5/1	-	-	-	-
Total Expenditures	\$ 499,416	\$ 210,365	\$ 210,365	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (489,416)	\$ (208,698)	\$ (202,529)	\$ 6,170
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (489,416)	\$ (208,698)	\$ (202,529)	\$ 6,170
Fund Balance - Beginning	\$ 1,148,950		\$ 1,157,719	
Fund Balance - Ending	\$ 659,534		\$ 955,190	

(1) Bonds Series 2025 are under Capitalized Interest until 11/1/26, Assessments Start in FY27

**Rivers Edge III
Community Development District
Statement of Revenues and Expenditures**

Capital Projects Funds

For The Period Ending November 30, 2025

Description	SE 2021	SE 2024	SE 2025	Total
Revenues				
<i>Interest Income:</i>				
Construction	\$ 3	\$ 181	\$ 266	\$ 451
Cost of Issuance	-	-	37	37
Developer Contributions	-	-	-	-
Bond Proceeds	-	-	-	-
Transfer In	-	61,245	-	61,245
Total Revenues	\$ 3	\$ 61,427	\$ 304	\$ 61,733
Expenditures				
Capital Outlay	\$ -	\$ 4,000	\$ -	\$ 4,000
Cost of Issuance	-	-	-	-
Underwriter's Discount	-	-	-	-
Transfer Out	-	-	-	-
Total Expenditures	\$ -	\$ 4,000	\$ -	\$ 4,000
Excess Revenues (Expenditures)	\$ 3	\$ 57,427	\$ 304	\$ 57,733
Fund Balance - Beginning	\$ (4,897)	\$ 27,553	\$ 44,847	\$ 67,502
Fund Balance - Ending	\$ (4,894)	\$ 84,980	\$ 45,150	\$ 125,236

Rivers Edge III
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues				
Capital Reserve Funding	\$ 500,000	\$ -	\$ -	\$ -
Interest	100	17	-	(17)
Total Revenues	\$ 500,100	\$ 17	\$ -	\$ (17)
Expenditures:				
Repair and Replacements	\$ 10,000	\$ 10,000	\$ 11,700	\$ (1,700)
Capital Outlay	150,000	25,000	-	25,000
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	360	-	-	-
Total Expenditures	\$ 411,814	\$ 35,000	\$ 11,700	\$ 23,300
Excess (Deficiency) of Revenues over Expenditures	\$ 88,286	\$ (34,983)	\$ (11,700)	\$ (23,317)
Other Financing Sources/(Uses)				
Transfer In	\$ -	\$ -	\$ 50,000	\$ 50,000
Transfer (Out)	-	-	(50,000)	(50,000)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 88,286		\$ (11,700)	
Fund Balance - Beginning	\$ 428,882		\$ 229,722	
Fund Balance - Ending	\$ 517,168		\$ 218,022	

Rivers Edge III

Community Development District

Long Term Debt Report

Series 2021, Capital Improvement Revenue Bonds			
Interest Rate:	2.47% - 3.75%		
Maturity Date:	5/1/2051		
Reserve Fund Definition	50% of Maximum Annual Debt at Issuance		
Reserve Fund Requirement	\$	275,328	
Reserve Fund Balance		275,328	
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)
Less: November 1, 2025 (Prepayment)			(5,000)
Current Bonds Outstanding		\$	8,975,000

Series 2024, Capital Improvement Revenue Bonds			
Interest Rate:	4.87% - 5.95%		
Maturity Date:	5/1/2055		
Reserve Fund Definition	50% of Maximum Annual Debt at Issuance		
Reserve Fund Requirement	\$	347,759	
Reserve Fund Balance		347,759	
Bonds outstanding - 5/17/2024		\$	9,815,000
Less: November 1, 2025 (Prepayment)			(5,000)
Current Bonds Outstanding		\$	9,810,000

Series 2025, Capital Improvement Revenue Bonds			
Interest Rate:	4.27% - 6.00%		
Maturity Date:	5/1/2056		
Reserve Fund Definition	50% of Maximum Annual Debt at Issuance		
Reserve Fund Requirement	\$	359,483	
Reserve Fund Balance		359,483	
Bonds outstanding - 6/20/2025		\$	10,115,000
Current Bonds Outstanding		\$	10,115,000

C.

Rivers Edge III

Community Development District

Check Run Summary

10/1/2025-11/30/2025

Fund	Date	Check No.	Amount
General Fund			
	10/24/25	996-1048	\$ 256,831.03
	11/7/25	1049-1062	42,480.39
	11/20/25	1063-1064	381,010.62
Total			\$ 680,322.04

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/24/25	00075	9/26/25	RTRL-EPO	202509	320	57200	60000		REBOOT/RECONNECT COMCAST	*	219.00		
									ATLANTIC HOME TECHNOLOGIES INC			219.00	000996
10/24/25	00043	9/22/25	46218	202509	320	57200	34520		3RD QUARTERLY MONITORING	*	555.00		
		9/29/25	46285	202509	320	57200	60000		RPL GATE STRIKE MAIN POOL	*	770.00		
									DYNAMIC SECURITY PROFESSIONALS INC			1,325.00	000997
10/24/25	00001	9/19/25	29672	202510	310	51300	45000		FY26 INSURANCE RENEWAL	*	6,530.00		
		9/19/25	29672	202510	320	57200	45000		FY26 INSURANCE RENEWAL	*	79,781.00		
									EGIS INSURANCE ADVISORS, LLC			86,311.00	000998
10/24/25	00032	9/23/25	3930	202509	320	57200	60000		CONCRETE WORK	*	2,650.00		
									G&G EXCAVATION & CONSTRUCTION INC			2,650.00	000999
10/24/25	00003	10/01/25	73	202510	310	51300	34000		OCT MANAGEMENT FEES	*	2,752.83		
		10/01/25	73	202510	310	51300	35200		OCT WEBSITE ADMIN	*	177.00		
		10/01/25	73	202510	310	51300	35100		OCT INFO TECH	*	118.00		
		10/01/25	73	202510	310	51300	32400		OCT DISSEM AGENT SRVCS	*	344.08		
		10/01/25	73	202510	310	51300	32400		SEP DISSEM AGENT CRED O/P	*	208.33		
		10/01/25	73	202510	310	51300	51000		OFFICE SUPPLIES	*	.39		
		10/01/25	73	202510	310	51300	42000		POSTAGE	*	32.09		
		10/01/25	73	202510	310	51300	42500		COPIES	*	17.70		
		10/01/25	73	202510	310	51300	41000		TELEPHONE	*	3.42		
									GOVERNMENTAL MANAGEMENT SERVICES			3,237.18	001000
10/24/25	00003	9/15/25	74	202510	310	51300	31400		FY26 ASSESSMENT ROLL CERT	*	5,899.00		
									GOVERNMENTAL MANAGEMENT SERVICES			5,899.00	001001
10/24/25	00051	10/13/25	7223837	202510	320	57200	45210		POOL CHEMICALS	*	570.32		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/13/25		7223837	202510 320-57200-45210	HAWKINS INC	*	30.00-	540.32 001002
			CREDIT MEMO INV#7225199				
10/24/25	00051	9/15/25 7199301	202509 320-57200-45210	HAWKINS INC	*	672.48	
			POOL CHEMICALS				
		9/15/25 7199301	202509 320-57200-45210	HAWKINS INC	*	30.00-	
			CREDIT MEMO INV#7199643				
		9/15/25 7199301	202509 320-57200-45210	HAWKINS INC	*	30.00-	612.48 001003
			CREDIT MEMO INV#7199641				
10/24/25	00051	9/29/25 7212714	202509 320-57200-45210	HAWKINS INC	*	677.39	
			POOL CHEMICALS				
		9/29/25 7212714	202509 320-57200-45210	HAWKINS INC	*	60.00-	
			CREDIT MEMO INV#7212951				
							617.39 001004
10/24/25	00013	9/19/25 13152	202508 310-51300-31500	KILINSKI VAN WYK	*	1,738.55	
			AUG GENERAL COUNSEL				
		10/09/25 13401	202509 310-51300-31500	KILINSKI VAN WYK	*	2,951.35	4,689.90 001005
			SEP GENERAL COUNSEL				
10/24/25	00078	8/29/25 W11876	202508 320-57200-60000	OVERHEAD DOOR COMPANY	*	3,446.42	3,446.42 001006
			POOL SHED				
10/24/25	00062	9/15/25 55075	202508 310-51300-31100	PRIME AE GROUP INC	*	399.15	
			AUG PROFESSIONAL SERVICES				
		10/21/25 55253	202509 310-51300-31100	PRIME AE GROUP INC	*	516.10	915.25 001007
			SEP PROFESSIONAL SRVC				
10/24/25	00071	9/11/25 91	202509 320-57200-46101	QUILLS TREE SERVICES LLC	*	400.00	400.00 001008
			TREE REMOVAL				
10/24/25	00027	7/05/25 INV33792	202507 320-57200-60000	RANDY SUGGS INC	*	4,962.50	4,962.50 001009
			STORM DAMAGE REPAIR				
10/24/25	00053	9/23/25 415872	202509 320-57200-60000	MATRIX ITG INC DBA SECURES	*	350.00	350.00 001010
			REMOTE - INFRASTRUCTURE				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/24/25	00036	10/02/25	PSI21257	202510	320	57200	46800		SOLITUDE LAKE MANAGEMENT LLC	*	2,601.00	2,601.00	001011
10/24/25	00081	10/13/25	175919	202510	320	57200	60000		FLORIDA ULS OPERATING LLC	*	2,380.00	2,380.00	001012
10/24/25	00079	8/06/25	15475	202508	320	57200	60000		SUNDANCER SIGN GRAPHICS	*	1,475.00	1,475.00	001013
10/24/25	00077	9/13/25	0015521	202509	320	57200	60000		THIGPEN HEATING & COOLING INC	*	582.00	1,779.90	001014
		9/16/25	0015651	202509	320	57200	60000			*	998.90		
		9/23/25	0015908	202509	320	57200	60000			*	199.00		
10/24/25	00045	10/09/25	62125600	202510	320	57200	43500		TURNER PEST CONTROL	*	80.00	80.00	001015
10/24/25	00035	10/01/25	428643	202510	330	53800	34000		VESTA PROPERTY SERVICES INC	*	4,075.93	33,350.44	001016
		10/01/25	428643	202510	320	57200	44000			*	3,435.82		
		10/01/25	428643	202510	330	53800	34300			*	3,785.53		
		10/01/25	428643	202510	330	53800	34100			*	4,473.35		
		10/01/25	428643	202510	330	53800	34600			*	9,105.31		
		10/01/25	428643	202510	330	53800	45300			*	2,902.75		
		10/01/25	428643	202510	330	53800	34400			*	5,571.75		
10/24/25	00035	9/30/25	428869	202509	330	53800	34500		VESTA PROPERTY SERVICES INC	*	2,523.27			2,523.27	001017
10/24/25	00035	9/30/25	428899	202509	330	53800	34000		VESTA PROPERTY SERVICES INC	*	149.93	149.93	001018

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/24/25	00006	9/30/25 7750	202509 310-51300-35200		ADA WEBSITE MAINTENANCE	*	400.00	
					VGLOBALTECH			400.00 001019
10/24/25	00046	9/09/25 25671772	202509 320-57200-60000		JANITORIAL SUPPLIES	*	59.99	
					W.B. MASON CO, INC			59.99 001020
10/24/25	00046	9/09/25 25672064	202509 320-57200-60000		JANITORIAL SUPPLIES	*	38.49	
					W.B. MASON CO, INC			38.49 001021
10/24/25	00046	9/11/25 25678172	202509 320-57200-60000		JANITORIAL SUPPLIES	*	733.98	
					W.B. MASON CO, INC			733.98 001022
10/24/25	00046	9/11/25 25678516	202509 320-57200-60000		JANITORIAL SUPPLIES	*	68.79	
					W.B. MASON CO, INC			68.79 001023
10/24/25	00046	9/11/25 25678672	202509 320-57200-60000		JANITORIAL SUPPLIES	*	74.76	
					W.B. MASON CO, INC			74.76 001024
10/24/25	00046	9/12/25 25681257	202509 320-57200-60000		JANITORIAL SUPPLIES	*	65.99	
					W.B. MASON CO, INC			65.99 001025
10/24/25	00046	9/12/25 25681287	202509 320-57200-60000		JANITORIAL SUPPLIES	*	31.18	
					W.B. MASON CO, INC			31.18 001026
10/24/25	00046	9/12/25 25681527	202509 320-57200-60000		JANITORIAL SUPPLIES	*	29.97	
					W.B. MASON CO, INC			29.97 001027
10/24/25	00046	9/18/25 25695058	202509 320-57200-60000		JANITORIAL SUPPLIES	*	129.95	
					W.B. MASON CO, INC			129.95 001028
10/24/25	00046	9/25/25 25711740	202509 320-57200-60000		JANITORIAL SUPPLIES	*	136.37	
					W.B. MASON CO, INC			136.37 001029
10/24/25	00069	9/12/25 1251370	202509 320-57200-60000		QURTRLY SPRINKLER INSPECT	*	150.00	
					WAYNE AUTOMATIC FIRE SPRINKLERS INC			150.00 001030

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/24/25	00080	7/18/25	S128141	202507	320	57200	60000		UNIT NOT COOLING WEATHER ENGINEERS INC	*	297.50	297.50	001031
10/24/25	00060	10/07/25	22095	202510	320	57200	60000		DISINFECTANT WIPES CASE WIPES.COM	*	346.26	346.26	001032
10/24/25	00028	10/01/25	1005952	202510	320	57200	46100		OCT LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	70,999.48	70,999.48	001033
10/24/25	00028	10/15/25	1015727	202510	320	57200	46101		RPLC 2 SABAL PALM YELLOWSTONE LANDSCAPE	*	1,320.00	1,320.00	001034
10/24/25	00028	3/07/25	873557	202503	320	57200	46101		RAVINES POND EROSION RPR YELLOWSTONE LANDSCAPE	*	4,495.00	4,495.00	001035
10/24/25	00028	3/07/25	873558	202503	320	57200	46101		BLUFFS COMMON AREA DRAIN YELLOWSTONE LANDSCAPE	*	2,077.14	2,077.14	001036
10/24/25	00028	3/07/25	873559	202503	320	57200	46101		THE BLUFFS DRAIN COM AREA YELLOWSTONE LANDSCAPE	*	3,210.00	3,210.00	001037
10/24/25	00028	3/25/25	880600	202503	320	57200	46101		SETTLEMENT MAGOLIA YELLOWSTONE LANDSCAPE	*	877.14	877.14	001038
10/24/25	00028	3/25/25	880601	202503	320	57200	46101		THE HAVENS WAX MYRTLE YELLOWSTONE LANDSCAPE	*	648.00	648.00	001039
10/24/25	00028	3/25/25	880602	202503	320	57200	46101		CLAIBORNE LN POND WSH RPR YELLOWSTONE LANDSCAPE	*	2,325.00	2,325.00	001040
10/24/25	00028	9/08/25	993511	202509	320	57200	46200		197 ALBRIGHT IRRIG RPR YELLOWSTONE LANDSCAPE	*	162.66	162.66	001041
10/24/25	00028	9/16/25	995973	202509	320	57200	46101		MULCH GRAND BRIDGE-STORM YELLOWSTONE LANDSCAPE	*	1,560.00	1,560.00	001042

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/24/25	00028	9/22/25	997273	202509	320	57200	46200		RAIN/FREEZE SENSOR YELLOWSTONE LANDSCAPE	*	1,281.65	1,281.65	001043
10/24/25	00028	9/29/25	1001568	202509	320	57200	46200		VALVE ZONE33-CLAIRBORN DR YELLOWSTONE LANDSCAPE	*	755.98	755.98	001044
10/24/25	00028	9/29/25	1001569	202509	320	57200	46200		SEP IRR RPR CLAIRBORN LN1 YELLOWSTONE LANDSCAPE	*	1,069.14	1,069.14	001045
10/24/25	00028	9/29/25	1001570	202509	320	57200	46200		SEP IRR RPR CLAIRBORN LN2 YELLOWSTONE LANDSCAPE	*	1,069.14	1,069.14	001046
10/24/25	00028	9/29/25	1001571	202509	320	57200	46200		MAINLINE RPR CLAIRBORN DR YELLOWSTONE LANDSCAPE	*	1,314.11	1,314.11	001047
10/24/25	00028	10/07/25	1012980	202509	320	57200	46200		SEP IRR MEADOW CREEK DR YELLOWSTONE LANDSCAPE	*	588.38	588.38	001048
11/07/25	00068	10/23/25	3	202510	310	51300	32400		AMORT SCHED SE2021 PREPAY	*	100.00		
		10/23/25	3	202510	310	51300	32400		AMORT SCHED SE2024 PREPAY	*	100.00		
									DISCLOSURE SERVICES LLC			200.00	001049
11/07/25	00003	11/01/25	75	202511	310	51300	34000		NOV MANAGEMENT FEES	*	2,752.83		
		11/01/25	75	202511	310	51300	35200		NOV WEBSITE ADMIN	*	177.00		
		11/01/25	75	202511	310	51300	35100		NOV INFO TECH	*	118.00		
		11/01/25	75	202511	310	51300	32400		NOV DISSEM AGENT SRVCS	*	344.08		
		11/01/25	75	202511	310	51300	51000		OFFICE SUPPLIES	*	.66		
		11/01/25	75	202511	310	51300	42000		POSTAGE	*	40.06		
		11/01/25	75	202511	310	51300	42500		COPIES	*	54.00		
									GOVERNMENTAL MANAGEMENT SERVICES			3,486.63	001050

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/07/25	00051	10/27/25 7239956	202510 320-57200-45210	POOL CHEMICALS	*	1,006.98		
		10/27/25 7239956	202510 320-57200-45210	CREDIT MEMO INV#7240124	*	45.00-		
							HAWKINS INC	961.98 001051
11/07/25	00036	11/02/25 PSI21885	202511 320-57200-46800	NOV LAKE MAINTENANCE	*	2,601.00		
							SOLITUDE LAKE MANAGEMENT LLC	2,601.00 001052
11/07/25	00029	10/24/25 1157	202510 320-57200-60000	CONDUIT/WIRE/CEILING FAN	*	825.00		
							TMT ELECTRIC LLC	825.00 001053
11/07/25	00045	11/03/25 62137916	202511 320-57200-43500	NOV PEST CONTROL	*	80.00		
							TURNER PEST CONTROL	80.00 001054
11/07/25	00035	10/31/25 429301	202510 330-53800-34000	OCT BILLABLE MILEAGE 1/3	*	174.73		
							VESTA PROPERTY SERVICES INC	174.73 001055
11/07/25	00035	11/01/25 429112	202511 330-53800-34000	NOV GEN MANAGEMENT SRVCS	*	4,075.93		
		11/01/25 429112	202511 320-57200-44000	NOV FIELD OPS	*	3,435.82		
		11/01/25 429112	202511 330-53800-34300	NOV LIFESTYLE SRVCS	*	3,785.53		
		11/01/25 429112	202511 330-53800-34100	NOV AMEN MANAGEMENT SRVCS	*	4,473.35		
		11/01/25 429112	202511 330-53800-34600	NOV FAC MAINTENANCE SRVCS	*	9,105.31		
		11/01/25 429112	202511 330-53800-45300	NOV JANITORIAL SRVCS	*	2,902.75		
		11/01/25 429112	202511 330-53800-34400	NOV FACILITY ATTENDANT	*	5,571.75		
							VESTA PROPERTY SERVICES INC	33,350.44 001056
11/07/25	00046	10/09/25 25743098	202510 320-57200-60000	JANITORIAL SUPPLIES	*	101.97		
							W.B. MASON CO, INC	101.97 001057
11/07/25	00046	10/09/25 25743706	202510 320-57200-60000	JANITORIAL SUPPLIES	*	63.99		
							W.B. MASON CO, INC	63.99 001058

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/07/25	00046	10/14/25 25750869	202510 320-57200-60000		JANITORIAL SUPPLIES W.B. MASON CO, INC	*	41.99	41.99 001059
11/07/25	00046	10/16/25 25755579	202510 320-57200-60000		JANITORIAL SUPPLIES W.B. MASON CO, INC	*	44.99	44.99 001060
11/07/25	00046	10/27/25 25778364	202510 320-57200-60000		JANITORIAL SERVICES W.B. MASON CO, INC	*	85.99	85.99 001061
11/07/25	00060	11/04/25 22397	202511 320-57200-60000		DISINFECTANT WIPES CASE WIPES.COM	*	461.68	461.68 001062
11/20/25	00048	11/04/25 CFR 18	202511 300-13100-10000		PAMNT 14 SR 13 ROUNDABOUT BURNHAM CONSTRUCTION INC	*	368,785.99	368,785.99 001063
11/20/25	00054	10/28/25 CFR 17	202511 300-13100-10000		INV 01248801-13 NICNEVOL ENGINEERING SERVICES, INC.	*	12,224.63	12,224.63 001064
TOTAL FOR BANK A							680,322.04	
TOTAL FOR REGISTER							680,322.04	



Atlantic Home Technologies, Inc.
 5269 Hood Road, Jacksonville, Florida 32257
 (904) 619-7355

Invoice RTRL-EPO-1
 Invoice Date 9/26/2025
 Completed Date 9/26/2025
 Payment Term Due Upon Receipt
 Due Date 9/26/2025

Billing Address
 Rivers Edge CDD 3
 475 W Town Pl
 STE 114
 St Johns, FL 32259

Job Address
 Rivers Edge CDD 3
 100 Grand Verde Drive
 St Johns, FL 32259 USA

Description of work

Troubleshooted TV#3 Comcast box is not output video signal need to replace box

...
 We have two TVs at our RiverLodge Fitness Center that are not receiving signal. Can we please get someone out to resolve this issue? I believe I resolved the issue with the splitter for TV 2 and TV5. We just don't have signal for TV 3

Service #	Description	Quantity	Your Price	Total
Trip and 1st Hr	Trip charge and first hour of labor services	1.00	\$219.00	\$219.00
Potential Savings \$120.00 - \$120.00			Sub-Total	\$219.00
			Tax	\$0.00
			Total	\$219.00
			Payment	\$0.00
			Balance Due	\$219.00

Thank you for choosing Five Smooth Stones a division of Atlantic Home Technologies, Inc.

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks.

Approved RECDD 3
 Submitted to AP 10.3.2025
 Submitted by Ken Council
Ken Council



Date 9/26/2025

I find and agree that all work performed by Finals - Jax has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.



Date 9/26/2025

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
 Jacksonville, FL 32241
 EF0001108

Date	Invoice #
9/22/2025	46218

Bill To
Rivers Edge CDD III 1175 West Town Place Suite 114 St. Augustine, FL 32092

Location
RiverLodge Amenity and Airnasium 100/110 Grand Verde Drive St. Johns, Florida 32259

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Fitness Center Fire Alarm Via Starlink Cellular for 4th Quarter	75.00	225.00
3	Quarterly Monitoring of Airnasium Fire Alarm System Via Starlink Cellular for 4th Quarter	75.00	225.00

Thank you for your business.	Subtotal
	Sales Tax (6.5%)
	Total
	Payments/Credits
	Balance Due

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
 Jacksonville, FL 32241
 EF0001108

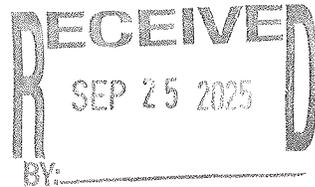
Date	Invoice #
9/22/2025	46218

Bill To
Rivers Edge CDD III 1175 West Town Place Suite 114 St. Augustine, FL 32092

Location
RiverLodge Amenity and Airmasium 100/110 Grand Verde Drive St. Johns, Florida 32259

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Fitness/Airmasium Security System Via Starlink Cellular for 4th Quarter	35.00	105.00



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

Thank you for your business.	Subtotal	\$555.00
	Sales Tax (6.5%)	\$0.00
	Total	\$555.00
	Payments/Credits	\$0.00
	Balance Due	\$555.00

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
 Jacksonville, FL 32241
 EF0001108

Date	Invoice #
9/29/2025	46285

Bill To
Rivers Edge CDD III 1175 West Town Place Suite 114 St. Augustine, FL 32092

Location
RiverLodge Amenity and Airnasium 100/110 Grand Verde Drive St. Johns, Florida 32259

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
1	Replaced Gate Strike for Main Pool Entry Gate and tested unit.	85.00	85.00
1	Trip Fee	85.00	85.00
1	HES Weatherproof Gate Strike 12/24VDC	600.00	600.00

Thank you for your business.	Subtotal	\$770.00
	Sales Tax (7.5%)	\$0.00
	Total	\$770.00
	Payments/Credits	\$0.00
	Balance Due	\$770.00



Approved RECDD 3
 Sent to A/P 09-29-25
 By Richard Losco
Richard Losco



INVOICE

Customer	Rivers Edge III Community Development District
Acct #	1017
Date	09/19/2025
Customer Service	Kristina Rudez
Page	1 of 1

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

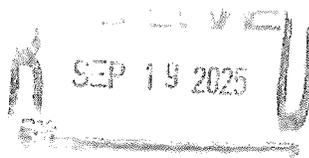
Payment Information	
Invoice Summary	\$ 86,311.00
Payment Amount	
Payment for:	Invoice#29672
100125475	

Thank You



Customer: Rivers Edge III Community Development District

Invoice	Effective	Transaction	Description	Amount
29672	10/01/2025	Renew policy	Policy #100125475 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/19/2025	86,311.00



Please Remit Payment To: Egis Insurance and Risk Advisors P.O. Box 748555	Total
	\$ 86,311.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/19/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	

G & G Excavation & Construction, Inc.

Invoice

6500 SR 16
 St. Augustine, FL 32092
 Phone- 904-737-5555
 Fax- 904-737-6050

Date	Invoice #
9/23/2025	3930

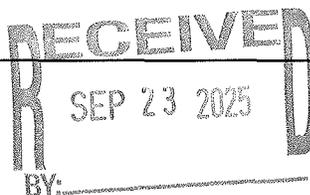
Bill To
Riversedge CDD 3 475 West Town Place Suite 114 St. Augustine, Florida 32092 Attn: Kevin

Job
Rivertown Havens CDD 3

Job #	Terms

Item	Description	Amount
Quote	G & G Excavation and Construction, Inc. supplied all Equipment, Labor, Material, and Supervision for the following: Job: Rivertown Havens CDD 3 Reference: Concrete Work Scope of Work: 9/19 1. Grade, form, and pour concrete sidewalk at walking trail Total cost for the above work	2,650.00

Thank you for your business!



Total	\$2,650.00
Payments/Credits	\$0.00
Balance Due	\$2,650.00

Phone #	Fax #
(904) 737-5555	(904) 737-6050

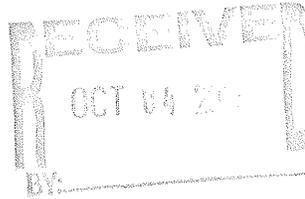
Approved RECDD 3
 Submitted to AP 9.23.25
 By Kevin McKendree
Kevin McKendree

Governmental Management Services, LLC
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Invoice

Invoice #: 73
Invoice Date: 10/1/25
Due Date: 10/1/25
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Management Fees - October 2025		2,752.83	2,752.83
Website Administration - October 2025		177.00	177.00
Information Technology - October 2025		118.00	118.00
Dissemination Agent Services - October 2025		344.08	344.08
Credit for Overpayment of September 2025 Dissemination Agent Services		-208.33	-208.33
Office Supplies		0.39	0.39
Postage		32.09	32.09
Copies		17.70	17.70
Telephone		3.42	3.42
Total			\$3,237.18
Payments/Credits			\$0.00
Balance Due			\$3,237.18

Governmental Management Services, LLC

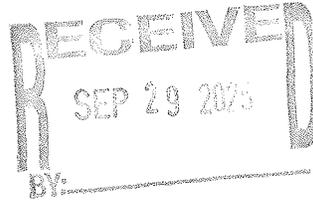
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 74
Invoice Date: 9/15/25
Due Date: 9/15/25
Case:
P.O. Number:

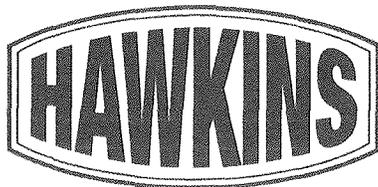
Bill To:

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



Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2026		5,899.00	5,899.00
Total			\$5,899.00
Payments/Credits			\$0.00
Balance Due			\$5,899.00

Original



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

INVOICE

Total Invoice	\$570.32
Invoice Number	7223837
Invoice Date	10/13/25
Sales Order Number/Type	4962242 SL
Branch Plant	74
Shipment Number	5952884

Sold To: 544866
Accounts Payable
RIVERS EDGE CDD 3
475 W Town Pl 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	Customer P.O.#	P.O. Release	Sales Agent #			
11/12/25	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	14420	Sodium Bicarbonate 50 LB BG (Pool Grade)	N	9.0000	BG	\$45.0000	BG	450.0 LB	\$405.00
				9.0000	BG			459.0 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	42871	Sulfuric Acid 38-40% 15 GA DD	N	2.0000	DD	\$61.6600	DD	324.0 LB	\$123.32
				2.0000	DD			344.0 GW	
2.001	699922	15 GA Blu/Black Deldrum DELD RM 1H1/X1.9/250	N	2.0000	DD	\$15.0000	RD	20.0 LB	\$30.00
				2.0000	RD			20.0 GW	

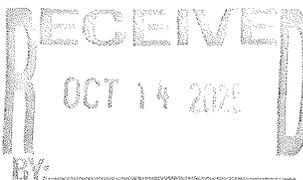
Related Order #: 04962242

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

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

Approved RECDD 3
Submitted to AP 10.14.25
By Kevin McKendree

Kevin McKendree



Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total \$570.32

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com
Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS44IMT
Type of Account: Corporate Checking

ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

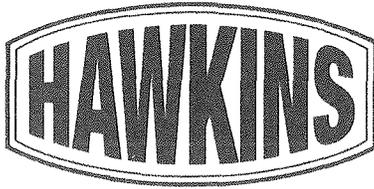
CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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, 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.

www.hawkinsinc.com

Job# 1818062

Original



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

CREDIT MEMO

Total Invoice	(\$30.00)
Invoice Number	7225199
Invoice Date	10/14/25
Sales Order Number/Type	4963594 CO
Branch Plant	74
Shipment Number	5954631

Sold To: 544866
Accounts Payable
RIVERS EDGE CDD 3
475 W Town Pl 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	Customer P.O.#	P.O. Release	Sales Agent #			
11/13/25	Net 30	COL Origin	HWTG	EMPTIES		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 DELDRM 1H1/X1.9/250	N	2.0000- 2.0000-	DD DD	\$15.0000	DD	20.0- LB 20.0- GW	(\$30.00)

Related Order #: 04898105

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

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

Approved RECDD 3
Submitted to AP 10.15.25
By Kevin McKendree

Kevin McKendree



Page 1 of 1

Tax Rate 0 %
Sales Tax \$0.00

Invoice Total **(\$30.00)**

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

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

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

FINANCIAL INSTITUTION:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS44IMT
Type of Account: Corporate Checking

ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

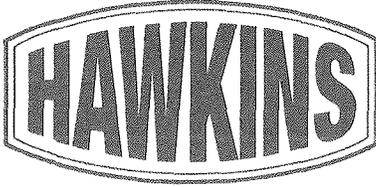
CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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www.hawkinsinc.com

Job# 1823538

Original



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

INVOICE

Total Invoice	\$672.48
Invoice Number	7199301
Invoice Date	9/15/25
Sales Order Number/Type	4937976 SL
Branch Plant	74
Shipment Number	5921721

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	Customer P.O.#	P.O. Release	Sales Agent #
10/15/25	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. 7870-1 1 LB BLK (Mini-Bulk)	N	150.0000 150.0000	GA GA	\$2.8700	GA	1,450.5 LB 1,450.5 GW	\$430.50
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	42871	Sulfuric Acid 38-40% 15 GA DD	N	3.0000 3.0000	DD DD	\$61.6600	DD	486.0 LB 516.0 GW	\$184.98
2.001	699922	15 GA Blu/Black Deldrum DELDRLM 1H1/X1.9/250	N	3.0000 3.0000	DD RD	\$15.0000	RD	30.0 LB 30.0 GW	\$45.00

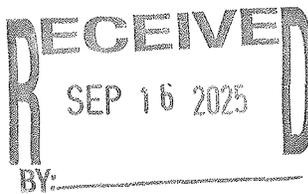
Related Order #: 04937976

***** 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 9.16.25
By Kevin McKendree

Kevin McKendree



Page 1 of 1

Tax Rate	Sales Tax
0 %	\$0.00

Invoice Total

\$672.48

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

FINANCIAL INSTITUTION:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402

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

WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com
Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS44IMT
Type of Account: Corporate Checking

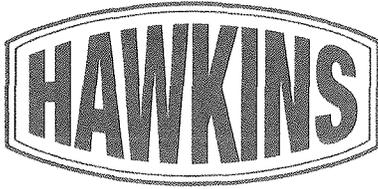
CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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 all individuals based on their 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.

www.hawkinsinc.com

Job# 1703108

Original



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

CREDIT MEMO

Total Invoice	(\$30.00)
Invoice Number	7199641
Invoice Date	9/15/25
Sales Order Number/Type	4937994 CO
Branch Plant	74
Shipment Number	5921744

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	Customer P.O.#	P.O. Release	Sales Agent #
10/15/25	Net 30	COL Origin	HWTG	EMPTIES		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 Deidrum	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 #: 04880300

***** 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 CDD 3
Submitted to AP 9.16.25
By Kevin McKendree

Kevin McKendree



Page 1 of 1

Tax Rate: 0 %
Sales Tax: \$0.00

Invoice Total: **(\$30.00)**

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

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

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

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

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

FINANCIAL INSTITUTION:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS44IMT
Type of Account: Corporate Checking

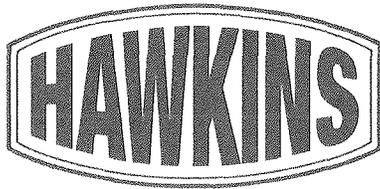
ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

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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www.hawkinsinc.com

Job# 1703126



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

Original

INVOICE

Total Invoice	\$677.39
Invoice Number	7212714
Invoice Date	9/29/25
Sales Order Number/Type	4950712 SL
Branch Plant	74
Shipment Number	5938140

Sold To: 544866
Accounts Payable
RIVERS EDGE CDD 3
475 W Town Pl 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	Customer P.O.#	P.O. Release	Sales Agent #			
10/29/25	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. 7870-1 1 LB BLK (Mini-Bulk)	N	125.0000	GA	\$2.8700	GA	1,208.8 LB 1,208.8 GW	\$358.75
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	42871	Sulfuric Acid 38-40% 15 GA DD	N	4.0000	DD	\$61.6600	DD	648.0 LB 688.0 GW	\$246.64
2.001	699922	15 GA Blu/Black Deldrum DELDRM 1H1/X1.9/250	N	4.0000	DD	\$15.0000	RD	40.0 LB 40.0 GW	\$60.00

Related Order #: 04950712

***** 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 9.30.25
By Kevin McKendree

Kevin McKendree

Page 1 of 1

Tax Rate: 0 %
Sales Tax: \$0.00

Invoice Total: **\$677.39**

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

FINANCIAL INSTITUTION:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402

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

WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com
Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS44IMT
Type of Account: Corporate Checking

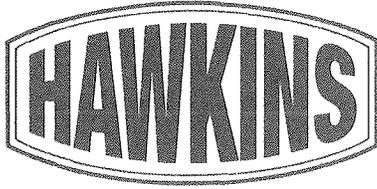
CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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 all individuals based on their 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.

www.hawkinsinc.com

Job# 1762397

Original



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

CREDIT MEMO

Total Invoice	(\$60.00)
Invoice Number	7212951
Invoice Date	9/29/25
Sales Order Number/Type	4950736 CO
Branch Plant	74
Shipment Number	5938159

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	Customer P.O.#	P.O. Release	Sales Agent #			
10/29/25	Net 30	COL Origin	HWTG	EMPTYES		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 DELD RM 1H1/X1.9/250	N	1.0000-	DD	\$15.0000	DD 10.0-	LB	(\$15.00)
				1.0000-	DD			10.0-	GW
Related Order #: 04880300									
1.002	699922	15 GA Blu/Black Deldrum DELD RM 1H1/X1.9/250	N	3.0000-	DD	\$15.0000	DD 30.0-	LB	(\$45.00)
				3.0000-	DD			30.0-	GW

Related Order #: 04898105

***** 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 9.30.25
By Kevin McKendree

Kevin McKendree

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total **(\$60.00)**

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

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

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

FINANCIAL INSTITUTION:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS44MT
Type of Account: Corporate Checking

ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:
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www.hawkinsinc.com

Job# 1762415



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

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

INVOICE

Invoice # 13152
Date: 09/19/2025
Due On: 10/19/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$2,011.85	+ \$1,738.55	)- ( \$0.00	= \$3,750.40

RE3CDD-01

River's Edge III - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	08/01/2025	Confer with district staff regarding use of airnasium.	0.20	\$330.00	\$66.00
Service	LG	08/05/2025	Review and provide comments to July minutes.	0.50	\$330.00	\$165.00
Service	MGH	08/06/2025	Review draft agenda for August meeting and identify legal follow-up items needed.	0.20	\$290.00	\$58.00
Service	LG	08/07/2025	Review draft agenda.	0.10	\$330.00	\$33.00
Service	MGH	08/12/2025	Prepare FY26 budget appropriation resolution, FY26 annual assessment resolution, and FY26 budget deficit funding agreement.	0.60	\$290.00	\$174.00
Service	LG	08/12/2025	Review appropriation resolution, assessment resolution, and deficit funding agreement.	0.30	\$330.00	\$99.00
Service	LG	08/15/2025	Confer with Vesta regarding sponsored events.	0.20	\$330.00	\$66.00
Service	MGH	08/19/2025	Prepare for Board meeting; review	0.90	\$290.00	\$261.00

			and analyze agenda package and materials for Board consideration in preparation for Board meeting.			
Service	MGH	08/20/2025	Prepare for and attend Board meeting.	1.40	\$290.00	\$406.00
Service	LG	08/20/2025	Follow up on legal action items from meeting.	0.40	\$330.00	\$132.00
Expense	KB	08/20/2025	Travel: Mileage - MGH.	26.50	\$0.70	\$18.55
Service	LG	08/21/2025	Confer with deNagy regarding joint meeting agenda items and resident event partnership procedures.	0.30	\$330.00	\$99.00
Service	LG	08/27/2025	Confer with Vesta and GMS regarding resident collaboration events and advertising on CDD property.	0.40	\$330.00	\$132.00
Service	MGH	08/28/2025	Review correspondence from Watersong property manager regarding Hallo-Crawl event.	0.10	\$290.00	\$29.00
Non-billable entries						
Service	LG	08/19/2025	Review agenda and prepare for board meeting.	0.30	\$330.00	\$99.00

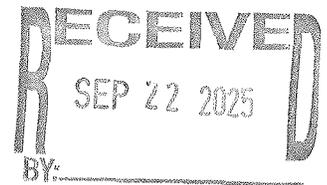
Total \$1,738.55

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

Please pay within 30 days.

Corbin deNagy

9/22/2025





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

INVOICE

Invoice # 13401
Date: 10/09/2025
Due On: 11/08/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$1,738.55	+ \$2,951.35	)- ( \$0.00	= \$4,689.90

RE3CDD-01

River's Edge III - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	09/03/2025	Review draft agenda for upcoming Board meeting and special joint meeting; analyze strategy for joint meeting agenda items and discussion of cost-share.	0.30	\$290.00	\$87.00
Service	AH	09/04/2025	Confer with district staff regarding agenda items.	0.30	\$190.00	\$57.00
Service	AH	09/05/2025	Confer with district staff regarding adoption of resolutions related to amended rules of procedure; prepare updates to district file regarding same.	0.20	\$190.00	\$38.00
Service	LG	09/08/2025	Review information regarding Hallo-crawl property usage; update proposed amendment to interlocal agreement.	0.50	\$330.00	\$165.00
Service	MGH	09/08/2025	Review and provide comments to August meeting minutes.	0.20	\$290.00	\$58.00
Service	LG	09/10/2025	Confer with Egis and deNagy regarding Hallo-crawl event and joint	0.50	\$330.00	\$165.00

			meeting agenda topics.			
Service	MGH	09/10/2025	Review information related to proposed Hallo-Crawl event stops.	0.10	\$290.00	\$29.00
Service	LG	09/11/2025	Retrieve emails responsive to public records request; provide information to supervisors regarding options for Hallocrawl event.	0.50	\$330.00	\$165.00
Service	MGH	09/11/2025	Analyze and compile potentially responsive records to resident public records request; analyze additional correspondence and liability/ insurance information regarding Hallo-Crawl event.	0.30	\$290.00	\$87.00
Service	LG	09/15/2025	Review agenda and prepare for meeting.	0.50	\$330.00	\$165.00
Service	MGH	09/16/2025	Review and analyze agenda packages and materials for Board consideration in preparation for Board meeting and special joint meeting; review correspondence to resident regarding concerns over closure of River Lodge pool.	0.50	\$290.00	\$145.00
Expense	KB	09/16/2025	Travel: Meals - LG.	1.00	\$7.74	\$7.74
Service	LG	09/17/2025	Travel to and attend board meeting and joint board meeting.	3.10	\$330.00	\$1,023.00
Expense	KB	09/17/2025	Travel: Hotel - LG.	1.00	\$58.07	\$58.07
Expense	KB	09/17/2025	Travel: Mileage - LG.	82.20	\$0.70	\$57.54
Service	LG	09/18/2025	Prepare registration waiver for Hallocrawl event; prepare use agreement for Hallocrawl event.	0.80	\$330.00	\$264.00
Service	JK	09/22/2025	Research and prepare memorandum regarding Florida open carry law changes and impact to District operations and transmit same.	0.20	\$330.00	\$66.00
Service	LG	09/23/2025	Research legal impact of new open carry firearm decision.	0.20	\$330.00	\$66.00
Service	MGH	09/24/2025	Review Rivertown Cove (Parcels 28 & 30) recorded plat, including dedications to the CDD.	0.20	\$290.00	\$58.00
Service	LG	09/25/2025	Review September minutes.	0.20	\$330.00	\$66.00
Service	MGH	09/25/2025	Review and provide feedback to draft waiver and registration form for Hallo-Crawl event.	0.20	\$290.00	\$58.00

Service	LG	09/26/2025	Advise regarding Hallo-crawl waivers and paperwork.	0.10	\$330.00	\$33.00
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Service	LG	09/30/2025	Finalize Hallocrawl application form.	0.10	\$330.00	\$33.00
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Non-billable entries

Service	MGH	09/05/2025	Prepare for and attend agenda planning call with District staff.	0.20	\$290.00	\$58.00
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Service	MGH	09/17/2025	Prepare for and attend Board me and special joint meeting; further review status of public records request and responsive records.	1.70	\$290.00	\$493.00
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Expense	KB	09/17/2025	Travel: Mileage - MGH.	18.33	\$0.70	\$12.83
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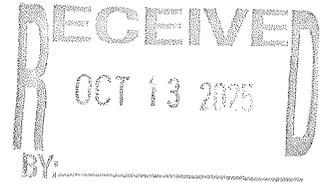
Total \$2,951.35

Corbin deNagy

10/13/2025

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

Please pay within 30 days.



Overhead Door Co of

Jacksonville

6884 Phillips Pkwy Dr. North
 Jacksonville, FL 32256
 www.overheaddoorofjacksonville.com
 904-268-1627

The Genuine. The Original.



Invoice

Date	Invoice #
Aug 29/25	W11876

Bill To
RIVERS EDGE CDD 3 475 WEST TOWN PL SUITE 114 SAINT AUGUSTINE, FL 32092 Att: At: KEVIN MCKENDREE

Ship To
RIVERTOWN 2308 RIVERTOWN MAIN STREET ST. JOHNS, FL 32259 904-607-1038

P.O. No.	Rep	Project
	Trey Kirkland	INVOICE

Description	Qty	Rate	U/M	Amount
POOL SHED				
10' X 8' ROLLING STEEL DOOR				
INSTALL NEW RHX HEAVY DUTY MOTOR OPERATOR				
EXTERIOR MOUNTED 2 BUTTON STATION WITH KEY SWITCH				
2 EACH - ONE BUTTON REMOTES				
Description: RHX - Heavy Duty				
Door Model: Rolling Door, Service				
Operator: RHX - Heavy Duty, 1/2 HP, 208/230/460V 3Phase				
60Hz, Hoist, PhotoEyes-NEMA 4X				
(Monitored), Brake, Receiver,Built-In,Std, (1)				
2-Button,Nema4,Surface,O/C W/Key				
Operator Misc: Right Hand, Chain: 17FT, SPRKT ASSY #50, 60T				
1 1/4 BORE				

Approved RECDD 3
 Submitted to AP 9.9.2025
 By Kevin McKendree
Kevin McKendree



Total	3446.42
Payment/Credits	0.00
Balance Due	3446.42

Purchaser agrees that products shall remain in Seller's possession until paid in full. Purchaser agrees that payment for labor service performed and the materials provided will be due and owing per stated terms and conditions. In the event the purchaser breaches or defaults under the terms and provisions of this agreement, the purchaser shall be responsible for the cost of collection, including but not limited to reasonable attorney's fees and court cost. There shall be a 1 1/2% service charge per month for all payments due and owing after 30 days. (Agreements are contingent upon strikes, accidents or delays beyond our control.)

PLEASE NOTE FOR ALL CREDIT CARD TRANSACTIONS THERE IS 3.5% SERVICE FEE CHARGED BY CREDIT CARD PROCESSOR.



Columbus Office
 8415 Pulsar Place, Suite 300, Columbus, OH 43240
 P: 614.839.0250 F: 614.839.0251

September 15, 2025
 Project No: P0113094.80
 Invoice No: 55075

Rivers Edge III CDD
 c/o Government Management Services, LLC
 Attn: Corbin deNagy
 3196 Merchants Row Blvd. Ste 130
 Tallahassee, FL 32311

Project P0113094.80 Rivers Edge III CDD
 For services including attending August meeting.

Professional Services from August 02, 2025 to August 29, 2025

Expense Billing

Reimbursable Expenses

Travel - Reimbursable - Mileage		13.35	
Travel - Reimbursable- Mileage Client OV		7.65	
Total Reimbursables	1.15 times	21.00	24.15
Total this Task			\$24.15

Fee Billing

Professional Personnel

	Hours	Rate	Amount
Vice President	1.50	250.00	375.00
Totals	1.50		375.00
Total Labor			375.00
Total this Task			\$375.00
Total this Invoice			\$399.15

Outstanding Invoices

Number	Date	Balance
55013	8/21/2025	1,321.50
Total		1,321.50

Corbin deNagy

9/16/2025





Columbus Office
 8415 Pulsar Place, Suite 300, Columbus, OH 43240
 P: 614.839.0250 F: 614.839.0251

October 21, 2025
 Project No: P0113094.80
 Invoice No: 55253

Rivers Edge III CDD
 c/o Government Management Services, LLC
 Attn: Corbin deNagy
 3196 Merchants Row Blvd. Ste 130
 Tallahassee, FL 32311

Project P0113094.80 Rivers Edge III CDD

For services including attending Sept meeting and Joint meeting.

Professional Services from August 30, 2025 to October 03, 2025

Expense Billing

Reimbursable Expenses

Travel - Reimbursable - Mileage		8.90	
Travel - Reimbursable- Mileage Client OV		5.10	
Total Reimbursables	1.15 times	14.00	16.10
	Total this Task		\$16.10

Fee Billing

Professional Personnel

	Hours	Rate	Amount
Vice President	2.00	250.00	500.00
Totals	2.00		500.00
Total Labor			500.00
	Total this Task		\$500.00
	Total this Invoice		\$516.10

Outstanding Invoices

Number	Date	Balance
55075	9/15/2025	399.15
Total		399.15

Corbin deNagy

10/21/2025





Quill's Tree Services, LLC

255 Rivertown Shops Drive | Suite 102 #140 | St Johns, Florida 32259
+1 904-788-1185 | brent@quillstreeservices.com | www.quillstreeservices.com

RECIPIENT:

Vesta Property Services

Rivers Edge CDD 3
475 West Town Place Suite 114
St Augustine, Florida 32092
Phone: 904-607-1038

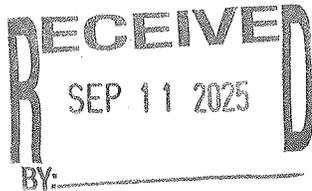
Invoice #91	
Issued	Sep 11, 2025
Due	Sep 26, 2025
Total	\$400.00

SERVICE ADDRESS:

174 Riva Ridge Place
St Johns, Florida 32259

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Sep 10, 2025				
Free Assessment	Our experts will come to assess your needs and discuss solutions	1	\$0.00	\$0.00
Tree Removal	Remove a dying tall Pine Tree located next to the cul de sac. Cut stump low to the ground. Cut up and leave all wood in the preserve.	1	\$400.00	\$400.00



Approved RECDD 3
Submitted to AP 9.11.2025
By Kevin McKendree

Kevin McKendree

Total **\$400.00**

Thank you so much for your business. It was an absolute pleasure serving you today. Don't hesitate to contact us with any questions regarding this invoice.



Randy Suggs, Inc.

P.O. Box 1141
 Apopka FL 32704
 407-886-8835

Invoice

Customer:Project	Date	Invoice#
LS-125 : Rivertown Claiborne Lane	7/5/2025	INV33792

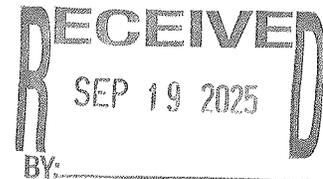
Bill To
Rivers Edge CDD 3 Rivertown Claiborne Lane Collector 475 West Town Place Suite 114 St. Augustine FL 32092

Terms	Due Date	PO#	Project
Net 15	7/20/2025	Storm Damage Repair	Rivertown Claiborne Lane Collector

Item	Quantity	Description	Rate	Amount
LS: Labor	45.5	Miscellaneous labor services.	65.00	2,957.50
LS: Machine Time	6.5	Machine-hours	135.00	877.50
LS: Misc. Services	6.5	Miscellaneous landscaping services- water wagon	135.00	877.50
Staking Kits	10	per kit	25.00	250.00
			Total	\$4,962.50

Approved RECDD 3
 Submitted to AP 9.19.2025
 By Kevin McKendree

Kevin McKendree





Invoice

Date	Invoice #
9/23/2025	415872

SecureSI

P.O. Box 600947
Saint Johns, FL 32260

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

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

P.O. No.	Terms	Project
	Net 14	

Quantity	Description	Rate	Amount
2	Ticket # 2715805 Work Role: Technician Work Type: Remote - Infrastructure Resource: Jacob Whitehurst 2nd comcast box decommissioned -worked with comcast to get static IP information for new comcast account as the other modem was decommissioned since they had 2 services - similar to other CDD -loaded new static IP addresses on firewall and verified site to site connectivity between both CDDs Sales Tax	175.00	350.00
		7.50%	0.00

RECEIVED
SEP 25 2025
BY: _____

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

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

Total Invoice	\$350.00
----------------------	----------



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI212570
 Invoice Date: 10/2/2025

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

Ship Via
 Ship Date 10/2/2025
 Due Date 11/1/2025
 Terms Net 30

Customer ID 20143
 P.O. Number
 P.O. Date 10/2/2025
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,601.00	2,601.00
October Billing					
10/1/2025 - 10/31/2025					
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 87					
Rivers Edge CDD III Pond 88					
Rivers Edge CDD III Pond 89					
Rivers Edge CDD III Pond 90					
Rivers Edge CDD III Pond 91					
Rivers Edge CDD III Pond 92					
Rivers Edge CDD III Pond 93					
Rivers Edge CDD III Pond 94					
Rivers Edge CDD III Pond 95					
Rivers Edge CDD III Pond 96					
Rivers Edge CDD III Pond AAA					
Rivers Edge CDD III Pond BBB					
Rivers Edge CDD III Pond CCC					
Rivers Edge CDD III Pond DDD					
Rivers Edge CDD III Pond EEE					
Rivers Edge CDD III Pond FFF					
Rivers Edge CDD III Pond II					
Rivers Edge CDD III Pond PP					
Rivers Edge CDD III Pond QQ					



Please Remit Payment to:

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

INVOICE

Page: 2

Invoice Number: PSI212570
Invoice Date: 10/2/2025

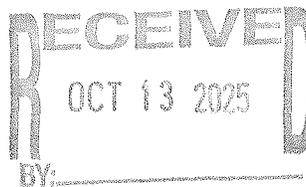
Bill
To: Rivers Edge III CDD
475 West Town Place, Suite 114
Saint Augustin, FL 32092

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

Ship Via
Ship Date 10/2/2025
Due Date 11/1/2025
Terms Net 30

Customer ID 20143
P.O. Number
P.O. Date 10/2/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Rivers Edge CDD III Pond RR					
Rivers Edge CDD III Pond VV					
Rivers Edge CDD III Pond YY					
Rivers Edge CDD III Pond ZZ					



Approved RECDD 3
Submitted to AP 10.13.2025
By Kevin McKendree

Kevin McKendree

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 2,601.00

Subtotal: 2,601.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 2,601.00



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 175919

Date	PO#
10/13/25	
Due Date	Terms
10/28/25	Net 15

BILL TO

Rivers Edge CDD 3
475 West Town Pl # 114
St. Augustine, FL 32092

Property Address
Rivertown - Vesta Property Rivertown St Johns, FL

Item	Amount
------	--------

Job #187949 - RT Lodge Fence Repair

Repair 4 panels, 4 line posts and double drive gate of 4' 2-rail commercial aluminum fence damaged by vehicle.

SFN- Commercial Install

\$2,380.00

Approved RECDD 3
Submitted to AP 10.17.25
By Kevin McKendree

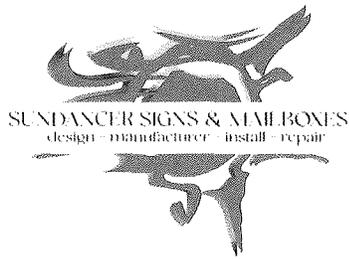
Kevin McKendree



Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$2,380.00
Sales Tax	\$0.00
Total	\$2,380.00
Credits/Payments	(\$0.00)
Balance Due	\$2,380.00



SUNDANCER SIGN GRAPHICS
11259 Business Park Blvd, Suite 3
Jacksonville, FL 32256
904-287-4949
info@sundsg.com

INVOICE

BILL TO
Rivers Edge CDD III
475 West Town Place St
Augustine FL 32092

SHIP TO
Rivers Edge CDD III

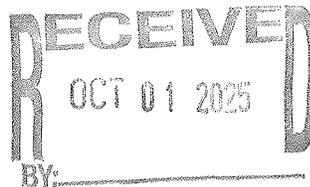
INVOICE # 15475
DATE 08/06/2025
DUE DATE 09/05/2025
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Street Sign *Manufacture New Post with Smooth XL base and Flat Finial *Reuse Framed Sign Face	1	1,350.00	1,350.00T
Install - Sign Installation of Street Sign per specs	1	125.00	125.00

SUBTOTAL 1,475.00
TAX 0.00
TOTAL 1,475.00
BALANCE DUE **\$1,475.00**

Approved RECDD 3
Submitted to AP 10.1.2025
By Kevin McKendree

Kevin McKendree



THIGPEN

HEATING & COOLING, INC.

Since 1962

Please remit payment to:

Thigpen Heating and Cooling, Inc.
 2801 Dawn Road, Jacksonville FL 32207
 Phone: 904-448-1962 Website: www.thigpenac.com
 License # CACO56726 | CACO56729 | CN208226

INVOICE : 0015521

Bill To : 151869
 Rivers Edge CDD 3
 475 W Town Pl
 114
 St. Augustine, FL
 32092

Invoice Date : 09/13/2025 **Install Date :**
Service Order : 041073 **Page :** 1 of 1
Serviced At : 151869
 RiverLodge Amenities
 100 & 110 Grand Verde Dr
 SAINT JOHNS, FL 32259

Contact	Telephone	Call Type	Customer PO	Terms
Kevin Mckendree		CSVC		NET 30 DAYS

Service Requested :

LVM to schedule, Schedule with Scott for this call and 040962. SDB 08/22 PART IN PAULS BOX quote to replace suction line pressure transducer on Aaon unit. CALL B4 (904) 607-1038

Service Comments :

09/03/2025. Replaced low pressure transducer., water, cleaned, condensing coils system is running.

Description	Mfg Name	Model	Serial No
AAON INC. (HVAC units)			
Qty	Description	Price	Extended
1	SPECIAL ORDER PART 1750	285.00	285.00
3	Non-Specific Repair 3	99.00	297.00
1	suction transducer	0.00	0.00
Total Parts for Unit			582.00
Total Labor for Unit			0.00

PLEASE REMIT TO:
Thigpen Heating & Cooling, Inc
 2801 Dawn Road
 Jacksonville, FL 32207

Materials:	582.00
Misc:	0.00
Trip Charge:	0.00
Labor:	0.00
Subtotal:	582.00
Sales Tax:	0.00
Total:	582.00 USD
Balance Due:	582.00 USD

RECEIVED
 SEP 23 2025
 BY: _____

Approved RECDD 3
 Submitted to AP 9.23.25
 By Kevin McKendree
Kevin McKendree



HEATING & COOLING, INC.

Since 1962

Please remit payment to:

Thigpen Heating and Cooling, Inc.
 2801 Dawn Road, Jacksonville FL 32207
 Phone: 904-448-1962 Website: www.thigpenac.com
 License # CACO56726 | CACO56729 | CN208226

INVOICE : 0015651

Bill To : 151869
Rivers Edge CDD 3 475 W Town Pl 114 St. Augustine, FL 32092

Invoice Date : 09/16/2025	Install Date :
Service Order : 040962	Page : 1 of 2
Serviced At : 151869	
RiverLodge Amenities 100 & 110 Grand Verde Dr SAINT JOHNS, FL 32259	

Contact	Telephone	Call Type	Customer PO	Terms
Kevin Mckendree		CSVC		NET 30 DAYS

Service Requested :

Tech to return to determine why fuses are blowing. Check the polarity on new transformer first. Tech to bring 1' fusest (get with Scott). Call B4 (904) 607-1038 _____ Commercial Service Replace 2 transformers and further diagnose See Scott for parts \$524 for transformers \$199 diagnostic Plus additional parts (fuses) Angie

Service Comments :

Upon arrival, found that the transformers had failed and the fuses were blown. Replaced the transformers and acquired new fuses in an attempt to restore functionality. However, the replacement fuses also failed upon installation. As a temporary measure, bypassed the fuse protection by directly wiring the incoming and outgoing connections together. The system operated properly after this adjustment. _____ 09/03/2025. Check out system, replaced fuses. System running at this time. Unable to get back inside to get M/N and S/N

Description	Mfg Name	Model	Serial No
AAON INC. (HVAC units)			
Qty	Description	Price	Extended
2	fuse 1amp	0.00	0.00
1	lubricant, 13 oz	0.00	0.00
2	GENERIC 75 VA TRANSFORMER 120/240V 24V OUT	262.00	524.00
2	FACTORY CONTROL FUSES	137.95	275.90
1	Commercial Diagnostic	179.00	179.00
1	Commercial Environmental Fee	20.00	20.00
1	75VA Transformer	0.00	0.00
Total Parts for Unit			998.90
Total Labor for Unit			0.00

THIGPEN

HEATING & COOLING, INC.

Since 1962

Please remit payment to:

Thigpen Heating and Cooling, Inc.
 2801 Dawn Road, Jacksonville FL 32207
 Phone: 904-448-1962 Website: www.thigpenac.com
 License # CACO56726 | CACO56729 | CN208226

INVOICE : 0015651

Bill To : 151869
Rivers Edge CDD 3 475 W Town Pl 114 St. Augustine, FL 32092

Invoice Date : 09/16/2025	Install Date :
Service Order : 040962	Page : 2 of 2
Serviced At : 151869	
RiverLodge Amenities 100 & 110 Grand Verde Dr SAINT JOHNS, FL 32259	

Contact	Telephone	Call Type	Customer PO	Terms
Kevin Mckendree		CSVC		NET 30 DAYS

PLEASE REMIT TO:
Thigpen Heating & Cooling, Inc
 2801 Dawn Road
 Jacksonville, FL 32207

Materials:	998.90
Misc:	0.00
Trip Charge:	0.00
Labor:	0.00
Subtotal:	998.90
Sales Tax:	0.00
Total:	998.90 USD
Balance Due:	998.90 USD

RECEIVED
 SEP 23 2025
 BY: _____

Approved RECDD 3
 Submitted to AP 9.23.25
 By Kevin McKendree
Kevin McKendree

THIGPEN

HEATING & COOLING, INC.

Since 1962

Please remit payment to:

Thigpen Heating and Cooling, Inc.
 2801 Dawn Road, Jacksonville FL 32207
 Phone: 904-448-1962 Website: www.thigpenac.com
 License # CACO56726 | CACO56729 | CN208226

INVOICE : 0015908

Bill To : 158308
Rivers Edge CDD 3 475 W Town Pl 114 St. Augustine, FL 32092

Invoice Date : 09/23/2025	Install Date :
Service Order : 042352	Page : 1 of 1
Serviced At : 151869	
RiverLodge Amenities 100 & 110 Grand Verde Dr SAINT JOHNS, FL 32259	

Contact	Telephone	Call Type	Customer PO	Terms
Kevin Mckendree		CSVC		DUE UPON RECEIPT

Service Requested :

systems in the gym (aminity center) is not working. These are AAon systems Call b4 @ 904-607-1038 - kevin

Service Comments :

Found alarm digital comp 1 fault. Reset system 1 and second stage came on. Checked pressures, comp amps cond. fan amps, washed cond coils while observing system running.

Description	Mfg Name	Model	Serial No
Condenser	AAON INC. (HVAC units)	V3-CRB-8-0-162C-5T3	202306-CJEC08286
Qty	Description	Price	Extended
1	Commercial Diagnostic	179.00	179.00
1	Commercial Environmental Fee	20.00	20.00
Total Parts for Unit			199.00
Total Labor for Unit			0.00

PLEASE REMIT TO:
Thigpen Heating & Cooling, Inc
 2801 Dawn Road
 Jacksonville, FL 32207

Materials:	199.00
Misc:	0.00
Trip Charge:	0.00
Labor:	0.00
Subtotal:	199.00
Sales Tax:	0.00
Total:	199.00 USD
Balance Due:	199.00 USD

Approved RECDD 3
 Submitted to AP 9.23.25
 By Kevin McKendree

Kevin McKendree

RECEIVED
 SEP 23 2025
 BY: _____



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
 904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 621256008
DATE: 10/09/2025
ORDER: 621256008

Bill To: [931796]
 Rivers Edge CDD III
 475 W Town Pl
 Suite 114
 St Augustine, FL 32092-3648

Work Location: [931796] 904-679-5523
 River Lodge-CDD III
 Richard Losco
 100 Grand Verde Drive
 St Johns, FL 32259

Work Date	Time	Target Pest	Technician	Time In
10/09/2025	12:25 PM			12:25 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/09/2025		01:11 PM

Service	Description	Price
---------	-------------	-------

CPCM	Commercial Pest Control - Monthly Service	\$80.00
SUBTOTAL		\$80.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$80.00

Approved RECDD 3
 Submitted to A/P 10-13-25
 By Richard Losco
Richard Losco

AMOUNT DUE \$80.00

RECEIVED
 OCT 13 2025
 BY: _____

[Signature]

TECHNICIAN SIGNATURE

[Signature]

Sarah
 CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



Invoice

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

Invoice # 428643
Date 10/01/2025
Terms Net 30
Due Date 10/31/2025
Memo Rivers Edge CDDIII

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

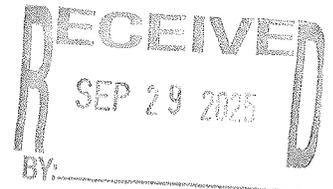
Description	Quantity	Rate	Amount
General management services	1	4,075.93	4,075.93
Field Ops	1	3,435.82	3,435.82
Lifestyle services	1	3,785.53	3,785.53
Amenity management services	1	4,473.35	4,473.35
Facility maintenance services	1	9,105.31	9,105.31
Janitorial services	1	2,902.75	2,902.75
Facility Attendant	1	5,571.75	5,571.75

Thank you for your business.

Total 33,350.44

Corbin deNagy

9/29/2025





Invoice

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

Invoice # 428869
Date 09/30/2025
Terms Net 30
Due Date 10/30/2025
Memo Lifeguard Hours

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

Description	Quantity	Rate	Amount
Lifeguard hours	127.89	19.73	2,523.27

Thank you for your business.

Total 2,523.27

Corbin deNagy

10/3/2025





Vesta
 245 Riverside Ave
 Suite 300
 Jacksonville, FL 32202
 Phone: 904-355-1831

Billable Services Invoice

Invoice: 8.26.2025 – 9.25.2025
 Date: 9-26-2025

To:

 Rivers Edge CDD 3
 475 W. Town Place Suite 114
 St Augustine, Fl 32092
 904-679-5523

For:

 Non-contractual Billable
 Services Lifeguard Hours

DESCRIPTION	HOURS	RATE	AMOUNT
August 26 th – September 25 th	127.89	\$19.73	\$2523.27
TOTAL			\$2523.27

Thank you for your business!





Invoice

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

Invoice # 428899
Date 09/30/2025
Terms Net 30
Due Date 10/30/2025
Memo Billable Mileage split

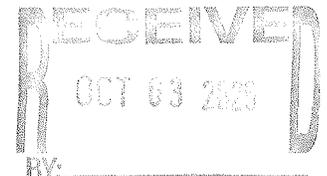
Bill To
Rivers Edge CDD III
c/o GMS LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Billable Mileage split in 3	1	149.93	149.93

Total 149.93

Corbin deNagy

10/3/2025



Vesta Mileage Report

Name: **Kevin McKendree**

Month

Sep-25

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
9/1	Daily mileage	Rivertown	Rivertown	56.9	Riversedge CDD		56.9
9/2	Daily mileage	Rivertown	Rivertown	41.3	iversedge CDD		41.3
9/3	Daily mileage	Rivertown	Rivertown	21.8	iversedge CDD		21.8
9/4	Daily mileage	Rivertown	Rivertown	25.6	Riversedge CDD		25.6
9/5	Daily mileage	Rivertown	Rivertown	33	iversedge CDD		33
9/8	Daily mileage	Rivertown	Rivertown	16.9	iversedge CDD		16.9
9/9	Daily mileage	Rivertown	Rivertown	59.5	iversedge CDD		59.5
9/10	Daily mileage	Rivertown	Rivertown	50.3	iversedge CDD		50.3
9/11	Daily mileage	Rivertown	Rivertown	36.5	iversedge CDD		36.5
9/12	Daily mileage	Rivertown	Rivertown	15.9	iversedge CDD		15.9
9/15	Daily mileage	Rivertown	Rivertown	44.5	iversedge CDD		44.5
9/16	Daily mileage	Rivertown	Rivertown	48.7	iversedge CDD		48.7
9/17	Daily mileage	Rivertown	Rivertown	28.5	iversedge CDD		28.5
9/18	Daily mileage	Rivertown	Rivertown	37.8	iversedge CDD		37.8
9/19	Daily mileage	Rivertown	Rivertown	25.4	iversedge CDD		25.4
9/22	Daily mileage	Rivertown	Rivertown	38.9	iversedge CDD		38.9
9/23	Daily mileage	Rivertown	Rivertown	62	iversedge CDD		62
9/24	Daily mileage	Rivertown	Rivertown	20.8	iversedge CDD		20.8
9/25	Daily mileage	Rivertown	Rivertown	19.5	iversedge CDD		19.5
9/26	Daily mileage	Rivertown	Rivertown	29.9	iversedge CDD		29.9
9/29	Daily mileage	Rivertown	Rivertown	57.3	iversedge CDD		57.3
9/30	Daily mileage	Rivertown	Rivertown	46.8	iversedge CDD		46.8

Total Mileage	818
Reimbursement Rate	\$0.550
Total Reimbursement	\$449.79
Date Submitted in Paycom	10/2/25

\$149.93

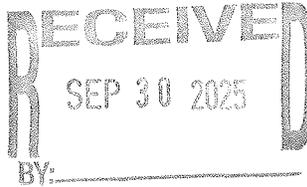
VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

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



INVOICE # 7750
DATE 09/30/2025
DUE DATE 09/30/2025
TERMS Due on receipt

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

Invoice for Quarter 3 ADA Audit.

BALANCE DUE

\$400.00

Please make check payable to VGlobalTech.



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

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

PM

Invoice Number	256717724
Customer Number	C3189841
Invoice Date	09/09/2025
Due Date	10/09/2025
Order Date	08/21/2025
Order Number	S155332637
Order Method	WEB

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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
SAF3240BL	ORGANIZER;HANGING;HORIZONTL	1	EA	59.99	59.99

SUBTOTAL: 59.99
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 59.99
Total Due: 59.99

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

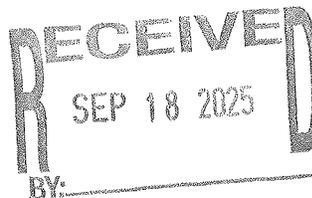


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved RECDD 3
Submitted to A/P 09-18-25
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	256717724
Invoice Date	09/09/2025
Terms	Net 30
Total Due	59.99

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

C31898412567177242567177240000000059999



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

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

PM

Invoice Number	256720640
Customer Number	C3189841
Invoice Date	09/09/2025
Due Date	10/09/2025
Customer Reference	Orig Sales ID: S155444443;
Order Date	09/04/2025
Order Number	S155692774
Order Method	WEB

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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
BWK410CT	SOAP, HAND, PRO-LINE, LOTION, 1 GALLON <i>damaged</i>	1	CT	38.49	38.49

SUBTOTAL:	38.49
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	38.49
Total Due:	38.49

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



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

Approved RECDD 3
Submitted to A/P 06-18-25
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	256720640
Invoice Date	09/09/2025
Terms	Net 30
Total Due	38.49

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



31898412567206402567206400000000038494



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

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

PM

Invoice Number	256781723
Customer Number	C3189841
Invoice Date	09/11/2025
Due Date	10/11/2025
Order Date	09/03/2025
Order Number	S155636711
Order Method	WEB

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

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

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

Important Messages

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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HLCHLSC09WSR	9 GAL/34 LTR SS TRASH CAN W/SANITIZER GYM WIPE DISPENSER	2	EA	366.99	733.98

SUBTOTAL: 733.98
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 733.98
Total Due: 733.98

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



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

Approved RECDD 3
Submitted to A/P 09-23-25
By Richard Losco

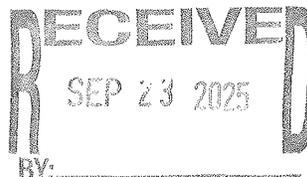
Richard Losco

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

Remittance Section	
Customer Number	C3189841
Invoice Number	256781723
Invoice Date	09/11/2025
Terms	Net 30
Total Due	733.98

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



C31898412567817232567817230000000733984



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

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

Invoice Number	256785164
Customer Number	C3189841
Invoice Date	09/11/2025
Due Date	10/11/2025
Order Date	09/09/2025
Order Number	S155778296
Order Method	WEB

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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
ALM275	TISSUE,TOILET,4.4X3.1,2PLY,500SHT,96/CT	1	CT	68.79	68.79

SUBTOTAL: 68.79
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 68.79
Total Due: 68.79

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



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

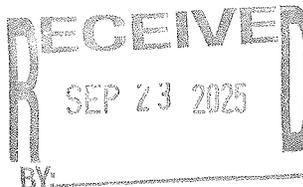
Approved RECDD 3
Submitted to A/P 09-23-25
By Richard Losco
Richard Losco

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

Remittance Section	
Customer Number	C3189841
Invoice Number	256785164
Invoice Date	09/11/2025
Terms	Net 30
Total Due	68.79

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



C31898412567851642567851640000000068792



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

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

PM

Invoice Number	256786728
Customer Number	C3189841
Invoice Date	09/11/2025
Due Date	10/11/2025
Order Date	09/09/2025
Order Number	S155797998
Order Method	WEB

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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	4	CT	18.69	74.76

SUBTOTAL: 74.76
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 74.76
Total Due: 74.76

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



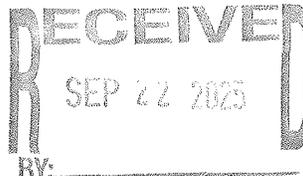
W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved RECDD 3
Submitted to A/P 09-22-25
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	256786728
Invoice Date	09/11/2025
Terms	Net 30
Total Due	74.76

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

C31898412567867282567867280000000074765



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

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

Invoice Number	256812571
Customer Number	C3189841
Invoice Date	09/12/2025
Due Date	10/12/2025
Order Date	08/21/2025
Order Number	S155332637
Order Method	WEB

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

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

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

Important Messages

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

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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
SAF3243BL	ORGANIZER, UNDERDESK FILE	1	EA	65.99	65.99

SUBTOTAL: 65.99
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 65.99
Total Due: 65.99

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



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

Approved RECDD 3
Submitted to A/P 09-24-25
By Richard Losco

Richard Losco

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

RECEIVED
SEP 24 2025
BY: _____

Remittance Section	
Customer Number	C3189841
Invoice Number	256812571
Invoice Date	09/12/2025
Terms	Net 30
Total Due	65.99

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

C31898412568125712568125710000000065993



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

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

PM

Invoice Number	256812873
Customer Number	C3189841
Invoice Date	09/12/2025
Due Date	10/12/2025
Order Date	08/27/2025
Order Number	S155497625
Order Method	WEB

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

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

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

Important Messages

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

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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
TCR20884	MARKERS,LIQUID CHALK,AST,8/PK	2	PK	15.59	31.18

SUBTOTAL:	31.18
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	31.18
Total Due:	31.18

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

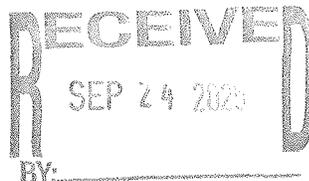


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved RECDD 3
Submitted to A/P 09-24-25
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	256812873
Invoice Date	09/12/2025
Terms	Net 30
Total Due	31.18

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

C31898412568128732568128730000000031187



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

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

PM

Invoice Number	256815277
Customer Number	C3189841
Invoice Date	09/12/2025
Due Date	10/12/2025
Order Date	09/09/2025
Order Number	S155778296
Order Method	WEB

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

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

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

Important Messages

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

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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
NWLENGAPFXL	NITRILE EXAM PF GLOVES - BLACK- XLARGE - 5MIL - 100/BX	3	BX	9.99	29.97

SUBTOTAL: 29.97
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 29.97
Total Due: 29.97

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

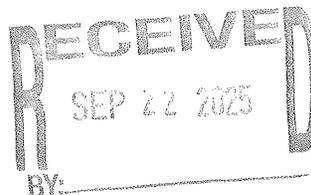


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved RECDD 3
Submitted to A/P 09-22-25
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	256815277
Invoice Date	09/12/2025
Terms	Net 30
Total Due	29.97

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

⑆3189841256815277256815277000000029971



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

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

PM

Invoice Number	256950588
Customer Number	C3189841
Invoice Date	09/18/2025
Due Date	10/18/2025
Order Date	09/16/2025
Order Number	S155986863
Order Method	WEB

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

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

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

Important Messages

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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	CT	49.99	99.98
NWLENGAPFM	NITRILE EXAM PF GLOVES - BLACK- MEDIUM - 5MIL - 100/BX	3	BX	9.99	29.97

SUBTOTAL: 129.95
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 129.95
Total Due: 129.95

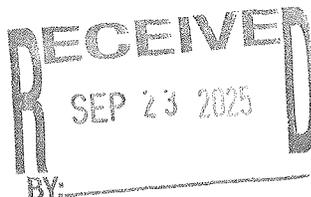
To ensure proper credit, please detach and return below portion with your payment



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

Approved RECDD 3
Submitted to A/P 09-23-25
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	256950588
Invoice Date	09/18/2025
Terms	Net 30
Total Due	129.95

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

C31898412569505882569505880000000129956



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

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

PM

Invoice Number	257117408
Customer Number	C3189841
Invoice Date	09/25/2025
Due Date	10/25/2025
Order Date	09/23/2025
Order Number	S156184808
Order Method	WEB

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

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

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

Important Messages

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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
ALM275	TISSUE, TOILET, 4.4X3.1, 2PLY, 500SHT, 96/CT	1	CT	68.79	68.79
MRCP200N	TOWEL, MFOLD, 16PK/250, NTTN, 16PK/CT	1	CT	44.99	44.99
PGC82038	CLEANING PAD, XTRA POWR, WH	3	BX	7.53	22.59

SUBTOTAL: 136.37
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 136.37
Total Due: 136.37

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



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

Approved RECDD 3
Submitted to A/P 10-03-25
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	257117408
Invoice Date	09/25/2025
Terms	Net 30
Total Due	136.37

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

⑆3189841257117408257117408000000136370



INVOICE
1251370
INVOICE DATE
09/12/2025

**MINUTES
MATTER.®**

SOLD TO: RiversEdge Community Development
District 3
475 W. Town Pl, STE. 114

St. Augustine, FL 32092

SHIP TO: Riverlodge

100 Grand Verde Drive

St Johns, FL 32259

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
821158	RC3001		UPON RCPT	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
1.00	NFPA 25 Quarterly Sprinkler Inspection 9.10.25	\$150.00	\$150.00

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:	\$150.00
TOTAL:	\$150.00

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 09-12-25
By Richard Losco
Richard Losco



Weather Engineers, Inc.

Air Conditioning • Heating • Refrigeration • Clean Air Professionals



PO Box 37068
 Jacksonville, FL 32236
 Phone: (904) 356-3963
 Fax: (904) 356-4969
 www.weatherengineers.com
 CAC041190

Invoice

Number	Date
S128141	07/18/25

BILL TO: #114587

RIVERS EDGE CDD3
 475 WEST TOWN PLACE SUITE 114
 ST. AUGUSTINE FL 32092

SERVICE PERFORMED AT:

RIVERS EDGE CDD 3
 100 GRAND VERDE DR
 ST. JOHNS FL 32259

Site # : 114587-001

Return this portion with payment

Amount Paid: _____

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
07/16/25	241650			COD		

DESCRIPTION

Reported by: Kenneth 904-477-8392/904-430-1907
 Trouble Code: NOC - NO COOL
 unit not cooling/loc gym/avail till 4p with
 a 30min call ahead
 billable

BRAND [MODEL # / SERIAL #] SERVING AREA
 AAON CFA-013-B-A-8-D / 202306-CNCK16 GYM

Found unit off on circuit 1 digital compressor due to high pressure alarm, reset condenser fan vfd and checked fuses, found condenser coil little dirty and full of leaves and dust, washed coil off and reset unit to clear alarms, unit started and monitored operations, unit cooling down, gonna take good night to catch up due to heat in room, been running 1/2 capacity, cleaned coil and cabinet, checked filters, unit good

TECH	DATE	RECEIVED	ARRIVED	DEPARTED
166	07/16/25	15:10:00	16:20:00	17:58:00

07/16/25	1 MECH	R/T	1.63 HRS @ 125.00	203.75
07/16/25	1 MECH	T/T	.75 HRS @ 125.00	93.75
07/16/25	1 MECH	N/C	.42 HRS @ 125.00	.00

Continued on page 2

Thank you for your business!

Please make all checks payable to Weather Engineers, Inc.

Remit To: PO Box 37068 Jacksonville, FL 32236

Phone: (904)356-3963 * Fax (904) 356-4969

Weather Engineers, Inc.

Air Conditioning • Heating • Refrigeration • Clean Air Professionals



PO Box 37068
 Jacksonville, FL 32236
 Phone: (904) 356-3963
 Fax: (904) 356-4969
 www.weatherengineers.com
 CAC041190

Invoice

Number	Date
S128141	07/18/25

BILL TO: #114587

RIVERS EDGE CDD3
 475 WEST TOWN PLACE SUITE 114
 ST. AUGUSTINE FL 32092

SERVICE PERFORMED AT:

RIVERS EDGE CDD 3
 100 GRAND VERDE DR
 ST. JOHNS FL 32259

Site #: 114587-001

Return this portion with payment

Amount Paid: _____

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
07/16/25	241650			COD		

DESCRIPTION

Continued from page 1

LABOR 297.50

TOTAL \$ 297.50

Approved RECDD 3
 Submitted to AP 9.23.2025
 Submitted by Ken Council
Ken Council

RECEIVED
 SEP 23 2025
 BY: _____

Thank you for your business!

Please make all checks payable to Weather Engineers, Inc.

Remit To: PO Box 37068 Jacksonville, FL 32236

Phone: (904)356-3963 * Fax (904) 356-4969

Wipes LLC

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



INVOICE

BILL TO	SHIP TO	SHIP DATE	10/08/2025	INVOICE	22095
Rivers Edge CDD 3, 475 West Town	Rivers Edge CDD 3, RiverLodge, 100	SHIP VIA	UPS	DATE	10/07/2025
Place, Suite 114, St. Augustine, Fl	Grand Verde Drive, Saint Johns, Fl			TERMS	Net 30
32092	32259-7546			DUE DATE	11/06/2025

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	3	98.96	296.88
Shipping	Freight Cost	3	16.46	49.38
Sales Tax	Sales Tax	1	0.00	0.00

INVOICE # MUST APPEAR ON ALL EFT & CHECK PAYMENTS

SUBTOTAL	346.26
TAX	0.00
TOTAL	346.26
BALANCE DUE	\$346.26

Pay Invoice

Approved RECDD 3
Submitted to A/P 10-08-25
By Richard Losco

Richard Losco





INVOICE

INVOICE #	INVOICE DATE
1005952	10/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD III

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 31, 2025

Invoice Amount: \$70,999.48

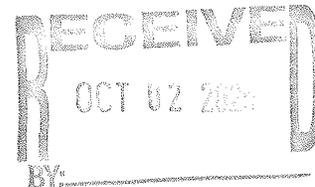
Description	Current Amount
Monthly Landscape Maintenance October 2025	\$70,999.48

Invoice Total \$70,999.48

1005952 - 10/1/2025 - \$70,999.48

Approved RECDD III
Submitted to AP on 10.2.2025
by Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
1015727	10/15/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD III

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 14, 2025

Invoice Amount: \$1,320.00

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

Replace 2 Sabal Palm at The Settlement behind 158 Twilight way.

Landscape Enhancement CORE	\$1,320.00
----------------------------	------------

Invoice Total **\$1,320.00**

Approved RECDD III
Submitted to AP on 10.20.2025
by Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
873557	3/7/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD III

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

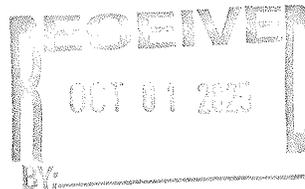
Invoice Due Date: April 6, 2025

Invoice Amount: \$4,495.00

Description	Current Amount
Ravines Pond Erosion Repair	
Landscape Enhancement CORE	\$4,495.00

Invoice Total \$4,495.00

FOR PAYEE USE ONLY: A CHECK WILL BE ISSUED



Approved RECDD III
Submitted to AP on 3.25.2025
by Jason Davidson

Jason Davidson

A/P received 3/25/2025
but was erroneously filed
as paid. Payment status inquiry
received 10/1/2025. Invoice is
approved for payment.

Corbin deNagy
10/1/2025

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



INVOICE

INVOICE #	INVOICE DATE
873558	3/7/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD III

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

Remit To:

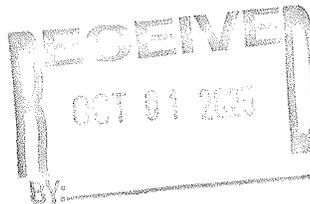
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: April 6, 2025

Invoice Amount: \$2,077.14

Description	Current Amount
Bluffs Common Area Drainage	
Landscape Enhancement CORE	\$2,077.14

Invoice Total \$2,077.14



Approved RECDD III
Submitted to AP on 3.25.2025
by Jason Davidson

Jason Davidson

A/P received 3/25/2025
but was erroneously filed
as paid. Payment status inquiry
received 10/1/2025. Invoice is
approved for payment.

Corbin deNagy

10/1/2025

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



INVOICE

INVOICE #	INVOICE DATE
873559	3/7/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD III

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: April 6, 2025

Invoice Amount: \$3,210.00

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

The Bluffs Drainage in Common Area Next to 51 Hidden Hidden Brook

Landscape Enhancement CORE	\$3,210.00
----------------------------	------------

Invoice Total	\$3,210.00
----------------------	-------------------

PAID TO THE ORDER OF THE CITY OF SAINT AUGUSTINE

Approved RECDD III
Submitted to AP on 3.25.2025
by Jason Davidson

Jason Davidson

A/P received 3/25/2025
but was erroneously filed
as paid. Payment status inquiry
received 10/1/2025. Invoice is
approved for payment.



Corbin deNagy

10/1/2025

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



INVOICE

INVOICE #	INVOICE DATE
880600	3/25/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD III

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: April 24, 2025

Invoice Amount: \$877.14

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

Settlement Magnolia Install at Front Entrance Berm

Landscape Enhancement CORE

\$877.14

Invoice Total

\$877.14

PAID BY CHECK 3/25/2025



Approved RECDD III
Submitted to AP on 3.25.2025
by Jason Davidson

Jason Davidson

A/P received 3/25/2025
but was erroneously filed
as paid. Payment status inquiry
received 10/1/2025. Invoice is
approved for payment.

Corbin deNagy

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

10/1/2025



INVOICE

INVOICE #	INVOICE DATE
880601	3/25/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD III

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: April 24, 2025

Invoice Amount: \$648.00

Description	Current Amount
The Havens Wax Myrtle Install to Block Culvert at Pond	
Landscape Enhancement CORE	\$648.00

Invoice Total \$648.00

THE HAVENS WAX MYRTLE INSTALL TO BLOCK CULVERT AT POND \$648.00



Approved RECDD III
Submitted to AP on 3.25.2025
by Jason Davidson

Jason Davidson

A/P received 3/25/2025
but was erroneously filed
as paid. Payment status inquiry
received 10/1/2025. Invoice is
approved for payment.

Corbin deNagy

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

10/1/2025



INVOICE

INVOICE #	INVOICE DATE
880602	3/25/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD III

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

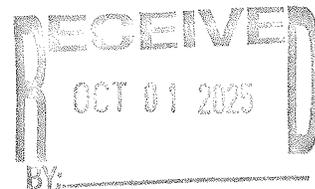
Invoice Due Date: April 24, 2025

Invoice Amount: \$2,325.00

Description	Current Amount
Claiborne Lane Pond Washout Repair	
Landscape Enhancement CORE	\$2,325.00

Invoice Total \$2,325.00

YELLOWSTONE LANDSCAPE



Approved RECDD III
Submitted to AP on 3.25.2025
by Jason Davidson

Jason Davidson

A/P received 3/25/2025
but was erroneously filed
as paid. Payment status inquiry
received 10/1/2025. Invoice is
approved for payment.

Corbin deNagy

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

10/1/2025



YELLOWSTONE

LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
993511	9/8/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD III

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

Invoice Due Date: October 8, 2025

Invoice Amount: \$162.66

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

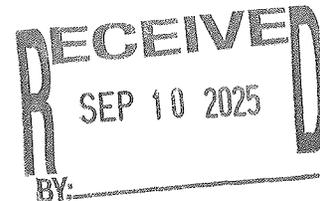
Irrigation repairs in response to email/work orders*****197 Albright*****

Irrigation Repairs	\$162.66
--------------------	----------

Invoice Total	\$162.66
----------------------	-----------------

Approved RECDD III
 Submitted to AP on 9.10.2025
 by Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
995973	9/16/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD III

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 16, 2025

Invoice Amount: \$1,560.00

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

Mulch install at Grand bridge after the storm.

Yellowstone will install new mulch at the tree rings after standing up 65 trees at Grand Bridge.

Landscape Enhancement CORE	\$1,560.00
----------------------------	------------

Invoice Total \$1,560.00

Approved RECDD III
Submitted to AP on 9.22.2025
by Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
997273	9/22/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD III

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 22, 2025

Invoice Amount: \$1,281.65

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

Rain/freeze sensor installation

Irrigation Repairs

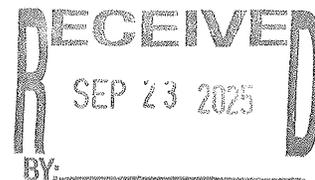
\$1,281.65

Invoice Total

\$1,281.65

Approved RECDD III
Submitted to AP on 9.23.2025
by Jason Davidson

Jason Davidson



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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1001568	9/29/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD III

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 29, 2025

Invoice Amount: \$755.98

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

Locate, troubleshoot, and repair valve failure*****Zone 33-Clairborn Dr.*****

Irrigation Repairs

\$755.98

Invoice Total

\$755.98

INVOICE TOTAL \$755.98

Approved RECDD III
Submitted to AP on 10.2.2025
by Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
1001569	9/29/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD III

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 29, 2025

Invoice Amount: \$1,069.14

Description	Current Amount
September irrigation repairs - 2025*****Clairborn Ln. # 1***** Irrigation Repairs	\$1,069.14

Invoice Total \$1,069.14

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

Approved RECDD III
Submitted to AP on 10.2.2025
by Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
1001570	9/29/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD III

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Invoice Due Date: October 29, 2025

Invoice Amount: \$1,069.14

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

September irrigation repairs - 2025*****Clairborn Ln. # 2*****

Irrigation Repairs

\$1,069.14

Invoice Total

\$1,069.14

PAID BY CHECK

Approved RECDD III
 Submitted to AP on 10.2.2025
 by Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
1001571	9/29/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD III

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 29, 2025

Invoice Amount: \$1,314.11

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

Mainline repair*****Clairborn Dr.*****

Irrigation Repairs

\$1,314.11

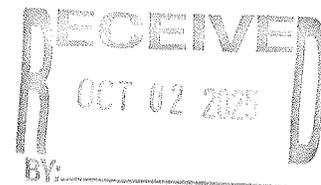
Invoice Total

\$1,314.11

THIS IS A REMITTANCE ADVISORY STATEMENT. IT IS NOT A RECEIPT.

Approved RECDD III
Submitted to AP on 10.2.2025
by Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
1012980	10/7/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD III

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 6, 2025

Invoice Amount: \$588.38

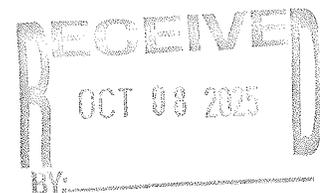
Description	Current Amount
September irrigation repairs - 2025*****Meadow Creek Dr.*****	
Irrigation Repairs	\$588.38

Invoice Total \$588.38

APPROVED FOR PAYMENT BY: [Signature]

Approved RECDD III
Submitted to AP on 10.8.2025
by Jason Davidson

Jason Davidson



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

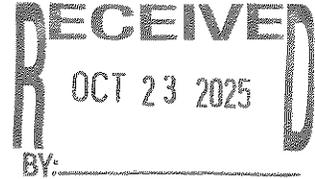
Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
10/23/2025	3

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



Terms	Due Date
	10/23/2025

Description	Amount
Amortization Schedule Series 2021 11-1-25 Prepay \$5,000	100.00
Amortization Schedule Series 2024 11-1-25 Prepay \$5,000	100.00
<div style="border: 1px solid black; height: 80px; width: 100%;"></div>	

Total	\$200.00
Payments/Credits	\$0.00
Balance Due	\$200.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

Governmental Management Services, LLC

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

Invoice

Invoice #: 75

Invoice Date: 11/1/25

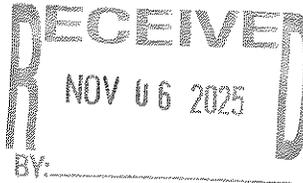
Due Date: 11/1/25

Case:

P.O. Number:

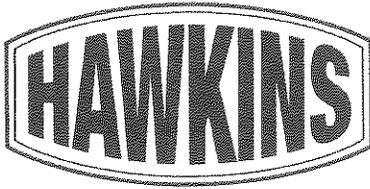
Bill To:

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



Description	Hours/Qty	Rate	Amount
Management Fees - November 2025		2,752.83	2,752.83
Website Administration - November 2025		177.00	177.00
Information Technology - November 2025		118.00	118.00
Dissemination Agent Services - November 2025		344.08	344.08
Office Supplies		0.66	0.66
Postage		40.06	40.06
Copies		54.00	54.00
Total			\$3,486.63
Payments/Credits			\$0.00
Balance Due			\$3,486.63

Original



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

INVOICE

Total Invoice \$1,006.98
Invoice Number 7239956
Invoice Date 10/27/25
Sales Order Number/Type 4974498 SL
Branch Plant 74
Shipment Number 5968962

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

Table with columns: Net Due Date, Terms, FOB Description, Ship Via, Customer P.O.#, P.O. Release, Sales Agent #, Line #, Item Number, Item Name/Description, Tax, Qty Shipped, Trans UOM, Unit Price, Price UOM, Weight Net/Gross, Extended Price. Includes items like Cyanuric Acid, Fuel Surcharge, Sodium Bicarbonate, Sulfuric Acid, and DelDRM.

Approved RECDD 3
Submitted to AP 10.28.25
By Kevin McKendree

Related Order #: 04974498

***** 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.

Kevin McKendree



Tax Rate 0 %
Sales Tax \$0.00

Invoice Total \$1,006.98

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use.

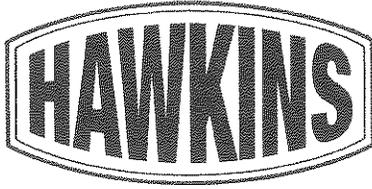
CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263
WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com
Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402
Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS44IMT
Type of Account: Corporate Checking

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

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.

Original



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

CREDIT MEMO

Total Invoice	(\$45.00)
Invoice Number	7240124
Invoice Date	10/27/25
Sales Order Number/Type	4974527 CO
Branch Plant	74
Shipment Number	5969002

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	Customer P.O.#	P.O. Release	Sales Agent #			
11/26/25	Net 30	COL Origin	HWTG	EMPTIES		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	3.0000-	DD	\$15.0000	DD	30.0- LB	(\$45.00)
		DELDRM 1H1/X1.9/250		3.0000-	DD			30.0- GW	

Related Order #: 04912628

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

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

Approved RECDD 3
Submitted to AP 10.27.25
By Kevin McKendree

Kevin McKendree



Page 1 of 1

Tax Rate: 0 %
Sales Tax: \$0.00

Invoice Total: **(\$45.00)**

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

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

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

FINANCIAL INSTITUTION:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS44IMT
Type of Account: Corporate Checking

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

www.hawkinsinc.com

Job# 1875037



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PS1218858
 Invoice Date: 11/2/2025

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

Ship Via
 Ship Date 11/2/2025
 Due Date 12/2/2025
 Terms Net 30

Customer ID 20143
 P.O. Number
 P.O. Date 11/2/2025
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,601.00	2,601.00
November Billing					
11/1/2025 - 11/30/2025					
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 87					
Rivers Edge CDD III Pond 88					
Rivers Edge CDD III Pond 89					
Rivers Edge CDD III Pond 90					
Rivers Edge CDD III Pond 91					
Rivers Edge CDD III Pond 92					
Rivers Edge CDD III Pond 93					
Rivers Edge CDD III Pond 94					
Rivers Edge CDD III Pond 95					
Rivers Edge CDD III Pond 96					
Rivers Edge CDD III Pond AAA					
Rivers Edge CDD III Pond BBB					
Rivers Edge CDD III Pond CCC					
Rivers Edge CDD III Pond DDD					
Rivers Edge CDD III Pond EEE					
Rivers Edge CDD III Pond FFF					
Rivers Edge CDD III Pond II					
Rivers Edge CDD III Pond PP					
Rivers Edge CDD III Pond QQ					



INVOICE

Page: 2

Please Remit Payment to:

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

Invoice Number: PS1218858
Invoice Date: 11/2/2025

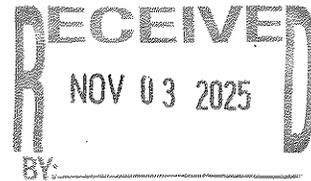
Bill
To: Rivers Edge III CDD
475 West Town Place, Suite 114
Saint Augustin, FL 32092

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

Ship Via
Ship Date 11/2/2025
Due Date 12/2/2025
Terms Net 30

Customer ID 20143
P.O. Number
P.O. Date 11/2/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Rivers Edge CDD III Pond RR					
Rivers Edge CDD III Pond VV					
Rivers Edge CDD III Pond YY					
Rivers Edge CDD III Pond ZZ					



Approved RECDD 3
Submitted to AP 11.3.2025
By Kevin McKendree

Kevin McKendree

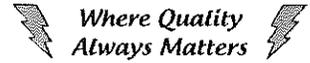
Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 2,601.00

Subtotal: 2,601.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 2,601.00

TMT Electric, LLC

290 Circle Dr S
Saint Augustine, FL 32084 US
(904) 315-1248
tmtelectricllc@gmail.com

TMT ELECTRIC



904-789-0193

Veteran Owned

INVOICE

BILL TO
Rivers Edge CDD3
475 West Town Plaza
Suite 114
Saint Augustine, Florida
32092

INVOICE 1157
DATE 10/24/2025
TERMS Net 30
DUE DATE 11/23/2025

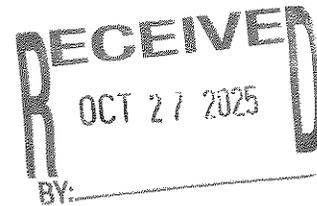
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Provided and installed new conduit, wire, and ceiling fan for reception desk at the Lodge.		825.00	825.00

Please make check payable to TMT Electric LLC

SUBTOTAL	825.00
TAX	0.00
TOTAL	825.00
BALANCE DUE	\$825.00

Approved RECDD 3
Submitted to AP 10.27.25
By Kevin McKendree

Kevin McKendree





PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
 904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice

INVOICE:	621379167
DATE:	11/03/2025
ORDER:	621379167

Bill To: [931796]
 Rivers Edge CDD III
 475 W Town Pl
 Suite 114
 St Augustine, FL 32092-3648

Work Location: [931796] 904-679-5523
 River Lodge-CDD III
 Richard Losco
 100 Grand Verde Drive
 St Johns, FL 32259

Work Date	Time	Target Pest	Technician	Time In
11/03/2025	03:12 PM			03:12 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/03/2025		04:12 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$80.00
		SUBTOTAL \$80.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$80.00
		AMOUNT DUE \$80.00

Approved RECDD 3
 Submitted to A/P 11-04-25
 By Richard Losco

Richard Losco

[Signature]

TECHNICIAN SIGNATURE

[Signature]

sarah
 CUSTOMER SIGNATURE

RECEIVED
 NOV 04 2025
 BY: _____

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.

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

PLEASE PAY FROM THIS INVOICE



Invoice

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

Invoice # 429301
Date 10/31/2025
Terms Net 30
Due Date 11/30/2025
Memo Billable Mileage split

Bill To

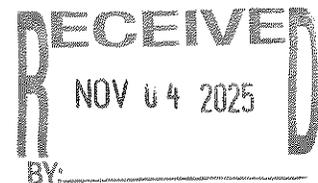
Rivers Edge CDD III
c/o GMS LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Billable Mileage split in 3	1	174.73	174.73

Total 174.73

Corbin deNagy

11/4/2025



Vesta Mileage Report

Name: Kevin McKendree		Month	Oct-25				
Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
10/1	Daily mileage	Rivertown	Rivertown	27.2	Riversedge CDD		27.2
10/2	Daily mileage	Rivertown	Rivertown	39.6	iversedge CDD		39.6
10/3	Daily mileage	Rivertown	Rivertown	42.3	iversedge CDD		42.3
10/6	Daily mileage	Rivertown	Rivertown	54.3	Riversedge CDD		54.3
10/7	Daily mileage	Rivertown	Rivertown	40.3	iversedge CDD		40.3
10/8	Daily mileage	Rivertown	Rivertown	32.9	iversedge CDD		32.9
10/9	Daily mileage	Rivertown	Rivertown	21.4	iversedge CDD		21.4
10/10	Daily mileage	Rivertown	Rivertown	26	iversedge CDD		26
10/13	Daily mileage	Rivertown	Rivertown	61.3	iversedge CDD		61.3
10/14	Daily mileage	Rivertown	Rivertown	41.6	iversedge CDD		41.6
10/15	Daily mileage	Rivertown	Rivertown	22.2	iversedge CDD		22.2
10/16	Daily mileage	Rivertown	Rivertown	26.5	iversedge CDD		26.5
10/17	Daily mileage	Rivertown	Rivertown	12.9	iversedge CDD		12.9
10/20	Daily mileage	Rivertown	Rivertown	58.8	iversedge CDD		58.8
10/21	Daily mileage	Rivertown	Rivertown	37.9	iversedge CDD		37.9
10/22	Daily mileage	Rivertown	Rivertown	29.4	iversedge CDD		29.4
10/23	Daily mileage	Rivertown	Rivertown	53.3	iversedge CDD		53.3
10/24	Daily mileage	Rivertown	Rivertown	42.9	iversedge CDD		42.9
10/27	Daily mileage	Rivertown	Rivertown	73.9	iversedge CDD		73.9
10/28	Daily mileage	Rivertown	Rivertown	53.3	iversedge CDD		53.3
10/29	Daily mileage	Rivertown	Rivertown	64	iversedge CDD		64
10/30	Daily mileage	Rivertown	Rivertown	46.6	iversedge CDD		46.6
10/31	Daily mileage	Rivertown	Rivertown	44.5	iversedge CDD		44.5
Total Mileage							953
Reimbursement Rate							\$0.550
Total Reimbursement							\$524.21
Date Submitted in Paycom							10/2/25

\$174.74



Invoice

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

Invoice # 429112
Date 11/01/2025
Terms Net 30
Due Date 12/01/2025
Memo Rivers Edge CDDIII

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

Description	Quantity	Rate	Amount
General management services	1	4,075.93	4,075.93
Field Ops	1	3,435.82	3,435.82
Lifestyle services	1	3,785.53	3,785.53
Amenity management services	1	4,473.35	4,473.35
Facility maintenance services	1	9,105.31	9,105.31
Janitorial services	1	2,902.75	2,902.75
Facility Attendant	1	5,571.75	5,571.75

Thank you for your business.

Total 33,350.44

Corbin deNagy

10/28/2025

RECEIVED
OCT 28 2025
BY: _____



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

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

Invoice Number	257430986
Customer Number	C3189841
Invoice Date	10/09/2025
Due Date	11/08/2025
Order Date	10/07/2025
Order Number	S156560166
Order Method	WEB

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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	44.99	44.99
FRS3WDS60CME	URINAL SCREEN,THE WAVE,CUC MELON,10/BX	2	BX	28.49	56.98

SUBTOTAL: 101.97
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 101.97
Total Due: 101.97

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



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

RECEIVED
 OCT 22 2025
 BY: _____

Approved RECDD 3
Submitted to A/P 10-22-25
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3189841
Invoice Number	257430986
Invoice Date	10/09/2025
Terms	Net 30
Total Due	101.97

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

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

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

C31898412574309862574309860000000101970



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

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

Invoice Number	257437061
Customer Number	C3189841
Invoice Date	10/09/2025
Due Date	11/08/2025
Order Date	10/08/2025
Order Number	S156596995
Order Method	WEB

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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
USLUBN3004	CASE,MULTICASE,BRIEF,BK	1	EA	63.99	63.99

SUBTOTAL: 63.99
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 63.99
Total Due: 63.99

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

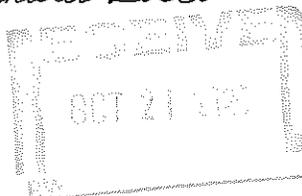


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

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

Approved RECDD 3
Submitted to A/P 10-21-25
By Richard Losco

Richard Losco



Remittance Section

Customer Number	C3189841
Invoice Number	257437061
Invoice Date	10/09/2025
Terms	Net 30
Total Due	63.99

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



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

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

Invoice Number	257508695
Customer Number	C3189841
Invoice Date	10/14/2025
Due Date	11/13/2025
Order Date	10/07/2025
Order Number	S156560166
Order Method	WEB

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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

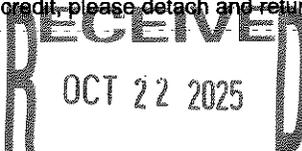
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CPC01039	ALL PURPOSE CLEANER, FABULOSO 2X, 169OZ, PASSION FRUITS,3/CT	1	CT	41.99	41.99

SUBTOTAL: 41.99
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 41.99
Total Due: 41.99

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



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



Approved RECDD 3
Submitted to A/P 10-22-25
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3189841
Invoice Number	257508695
Invoice Date	10/14/2025
Terms	Net 30
Total Due	41.99

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

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

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

⑆3189841257508695257508695000000041990



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

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

Invoice Number	257555798
Customer Number	C3189841
Invoice Date	10/16/2025
Due Date	11/15/2025
Order Date	10/14/2025
Order Number	S156726929
Order Method	WEB

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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	44.99	44.99

SUBTOTAL:	44.99
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	44.99
Total Due:	44.99

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

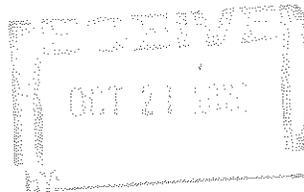


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved RECDD 3
Submitted to A/P 10-21-25
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	257555798
Invoice Date	10/16/2025
Terms	Net 30
Total Due	44.99

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



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

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

PM

Invoice Number	257783648
Customer Number	C3189841
Invoice Date	10/27/2025
Due Date	11/26/2025
Order Date	10/23/2025
Order Number	S156981670
Order Method	WEB

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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CLO32263	BLEACH, CLOROMAX, 81OZ, 6/CT	1	CT	85.99	85.99

SUBTOTAL:	85.99
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	85.99
Total Due:	85.99

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



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

Approved RECDD 3
Submitted to A/P 11-05-25
By Richard Losco

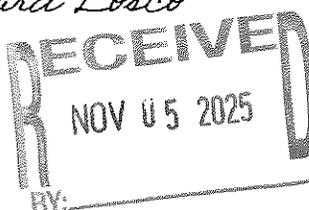
Richard Losco

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

Remittance Section	
Customer Number	C3189841
Invoice Number	257783648
Invoice Date	10/27/2025
Terms	Net 30
Total Due	85.99

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



C31898412577836482577836480000000085999

Wipes LLC

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



INVOICE

BILL TO	SHIP TO	SHIP DATE	11/05/2025	INVOICE	22397
Rivers Edge CDD 3, 475 West Town	Rivers Edge CDD 3, RiverLodge, 100	SHIP VIA	UPS	DATE	11/04/2025
Place, Suite 114, St. Augustine, Fl	Grand Verde Drive, Saint Johns, Fl			TERMS	Net 30
32092	32259-7546			DUE DATE	12/04/2025

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	4	98.96	395.84
Shipping	Freight Cost	4	16.46	65.84
Sales Tax	Sales Tax	1	0.00	0.00

INVOICE # MUST APPEAR ON ALL EFT & CHECK PAYMENTS.

SUBTOTAL	461.68
TAX	0.00
TOTAL	461.68
BALANCE DUE	\$461.68

Approved RECDD 3
Submitted to A/P 11-05-25
By Richard Losco
Richard Losco

Pay invoice

RECEIVED
NOV 05 2025
BY: _____

1,300,131,1000

Rivers Edge III CDD
Community Development District

*Construction Funding Request #18
November 4, 2025

PAYEE

FY 2025

Burnham Construction, Inc.

48

Application for Payment 14-Partial Retention (July 2025) SR 13 Roundabout

368,785.99

TOTAL

\$ 368,785.99

Signed by:
D.J. Smith
Signature: _____
21187AD645A348E...
Chairman/Vice Chairman

Signed by:
Corbin deNagy
Signature: _____
9600760700E0400...
Secretary/Asst. Secretary

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

1,300,131,1000

Rivers Edge III CDD
Community Development District

*Construction Funding Request #17
October 28, 2025

PAYEE

FY 2026

NicNevol Engineering Services, inc.
Invoice #01248801-13 (8/1/25 thru 8/31/25) SR 13 Roundabout

54

12,224.63

TOTAL \$ 12,224.63

Signed by:
Signature: D.J. Smith
24167AD546A346E...
Chairman/Vice Chairman

Signed by:
Signature: Corbin deNagy
9C88790788D84CC...
Secretary/Asst. Secretary

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

FIFTH ORDER OF BUSINESS

**Arbitrage Rebate Computation
Proposal For
Rivers Edge III
Community Development District
(St. Johns County, Florida)**

**\$9,815,000 Capital Improvement Revenue Bonds,
Series 2024**

**\$10,115,000 Capital Improvement Revenue Bonds,
Series 2025**





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

November 19, 2025

Rivers Edge III Community Development District
c/o Ms. Oksana Kuzmuk
District Accountant
Governmental Management Services, LLC
393 Palm Coast Parkway SW Unit 4
Palm Coast, FL 32137-4774

Re: Rivers Edge III Community Development District (St. Johns County, Florida),
\$9,815,000 Capital Improvement Revenue Bonds, Series 2024
\$10,115,000 Capital Improvement Revenue Bonds, Series 2025

Dear Ms. Kuzmuk:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Rivers Edge III Community Development District (the "District") Series 2024 and Series 2025 bond issues (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,800 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established "bond year ends" of May 17th for the Series 2024 Bonds, and June 20th for the Series 2025 Bonds, based upon the anniversary of the closing dates of each issue.

Proposal

We are proposing rebate computation services based on the following:

- \$9,815,000 Capital Improvement Revenue Bonds, Series 2024
- \$10,115,000 Capital Improvement Revenue Bonds, Series 2025
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Cost of Issuance & Debt Service Accounts

Should the Tax Agreements require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Bonds is \$450 per year, per issue and will encompass all activity from the dates of the closings through the initial Computation Date. The fee is based upon the size as well as the complexity. Our fees are payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following tables.

AMTEC Professional Fee – \$9,815,000 Capital Improvement Bonds, Series 2024

Report Date	Type of Report	Period Covered	Fee
November 30, 2025	Rebate and Opinion	Closing – May 31, 2025	\$ 450
May 31, 2026	Rebate and Opinion	Closing – May 31, 2026	\$ 450
May 31, 2027	Rebate and Opinion	Closing – May 31, 2027	\$ 450
May 31, 2028	Rebate and Opinion	Closing – May 31, 2028	\$ 450
May 17, 2029	Rebate and Opinion	Closing – May 17, 2029	\$ 450

AMTEC Professional Fee – \$10,115,000 Capital Improvement Bonds, Series 2025

Report Date	Type of Report	Period Covered	Fee
June 30, 2026	Rebate and Opinion	Closing – June 30, 2026	\$ 450
June 30, 2027	Rebate and Opinion	Closing – June 30, 2027	\$ 450
June 30, 2028	Rebate and Opinion	Closing – June 30, 2028	\$ 450
June 30, 2029	Rebate and Opinion	Closing – June 30, 2029	\$ 450
June 20, 2030	Rebate and Opinion	Closing – June 20, 2030	\$ 450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from each closing date through current

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on 2025-11-20, 2025.

Rivers Edge III
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation

Signed by:

9C0879D709D046C...



By:

By:

Michael J. Scarfo
Senior Vice President

SIXTH ORDER OF BUSINESS

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES, AND INSTRUCTING THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT’S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND 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*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for St. Johns County, Florida (“**Supervisor of Elections**”) to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

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

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Jason Thomas	November 2026
2	Vacant	November 2026
3	Jarrett O’Leary	November 2028
4	Stacey Robertson	November 2028
5	D.J. Smith	November 2026

2. GENERAL ELECTION SEATS. Seat 1 and Seat 2, with terms expiring in November 2026, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year. The remaining seat with a term expiring in November 2026 shall be filled by an election of the landowners in accordance with Section 190.006, *Florida Statutes*.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who

is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. COMPENSATION. Each member of the Board is entitled to receive \$200 per meeting for their attendance up to a maximum of \$4,800 per year.

5. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. REQUEST TO SUPERVISOR OF ELECTIONS. The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

7. PUBLICATION. The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

9. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 21st day of January 2026.

ATTEST:

**RIVERS EDGE III COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Sample Notice of Qualifying Period

EXHIBIT A
SAMPLE NOTICE OF QUALIFYING PERIOD

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Rivers Edge III Community Development District will commence at **noon on _____, 2026, and close at noon on _____, 2026.** Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at the **4455 Avenue A #101, St. Augustine, Florida 32095; Ph: (904) 823-2238.** All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Rivers Edge III Community Development District has two (2) seats up for election, specifically Seat 1 and Seat 2. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

Publish on or before _____, 2026*

PUBLISH: THE DISTRICT SHALL PUBLISH A NOTICE OF THE QUALIFYING PERIOD SET BY THE SUPERVISOR OF ELECTIONS FOR EACH ELECTION AT LEAST 2 WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD.

SEVENTH ORDER OF BUSINESS

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND 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*, being situated within St. Johns County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*,” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.

The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Jason Thomas	November 2026
2	Vacant	November 2026
3	Jarrett O’Leary	November 2028
4	Stacey Robertson	November 2028
5	D.J. Smith	November 2026

This year, Seat 5, currently held by D.J. Smith, is subject to a landowner election by landowners in November 2026. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for the successful candidate shall commence upon election.

2. LANDOWNERS’ ELECTION. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the ____ day of November 2026, at ____ a.m., at 156 Landing Street, St. Johns, Florida

32259. The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

3. FORMS. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its January 21, 2026 meeting. A sample notice of landowners’ meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

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

5. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 21st day of January 2026.

ATTEST:

**RIVERS EDGE III COMMUNITY
DEVELOPMENT DISTRICT**

SECRETARY / ASST. SECRETARY

CHAIRPERSON / VICE CHAIRPERSON

EXHIBIT A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION
AND MEETING OF THE BOARD OF SUPERVISORS OF THE
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within the Rivers Edge III Community Development District (“**District**”), comprised of a parcel or parcels of land containing approximately 989.14 acres, more or less, and generally located south of Greenbriar Road, north and east of State Road 13 and west of the Rivers Edge CDD in St. Johns County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District’s Board of Supervisors (“**Board**”, and individually, a “**Supervisor**”). Immediately following the landowners’ meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November ____, 2026
HOUR: _____ a.m./p.m.
LOCATION: RiverHouse
156 Landing Street
St. Johns, Florida 32259

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 (“**District Manager’s Office**”). At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager’s Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager’s Office at least three (3) days before the election and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Manager’s Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the 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 the appeal is to be based.

District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISOR(S)**

DATE OF LANDOWNERS' MEETING: **November _____, 2026**

TIME: _____ **A.M./P.M.**

LOCATION: RiverHouse
156 Landing Street
St. Johns, Florida 32259

Pursuant to Chapter 190, *Florida Statutes*, and after a community development district ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two (2) years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof; therefore, two (2) or more people who own real property in common, that is one acre or less, are together entitled to only one (1) vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one (1) vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER ____, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Rivers Edge III Community Development District to be held at the RiverHouse, 156 Landing Street, St. Johns, Florida 32259, **on November ____, 2026, at _____ a.m./p.m.**, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2025), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER ____ 2026

For Election (1 Supervisor): The one (1) candidate receiving the highest number of votes will receive a four (4)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Rivers Edge III Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____
(Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
5		

Date: _____

Signed: _____

Printed Name: _____

EIGHTH ORDER OF BUSINESS



MEMORANDUM

To: Board of Supervisors, Rivers Edge CDD, Rivers Edge II CDD, Rivers Edge III CDD
From: District Staff
Date: January 21, 2026
Subject: Initial Draft of Landscape RFP Documents

Included in your agenda package are initial drafts of the documents to be included in the Project Manual for the RFP for Landscape and Irrigation Services. Staff is not requesting final approval of any documents at this time. These documents are provided as initial drafts for discussion purposes only, as staff continues to fine-tune document details.

The Project Manual contains or will contain the following draft documents:

- Invitation for Proposals – This is the advertisement that would be published to solicit responses.
- Instructions to Proposers – This document contains instructions for completing forms and submitting a bid.
- Evaluation Criteria – These are the proposed criteria to be used in evaluating bids. Points may be adjusted based on criteria that are most important to the Boards.
- Scope of Services [Provided by Vesta] – This document describes the scope of work that would be required under the agreement. Staff has reviewed the existing scope and made preliminary adjustments where appropriate.
- Proposal Forms – These forms would be completed by proposers and evaluated by the Boards when reviewing bids. [Note Price Form is still under review and will be added to the final version].
- Service Area Maps/Plans – The District Engineer has prepared maps of each service area. In the final Project Manual, maps will be sorted by District and shared offsite improvements.
- Proposed Landscape Maintenance Agreement – To be added in final version.

Below is the proposed timeline for finalizing the documents:

- January 21, 2026: Board meetings – Boards review initial draft bid package and provide feedback.
- February 18, 2026: Board meetings – Boards review updated draft bid package.
- February/March 2026: Advertise RFP
- May/June 2026: Evaluate responses and select a landscaping contractor (coincides with budget preparation)
- October 1, 2026: New contract begins.

Please review the draft documents and contact staff with any questions or suggested revisions for discussion.

PROJECT MANUAL
FOR
LANDSCAPE & IRRIGATION
MAINTENANCE SERVICES

RIVERS EDGE
COMMUNITY DEVELOPMENT DISTRICT

RIVERS EDGE II
COMMUNITY DEVELOPMENT DISTRICT

RIVERS EDGE III
COMMUNITY DEVELOPMENT DISTRICT

Date of Issue: _____, 2026
Due Date / Time: _____ 2026, at _____ a.m./p.m.

PROJECT MANUAL
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I. INVITATION FOR PROPOSALS

**REQUEST FOR PROPOSALS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES FOR
RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT,
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, AND
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT**

AND

NOTICE OF PUBLIC MEETING TO OPEN RFP RESPONSES

St. Johns County, Florida

Request for Proposals

Notice is hereby given that **Rivers Edge Community Development Districts (“Rivers Edge”), Rivers Edge II Community Development Districts (“Rivers Edge II”), and Rivers Edge III Community Development Districts (“Rivers Edge III”** and, all Districts together, the **“Districts”**) will accept proposals from all qualified companies interested in providing landscape and irrigation maintenance services for property within the Rivers Edge, Rivers Edge II, and Rivers Edge III Districts.

The project manual (**“Project Manual”**) for the request for proposals (**“RFP”**) will be available for public inspection and may be obtained beginning on _____, 2026, at _____ a.m./p.m. (EST) (**“Proposal Pick-Up Time”**) by e-mailing the District Manager, Corbin deNagy, at cdenagy@gmsnf.com, with a copy to chogge@gmsnf.com, with the subject line “Rivertown RFP Request for Project Manual.”

Firms desiring to submit proposals for this project must attend a mandatory pre-proposal meeting, on _____, 2026, at _____ a.m./p.m. (EST) at the **Rivertown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259**. Firms desiring to submit proposals must submit one (1) original, ten (10) hard copies, and one electronic copy on a thumb drive of the required proposal no later than _____, 2026, at _____ a.m./p.m. at **475 West Town Place, Suite 114, St. Augustine, FL 32092**, **Attention: Corbin deNagy** Additionally, as further described in the Project Manual, each proposer shall supply a bid bond or cashier’s check in the amount of ten-thousand dollars (\$10,000.00) with its proposal.

Failure to attend the mandatory pre-proposal meeting as specified may disqualify the proposer, in the Districts’ discretion. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package, and shall clearly identify the project as “Rivers Edge I, II, and III Community Development Districts Landscape and Irrigation Maintenance Services Proposal.” Proposals may be either mailed or hand-delivered. No facsimile, telephonic, e-mailed, or telegraphic submittals will be accepted. Proposals received after the scheduled date and time for submittal may not be considered in the Districts’ discretion but can be claimed by the owner within ten (10) calendar days of the submittal deadline, or if not retrieved within the aforementioned timeframe, may be destroyed by the Districts.

In order to submit a bid, each bidder must (1) be authorized to do business in Florida, and hold all required state and federal licenses, including those with the Florida Department of Transportation and St. Johns County, in good standing; (2) have at least five (5) years' experience with landscape maintenance projects; and (3) attend the mandatory pre-bid meeting. All proposers should request a copy of the Project Manual prior to the pre-proposal meeting. Copies of the Project Manual will not be available at that meeting. The Districts reserve the right in their sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those proposers who have requested a Project Manual.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual at a noticed public meeting following the opening of the bids. Price will be one factor used in determining the proposal that is in the best interest of the Districts, but the Districts explicitly reserve the right to make such award to other than the lowest price proposal. The Districts have the right to reject any and all proposals and waive any technical errors, informalities or irregularities if they, collectively or individually, determine in their discretion it is in the best interest of the Districts to do so.

Protests

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing within seventy-two (72) hours after the Proposal Pick-Up Time. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the Districts' Rules of Procedure, which are available from the Districts Manager. Any proposer who files a Notice of Protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the Districts at the time of filing, a protest bond payable to the Districts whose decision or actions are the subject of the protest. If the protest relates to all three Districts, a separate protest bond shall be filed with each Districts. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the Districts' operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the Districts Staff may approve. All bonds shall be made payable to the Districts. Failure to post such bond within the requested time period shall result in the protest being dismissed by the Districts, with the proposer afforded no relief.

Notice of Public Meeting for Bid Opening

A special joint meeting of the Rivers Edge Community Development Districts, Rivers Edge II Community Development Districts, and Rivers Edge III Community Development Districts will

be held on _____, 2026, at _____ a.m./p.m. at **475 West Town Place, Suite 114, St. Augustine, FL 32092** for the sole purpose of opening the bids. No official action of the Districts' Boards will be taken at this meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained by contacting the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32259, (904) 940-5850. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when staff or other individuals may participate by speaker telephone. Any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made with respect to any matter considered at a Districts 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.

Any and all questions relative to this request for proposals shall be only directed in writing to the Districts Manager, Corbin deNagy, at cdenagy@gmsnf.com, with e-mail copies to Lauren Gentry at Lauren@cddlattorneys.com. Telephone inquiries will NOT be accepted.

II. INSTRUCTIONS TO PROPOSERS

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT,
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, AND
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS**

**Landscape and Irrigation Maintenance Services
St. Johns County, Florida**

Date/Time (EST)	Event
, 2026	RFP Advertisement Published
, 2026 at a.m./p.m.	Project Manual Available for Download
, 2026 at a.m./p.m.	Mandatory Pre-Bid Meeting
, 2026 at	Site Available for Inspection
, 2026 at a.m./p.m.	Deadline for Questions/RFI
, 2026 at a.m./p.m.	Proposals Due/Opened

Instructions to Proposers

SECTION 1. DUE DATE AND SUBMISSION. Sealed proposals (including one (1) original, ten (10) hard copies, and one (1) electronic copy on a thumb drive) must be received no later than _____, 2026 at _____ a.m./p.m. (EST), at 475 West Town Place, Suite 114, St. Augustine, FL 32092, Attention: District Manager. Proposals will be publicly opened at that time. Proposals shall be submitted in a sealed, opaque package and shall be labeled with the proposer’s name and “Response to RFP - Rivers Edge I, II, and III Community Development Districts Landscape and Irrigation Maintenance Services Proposal” (“Project Name”) on the front of the package. Proposals may be either mailed or hand-delivered. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with the proposer’s name and the Project Name clearly indicated on the outer envelope. Proposals received after the time and date stipulated above will not be considered. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the Districts’ discretion. Firms or individuals submit their proposals on a voluntary basis and therefore are not entitled to compensation of any kind. The Districts shall not be obligated or be liable for any costs incurred by proposers prior to issuance of a contract. All costs to prepare and submit a response to this RFP shall be borne by the proposer.

SECTION 2. MANDATORY PRE-PROPOSAL MEETING. Firms desiring to submit proposals for this project must attend a mandatory pre-proposal meeting on _____, 2026 at _____ a.m./p.m. at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259. Proposers who do not attend the pre-proposal meeting may not be eligible to submit a proposal, in the Districts’ sole discretion.

SECTION 3. BID GUARANTEE. Each proposer shall submit a bid guarantee in the form of a bid bond or cashier’s check in the amount of ten-thousand dollars (\$10,000.00) with its bid (“Bid Guarantee”). The Bid Guarantees shall be held until the time of award of contract with the successful bidder, at which time the Bid Guarantees shall be returned to all unsuccessful bidders. If the successful bidder does not enter into the Contract within the time frames set forth herein, the bidder shall forfeit its Bid Guarantee to the Districts.

SECTION 4. SIGNATURE ON PROPOSAL. The proposer must execute all the Districts' forms, affidavits, and acknowledgments for which signature and notary blocks are provided. If the proposal is made by an individual, that person's name and business address shall be shown. If made by a partnership, the name and business address of an authorized member of the firm or partnership shall be shown. If made by a corporation, the person signing the proposal shall show the name of the state under the laws of which the corporation was chartered. In addition, the proposal shall bear the seal of the corporation. Anyone signing the proposal as agent shall file with the proposal legal evidence of his/her authority to do so.

SECTION 5. COMPLETION OF PROPOSAL FORMS. All blanks on the proposal forms must be completed in pen/ink or type written. No erasures are permitted. Do not leave any requested information blank. If a question does not apply, write "N/A" or a similar notation. If a correction is necessary, draw a single line through the entered figure and enter the corrected figure above it. Corrections must be initialed by the person signing the proposal. In making its proposal, each proposer represents that it has read and understands the Project Manual and that the proposal is made in accordance therewith, including verification of the contents of the Project Manual. Failure to supply any requested information and submit fully completed forms may result in disqualification. The Districts reserve the right to request additional information if clarification is necessary.

SECTION 6. FAMILIARITY WITH THE PROJECT. Each proposer, by and through the submission of a proposal, agrees that he shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the proposer may include in the prices which the proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape maintenance thereof. The proposer agrees to accept the site in an "as is" condition, and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of proposal submission and through the time of contract award and the start of any work under the contract. The proposer, in preparing the proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the proposer shall not interfere with work done by such other contractors.

SECTION 7. FAMILIARITY WITH THE LAW. By submitting a proposal, the proposer is assumed to be familiar with the Districts' operating rules and procedures, as well as all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the provision of the requested services. Ignorance on the part of the proposer will in no way relieve it from responsibility to provide the services and fulfill such other obligations covered under the proposal in compliance with all such laws, ordinances and regulations.

SECTION 8. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible proposer who is qualified and has the ability to provide the services specified herein, at the sole and absolute discretion of the Districts. In order to submit a bid,

each bidder must (1) be authorized to do business in Florida, and hold all required state and federal licenses, including those with the Florida Department of Transportation and St. Johns County, in good standing; (2) have at least five (5) years' experience with landscape maintenance projects; and (3) attend the mandatory pre-bid meeting. The proposer shall submit with its proposal satisfactory evidence of a history of fulfillment of similar contracts and show that it is fully prepared with the necessary organization, personnel, capital, and equipment to provide the specified services.

SECTION 9. COLLUSION. Proposers shall be disqualified and their proposals rejected if the Districts have reason to believe that collusion may exist among the proposers, the proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 10. INTERPRETATIONS AND ADDENDA. Any and all questions relative to this request for proposals shall be only directed in writing to Corbin deNagy at cdenagy@gmsnf.com, with e-mail copies to Lauren Gentry at Lauren@cddlattorneys.com. Telephone inquiries will NOT be accepted. Interpretations or clarifications considered necessary in response to such questions will be issued by addenda, faxed, mailed or otherwise delivered to all parties recorded as having received the Project Manual. Any inquiry or request for interpretation received by 5:00 p.m. on _____, 2026, will be given consideration. Questions will be answered only by formal written addenda, which will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all proposers. No inquiries will be accepted from subcontractors; the proposer shall be responsible for all queries. Additionally, the Districts reserve the right in their sole discretion to make changes to the Project Manual up until the time of the proposal opening.

SECTION 11. MODIFICATIONS AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications or supplementations, and as otherwise permitted by Florida law. No proposal may be withdrawn after opening for a period of one hundred twenty (120) days.

SECTION 12. PROJECT MANUAL. The Project Manual, including scope of work for the Districts, will be available beginning _____ at _____ a.m./p.m. (EST) (“**Proposal Pick-Up Time**”) by e-mailing the District Manager, Corbin deNagy, at cdenagy@gmsnf.com with a copy to chogge@gmsnf.com, with the subject line “Rivertown RFP Request for Project Manual.”

SECTION 13. BASIS OF AWARD/RIGHT TO REJECT. The Districts reserve the right to reject any and all Districts' proposals in their sole and absolute discretion, whether or not reasonable, make modifications to the Districts' work, and waive any informalities or irregularities in Districts' proposals as it is deemed in the best interest of the Districts up until such time as a contract has been fully executed by both parties.

SECTION 14. CONTRACT AWARD AND SERVICE AGREEMENT TERM. The Districts reserve the right to award either a single contract for providing services to all three (3) Districts,

or individual contracts for each District, based on the pricing provided by the successful Proposer. Within fourteen (14) days of receipt of the Notice of Award of the Districts contract, or as otherwise extended by the Districts, the proposer shall enter into and execute a contract in substantially the form included within the Project Manual. Proposers are advised to carefully review the contract form enclosed. The contract is expected to commence on October 1, 2026, and to automatically renew for up to two (2) additional 1-year terms in the Districts' discretion. Any work provided and any cost incurred by the proposer prior to receiving both the Notice of Award and the Notice to Proceed will be at the proposer's risk unless specifically agreed to in writing by the Districts.

SECTION 15. CHANGES/MODIFICATIONS TO SCOPE OF WORK. The Districts reserve the right to order changes in their scope of work and resulting contract. The successful proposer has the right to request an equitable price adjustment in cases where modifications to the contract under the authority of this clause result in increased costs to the Contractor. Price adjustments will be based on the prices proposed by the Contractor in response to this solicitation. Any contract resulting from this solicitation may be modified upon written and mutual consent of both parties.

SECTION 16. INSURANCE. All proposers shall include as part of their proposal a current Certificate of Insurance, or equivalent information, demonstrating the company's insurance coverage and the ability to meet at least the insurance coverage requirements set forth in the form of contract included within the Project Manual. In the event the proposer is notified of award for the Districts' work, it shall provide proof of Insurance Coverage requested, identifying the Districts, its officers, employees and agents as additional insured's, as more specifically to be stated in the contract, to be executed within fourteen (14) calendar days after notification, or within such approved extended period as may be granted.

SECTION 17. FINANCIALS. In evaluating and scoring the proposals, the Districts will consider the financial capability of each proposer, and as such each proposer should submit relevant information regarding financial capability. All proposers shall include with their proposal proof of sufficient financial capability. In the event the proposer is notified of award, the Districts may in their sole discretion require that the proposer provide additional proof of financial capability, including, if requested, audited financial statements from the last three years.

SECTION 18. INDEMNIFICATION. The successful proposer for the Districts' work shall fully indemnify, defend and hold harmless the Districts and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, as more fully set forth in the contract form, to be executed.

SECTION 19. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the Districts' limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

SECTION 20. PROPOSAL INFORMATION. All proposals should include the following information, among other things described herein:

- A. All completed and executed forms set forth in the Project Manual.

- B. A listing of the position/title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.
- C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.
- D. Information related to other projects of similar size and scope for which proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).
- E. At least three (3) references from projects of similar size and scope. The proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- F. A narrative description of the proposer's approach to providing the services as described in the scope of services provided herein.
- G. Completed proposal pricing. Pricing is requested for all areas together, accounting for any cost efficiencies in providing services for all areas, as well as for serving each District and the Shared Offsite Improvements individually. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch and annuals, including installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the Districts' Board of Supervisors.
- H. Proof of sufficient financial capability.
- I. A current Certificate of Insurance, or equivalent information, demonstrating the proposer's insurance coverage and the ability to meet at least the insurance coverage requirements set forth in the form of contract attached hereto.
- J. A list of all licenses held relative to equipment use, herbicides and pesticide applications, work in rights-of-way or other licenses and certifications that may be necessary for the performance of the work provided for hereunder.

SECTION 21. PROTESTS. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after the Proposal Pick-Up Time, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **475 West**

Town Place, Suite 114, St. Augustine, FL 32259, ATTN: Corbin deNagy, Districts Manager. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

SECTION 22. PROTEST BOND. Any proposer who files a Notice of Protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the Districts at the time of filing (within 72 hours as referenced in Section 21 above), a protest bond payable to the Districts. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the Districts' operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the Districts' Staff may approve. All bonds shall be made payable to the Districts. Failure to post such bond within the requested time period shall result in the protest being dismissed by the Districts, with the proposer afforded no relief.

If the person or firm protesting the award prevails, the bond shall be returned to the protestor; however, if, after completion of a formal protest hearing in which the Districts prevail, the bond shall be applied to payment of the costs and attorney fees incurred by the Districts relative to the protest. The entire amount of the bond shall be forfeited if the Districts determine that a protest was filed for a frivolous or improper purpose, including, but not limited to, the purpose of harassing, causing unnecessary delay, or causing needless cost for the Districts or other parties. No proposer shall be entitled to recover any costs of proposal preparation from the Districts, regardless of the outcome of any protest.

SECTION 23. EVALUATION OF PROPOSALS. The proposals shall be ranked at a noticed public meeting based on the criteria presented in the Evaluation Criteria sheet(s) contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the Districts, but the Districts explicitly reserve the right to make such award to other than the lowest price proposal. The Districts' Boards of Supervisors shall review and evaluate the proposals in their individual discretion, and make any final determination with respect to the award of a final contract that is in the best interests of the Districts. Proposals may be held for a period not to exceed 120 days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The Districts may visit the proposer's facilities as part of the evaluation process.

SECTION 24. BLACK OUT PERIOD/CONE OF SILENCE. The blackout period is defined as between the time the request for proposals is issued and the time the respective Boards award the contract. During this black out period, any attempt to influence the thinking of staff or officials related to a solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

SECTION 25. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. The Districts may, in their discretion, award a single contract for providing services to all areas, or award separate contracts for each District. Therefore, Proposers are asked to provide pricing for providing services for each District and the Shared Offsite Improvements individually as well as for providing services for all Districts together. The pricing for all areas together may reflect any efficiencies in providing services for all areas; the individual pricing is not required to add up to the combined pricing. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their pricing shall not increase throughout the term of the contract agreement executed.

SECTION 26. E-VERIFY. The successful Contractor must comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, the Contractor must register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The Districts may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor will represent that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.

SECTION 27. FOREIGN INFLUENCE. By submitting a proposal, the Proposer agrees to comply with the provisions of Section 286.101, *Florida Statutes*, regarding disclosures of any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern if such interest, contract, or grant or gift has a value of \$50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous five (5) years. Proposer affirms that, except as may be otherwise disclosed or excluded from disclosure under Section 286.101, *Florida Statutes*, Proposer has no such interest in, contract with, or grant or gift from a foreign country of concern as defined in Section 286.101, *Florida Statutes*.

SECTION 27. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each proposer must be authorized to do business in Florida, and hold all required state and federal licenses in good standing. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the proposer's proposal, but instead in the Boards' discretion may result in the disqualification of a proposal or alternatively may be taken into account in the evaluation and scoring of the proposal.

SECTION 28. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular. Any reference to a "Districts" shall be construed to

refer to the Rivers Edge Community Development District, the Rivers Edge II Community Development District, and the Rivers Edge III Community Development District, as applicable, and each District shall be the authority for all matters concerning that District and its resulting contract; provided however, that if one contractor is selected to provide services for all areas, Rivers Edge Community Development District is expected to be the master contracting entity.

SECTION 29. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the Proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to the Proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the proposer's authorized signature affixed to the proposal attests to this.

[End of Instructions to Proposers]

III. EVALUATION CRITERIA

RIVERS EDGE I, II, AND III COMMUNITY DEVELOPMENT DISTRICTS

REQUEST FOR PROPOSALS LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

EVALUATION CRITERIA

Proposals for the Districts will be evaluated based on the following criteria:

Factor	Description	Points
1.	Completeness of Proposal Completeness of response in accordance with RFP instructions and requirements. Proposal is neat, professional in appearance and bound appropriately for the document's thickness.	5
2.	Experience Contractual and technical experience in performing work of similar size and scope; experience working with commercial properties, community development districts, or public agencies; strength and stability of the contractor.	25
3.	Qualifications of Key Personnel Qualifications of staff, adequacy of labor commitment, training programs for staff that are going to be assigned to this Project under this contract.	20
4.	Machinery, Equipment, and Manpower Contractor possesses adequate machinery, equipment, and manpower to perform the work for this Project under this contract in a high quality manner or the ability to acquire said machinery, equipment, and manpower prior to contract start date. Financial stability and creditworthiness of contractor will be considered. Contractor should provide Project specific information.	20
5.	References Assessment of contractor's work by client references and references with demonstrated success in providing similar services. References must also indicate contractor's ability to form positive and collaborative relationships with clients and clients' staff.	10
6.	Cost Cost Proposal will be evaluated using the following formula: (Lowest Proposed Cost / Proposer's Cost) X 20 = Total Cost Points	20
Total		100

Once proposals are received, the Districts' Boards of Supervisors will review each submittal related to the Districts and score each proposal based on the evaluation criteria, information provided in response to reference checks, and any other information available to the Districts and permitted to be used under law. The Districts' award will be based on the proposal that is most advantageous to the Districts.

The Districts also reserve the right to seek clarification from prospective firms on any issue in a response for the Districts, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the Districts' best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

Do not attempt to contact any Districts' Board members, staff members or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby Districts' representatives will be disqualified.

IV. AFFIDAVIT OF ACKNOWLEDGMENTS

AFFIDAVIT OF ACKNOWLEDGMENTS

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ (“**Proposer**”), and am authorized to make this Affidavit of Acknowledgments on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer’s proposal (“**Proposal**”) provided in response to the Rivers Edge I, II, and III Community Development Districts’ Request for Proposals for Landscape and Irrigation Maintenance Services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the Districts may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information one hundred and twenty (120) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual within fourteen (14) days after receiving a notice of award.

5. By signing below, and by not filing a protest within the seventy-two (72)-hour period after the Proposal Pick-Up Time, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual.

6. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Rivers Edge I, II, and III Community Development Districts, or their authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit of Acknowledgments and that the foregoing is true and correct.

Dated this ____ day of _____, 2026.

Company Name: _____

Signature: _____

Print: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2026, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

V. SCOPE OF SERVICES

SCOPE OF SERVICES

[TO BE ADDED]

VI. PROPOSAL FORMS

**PROPOSAL COVER SHEET
FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

**RIVERS EDGE I, II, AND III
COMMUNITY DEVELOPMENT DISTRICTS**

TO BE SUBMITTED TO:

RIVERS EDGE I, II, and III
COMMUNITY DEVELOPMENT DISTRICTS
c/o Corbin deNagy, District Manager
on or before _____, 2026 at _____ a.m./p.m. (EST)

TO: Rivers Edge I, II, and III Community Development Districts

FROM: _____
(Proposer – Company Name)

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the undersigned proposes to provide all services as described in the detailed Scope and/or Specifications.

All proposals shall be in accordance with the Project Manual.

**RIVERS EDGE I, II, AND III COMMUNITY DEVELOPMENT DISTRICTS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL SUMMARY FORM**

NAME OF PROPOSER COMPANY: _____

NAME OF PERSON COMPLETING THIS BID: _____

EMAIL: _____

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the person completing this proposal on behalf of Proposer agrees to provide all services as described in the detailed Scope and/or Specifications if awarded a contract hereunder. Proposer acknowledges that the contract with the successful proposer is anticipated to start October 1, 2026. All proposals shall be in accordance with the Project Manual.

I. Annual Contract Proposal Amount:

GRAND TOTALS (Parts 1, 2, 3, and 4)					
	All Areas	Rivers Edge I	Rivers Edge II	Rivers Edge III	Shared Offsite Improvements
YEAR 1 (2026-2027)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 2 (2027 – 2028)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 3 (2028 – 2029)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 4 (2029-2030)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

District Improvements Category Detail

	River House (Rivers Edge I)	River Club (Rivers Edge II)	River Lodge (Rivers Edge III)
YEAR 1 (2026-2027)	\$ _____	\$ _____	\$ _____
YEAR 2 (2027 – 2028)	\$ _____	\$ _____	\$ _____
YEAR 3 (2028 – 2029)	\$ _____	\$ _____	\$ _____
YEAR 4 (2029-2030)	\$ _____	\$ _____	\$ _____

Shared Offsite Improvements Category Detail

	Longleaf Pine	RiverTown Main St.	Orange Branch Trail	RiverTown Blvd.
YEAR 1 (2026-2027)	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 2 (2027 – 2028)	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 3 (2028 – 2029)	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 4 (2029-2030)	\$ _____	\$ _____	\$ _____	\$ _____
	SR 13	Keystone Corners	Riverfront Park	
YEAR 1 (2026-2027)	\$ _____	\$ _____	\$ _____	
YEAR 2 (2027 – 2028)	\$ _____	\$ _____	\$ _____	
YEAR 3 (2028 – 2029)	\$ _____	\$ _____	\$ _____	
YEAR 4 (2029-2030)	\$ _____	\$ _____	\$ _____	

II. Minimum Qualifications: The Proposer has satisfied the following minimum qualifications (initial each):

- _____ (1) authorized to do business in Florida, and holds all required state and federal licenses, including those with the Florida Department of Transportation and St. Johns County, in good standing;
- _____ (2) has at least five (5) years’ experience with landscape maintenance projects; and
- _____ (3) attended the mandatory pre-bid meeting.

III. Receipt of Addenda: The Proposer certifies that the Proposer has received the following addenda (list below):

ADDENDA NO.	DATE
_____	_____
_____	_____

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

('23) _____, ('24) _____, ('25) _____.

9. What are the Proposer's current insurance limits? Please see attached form of contract for requested insurance limits, and **attach a current certificate of insurance.**

General Liability	\$ _____
Automobile Liability	\$ _____
Umbrella Coverage	\$ _____
Workers Compensation	\$ _____
Employer's Liability	\$ _____
Expiration Date	_____

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes () No () If so, state the name(s) of the company(ies) and the nature of the bar or suspension _____

11. List any and all litigation to which the Proposer or any of its affiliates has been a party in the last five (5) years. _____

12. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? _____
If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

13. List five (5) current clients including contact persons and telephone numbers as well as their annual contract value and length of service:

Client Name:	_____
Contact person:	_____
Phone #:	_____
Contract value:	_____
Length of service:	_____

Client Name: _____
Contact person: _____
Phone #: _____
Contract value: _____
Length of service: _____

Client Name: _____
Contact person: _____
Phone #: _____
Contract value: _____
Length of service: _____

Client Name: _____
Contact person: _____
Phone #: _____
Contract value: _____
Length of service: _____

Client Name: _____
Contact person: _____
Phone #: _____
Contract value: _____
Length of service: _____

14. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why (attach additional sheets if necessary):

Client Name: _____
Contact person: _____
Phone #: _____
Reason for termination: _____

Client Name: _____
Contact person: _____
Phone #: _____
Reason for termination: _____

Client Name: _____
Contact person: _____
Phone #: _____
Reason for termination: _____

15. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.

16. Key Personnel: List all principal individuals (foremen, supervisors, etc.) and irrigation technicians who will be responsible for the actual landscape & irrigation maintenance work of

your organization and who will be assigned to this contract if awarded to Proposer. Please attach a resume for each individual listed below, showing at a minimum their number of years of relevant experience, years with the proposer’s firm, educational background, and any certifications held. Please also attach copies of any relevant certifications.

Name	Title/Area of Responsibility

17. Licensure – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing. Be sure to include FDOT and St. Johns County Licenses:

18. Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the bidder’s personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:

19. Have you utilized the U.S. Department of Homeland Security’s E-Verify system to verify the employment eligibility of employees hired by you or any of your subcontractors?

Yes _____ No _____

If no, are you willing and able to undertake such utilization as required by Florida law?

Yes _____ No _____

[signature required on following page]

Authorization for Furnishing Information

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Districts or its authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Districts should consider the Proposer for bidding on the landscape services invitation for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Name of Proposer

Signature

(Corporate Seal)

Printed Name & Title

Date: _____

STATE OF FLORIDA)
COUNTY OF _____)

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ day of _____, 2026, by _____
_____.

(Official Notary Seal)

Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

PROPOSER AFFIDAVITS [COMPLETE ONE]

AFFIDAVIT FOR INDIVIDUAL

(Complete if proposal is made on behalf of an individual)

State of _____

County of _____

_____, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and will be considered such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

(Proposer must also sign here)

STATE OF FLORIDA)
COUNTY OF _____)

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ day of _____, 2026, by _____.

(Official Notary Seal)

Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

AFFIDAVIT FOR PARTNERSHIP
(Complete if proposal is made on behalf of partnership)

State of _____
County of _____

_____, is a member of the firm of _____, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and such action on the part of the Proposer will be considered to constitute good cause for rejecting Proposer's proposal.

(Signature of a General Partner is Required)

STATE OF FLORIDA)
COUNTY OF _____)

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ day of _____, 2026, by _____.

(Official Notary Seal)

Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

AFFIDAVIT FOR CORPORATION OR LIMITED LIABILITY COMPANY
(Complete if proposal is made on behalf of a corporation or limited liability company)

State of _____
County of _____

(Name) _____,
(title) _____ of
the (Proposer) _____

(a corporation or limited liability company described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer's proposal.

(Officer must also sign here)

AFFIX CORPORATE SEAL BELOW:

STATE OF FLORIDA)
COUNTY OF _____)

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ day of _____, 2026, by _____.

(Official Notary Seal)

Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

**SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Rivers Edge Community Development District, Rivers Edge II Community Development District, and Rivers Edge III Community Development District.
2. This sworn statement is submitted by _____
(Print Name of Entity Submitting Sworn Statement)
whose business address is _____
and (if applicable) its Federal Employer Identification Number (FEIN) is _____
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
3. My name is _____ and my relationship to the entity named above is _____.
4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287.133(1) (a), Florida Statutes, means:
 - A) A predecessor or successor of a person convicted of a public entity crime; or,
 - B) An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a

public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

[Signatures on following page]

Signature page to SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES,
ON PUBLIC ENTITY CRIMES.

Signature

Print Name

Date

STATE OF FLORIDA)
COUNTY OF)

Sworn to (or affirmed) and subscribed before me by means of physical presence or online
notarization, this _____ day of _____, 2026, by _____.

(Official Notary Seal)

Name:
Personally Known
OR Produced Identification
Type of Identification

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, _____, on behalf of _____ (the “Contractor”), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

Company Name: _____

Signature: _____

Print: _____

Title: _____

Date: _____

STATE OF FLORIDA
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me physical presence or remote notarization by (name) _____, as (title) _____, of (company) _____, who is personally known to me or who produced _____ as identification this _____ day of _____, 2026.

(Notary Seal)

Notary Public

VII. SERVICE AREA MAPS/PLANS

RIVERS EDGE I, II, AND III COMMUNITY DEVELOPMENT DISTRICTS
SERVICE AREA MAPS/PLANS

Access via the following link:

[to be added]

**VIII. FORM OF LANDSCAPE AND
IRRIGATION MAINTENANCE SERVICES
AGREEMENT**

**RIVERS EDGE I, II, AND III
COMMUNITY DEVELOPMENT DISTRICTS**

**FORM OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
AGREEMENT**

[to be added]

NINTH ORDER OF BUSINESS

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: Palm Tree Boot Trimming @ Amenity Centers

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: _____

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

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

Total Proposed
Compensation: \$ _____

Cost Share
Calculation: _____ Rivers Edge
 _____ Rivers Edge II
 _____ Rivers Edge III

Methodology
Consultant Approval: _____
(Signature)

(Date)

If requesting addition of new improvements:

Engineer
Approval: _____
(Signature)

(Date)

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

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

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____



Before.



After.



Proposal #: 618069

Date: 11/4/2025

From: Kyle Kubik

Tree Care Proposal for
Rivertown Meadows Homeowners Association, Inc

Lisa Sutton
 Floridian Property Management
 414 Old Hard Road
 Suite 502
 Fleming Island, FL 32003
 lisa@fpm.company

LOCATION OF PROPERTY

Longleaf Parkway
 St. Johns, FL 32259

Ornamental/Specialty Palm Boot Trimming

DESCRIPTION	AMOUNT
Service Item #1- Riverclub Palm Trimming Removal/Trimming of "Boots" Along Specialty & Ornamental Palm Trees, Located Inside Pool Deck. Collect and Dispose of All Debris.	\$8,475.00
Service Item #2 - Riverhouse Palm Trimming Removal/Trimming of "Boots" Along Specialty & Ornamental Palm Trees, Located Inside Pool Deck. Collect and Dispose of All Debris.	\$9,765.00
Service Item #3 - The Lodge Palm Trimming Removal/Trimming of "Boots" Along Specialty & Ornamental Palm Trees, Located Inside Pool Deck. Collect and Dispose of All Debris.	\$9,285.00

Trimming of Ornamental/Specialty Palm Trees as Listed Above, Located at Pool Areas Inside Community. Collect and Dispose of All Resulting Debris Off Site Upon Completion of Trimming Services. Collect and Dispose of All Resulting Debris Off Site Upon Completion of Trimming Services. Tree Work to be Executed in a Timely Manner, and Per Current Industry & ANSI A300 Standard Practices. All Labor, Equipment, and Disposal Fees are Included in Proposal.





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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Rivertown Meadows Homeowners Association, Inc

Subtotal	\$27,525.00
Sales Tax	\$0.00
Proposal Total	\$27,525.00

THIS IS NOT AN INVOICE