

Rivers Edge III
Community Development District

February 18, 2026

AGENDA

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

February 11, 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, February 18, 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 December 31, 2025
 - C. Check Register
- VI. Ratification of Engagement Letter with AMTEC for Arbitrage Rebate Services
- VII. Consideration of Resolution 2026-02, Directing the St. Johns County Supervisors of Elections to Begin Conducting General Elections for the District

- VIII. Consideration of Resolution 2026-03, Designating a Date, Time and Place for a Landowner's Election
- IX. Discussion of Policy for Use of District Vehicles
- X. Discussion of Hallo-Crawl Event on District Property
- XI. Consideration of Construction Funding Request #19 and Funding Request #51
- XII. Consideration of Acquisition of Rivertown Main Street – Phase Five CDD Improvements
- XIII. Consideration or Ratification of Cost Share Requests
 - A. Ratification of Palm Tree Boot Trimming
 - B. Consideration of Landscape Maintenance Services for Main Street and The Cove
 - C. Consideration of Pond Maintenance Services for Ponds 97-104
 - D. Consideration of RiverHouse Lap Pool Race Lane Dividers
 - E. Consideration of Mulching for All Three CDDs
- XIV. Supervisor Requests
- XV. Audience Comments
- XVI. Next Scheduled Meetings – March 18, 2026 at 9:00 a.m. at the RiverHouse
- XVII. 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 February 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.
 - New annuals will be installed on March.
- 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.

- 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 plus 15 more in January; 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.

Dear Valued Clients,

The recent period of unusually severe cold has affected landscapes across our area, including many of the properties we maintain. Most of our sites fall within USDA Hardiness Zones 9a and 9b, which are typically mild, so this level and duration of freezing temperature is outside what many plants here are adapted to handle.

When plant material is exposed to freezing temperatures for an extended time, ice can form inside the plant's cells and tissues. This can:

- Rupture cell walls and interrupt the movement of water and nutrients
- Cause leaves and stems to darken, wilt, or become mushy
- Lead to dieback of outer growth, and in more severe cases, kill entire plants, especially more tender species

Over the coming weeks, our team will:

- Assess and evaluate your property for cold-related damage.
- Document affected plant material and capture our findings in a written report.
- Recommend appropriate remediation, which may include:
- Cutting back damaged portions where the plant is likely to recover
- Propose replacements for plant material that has sustained irreversible damage

Some plants may look worse than they are and will recover once temperatures stabilize and new growth begins. Others, especially more cold-sensitive varieties, will require replacement to restore the appearance and health of your landscape.

We understand how important your property's appearance is and are committed to restoring it as quickly and thoughtfully as possible. If you have any immediate questions or concerns, please feel free to contact us.

Thank you your continued trust and partnership,

The Yellowstone Landscape Team



E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: 02/18/2026

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. Old filters have been removed. New 16-inch slabs with rebar this time were poured. New filters shipped 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, grill cabana and lap pool. Palm trees have been removed; water has been drained and chip out of the old marcite are 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. We had another slight setback with some of the steps crumbling along the edges. New concrete is being poured here to properly stabilize them. Baring anymore setbacks we plan to be opening Spring Break week.

Fencing around Rivertown BLVD:

The perimeter fence that surrounds Rivertown BLVD and connects onto Kendall Crossing is rotting. We have replaced boards that fall off and it needs painting at least. Our suggestion would be to replace this with Vinyl fencing rather than invest in painting it. We will gather quotes for 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 and scheduled for March 5th installation.

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. Gym side bathrooms are completed. Yoga room is completed. Gym is completed. We are moving on to the rental side now. We will do the outside after pool project is complete due to dust.

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. 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 have arrived and will be assembled closer to opening of the pool.

OBT and Waterfront Dr. Pothole:

A pothole has surfaced around a curb inlet near the intersection of OBT and Waterfront Dr. We believe this to be a failing underdrain issue. We are working with Vallencourt on this repair.

Groves Playground:

During playground inspections we discovered extensive rot at the base of the robinia wood structures at the Groves playground. This is very similar to the pirate ship playground at the RiverClub with signs of termite damage. We are working with Kompan on solutions.

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 with a full replacement. Kompan has never experienced a warranty claim like this, and we are part of a global study as to why the robinia (black locust) wood failed. The CDD is only on the hook for removal of the old ship and the W.D.O (wood destroying organism) inspection which has been completed. The new unit is scheduled to arrive from Denmark on June 17th at which point install will begin. This warranty claim saved the community \$190,000 vs replacing the unit.

Umbrellas and Bases at RiverClub:

We will be ordering the rest of the replacement umbrellas and bases for the RiverClub upon approval. These were approved and have been ordered.

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 that was installed this week. The railing system reinstallation is being scheduled. Yellowstone will be reimbursing us for this repair.

RiverClub Fire Pits:

We removed the electronic aspects of the firepit, and they are completely manual now. We believe, while inconvenient, this method will ensure that they last more than a year before breaking down. They are fully operational now. This is complete.

RiverClub Parking Lot Oak Trees:

We are having extensive deadwooding and moss removal performed on these Virginia live oaks in hopes of getting stronger response growth from them to bounce back. This also alleviates some safety hazards. This is now complete.

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. Work should commence shortly on this project.

All Districts**Mainline breaks:**

Last week on the morning of 12/11 we had 13 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.

E Bike Mania:

We are having issues everywhere with E bikes/scooters and vandalism. We are sending out a friendly reminder email to the community reminding residents to be mindful of the damage this can cause and to stay in appropriate areas. Our trail system is one area that has had many issues, and these trails were not intended for motorized vehicles.

RIVERTOWN

RECDD's Lifestyle Report

Date of report 02/18/2026

Submitted by: **Kim Fatuch**

January Events

- 1.8.26 – Music Bingo
- 1.10.26– Vino & Vases
 - Residents are invited to a workshop of turning liquor and wine bottles into beautifully hand painted vases with fresh flowers to choose from.
 - All 40 slots filled up within 4 days!!!



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- 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 60 residents attended.



- 1.30.26 – Live Music with MnN Duo

February Events

- 2.6.26 – Emily Mikus Music
- 2.11.26– Valentine’s Dinner
 - Residents are invited to celebrate with a Greek inspired Valentine’s Dinner.
 - Dinner catered by Athens Café
 - There are 50 couples attending this event
- 2.12.26 – Music Bingo
- 2.13.26 – Jeremy Weinglass
- 2.19.26 – Mardi Gras Mixology
 - Residents 21+ are invited to participate in a Rum tasting presented by Caribbean Moonshine.
 - Theme of this event is Mardi Gras, and all attendees will receive a fun Mardi Gras gift bag
 - This event has a maximum of 50 attendees and all tickets sold within 10 hours!!
- 2.20.26 – Daddy Daughter Superhero Soiree
 - Dads and daughters are welcome to participate in the annual daddy daughter dance. This year’s theme Superheros!
- 2.27.26 – Mother Son Superhero Soiree
 - Moms and sons are welcome to participate in the annual mother son dance. Anyone can be a superhero.

(Continued)

RIVERTOWN

RECDD's Amenity Manager Report

Date of report 02/18/2026

Submitted by: Ken Council

The 2026 RiverTown Lifeguard hiring event took place at the RiverCafe on Saturday, 1/31/2026, from 9:00am – 11:00am. We received over 60 applications for the lifeguard position. We interviewed 27 attendees at the hiring event, resulting in the offer of 30 lifeguard positions. We are now fully staffed for the 2026 season. The RiverHouse Lap & Family Pool Renovations are still underway. Wayne Automatic Fire conducted the annual fire inspection for the RiverHouse Amenities on 1/27/2026. AEI Pro Gas completed the repair of both RiverClub Fire Pits on Friday, 1/30/2026. The RiverLodge Water Activity Pool with the Splash Pad is closed until Spring Break. A service order has been requested to repair the upholstery on Scott Curl Bench. Technogym came out 1/28/2026 to re-balance the hip thrust frame and to lubricate and ensure proper functionality of the leg curl/extension at the RiverLodge Gym. The RiverLodge Lazy River will remain open year-round from 10am – 30 minutes before sunset. Wayne Fire conducted the quarterly fire inspection for the RiverLodge Amenities on 1/27/2026.

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:

- Pool repair/construction began September 22, 2025, still underway
 - Wayne Fire conducted the annual fire inspection for the RiverHouse Amenities on 1/27/2026
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RiverClub

Amenity Hours:

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

Closed Tuesdays

Other Updates:

- AEI Pro Gas completed the repair of both RiverClub Fire Pits on Friday, 1/30/2026.
 - The 2026 RiverTown Lifeguard hiring event took place at the RiverCafe on Saturday, 1/31/2026, from 9:00am – 11:00am. We received over 60 applications for the lifeguard positions. We interviewed 12 applicants prior to the event, and interviewed 27 attendees at the hiring event, resulting in the offer of 30 lifeguard positions.
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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:

- A service order has been requested to repair the upholstery on Scott Curl Bench. Just waiting on the replacement arm cushion.
- Technogym came out 1/28/2026 to re-balance the hip thrust machine frame and ensure proper functionality of the leg curl/extension at the RiverLodge Gym.
- Wayne Fire conducted the quarterly fire inspection for the RiverLodge Amenities on 1/27/2026

RIVERTOWN

RECDD's Café Report

Date of report: **02/18/2026**

Submitted by: **Richard Losco & Lisa McCormick**

The past year marked a period of strong performance, operational refinement, and growth for the RiverClub Café. Despite industry-wide challenges, the restaurant achieved consistent revenue growth, improved cost efficiency, and strengthened its brand presence within the RiverTown Community. Menu innovation, staff development, and customer engagement contributed to a successful year-end outcome. The Café's community events included Music Bingo, Christmas Tree Lighting, Golf Cart Parade, Cookies & Cocoa, Breakfast with Santa, and Friday Night Live Music.

Square POS Net Sales were up 35.3% for the month of December @ \$49,901 compared to \$36,859 prior year. Contributing factors that increased sales growth included menu-item selections, pricing, improved service times, kitchen operations, and community engagement.

Cost of Goods Sold (Food and Beverage) was @ 43.6% in the month of December, compared to 47.4% prior year.

Food & Beverage as % of Revenue:

Target	12-Month	% Rate – 40%
Optimal	12-Month	% Rate – 35%
Actual	December '25	% Rate – 44%

Gross Wages as % of net sales were 35.0% in the month of December, compared to 41.7% prior year.

Gross Wages as % of Revenue:

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

Lisa McCormick is looking forward to a successful new year with emphasis on maintaining operational consistency, fostering innovation, and deepening customer and community relationships. By focusing on these factors, the Café can build on its achievements and position itself for continued growth and excellence.

The foundation laid this year positions the Café for a very successful new year!



Work Order 00922105

Work Order 00922105
Number

Created Date 1/22/2026

Account Rivers Edge III CDD

Contact Kevin McKendree

Address 73 Shinnecock Drive
Saint Johns, FL 32259
United States

Work Details

Specialist
Comments to
Customer

I can really use an area to launch my boat into pond 85. I'm very limited in my treatment options in this hypereutrophic pond. The common area into the pond is blocked by landscaping with broken irrigation causing progressive erosion, sediment wash in, and nutrient loading. It would be highly beneficial to repair this area and provide a boat launch to improve treatments. There is also a lot of irrigation erosion on pond 86 causing the same issues.

I used herbicide to control invasive and nuisance vegetation along ponds 93 & 87. I hand pulled some cattail on 94 & 95.

Water conditioning algaecide was used to manage algae in ponds 93,96,85 & 86.

Aquatic herbicide was added to mix in ponds 93,96,85 & 86 to control submersed vegetation.

Dye was added to ponds 93,96,87,85 & 86 in order to limit light penetration and suppress growth.

Probiotics were added to pond 85 to help reduce nutrients contributing to growth. There has been continuing algae in this pond due to high nutrients. This pond would benefit from nutrient remediation with Metafloc. Please let us know if you'd like a proposal for this service.

Ponds 92 & 84 were inspected this visit.

Any accessible trash was removed from ponds.

Thank you for being a Solitude customer!

Prepared By

KYLE FOLLANSBEE



Work Order 00922105

Work Order 00922105
Number

Created Date 1/22/2026

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

Work Order Assets

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

Service Parameters



Work Order	00922105	Account	Rivers Edge III CDD
Work Order	00922105	Contact	Kevin McKendree
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
Created Date	1/22/2026		

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 00922105

Work Order 00922105
Number

Account

Rivers Edge III CDD

Contact

Kevin McKendree

Address

73 Shinnecock Drive
Saint Johns, FL 32259
United States

Created Date 1/22/2026

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	



Work Order	00922105	Account	Rivers Edge III CDD
Work Order	00922105	Contact	Kevin McKendree
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 1/22/2026

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 00922105
 Work Order 00922105
 Number

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

Created Date 1/22/2026

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 00922105

Work Order 00922105

Number

Account

Rivers Edge III CDD

Contact

Kevin McKendree

Address

73 Shinnecock Drive
Saint Johns, FL 32259
United States

Created Date 1/22/2026

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 81		
Rivers Edge CDD III Pond 80		
Rivers Edge CDD III Pond 83		
Rivers Edge CDD III Pond 82		
Rivers Edge CDD III Pond 85		
Rivers Edge CDD III Pond 84		
Rivers Edge CDD III Pond 87		
Rivers Edge CDD III Pond 86		
Rivers Edge CDD III Pond VV		
Rivers Edge CDD III Pond RR		
Rivers Edge CDD III Pond ZZ		
Rivers Edge CDD III Pond YY		
Rivers Edge CDD III Pond EEE		
Rivers Edge CDD III Pond II		
Rivers Edge CDD III Pond FFF		
Rivers Edge CDD III Pond QQ		
Rivers Edge CDD III Pond PP		
Rivers Edge CDD III Pond AAA		
Rivers Edge CDD III Pond 96		



Work Order 00922105

Work Order 00922105

Number

Account Rivers Edge III CDD

Contact Kevin McKendree

Address 73 Shinnecock Drive
Saint Johns, FL 32259
United States

Created Date 1/22/2026

Rivers Edge CDD III Pond CCC		
Rivers Edge CDD III Pond BBB		
Rivers Edge CDD III Pond DDD		
Rivers Edge CDD III Pond 89		
Rivers Edge CDD III Pond 88		
Rivers Edge CDD III Pond 91		
Rivers Edge CDD III Pond 90		
Rivers Edge CDD III Pond 93		
Rivers Edge CDD III Pond 92		
Rivers Edge CDD III Pond 95		
Rivers Edge CDD III Pond 94		



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:		#10779		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD013558			6

ACTIVITY / COMMENTS:

Total Contacts:10 Citations: 2 Warnings:11 Top speed measured by radar was; , ****57MPH on Rivertown Main/ Grand Bridge**** , **** 44MPH on Kendall Crossing / Rivertown Blvd****

Answered 2 calls for service.



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:		# 10727		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD017415			6

ACTIVITY / COMMENTS:

Total Contacts:8 Citations:0 Warnings:6 Top speed measured by Radar was, 38 MPH on Kendall Crossing Dr. Multiple patrols conducted throughout neighborhood. Barricade at end of Rivertown Main has been moved and is open.

Conducted E-Bike patrols and contacted several subjects operating illegal E-Motos. Spoke to several groups of juveniles at the Riverhouse regarding E-bikes. Majority of them were operating legal E-bikes however, a few were on illegal E-motos. They were advised of the consequences if they were observed riding on the roadways.

Multiple traffic stops conducted for stop sign violations at Rivertown Main St. and Kendall Crossing Dr.

RollKall Invoice#: 1568042



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:	#11319			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD017829			6

ACTIVITY / COMMENTS:

SJSO26CAD017852, SJSO26CAD017859, SJSO26CAD017852, SJSO26CAD017880, SJSO26CAD017931, SJSO26CAD017943

1 verbal and 4 written warnings for excessive speed, 1 verbal warning for failure to provide registration, and handled a 911 hangup call which turned out to be an accidental call from a juvenile's Apple watch.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1568238



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:	#10779			
DATE	CAD #	TIME IN		
				6

ACTIVITY / COMMENTS:

Total Contacts:8 Citations: 3 Warnings:6 Top speed measured by radar was; ****44MPH on Keystone Corners /Orang Branch Trl****

Answered 2 calls for service assisting fire rescue. One involved locating a driver on SR 13 who was having a diabetic emergency.

Attempted to address complaint for stop sign violations at Orange Branch Trl/Footbridge, no violations observed. Did stop 2 speeding vehicles on Orange Branch trl for 37MPH/25MPH Zone.

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
December 31, 2025



Rivers Edge III
Community Development District
Combined Balance Sheet
December 31, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 389,086	\$ -	\$ 218,022	\$ -	\$ 607,108
Assessments Receivable	892,763	471,565	-	-	1,364,329
Due from Capital Project Fund	5,351	-	-	-	5,351
Due from Developer	7,253	-	-	-	7,253
Investments:					
State Board of Administration (SBA)	14	-	-	-	14
Custody	102,052	-	-	-	102,052
Series 2021					
Reserve	-	276,200	-	-	276,200
Revenue	-	194,173	-	-	194,173
Construction	-	-	-	458	458
Series 2024					
Reserve	-	347,759	-	-	347,759
Revenue	-	327,011	-	-	327,011
Construction	-	-	-	85,090	85,090
Series 2025					
Reserve	-	359,483	-	-	359,483
Capital Interest	-	598,682	-	-	598,682
Revenue	-	9	-	-	9
Cost of Issuance	-	-	-	5,571	5,571
Construction	-	-	-	39,719	39,719
Deposits	1,550	-	-	-	1,550
Total Assets	\$ 1,398,069	\$ 2,574,883	\$ 218,022	\$ 130,838	\$ 4,321,812
Liabilities:					
Accounts Payable	\$ 6,528	\$ -	\$ -	\$ -	\$ 6,528
Accrued Expenses	18,124	-	-	-	18,124
Due to General Fund	-	-	-	5,351	5,351
Total Liabilities	\$ 24,652	\$ -	\$ -	\$ 5,351	\$ 30,003
Fund Balance:					
Nonspendable:					
Deposits	\$ 1,550	\$ -	\$ -	\$ -	\$ 1,550
Restricted for:					
Debt Service - Series	-	2,574,883	-	-	2,574,883
Capital Project - Series	-	-	-	125,487	125,487
Assigned for:					
Capital Reserve Fund	-	-	218,022	-	218,022
Unassigned	1,371,867	-	-	-	1,371,867
Total Fund Balances	\$ 1,373,417	\$ 2,574,883	\$ 218,022	\$ 125,487	\$ 4,291,809
Total Liabilities & Fund Balance	\$ 1,398,069	\$ 2,574,883	\$ 218,022	\$ 130,838	\$ 4,321,812

Rivers Edge III
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,101,765	\$ 1,087,688	\$ 1,087,688	\$ -
Special Assessments - Direct Bill	-	-	663,736	663,736
Administrative Assessments on Unplatted Land	74,495	-	-	-
Developer Contributions	1,666,333	-	-	-
Cost Share Landscaping Rivers Edge II	186,679	46,670	46,670	(0)
Special Events	1,000	250	-	(250)
Interest Revenue	2,000	500	124	(376)
Miscellaneous Income	500	125	-	(125)
Insurance Proceeds	-	-	2,380	2,380
Total Revenues	\$ 3,032,773	\$ 1,135,232	\$ 1,800,597	\$ 665,365
Expenditures:				
<i>General & Administrative:</i>				
District Engineer	\$ 15,000	\$ 3,750	\$ 5,513	\$ (1,763)
District Counsel	30,000	7,500	5,415	2,085
District Management	33,034	8,258	8,258	(0)
Assessment Roll Administration	5,899	5,899	5,899	-
Dissemination Agent	4,129	1,032	1,024	8
Information Technology	1,416	354	142	212
Website Administration	2,124	531	212	319
Website Maintenance	800	800	931	(131)
Annual Audit	6,800	-	-	-
Trustee Fees	6,600	5,150	5,150	-
Arbitrage Rebate	600	-	-	-
Telephone	150	38	17	21
Postage & Delivery	500	125	335	(210)
Printing & Binding	1,000	250	78	172
Insurance General Liability	6,932	6,530	6,530	-
Legal Advertising	2,000	500	82	418
Other Current Charges	1,750	438	-	438
Office Supplies	50	13	1	11
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 118,958	\$ 41,342	\$ 39,763	\$ 1,579
<i>Operations & Maintenance</i>				
<i>Grounds Maintenance:</i>				
Field Operations Management (Vesta)	\$ 41,230	\$ 10,307	\$ 10,307	\$ 0
Landscape Maintenance	869,028	217,257	212,998	4,259
Landscape Maintenance New Units	85,000	21,250	-	21,250
Landscape Contingency	100,000	25,000	19,700	5,300
Irrigation Repairs and Maintenance	65,000	16,250	5,988	10,262
Lake Maintenance	40,360	10,090	7,803	2,287
Irrigation Water Use	243,090	60,773	34,895	25,878
Electric	51,500	12,875	14,056	(1,181)
Street Lighting	10,000	2,500	-	2,500
Street and Drainage Maintenance	3,000	750	-	750
Other Repair & Replacements	10,000	2,500	-	2,500
Subtotal Grounds Maintenance	\$ 1,518,207	\$ 379,552	\$ 305,748	\$ 73,804

Rivers Edge III
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<i>Amenity Center:</i>				
Cost Share Amenity - Rivers Edge	\$ 109,345	\$ 27,336	\$ 27,336	\$ 0
General Manager (Vesta)	48,911	12,228	12,658	(431)
Amenity Manager (Vesta)	53,680	13,420	13,420	0
Maintenance Service (Vesta)	109,264	27,316	27,316	-
Lifestyle Director (Vesta)	45,426	11,357	11,357	-
Lifeguards (Vesta)	58,043	-	-	-
Guest Services (Vesta)	66,861	16,715	16,715	-
Janitorial (Vesta)	34,833	8,708	8,708	-
Security Monitoring	1,800	450	555	(105)
Security Guards	25,000	6,250	-	6,250
Telephone	17,000	4,250	3,092	1,158
Insurance	87,147	79,781	79,781	-
Fitness Equipment Lease	68,896	17,224	17,224	(0)
Window Cleaning	1,500	375	-	375
Pressure Washing	5,000	1,250	430	820
Pool Chemicals	20,000	5,000	4,738	262
Natural Gas	500	125	245	(120)
Electric	20,000	5,000	-	5,000
Water & Sewer	17,000	4,250	5,357	(1,107)
Amenity Repairs and Replacement	35,000	8,750	6,594	2,156
Refuse	15,000	3,750	4,376	(626)
Pest Control	3,600	900	240	660
Fire Alarm System and Maintenance	2,000	500	-	500
Access Cards	1,000	250	-	250
License & Permits	1,800	450	-	450
Special Events	30,000	7,500	-	7,500
Holiday Decorations	10,000	2,500	-	2,500
Office Supplies & Postage	1,500	375	-	375
Capital Expenditures	5,500	1,375	-	1,375
Subtotal Amenity Center	\$ 895,607	\$ 267,385	\$ 240,143	\$ 27,242
Total Operations & Maintenance	\$ 2,413,814	\$ 646,937	\$ 545,891	\$ 101,046
Total Expenditures	\$ 2,532,773	\$ 688,279	\$ 585,654	\$ 102,625
Excess (Deficiency) of Revenues over Expenditures	\$ 500,000	\$ 446,953	\$ 1,214,943	\$ 767,990
<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	\$ 446,953	\$ 1,214,943	\$ 767,990
Fund Balance - Beginning	\$ -		\$ 158,474	
Fund Balance - Ending	\$ 0		\$ 1,373,417	

Rivers Edge III
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 552,665	\$ 515,996	\$ 515,996	\$ -
Interest Income	10,000	2,500	5,344	2,844
Total Revenues	\$ 562,665	\$ 518,496	\$521,340	\$ 2,844
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	\$ 354,318	\$ 352,162	\$ (2,156)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 14,310	\$ 354,318	\$ 352,162	\$ (2,156)
Fund Balance - Beginning	\$ 255,152		\$ 541,735	
Fund Balance - Ending	\$ 269,462		\$ 893,897	

Rivers Edge III
Community Development District
Debt Service Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 67,018	\$ 58,530	\$ 58,530	\$ -
Special Assessments - Direct Bill	628,501	314,250	314,250	-
Interest Income	10,000	2,500	5,973	3,473
Total Revenues	\$ 705,519	\$ 375,281	\$ 378,754	\$ 3,473
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	\$ 93,432	\$ 91,905	\$ (1,527)
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	\$ 93,432	\$ 30,660	\$ (62,772)
Fund Balance - Beginning	\$ 339,550		\$ 692,152	
Fund Balance - Ending	\$ 351,372		\$ 722,812	

Rivers Edge III
Community Development District
Debt Service Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Proposed Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessment ⁽¹⁾	\$ -	\$ -	\$ -	\$ -
Interest Income	10,000	10,000	10,820	820
Total Revenues	\$ 10,000	\$ 10,000	\$ 10,820	\$ 820
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)	\$ (200,365)	\$ (199,546)	\$ 820
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (489,416)	\$ (200,365)	\$ (199,546)	\$ 820
Fund Balance - Beginning	\$ 1,148,950		\$ 1,157,719	
Fund Balance - Ending	\$ 659,534		\$ 958,174	

(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 December 31, 2025

Description	SE 2021	SE 2024	SE 2025	Total
Revenues				
<i>Interest Income:</i>				
Construction	\$ 5	\$ 292	\$ 388	\$ 685
Cost of Issuance	-	-	54	54
Developer Contributions	-	-	-	-
Bond Proceeds	-	-	-	-
Transfer In	-	61,245	-	61,245
Total Revenues	\$ 5	\$ 61,537	\$ 443	\$ 61,984
Expenditures				
Capital Outlay	\$ -	\$ 4,000	\$ -	\$ 4,000
Cost of Issuance	-	-	-	-
Underwriter's Discount	-	-	-	-
Transfer Out	-	-	-	-
Total Expenditures	\$ -	\$ 4,000	\$ -	\$ 4,000
Excess Revenues (Expenditures)	\$ 5	\$ 57,537	\$ 443	\$ 57,984
Fund Balance - Beginning	\$ (4,897)	\$ 27,553	\$ 44,847	\$ 67,502
Fund Balance - Ending	\$ (4,893)	\$ 85,090	\$ 45,289	\$ 125,487

Rivers Edge III
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues				
Capital Reserve Funding	\$ 500,000	\$ -	\$ -	\$ -
Interest	100	25	-	(25)
Total Revenues	\$ 500,100	\$ 25	\$ -	\$ (25)
Expenditures:				
Repair and Replacements	\$ 10,000	\$ 10,000	\$ 11,700	\$ (1,700)
Capital Outlay	150,000	37,500	-	37,500
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	\$ 47,500	\$ 11,700	\$ 35,800
Excess (Deficiency) of Revenues over Expenditures	\$ 88,286	\$ (47,475)	\$ (11,700)	\$ (35,825)
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	\$	276,200	
Reserve Fund Balance		276,200	
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

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF FISCAL YEAR 2026 ASSESSMENTS**

ASSESSED TO	# UNITS	ASSESSED				
		SERIES 2021 DEBT INVOICED NET	SERIES 2024 DEBT INVOICED NET	SERIES 2025 DEBT INVOICED NET	O&M	TOTAL NVOICED NET
MATTAMY	934	-	628,500.95	-	663,735.57	1,292,236.52
TOTAL DIRECT BILLS	934	-	628,500.95	-	663,735.57	1,292,236.52
NET REVENUE TAX ROLL	591	550,581.31	62,453.54	-	1,160,592.28	1,773,627.13
TOTAL REVENUE	1525	550,581.31	690,954.49	-	1,824,327.85	3,065,863.65

RECEIVED				
SERIES 2021 DEBT PAID	SERIES 2024 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
-	314,250.48	663,735.57	977,986.05	314,250.47
-	-	-	-	-
-	314,250.48	663,735.57	977,986.05	314,250.47
515,995.60	58,530.41	1,087,687.68	1,662,213.69	111,413.44
515,995.60	372,780.89	1,751,423.25	2,640,199.74	425,663.91

DIRECT BILL PERCENT COLLECTED	0.00%	50.00%	0.00%	100.00%	75.68%
TAX ROLL PERCENT COLLECTED	93.72%	93.72%	0.00%	93.72%	93.72%
TOTAL PERCENT COLLECTED	93.72%	53.95%	0.00%	96.00%	86.12%

(1) Bulk land owners are on a payment plan for undeveloped land. Debt service assessments – 50% due December 1, 2025, 25% due February 1, 2026 and 25% due May 1, 2026. Operations and maintenance assessments – 50% on October 31, 2025, 25% on November 30, 2025 and 25% on December 31, 2025

SUMMARY OF TAX ROLL RECEIPTS						
ST JOHNS COUNT DIST.	DATE	SERIES 2021 DEBT	SERIES 2024 DEBT	SERIES 2025 DEBT	O&M	TOTAL AMOUNT
1	11/3/2025	1,082.70	122.81	-	2,282.27	3,487.79
2	11/18/2025	19,908.49	2,258.26	-	41,965.90	64,132.65
3	11/21/2025	23,491.27	2,664.66	-	49,518.18	75,674.11
4	12/16/2025	18,577.76	2,107.31	-	39,160.79	59,845.86
5	12/23/2025	29,411.24	3,336.18	-	61,997.12	94,744.53
6	1/14/2026	423,524.14	48,041.19	-	892,763.42	1,364,328.75
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		515,995.60	58,530.41	-	1,087,687.68	1,662,213.69

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	AMOUNTCHECK..... AMOUNT #
10/24/25	00075	9/26/25	RTRL-EPO 202509 320-57200-60000 REBOOT/RECONNECT COMCAST	ATLANTIC HOME TECHNOLOGIES INC	*	219.00	219.00 000996
10/24/25	00043	9/22/25 46218	202509 320-57200-34520 3RD QUARTERLY MONITORING	DYNAMIC SECURITY PROFESSIONALS INC	*	555.00	1,325.00 000997
		9/29/25 46285	202509 320-57200-60000 RPL GATE STRIKE MAIN POOL		*	770.00	
10/24/25	00001	9/19/25 29672	202510 310-51300-45000 FY26 INSURANCE RENEWAL	EGIS INSURANCE ADVISORS, LLC	*	6,530.00	86,311.00 000998
		9/19/25 29672	202510 320-57200-45000 FY26 INSURANCE RENEWAL		*	79,781.00	
10/24/25	00032	9/23/25 3930	202509 320-57200-60000 CONCRETE WORK	G&G EXCAVATION & CONSTRUCTION INC	*	2,650.00	2,650.00 000999
10/24/25	00003	10/01/25 73	202510 310-51300-34000 OCT MANAGEMENT FEES	GOVERNMENTAL MANAGEMENT SERVICES	*	2,752.83	3,237.18 001000
		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	
10/24/25	00003	9/15/25 74	202510 310-51300-31400 FY26 ASSESSMENT ROLL CERT		GOVERNMENTAL MANAGEMENT SERVICES	*		5,899.00	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 SECURESI	*	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	*	297.50		
									WEATHER ENGINEERS INC			297.50	001031
10/24/25	00060	10/07/25	22095	202510	320	57200	60000		DISINFECTANT WIPES CASE	*	346.26		
									WIPES.COM			346.26	001032
10/24/25	00028	10/01/25	1005952	202510	320	57200	46100		OCT LANDSCAPE MAINTENANCE	*	70,999.48		
									YELLOWSTONE LANDSCAPE			70,999.48	001033
10/24/25	00028	10/15/25	1015727	202510	320	57200	46101		RPLC 2 SABAL PALM	*	1,320.00		
									YELLOWSTONE LANDSCAPE			1,320.00	001034
10/24/25	00028	3/07/25	873557	202503	320	57200	46101		RAVINES POND EROSION RPR	*	4,495.00		
									YELLOWSTONE LANDSCAPE			4,495.00	001035
10/24/25	00028	3/07/25	873558	202503	320	57200	46101		BLUFFS COMMON AREA DRAIN	*	2,077.14		
									YELLOWSTONE LANDSCAPE			2,077.14	001036
10/24/25	00028	3/07/25	873559	202503	320	57200	46101		THE BLUFFS DRAIN COM AREA	*	3,210.00		
									YELLOWSTONE LANDSCAPE			3,210.00	001037
10/24/25	00028	3/25/25	880600	202503	320	57200	46101		SETTLEMENT MAGOLIA	*	877.14		
									YELLOWSTONE LANDSCAPE			877.14	001038
10/24/25	00028	3/25/25	880601	202503	320	57200	46101		THE HAVENS WAX MYRTLE	*	648.00		
									YELLOWSTONE LANDSCAPE			648.00	001039
10/24/25	00028	3/25/25	880602	202503	320	57200	46101		CLAIBORNE LN POND WSH RPR	*	2,325.00		
									YELLOWSTONE LANDSCAPE			2,325.00	001040
10/24/25	00028	9/08/25	993511	202509	320	57200	46200		197 ALBRIGHT IRRIG RPR	*	162.66		
									YELLOWSTONE LANDSCAPE			162.66	001041
10/24/25	00028	9/16/25	995973	202509	320	57200	46101		MULCH GRAND BRIDGE-STORM	*	1,560.00		
									YELLOWSTONE LANDSCAPE			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	CHECK #
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-		
								961.98	001051
11/07/25	00036	11/02/25	PSI21885	202511 320-57200-46800	NOV LAKE MAINTENANCE	*	2,601.00		
								2,601.00	001052
11/07/25	00029	10/24/25	1157	202510 320-57200-60000	CONDUIT/WIRE/CEILING FAN	*	825.00		
								825.00	001053
11/07/25	00045	11/03/25	62137916	202511 320-57200-43500	NOV PEST CONTROL	*	80.00		
								80.00	001054
11/07/25	00035	10/31/25	429301	202510 330-53800-34000	OCT BILLABLE MILEAGE 1/3	*	174.73		
								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		
								33,350.44	001056
11/07/25	00046	10/09/25	25743098	202510 320-57200-60000	JANITORIAL SUPPLIES	*	101.97		
								101.97	001057
11/07/25	00046	10/09/25	25743706	202510 320-57200-60000	JANITORIAL SUPPLIES	*	63.99		
								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

RECEIVED
 SEP 25 2025
 BY: _____

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

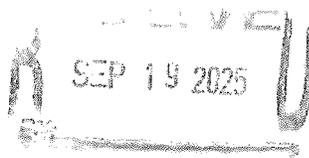
Payment Information	
Invoice Summary	\$ 86,311.00
Payment Amount	
Payment for:	Invoice#29672
100125475	

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

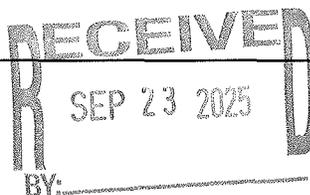
Bill To
Riversedge CDD 3 475 West Town Place Suite 114 St. Augustine, Florida 32092 Attn: Kevin

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

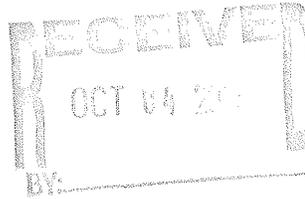
Approved RECDD 3
 Submitted to AP 9.23.25
 By Kevin McKendree
Kevin McKendree

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:

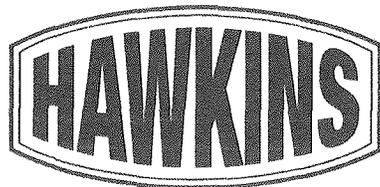
Bill To:

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 459.0 GW	\$405.00
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 344.0 GW	\$123.32
2.001	699922	15 GA Blu/Black Deldrum DELD RM 1H1/X1.9/250	N	2.0000	DD	\$15.0000	RD	20.0 LB 20.0 GW	\$30.00

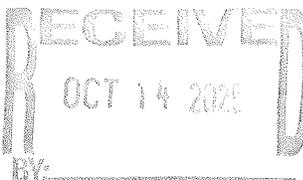
Related Order #: 04962242

***** 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

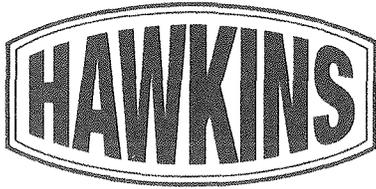
CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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

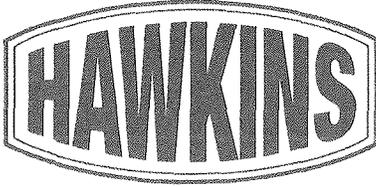
CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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# 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 DELDRM 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

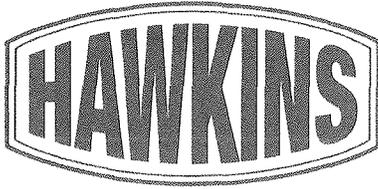
CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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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	

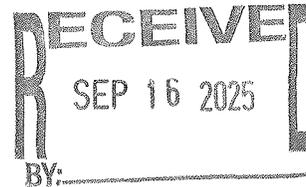
Related Order #: 04880300

***** 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 Sales Tax
0 % \$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

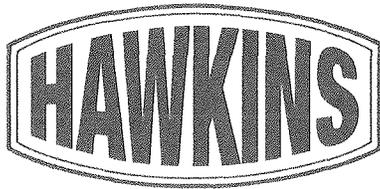
ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

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.

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# 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 Niccollet 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

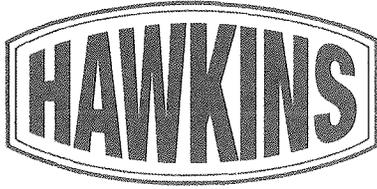
CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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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

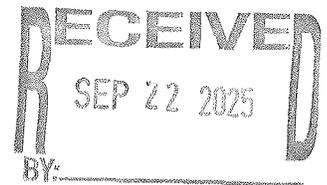
Total \$1,738.55

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 Hallo-crawl 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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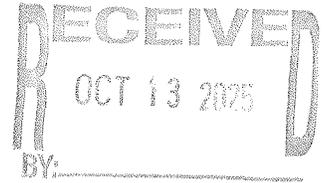
Total \$2,951.35

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

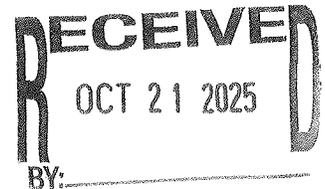
	Hours	Rate	Amount
Vice President	2.00	250.00	500.00
Totals	2.00		500.00
Total Labor			500.00
		Total this Task	\$500.00
		Total this Invoice	\$516.10

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

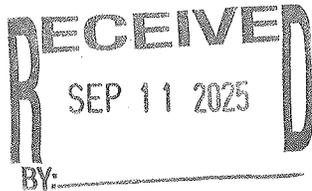
Invoice #91	
Issued	Sep 11, 2025
Due	Sep 26, 2025
Total	\$400.00

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

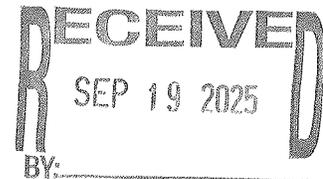
Bill To
Rivers Edge CDD 3 Rivertown Claiborne Lane Collector 475 West Town Place Suite 114 St. Augustine FL 32092

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	

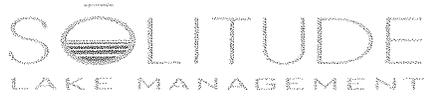
Quantity	Description	Rate	Amount
2	Ticket # 2715805 Work Role: Technician Work Type: Remote - Infrastructure Resource: Jacob Whitehurst 2nd comcast box decommissioned -worked with comcast to get static IP information for new comcast account as the other modem was decommissioned since they had 2 services - 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@securesi.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					



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: PSI212570
Invoice Date: 10/2/2025

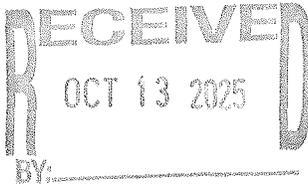
Bill
To: Rivers Edge III CDD
475 West Town Place, Suite 114
Saint Augustin, FL 32092

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

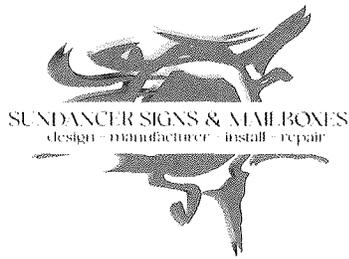
Kevin McKendree



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

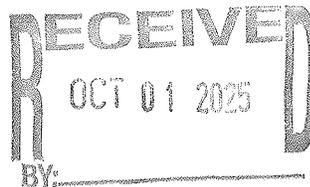
INVOICE # 15475
DATE 08/06/2025
DUE DATE 09/05/2025
TERMS Net 30

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

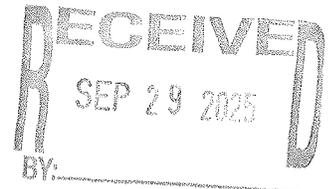
Description	Quantity	Rate	Amount
General management services	1	4,075.93	4,075.93
Field Ops	1	3,435.82	3,435.82
Lifestyle services	1	3,785.53	3,785.53
Amenity management services	1	4,473.35	4,473.35
Facility maintenance services	1	9,105.31	9,105.31
Janitorial services	1	2,902.75	2,902.75
Facility Attendant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

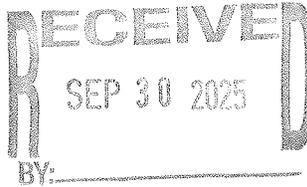
VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



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

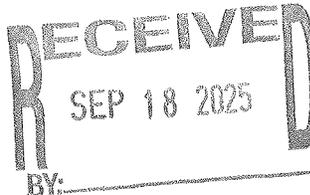


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

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

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

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
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

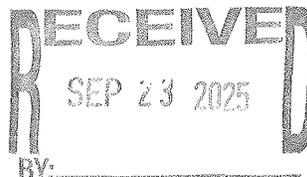
Richard Losco

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

PM

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

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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

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

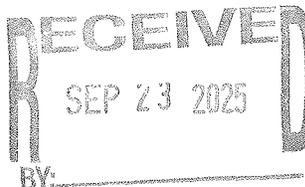
Approved RECDD 3
Submitted to A/P 09-23-25
By Richard Losco
Richard Losco

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



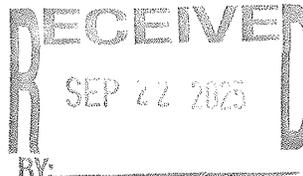
W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

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

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
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

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
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

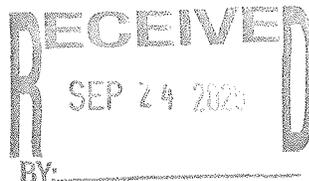


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

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

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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

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
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

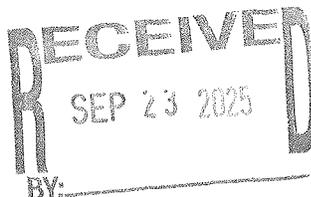
To ensure proper credit, please detach and return below portion with your payment



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

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
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

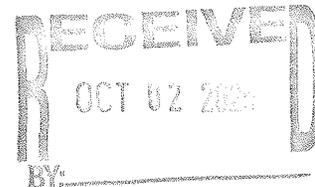
Description	Current Amount
Monthly Landscape Maintenance October 2025	\$70,999.48

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 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

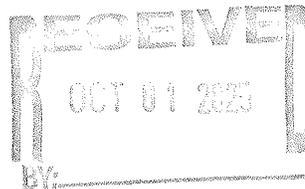
Invoice Due Date: April 6, 2025

Invoice Amount: \$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

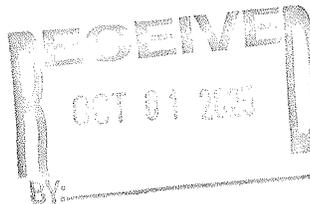
Invoice Due Date: April 6, 2025

Invoice Amount: \$2,077.14

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

Invoice Total \$2,077.14

PAID TO THE ORDER OF THE STATE OF FLORIDA



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**

[Faint mirrored text from the reverse side of the page]

Approved RECDD III
 Submitted to AP on 3.25.2025
 by Jason Davidson

Jason Davidson

A/P received 3/25/2025
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 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



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
-------------	----------------

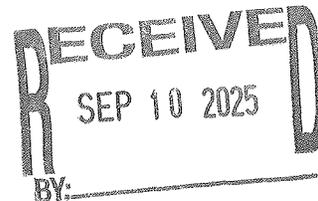
Irrigation repairs in response to email/work orders*****197 Albright*****	
---	--

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

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 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: \$1,314.11

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

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

Irrigation Repairs

\$1,314.11

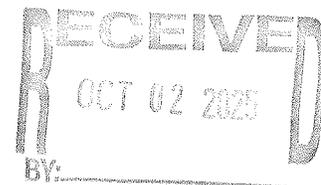
Invoice Total

\$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

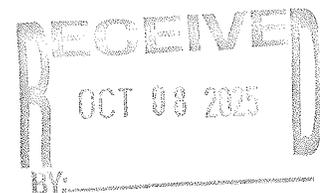
Description	Current Amount
September irrigation repairs - 2025*****Meadow Creek Dr.***** Irrigation Repairs	\$588.38

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

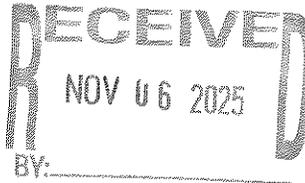
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 75
Invoice Date: 11/1/25
Due Date: 11/1/25
Case:
P.O. Number:

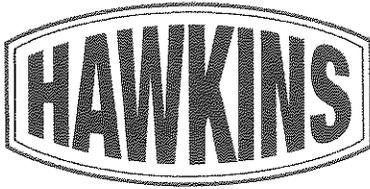
Bill To:

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.

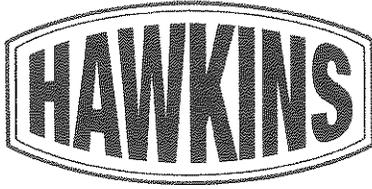
CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263
WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com
Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

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

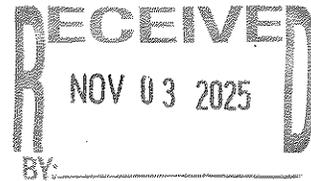
Bill
To: Rivers Edge III CDD
475 West Town Place, Suite 114
Saint Augustin, FL 32092

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

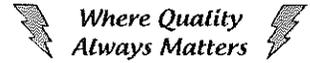
Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 2,601.00

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

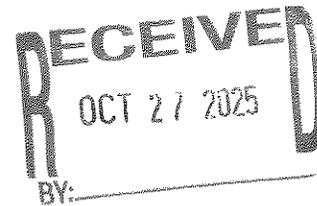
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Provided and installed new conduit, wire, and ceiling fan for reception desk at the Lodge.		825.00	825.00

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

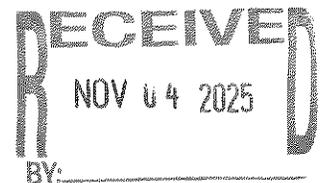
Rivers Edge CDD III
c/o GMS LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

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

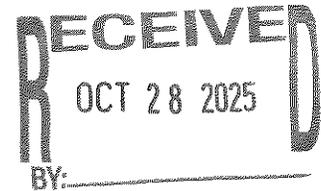
Description	Quantity	Rate	Amount
General management services	1	4,075.93	4,075.93
Field Ops	1	3,435.82	3,435.82
Lifestyle services	1	3,785.53	3,785.53
Amenity management services	1	4,473.35	4,473.35
Facility maintenance services	1	9,105.31	9,105.31
Janitorial services	1	2,902.75	2,902.75
Facility Attendant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

Thank you for your business.

Total 33,350.44

Corbin deNagy

10/28/2025





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

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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
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

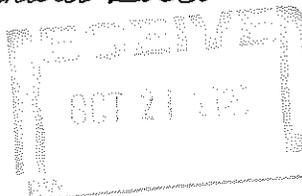


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

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.

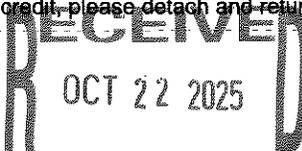
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CPC01039	ALL PURPOSE CLEANER, FABULOSO 2X, 169OZ, PASSION FRUITS,3/CT	1	CT	41.99	41.99

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

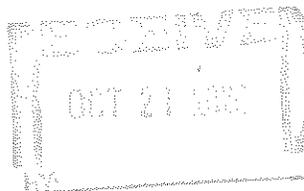


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

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

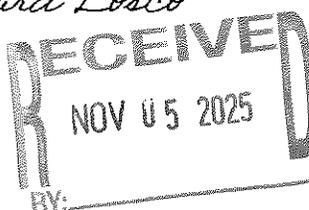
Richard Losco

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: _____
9608768768E848C...
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:
D.J. Smith
Signature: _____
24167AD546A946E...
Chairman/Vice Chairman

Signed by:
Corbin deNagy
Signature: _____
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

SIXTH 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:

9C8879D789D846C...



By:

By:

Michael J. Scarfo
Senior Vice President

SEVENTH 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 18th day of February 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.

EIGHTH 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 18th day of February 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: _____

NINTH ORDER OF BUSINESS

Use of District Vehicle

Definitions

- “District Vehicle” means a vehicle designed for road use that is owned or leased by, or on loan to the Rivers Edge CDD, Rivers Edge II CDD, or Rivers Edge III CDD.
- “Operator” means the person who is driving or otherwise exercising control over a District Vehicle.

Objective

- To specify the policies and responsibilities for use of vehicles owned by the Rivers Edge CDD, Rivers Edge II CDD, and Rivers Edge III CDD, preserve District assets, and provide for efficient and effective District operations.

Operator Authorization

- Authority to drive a District Vehicle is restricted to the following positions of District Amenity Management, District Lifestyle Management, and District Field Operations Service staff: the General Manager, Amenity Manager, Lifestyle Director, Field Operations Manager, Maintenance Technicians, Pools Technicians, and Janitorial Service Technicians.

Personal Use Prohibited

- District Vehicles may not be used for personal use. District Vehicles may only be used in the performance of assigned duties.

Compliance with Law; Accidents

- District Vehicles must be operated in a safe manner in accordance with applicable laws, ordinances, policies, and regulations.
- The Operator is personally responsible and liable for all fines, penalties, damages, repairs, and other disciplinary actions resulting from negligence or the violation of laws, ordinances, policies, and regulations during operation and parking of the vehicle.
- Accidents or property damage involving District Vehicles shall be reported to the District’s General Manager and District Manager as soon as practicable, but in no event more than 24 hours from the time of the accident or property damage.

Other Requirements for Use

- The use of tobacco products, including chewing tobacco and the smoking of cigarettes, pipes, or cigars is not permitted in District Vehicles.
- The use of vaping products is not permitted in District Vehicles.
- Bumper stickers and other materials may not be affixed to District Vehicles without express permission of the Board of Supervisors.
- All occupants of a District Vehicle must wear seat belts whenever the vehicle is in use.
- The Operator must possess a valid driver’s license of the type required for the vehicle to be operated.
- District Vehicles are to be parked and secured behind the fence at the RiverLodge and/or RiverClub at the end of the working day and kept there overnight. The Operator responsible for parking is also responsible for ensuring the District Vehicle is locked and otherwise adequately secured.

TENTH ORDER OF BUSINESS

Rivers Edge III CDD

Community Development District

*Construction Funding Request #19

February 2, 2026

PAYEE		FY 2026
Burnham Construction, Inc.		
Application for Payment 15-Final Retainage (7/25/2025-11/25/2025) SR 13 Roundabout	\$	158,051.13
NicNevol Engineering Services, inc.		
Invoice #01248801-14 (9/1/25 thru 01/31/26) SR 13 Roundabout		7,480.46
TOTAL	\$	165,531.59

Signed by:
D.J. Smith
Signature: _____
24107AD545A946E...
Chairman/Vice Chairman

Signed by:
Corbin deNagy
Signature: _____
9C8879D789D84CC...
Secretary/Asst. Secretary

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

APPLICATION AND CERTIFICATE FOR PAYMENT



"Building the Road to Excellence"

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

PROJECT: SR 13 Roundabout

APPLICATION NO: 15 - Final Retainage

PERIOD FROM : 7/25/2025
PERIOD TO : 11/25/2025

FROM (CONTRACTOR):
Burnham Construction, Inc.
11413 Enterprise East Blvd
Macclenny, Florida 32063
904-259-5360

ENGINEER:
Prosser, Inc.
13901 Sutton Park Drive South, Suite 200
Jacksonville, FL 32224
904-739-3655

PROJECT: SR 13 Roundabout
PROJECT NO: 24007
CONTRACT NO:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
CHANGE ORDERS APPROVED IN PREVIOUS MONTHS BY OWNER		ADDITIONS	DEDUCTIONS
TOTAL			
APPROVED THIS MONTH			
NUMBER	DATE APPROVED		
1		19,504.32	
2		84,386.72	
TOTALS		103,891.04	-
NET CHANGE BY CHANGE ORDERS			103,891.04

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

1. ORIGINAL CONTRACT SUM.....	\$ 5,164,480.14
2. NET CHANGE BY CHANGE ORDERS.....	\$ 103,891.04
3. CONTRACT SUM TO DATE (LINE 1 & 2).....	\$ 5,268,371.18
4. TOTAL COMPLETED & STORED TO DATE.....	\$ 5,268,371.16
5. RETAINAGE:	
a. 3% OF COMPLETED WORK.....	\$ -
b. 3% OF STORED MATERIAL.....	\$ -
TOTAL RETAINAGE (LINE 5a + 5b).....	\$ -
6. TOTAL EARNED LESS RETAINAGE	\$ 5,268,371.16
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$ 5,110,320.03
8. CURRENT PAYMENT DUE.....	\$ 158,051.13
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$ 0.02

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

CONTRACTOR: Burnham Construction, Inc.
Project Manager: Tyler Mobley

BY: _____ DATE: 11/04/25

STATE OF: FLORIDA COUNTY OF: BAKER
SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th OF November, 2025.

NOTARY PUBLIC:
MY COMMISSION EXPIRES



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

ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED..... \$ 158,051.13
(ATTACH EXPLANATION IF AMOUNT CERTIFIED DIFFERS FROM THE AMOUNT APPLIED FOR.)

ENGINEER: _____ DATE: 01-15-2025

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

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



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

"Building the Road to Excellence"

Application No: 15 - Final Retainage
 Application Date: 11/25/2025
 Period To: 11/25/2025
 Contract No: 24007
 Project: SR 13 Roundabout

A ITEM NO	B DESCRIPTION OF WORK	C CONTRACT VALUE	D WORK COMPLETED AND MATERIALS STORED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G+C)	I BALANCE TO FINISH (C-G)	J RETAINAGE 10%
			E FROM PREVIOUS APPLICATION (D+E)	F THIS PERIOD					
1	General Conditions	\$ 1,241,541.70	\$ 1,241,541.70	\$ -	\$ -	\$ 1,241,541.70	100.00%	\$ -	\$124,154.17
2	Erosion Control	\$ 114,198.44	\$ 114,198.43	\$ -	\$ -	\$ 114,198.43	100.00%	\$ 0.01	\$11,419.84
3	Clearing and Demolition	\$ 266,539.71	\$ 266,539.71	\$ -	\$ -	\$ 266,539.71	100.00%	\$ -	\$26,653.97
4	Earthwork	\$ 643,651.11	\$ 643,651.11	\$ -	\$ -	\$ 643,651.11	100.00%	\$ -	\$64,365.11
5	Storm Drainage System	\$ 547,668.55	\$ 547,668.55	\$ -	\$ -	\$ 547,668.55	100.00%	\$ 0.00	\$54,766.85
6	Potable Water System	\$ 304,807.55	\$ 304,807.54	\$ -	\$ -	\$ 304,807.54	100.00%	\$ 0.01	\$30,480.75
7	Reuse Water Main System	\$ 184,573.61	\$ 184,573.61	\$ -	\$ -	\$ 184,573.61	100.00%	\$ 0.00	\$18,457.36
8	Force Main	\$ 67,332.96	\$ 67,332.96	\$ -	\$ -	\$ 67,332.96	100.00%	\$ -	\$6,733.30
9	Roadways	\$ 1,623,351.17	\$ 1,623,351.17	\$ -	\$ -	\$ 1,623,351.17	100.00%	\$ -	\$162,335.12
10	Grassing	\$ 121,670.34	\$ 121,670.34	\$ -	\$ -	\$ 121,670.34	100.00%	\$ -	\$12,167.03
11	Guard Rails	\$ 49,145.00	\$ 49,145.00	\$ -	\$ -	\$ 49,145.00	100.00%	\$ -	\$4,914.50
12	CO 1 -	\$ 19,504.32	\$ 19,504.32	\$ -	\$ -	\$ 19,504.32	100.00%	\$ -	\$1,950.43
13	CO 2 -	\$ 84,386.72	\$ 84,386.72	\$ -	\$ -	\$ 84,386.72	100.00%	\$ -	\$8,438.67
TOTAL		\$ 5,268,371.18	\$ 5,268,371.16	\$ -	\$ -	\$ 5,268,371.16	100.00%	\$ 0.02	\$ 526,837.12

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

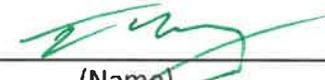
TO OWNER:

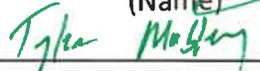
Upon receipt by the undersigned of a check from Rivers Edge III CDD in the sum of \$ 158,051.13 payable to **BURNHAM CONSTRUCTION, INC.**, and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of State Road 13 Roundabout, located at SR 13 and Grandbridge Dr, St. Johns, FL to the following extent.

This release covers a progress payment for labor, services, equipment, or material furnished to Rivers Edge III CDD through 11/25/25 only, and does not cover any retentions retained before or after the release date; extras furnished before the release date for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment or material covered by this release if that furnished labor, services, equipment or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

11/24/2025

BURNHAM CONSTRUCTION, INC.
11413 Enterprise East Blvd
Macclenny, Florida 32063



(Name)


 Burnham Construction, Inc. "Building the Road to Excellence"		SR 13 Roundabout					Pay App# 15		24007	
		Unit	Qty.	Unit Price	Total Price	Previously Installed	Installed This Period	Billed this Pay App	Previously Billed	Balance to Complete
General Conditions										
General Conditions	LS	1.00	\$ 263,228.21	\$ 263,228.21	1		\$ -	\$ 263,228.21	\$ -	100.00%
Bonds & Insurance	LS	1.00	\$ 44,373.86	\$ 44,373.86	1		\$ -	\$ 44,373.86	\$ -	100.00%
Payment & Performance Bonds	LS	1.00	\$ 93,747.58	\$ 93,747.58	1		\$ -	\$ 93,747.58	\$ -	100.00%
Surveying	LS	1.00	\$ 115,122.03	\$ 115,122.03	1		\$ -	\$ 115,122.03	\$ -	100.00%
As Builts	LS	1.00	\$ 86,336.53	\$ 86,336.53	1		\$ -	\$ 86,336.53	\$ -	100.00%
Construction Materials Testing	LS	1.00	\$ 57,498.53	\$ 57,498.53	1		\$ -	\$ 57,498.53	\$ -	100.00%
Maintenance of Traffic	LS	1.00	\$ 581,234.96	\$ 581,234.96	1		\$ -	\$ 581,234.96	\$ -	100.00%
Subtotal				\$ 1,241,541.70			\$ -	\$ 1,241,541.70	\$ -	100.00%
Erosion Control										
Silt Fence Type III	LF	3634.00	\$ 4.75	\$ 17,261.50	3634		\$ -	\$ 17,261.50	\$ -	100.00%
Tree Protection	LF	2000.00	\$ 7.50	\$ 15,000.00	2000		\$ -	\$ 15,000.00	\$ -	100.00%
Temporary Sod	SY	6000.00	\$ 7.26	\$ 43,560.00	6000		\$ -	\$ 43,560.00	\$ -	100.00%
Hay Bales	EA	100.00	\$ 182.59	\$ 18,259.00	100		\$ -	\$ 18,259.00	\$ -	100.00%
Inlet Protection	EA	10.00	\$ 203.49	\$ 2,034.90	10		\$ -	\$ 2,034.90	\$ -	100.00%
NPDES Permit Compliance	LS	1.00	\$ 18,083.04	\$ 18,083.04	1		\$ -	\$ 18,083.04	\$ -	100.00%
Subtotal				\$ 114,198.44			\$ -	\$ 114,198.44	\$ -	100.00%
Clearing and Demolition										
Demo Storm Pipe	LF	110.00	\$ 79.19	\$ 8,710.90	110		\$ -	\$ 8,710.90	\$ -	100.00%
Demo Storm Structures	EA	4.00	\$ 6,578.40	\$ 26,313.60	4		\$ -	\$ 26,313.60	\$ -	100.00%
Demo Existing Utility Pipe & Fittings (WM, FM, RW)	LF	840.00	\$ 54.19	\$ 45,519.60	840		\$ -	\$ 45,519.60	\$ -	100.00%
Demo Existing Asphalt Temp Road	SY	2844.00	\$ 32.50	\$ 92,430.00	2844		\$ -	\$ 92,430.00	\$ -	100.00%
Demo Existing Asphalt SR 13	SY	2862.00	\$ 19.59	\$ 56,066.58	2862		\$ -	\$ 56,066.58	\$ -	100.00%
Clearing	LS	1.00	\$ 37,499.03	\$ 37,499.03	1		\$ -	\$ 37,499.03	\$ -	100.00%
Subtotal				\$ 266,539.71			\$ -	\$ 266,539.71	\$ -	100.00%
Earthwork										
Strip Topsoil	CY	3344.00	\$ 7.18	\$ 24,009.92	3344		\$ -	\$ 24,009.92	\$ -	100.00%
Haul Off Strippings	CY	3344.00	\$ 11.63	\$ 38,890.72	3344		\$ -	\$ 38,890.72	\$ -	100.00%
Temporary Ditch	CY	694.00	\$ 27.08	\$ 18,793.52	694		\$ -	\$ 18,793.52	\$ -	100.00%
Place & Compact Fill	CY	16369.00	\$ 9.17	\$ 150,103.73	16369		\$ -	\$ 150,103.73	\$ -	100.00%
Purchase Import Fill Material	CY	16369.00	\$ 18.34	\$ 300,207.46	16369		\$ -	\$ 300,207.46	\$ -	100.00%
Remove Unsuitables	CY	1736.00	\$ 19.01	\$ 33,001.36	1736		\$ -	\$ 33,001.36	\$ -	100.00%
Replace Unsuitables	CY	1736.00	\$ 25.40	\$ 44,094.40	1736		\$ -	\$ 44,094.40	\$ -	100.00%
Final Dressout	SY	13820.00	\$ 2.50	\$ 34,550.00	13820		\$ -	\$ 34,550.00	\$ -	100.00%
Subtotal				\$ 643,651.11			\$ -	\$ 643,651.11	\$ -	100.00%
Storm Drainage System										
Dewater Storm Drain	LF	1128.00	\$ 20.67	\$ 23,315.76	1128		\$ -	\$ 23,315.76	\$ -	100.00%
Type J-5 Curb Inlet	EA	10.00	\$ 9,604.86	\$ 96,048.60	10		\$ -	\$ 96,048.60	\$ -	100.00%
Type J-7 Storm Manhole	EA	6.00	\$ 8,267.26	\$ 49,603.53	6		\$ -	\$ 49,603.53	\$ -	100.00%
Storm Top Adjustments	EA	16.00	\$ 1,133.40	\$ 18,134.40	16		\$ -	\$ 18,134.40	\$ -	100.00%
Storm Inverts	EA	16.00	\$ 1,148.40	\$ 18,374.40	16		\$ -	\$ 18,374.40	\$ -	100.00%
Underdrain Stubs from Inlets	LF	400.00	\$ 60.94	\$ 24,376.00	400		\$ -	\$ 24,376.00	\$ -	100.00%
Temporary Manhole Tops	EA	4.00	\$ 3,703.24	\$ 14,812.96	4		\$ -	\$ 14,812.96	\$ -	100.00%
24" Mitered End Section	EA	1.00	\$ 8,159.86	\$ 8,159.86	1		\$ -	\$ 8,159.86	\$ -	100.00%
14"x23" Mitered End Section	EA	2.00	\$ 7,582.08	\$ 15,164.16	2		\$ -	\$ 15,164.16	\$ -	100.00%
18" RCP	LF	904.00	\$ 235.16	\$ 212,584.64	904		\$ -	\$ 212,584.64	\$ -	100.00%
24" RCP	LF	120.00	\$ 264.58	\$ 31,749.60	120		\$ -	\$ 31,749.60	\$ -	100.00%
14"x23" ERCP 0-6' Deep	LF	104.00	\$ 264.58	\$ 27,516.32	104		\$ -	\$ 27,516.32	\$ -	100.00%
Punch Out Storm Drain	LF	1128.00	\$ 2.25	\$ 2,538.00	1128		\$ -	\$ 2,538.00	\$ -	100.00%

		SR 13 Roundabout				Pay App# 15				24007	
		Unit	Qty.	Unit Price	Total Price	Previously Installed	Installed This Period	Billed this Pay App	Previously Billed	Balance to Complete	
TV Storm Drain		LF	1128.00	\$ 4.69	\$ 5,290.32	1128		\$ -	\$ 5,290.32	\$ -	100.00%
					Subtotal			\$ -	\$ 547,668.55	\$ -	100.00%
Potable Water Main											
12 DR18 PVC Water Main		LF	900.00	\$ 231.95	\$ 208,757.75	900		\$ -	\$ 208,757.75	\$ -	100.00%
10" DR18 PVC Water Main		EA	20.00	\$ 1,874.70	\$ 37,494.04	20		\$ -	\$ 37,494.04	\$ -	100.00%
10"x10" Tap Slv. and Valve		EA	2.00	\$ 16,172.04	\$ 32,344.08	2		\$ -	\$ 32,344.08	\$ -	100.00%
12" Gate Valve		EA	2.00	\$ 7,164.16	\$ 14,328.32	2		\$ -	\$ 14,328.32	\$ -	100.00%
Valve Box Installation		EA	4.00	\$ 320.40	\$ 1,281.60	4		\$ -	\$ 1,281.60	\$ -	100.00%
Sample Point		EA	6.00	\$ 444.67	\$ 2,668.02	6		\$ -	\$ 2,668.02	\$ -	100.00%
Locate Wire Box		EA	3.00	\$ 335.38	\$ 1,006.14	3		\$ -	\$ 1,006.14	\$ -	100.00%
Punch Out for Water Main		LF	920.00	\$ 2.70	\$ 2,484.00	920		\$ -	\$ 2,484.00	\$ -	100.00%
Flushing & BT's for Water Main		LF	920.00	\$ 1.47	\$ 1,352.40	920		\$ -	\$ 1,352.40	\$ -	100.00%
Locate Wire Test for Water Main		LF	920.00	\$ 1.11	\$ 1,021.20	920		\$ -	\$ 1,021.20	\$ -	100.00%
Pressure Test for Water Main		LF	920.00	\$ 2.25	\$ 2,070.00	920		\$ -	\$ 2,070.00	\$ -	100.00%
					Subtotal			\$ -	\$ 304,807.55	\$ -	100.00%
Reuse Water Main System											
12" DR18 PVC Reuse Main		LF	260.00	\$ 251.18	\$ 65,306.68	260		\$ -	\$ 65,306.68	\$ -	100.00%
10" DR18 PVC Reuse Main		LF	140.00	\$ 474.93	\$ 66,490.23	140		\$ -	\$ 66,490.23	\$ -	100.00%
10"x10" Tap Slv. and Valve		EA	3.00	\$ 16,172.04	\$ 48,516.12	3		\$ -	\$ 48,516.12	\$ -	100.00%
Valve Box Installation		EA	3.00	\$ 320.40	\$ 961.20	3		\$ -	\$ 961.20	\$ -	100.00%
Locate Wire Box		EA	1.00	\$ 335.38	\$ 335.38	1		\$ -	\$ 335.38	\$ -	100.00%
Punch Out for Reuse Main		LF	400.00	\$ 2.70	\$ 1,080.00	400		\$ -	\$ 1,080.00	\$ -	100.00%
Flushing for Reuse Main		LF	400.00	\$ 1.35	\$ 540.00	400		\$ -	\$ 540.00	\$ -	100.00%
Locate Wire Test for Reuse Main		LF	400.00	\$ 1.11	\$ 444.00	400		\$ -	\$ 444.00	\$ -	100.00%
Pressure Test for Reuse Main		LF	400.00	\$ 2.25	\$ 900.00	400		\$ -	\$ 900.00	\$ -	100.00%
					Subtotal			\$ -	\$ 184,573.61	\$ -	100.00%
Force Main											
4" PVC DR 18 Force Main		LF	120.00	\$ 351.64	\$ 42,196.88	120		\$ -	\$ 42,196.88	\$ -	100.00%
4"x4" Tap Slv. and Valve		EA	2.00	\$ 11,635.35	\$ 23,270.70	2		\$ -	\$ 23,270.70	\$ -	100.00%
Valve Box Installation		EA	2.00	\$ 320.40	\$ 640.80	2		\$ -	\$ 640.80	\$ -	100.00%
Locate Wire Box		EA	1.00	\$ 335.38	\$ 335.38	1		\$ -	\$ 335.38	\$ -	100.00%
Punch Out for Force Main		LF	120.00	\$ 2.70	\$ 324.00	120		\$ -	\$ 324.00	\$ -	100.00%
Flushing for Force Main		LF	120.00	\$ 1.35	\$ 162.00	120		\$ -	\$ 162.00	\$ -	100.00%
Locate Wire Test for Force Main		LF	120.00	\$ 1.11	\$ 133.20	120		\$ -	\$ 133.20	\$ -	100.00%
Pressure Test for Force Main		LF	120.00	\$ 2.25	\$ 270.00	120		\$ -	\$ 270.00	\$ -	100.00%
					Subtotal			\$ -	\$ 67,332.96	\$ -	100.00%
Roadways											
Subgrade for Sidewalk		SY	327.00	\$ 6.56	\$ 2,145.12	327		\$ -	\$ 2,145.12	\$ -	100.00%
Subsoil Stabilization		SY	10,159.00	\$ 17.62	\$ 179,001.58	10159		\$ -	\$ 179,001.58	\$ -	100.00%
4" Limerock (Shoulder)		SY	1,520.00	\$ 17.72	\$ 26,934.40	1520		\$ -	\$ 26,934.40	\$ -	100.00%
6" Limerock (Temporary Road)		SY	4,000.00	\$ 30.97	\$ 123,880.00	4000		\$ -	\$ 123,880.00	\$ -	100.00%
10" Limerock (Roadway & Roundabout)		SY	4,409.00	\$ 33.79	\$ 148,980.11	4409		\$ -	\$ 148,980.11	\$ -	100.00%
1.5" Traffic B Asphalt (Rdwy Improvement 1st Lift)		SY	3,474.00	\$ 22.35	\$ 77,643.90	3474		\$ -	\$ 77,643.90	\$ -	100.00%
1.5" Traffic B Asphalt (Rdwy Improvement 2nd Lift)		SY	3,474.00	\$ 22.35	\$ 77,643.90	3474		\$ -	\$ 77,643.90	\$ -	100.00%
1.5" FC 12.5 (Rdwy Improvement Final Lift)		SY	3,474.00	\$ 23.55	\$ 81,812.70	3474		\$ -	\$ 81,812.70	\$ -	100.00%
1.5" Traffic B (Roundabout 1st Lift)		SY	935.00	\$ 22.35	\$ 20,897.25	935		\$ -	\$ 20,897.25	\$ -	100.00%
1.5" Traffic B (Roundabout 2nd Lift)		SY	935.00	\$ 22.35	\$ 20,897.25	935		\$ -	\$ 20,897.25	\$ -	100.00%
1.5" FC 12.5 MM (Roundabout Final Lift)		SY	935.00	\$ 23.55	\$ 22,019.25	935		\$ -	\$ 22,019.25	\$ -	100.00%
2" Asphalt Pavement (Temporary Rdwy Construction)		SY	4,000.00	\$ 89.05	\$ 356,200.00	4000		\$ -	\$ 356,200.00	\$ -	100.00%

		SR 13 Roundabout				Pay App# 15		24007		
		Unit	Qty.	Unit Price	Total Price	Previously Installed	Installed This Period	Billed this Pay App	Previously Billed	Balance to Complete
Mill and Resurface Existing Roadway	SY	1,870.00	\$ 31.97	\$ 59,783.90	1870		\$ -	\$ 59,783.90	\$ -	100.00%
5' Paved Shoulder	SY	1,520.00	\$ 23.55	\$ 35,796.00	1520		\$ -	\$ 35,796.00	\$ -	100.00%
Prime Limerock	SY	8,773.00	\$ 1.00	\$ 8,773.00	8773		\$ -	\$ 8,773.00	\$ -	100.00%
Striping & Signs	LS	1.00	\$ 156,245.96	\$ 156,245.96	1		\$ -	\$ 156,245.96	\$ -	100.00%
RA Curb	LF	384.00	\$ 38.21	\$ 14,672.64	384		\$ -	\$ 14,672.64	\$ -	100.00%
Type E Curb & Gutter	LF	1,530.00	\$ 39.42	\$ 60,312.60	1530		\$ -	\$ 60,312.60	\$ -	100.00%
Type D Curb & Gutter	LF	292.00	\$ 38.57	\$ 11,262.44	292		\$ -	\$ 11,262.44	\$ -	100.00%
24" FDOT Type F Curb & Gutter	LF	1,404.00	\$ 31.91	\$ 44,801.64	1404		\$ -	\$ 44,801.64	\$ -	100.00%
5' Sidewalk	SF	329.00	\$ 56.56	\$ 18,608.24	329		\$ -	\$ 18,608.24	\$ -	100.00%
A.D.A. Handicap Ramps	EA	14.00	\$ 312.49	\$ 4,374.86	14		\$ -	\$ 4,374.86	\$ -	100.00%
A.D.A. Mats	SF	423.00	\$ 48.12	\$ 20,354.76	423		\$ -	\$ 20,354.76	\$ -	100.00%
Concrete Truck Apron	SF	3,903.00	\$ 12.89	\$ 50,309.67	3903		\$ -	\$ 50,309.67	\$ -	100.00%
Subtotal				\$ 1,623,351.17			\$ -	\$ 1,623,351.17	\$ -	100.00%

Grassing										
Median and Site Sod	SY	16,759.00	\$ 7.26	\$ 121,670.34	16759		\$ -	\$ 121,670.34	\$ -	100.00%
Subtotal				\$ 121,670.34			\$ -	\$ 121,670.34	\$ -	100.00%

Guardrails										
Guardrails	LF	500.00	\$ 98.29	\$ 49,145.00	500		\$ -	\$ 49,145.00	\$ -	100.00%
Subtotal				\$ 49,145.00			\$ -	\$ 49,145.00	\$ -	100.00%

Change Order 1										
Tree Removal	LS	1.00	\$ 9,000.00	\$ 9,000.00	1		\$ -	\$ 9,000.00	\$ -	100.00%
Stump Removal, Grubbing and Haul Off	SY	1,656.00	\$ 2.72	\$ 4,504.32	1656		\$ -	\$ 4,504.32	\$ -	100.00%
MOT - Lane Closure	EA	1.00	\$ 3,000.00	\$ 3,000.00	1		\$ -	\$ 3,000.00	\$ -	100.00%
Trucking of Fill from Parcel 28 (Est 30 Loads)	Days	2.00	\$ 800.00	\$ 1,600.00	2		\$ -	\$ 1,600.00	\$ -	100.00%
Place and Compact / Grade for Hardscape Wall	Days	2.00	\$ 700.00	\$ 1,400.00	2		\$ -	\$ 1,400.00	\$ -	100.00%
Subtotal				\$ 19,504.32			\$ -	\$ 19,504.32	\$ -	100.00%

Change Order 2										
Remove and Replace Curbing	LF	120.00	\$ 67.00	\$ 8,040.00	120		\$ -	\$ 8,040.00	\$ -	100.00%
Adjusting Curb Inlets	EA	2.00	\$ 780.00	\$ 1,560.00	2		\$ -	\$ 1,560.00	\$ -	100.00%
Place & Compact Grade Fill to Match Existing	Days	4.00	\$ 3,500.00	\$ 14,000.00	4		\$ -	\$ 14,000.00	\$ -	100.00%
Brick Paver Driveways	EA	2.00	\$ 6,870.00	\$ 13,740.00	2		\$ -	\$ 13,740.00	\$ -	100.00%
Place & Compact Grade for Hardscape Walls	Days	2.00	\$ 700.00	\$ 1,400.00	2		\$ -	\$ 1,400.00	\$ -	100.00%
Rework Limerock for Cross Walk	Days	1.00	\$ 2,500.00	\$ 2,500.00	1		\$ -	\$ 2,500.00	\$ -	100.00%
Concrete for Driveways for 3600 & 3608, 21'x36'x6"	EA	1.00	\$ 34,146.72	\$ 34,146.72	1		\$ -	\$ 34,146.72	\$ -	100.00%
MOT	Days	6.00	\$ 1,500.00	\$ 9,000.00	6		\$ -	\$ 9,000.00	\$ -	100.00%
Subtotal				\$ 84,386.72			\$ -	\$ 84,386.72	\$ -	100.00%

		Billed this Pay App	Previously Billed	Balance to Complete	
ORIGINAL CONTRACT TOTAL WITHOUT ALTERNATE	\$ 5,164,480.14	\$ -	\$ 5,268,371.18	\$ -	100.00%
CHANGE ORDER TOTAL	\$ 103,891.04	Total Billed \$ 5,268,371.18			
REVISED CONTRACT TOTAL	\$ 5,268,371.18	Retainage this Pay App \$ -	Current Payment Due \$ -		
TOTAL RETAINAGE \$ 526,837.12		Total Payments \$ 4,741,534.06			

WAIVER AND RELEASE OF LIEN UPON FINAL PAYMENT

(Section 713.20(5) Florida Statutes)

24007

This instrument Prepared by: CARMEN HESS
PREFERRED MATERIALS INC - CONCRETE
ATTN: COLLECTIONS DEPT
4636 SCARBOROUGH DR
LUTZ FL 33559
237069

The undersigned lienor, in consideration of the final payment in the amount of \$10.00, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished to CURB SYSTEMS OF NE FL INC (customer) on the job of RIVERS EDGE III COMM DEV DIST (owner), to the following described property:

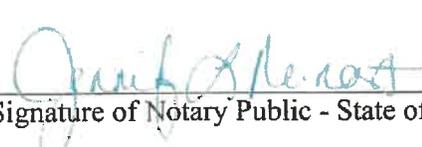
STATE ROAD 13 ROUNDABOUT, RIVERS EDGE III, A PORTION OF LAND LYING IN SECTION 39 TOWNSHIP 5 SOUTH RANGE 27 EAST, ST JOHNS COUNTY, FLORIDA.

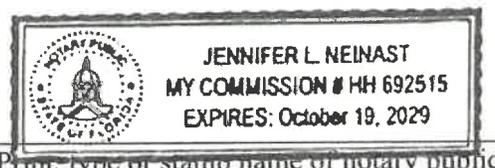
DATED on NOVEMBER 20, 2025

PREFERRED MATERIALS INC - CONCRETE
ATTN: COLLECTIONS DEPT
4636 SCARBOROUGH DR
LUTZ FL 33559

By: 
CARMEN HESS
COLLECTIONS MANAGER

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 20 day of NOVEMBER, 2025 by CARMEN HESS (name of person making statement).


Signature of Notary Public - State of Florida



Print, type or stamp name of notary public

Personally Known OR Produced Identification

Type of Identification Produced _____



INVOICE

Remit Payment to: **NicNevol Engineering Services, Inc.**

3728 Philips Hwy, Suite 11A

Jacksonville, FL 32207

Tel: 904.423.1083, Fax: 904.329.4647

BILLED TO:

RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
 Attn.: Ryan Stilwell
 475 West Town Place
 Suite, 114
 St. Augustine, FL 32092

NicNevol Invoice No: **01248801-14**
 Client Job No.: FDOT Permit No. 2021-C-297-00002
 Description: SR 13 Rivertown Roundabout Construction
 CEI and Geotech/Material Testing Services
 St. Johns County, Florida

Purchase Order No:

WORK PERFORMED: Item Description	U/M	01-Sep-25	thru	31-Jan-26	BILLED THIS PERIOD		LAST PERIOD TO DATE		TOTAL BILLED TO DATE	
		Per/Unit			Qty	Value	Qty	Value	Qty	Value
LABORATORY TESTING							0.00		0.00	
LBRs	Ea.	\$325.00				\$0.00	0.00	\$0.00	0.00	\$0.00
Proctors	Ea.	\$110.00				\$0.00	0.00	\$0.00	0.00	\$0.00
Organic Content	Ea.	\$50.00				\$0.00	0.00	\$0.00	0.00	\$0.00
PH	Ea.	\$20.00				\$0.00	0.00	\$0.00	0.00	\$0.00
Percent Finer than # 200 (75-Micron)	Ea.	\$45.00				\$0.00	0.00	\$0.00	0.00	\$0.00
Sieve Analysis	Ea.	\$65.00				\$0.00	0.00	\$0.00	0.00	\$0.00
Atterberg Limits	Ea.	\$85.00				\$0.00	0.00	\$0.00	0.00	\$0.00
Concrete Breaks	Ea.	\$13.00				\$0.00	0.00	\$0.00	0.00	\$0.00
Additional Concrete Early Breaks	Ea.	\$13.00				\$0.00	0.00	\$0.00	0.00	\$0.00
Concrete Beams	Ea.	\$40.00				\$0.00	0.00	\$0.00	0.00	\$0.00
Additional Concrete Beams	Ea.	\$40.00				\$0.00	0.00	\$0.00	0.00	\$0.00
Professional Services										
Senior Project Engineer	hr.	\$203.26	5.00			\$1,016.30	101.00	\$20,529.26	106.00	\$21,545.56
Project Administrator	hr.	\$140.85	20.00			\$2,817.00	247.00	\$34,789.95	267.00	\$37,606.95
Senior Geotechnical and Materials Engineer	hr.	\$186.45	1.00			\$186.45	101.50	\$18,924.68	102.50	\$19,111.13
Senior Inspector	hr.	\$104.87	33.00			\$3,460.71	2053.50	\$215,350.55	2086.50	\$218,811.26
Lab Testing (LUMP SUM)	hr.	\$6,500.00	0.00			\$0.00	1.00	\$6,500.00	1.00	\$6,500.00
SUBTOTAL						<u>\$7,480.46</u>		<u>\$296,094.43</u>		<u>\$303,574.89</u>
NET DRAW FOR THIS INVOICE						\$7,480.46		\$296,094.43		\$303,574.89

THANKS FOR YOUR BUSINESS

Prior Invoices			
Invoice No.	Date	Amount	Paid Amount

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

Total Due Today **\$7,480.46**

30-Jan-26
 Date

Proj Name: **SR 13 Rivertown Roundabout Construction**

Client: **RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT**

Project ID: **0124-88-01**

Ref: _____

Month/Year: **Jan-26**

	Sr. Insp	Ewk Tech OT	Rdway Tech	Rdway Tech (OT)	Conc Tech	Cyl Break	Proctor	Webert Ewk	LBR	Soil Class	Corey Asph Pav	Robert	Fred	Bensa QCM	Webert Asph Pav
1/1/2026	-														
1/2/2026	-														
1/3/2026	-														
1/4/2026	-														
1/5/2026	-														
1/6/2026	5.00											5.00			
1/7/2026	-														
1/8/2026	5.00											5.00			
1/9/2026	-														
1/10/2026	-														
1/11/2026	-														
1/12/2026	-														
1/13/2026	-														
1/14/2026	-														
1/15/2026	-														
1/16/2026	-														
1/17/2026	-														
1/18/2026	-														
1/19/2026	-														
1/20/2026	-														
1/21/2026	-														
1/22/2026	-														
1/23/2026	-														
1/24/2026	-														
1/25/2026	-														
1/26/2026	-														
1/27/2026	-														
1/28/2026	-														
1/29/2026	-														
1/30/2026	-														
1/31/2026	-														
Total	10.00											10.00			

Proj Name: **SR 13 Rivertown Roundabout Construction**

Client: **RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT**

Project ID: **0124-88-01**

Ref: _____

Month/Year: **Nov-25**

	Sr. Insp	Ewk Tech OT	Rdway Tech	Rdway Tech (OT)	Conc Tech	Cyl Break	Proctor	Webert Ewk	LBR	Soil Class	Corey Asph Pav	John	Fred	Bensa QCM	Webert Asph Pav
11/1/2025	-														
11/2/2025	-														
11/3/2025	-														
11/4/2025	-														
11/5/2025	-														
11/6/2025	-														
11/7/2025	-														
11/8/2025	-														
11/9/2025	-														
11/10/2025	-														
11/11/2025	-														
11/12/2025	-														
11/13/2025	-														
11/14/2025	-														
11/15/2025	-														
11/16/2025	-														
11/17/2025	-														
11/18/2025	-														
11/19/2025	-														
11/20/2025	4.00											4.00			
11/21/2025	5.00											5.00			
11/22/2025	-														
11/23/2025	-														
11/24/2025	-														
11/25/2025	-														
11/26/2025	-														
11/27/2025	-														
11/28/2025	-														
11/29/2025	-														
11/30/2025	-														
Total	9.00											9.00			

Proj Name: **SR 13 Rivertown Roundabout Construction**

Client: **RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT**

Project ID: **0124-88-01**

Ref: _____

Month/Year: **Sep-25**

	Sr. Insp	Ewk Tech OT	Rdway Tech	Rdway Tech (OT)	Conc Tech	Cyl Break	Proctor	Webert Ewk	LBR	Soil Class	Corey Asph Pav	Robert	Fred	Bensa QCM	Webert Asph Pav
9/1/2025	-														
9/2/2025	-														
9/3/2025	-														
9/4/2025	-														
9/5/2025	-														
9/6/2025	-														
9/7/2025	-														
9/8/2025	-														
9/9/2025	-														
9/10/2025	-														
9/11/2025	-														
9/12/2025	-														
9/13/2025	-														
9/14/2025	-														
9/15/2025	-														
9/16/2025	4.00											4.00			
9/17/2025	6.00											4.00	2.00		
9/18/2025	-														
9/19/2025	4.00												4.00		
9/20/2025	-														
9/21/2025	-														
9/22/2025	-														
9/23/2025	-														
9/24/2025	-														
9/25/2025	-														
9/26/2025	-														
9/27/2025	-														
9/28/2025	-														
9/29/2025	-														
9/30/2025	-														
Total	14.00											8.00	6.00		

Rivers Edge III Community Development District

FY 2026 Funding Request #51
January 27, 2026

Description	Amount
To reimburse the SR 13 residents for the SR 13 Roundabout project:	
-Dick Harris	\$ 7,252.50
-John Lanier	850.00
Total Amount Due	\$ 8,102.50

Signed by:
D.J. Smith
Signature: _____
21167AD545A946E...
Chairman/Vice Chairman

Signed by:
Corbin deNagy
Signature: _____
9C6879D789D04CC...
Secretary/Asst. Secretary

**Rivers Edge III
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
December 22, 2025	\$7,252.50	Jim Oliver

Payable to:

Dick Harris #82

Date Check Needed:

Budget Category:

ASAP	1.300.13100.10000
------	-------------------

Intended Use of Funds Requested:

To reimburse the SR 13 resident for the SR 13 Roundabout project:
1) 50% of the pressure washing of the house (\$652.50)
2) the rocks for the landscape bed (\$6,600)
<i>(Attach supporting documentation for request.)</i>

Golden Landscape JAX LLC
66 Newberry Drive, ST Johns, FL 32259

Dick Harris
3600 Sr 13 St John's FL 32259

ESTIMATE

Estimate # 0000190

Estimate Date 12/18/2025

Item	Description	Unit Price	Quantity	Amount
Service	Colorado River Jack	3150.00	1.00	3,150.00
Service	Fabric weed barrier	500.00	1.00	500.00
Service	Mulch removal	300.00	1.00	300.00
Hours	Labor	75.00	30.00	2,250.00
Expense	Taxes	400.00	1.00	400.00
Subtotal				6,600.00
Total				6,600.00
Amount Paid				0.00
Estimate				\$6,600.00



AUGUSTINE
HOME SERVICES
— ST. AUGUSTINE —

INVOICE

Augustine Home Services
Serving St. Augustine and the Surrounding Areas!!

904-907-0379

Bill to
The Harrises

Invoice details
Invoice no.: 23126
Terms: Net 10
Invoice date: 08/28/2025

Due date: 09/10/2025

	Amount
1. House Soft Wash	\$675.00
2. Driveway Cleaning	\$200.00
3. Patio Cleaning	\$115.00
4.	
Total	\$ 990.00

**Rivers Edge III
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
January 27, 2026	\$850.00	Corbin deNagy

Payable to:

John Lanier #84

Date Check Needed:

Budget Category:

ASAP	1.300.13100.10000
------	-------------------

Intended Use of Funds Requested:

To reimburse the SR 13 resident for the SR 13 Roundabout project:
- pressure washing of the house (\$850.00)
<i>(Attach supporting documentation for request.)</i>

ELEVENTH ORDER OF BUSINESS

RIVERS EDGE III CDD

**Acquisition of Main Street Phase 5
Improvements and Work Product
February 2026**

ACQUISTION LETTER

February ____, 2026

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

RE: Acquisition of Main Street Phase 5 Improvements and Work Product

Dear Mr. DeNagy:

Mattamy Jacksonville LLC has completed and wishes to sell to the District certain master infrastructure improvements (the “Improvements”), and associated plans, designs, permits and other work product (the “Work Product”), as more particularly described at **Exhibit A**. Mattamy Jacksonville wishes to convey the Improvements and the Work Product, which were included in the District’s *Master Improvement Plan Report*, dated June 5, 2020, to the District pursuant to the *Agreement Between the District and Mattamy Regarding the Acquisition of certain Work Product, Improvements, and Real Property* with the expectation that Mattamy Jacksonville may be reimbursed for all or part of the Improvements and/or Work Product from available bond proceeds now or in the future, should such funds become available. The actual cost of constructing the Improvements and completing the Work Product is \$_____.

Notwithstanding anything to the contrary herein, to the extent any amounts remain to be paid to contractors or professionals performing the work, Mattamy Jacksonville agrees to timely make payment for all such amounts and to ensure that no liens are placed on the property.

MATTAMY JACKSONVILLE LLC, a Delaware limited liability company

By: MATTAMY FLORIDA LLC, a Delaware limited liability company, its Manager

ACKNOWLEDGED AND AGREED TO BY:

By: CALBEN (FLORIDA) CORPORATION, a Florida corporation, its Manager

Chairman
Rivers Edge III Community
Development District

By: Cliff Nelson
Its: Vice President

cc: Lauren Gentry, District Counsel
Ryan Stilwell, P.E., District Engineer

Enclosure

EXHIBIT A: Description of Improvements and Work Product

Improvements:

All of the following identified below:

Stormwater Improvements

All drainage and surface water management systems, including but not limited to lakes, ponds, sod, surface water control structures, pipes, curbs, gutter, inlets, gravity walls, and other water conveyance structures, as well as all catch-basins and related stormwater facilities located on Tracts SWMF-1, SWMF-2, SWMF-3, SWMF-4, SWMF-5, and SWMF-6 of the Plat known as “Rivertown Main Street – Phase Five,” recorded at Book 131, Pages 15 et seq. of the Official Records of St. Johns County, Florida.

Open Space/Conservation Area Improvements

All plants, trees, timber, shrubbery, and other landscaping and plantings, and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components, together with signage, entry monuments and features, pavers, walkways, sidewalks, and related improvements, and further together with all conservation open spaces, parks, recreational spaces, trails and related improvements now a part of the property constructed in and for the District, all located on portions of the real property specifically described as Tracts B-1, O-1, O-2, O-3, O-4, C-1, C-2, C-3, C-4, C-5, and C-6 of the Plat known as “Rivertown Main Street – Phase Five,” recorded at Book 131, Pages 15 et seq. of the Official Records of St. Johns County, Florida.

Work Product:

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

Table 1: Total Costs

<u>Contractor</u>	<u>Paid to Date</u>	<u>Balance to Finish</u>	<u>Total Reimbursable Amount</u>
<i>Improvements</i>			
Burnham Construction			
Randy Suggs Landscaping Inc			
Trinity Underground, Inc			
<i>Work Product</i>			
Prosser			
AJ Land Surveyors, Inc			
TOTALS:			

**AFFIDAVIT REGARDING COSTS PAID
ACQUISITION OF IMPROVEMENTS AND WORK PRODUCT
MAIN STREET PHASE 5**

STATE OF FLORIDA
COUNTY OF _____

I, Cliff Nelson, of Mattamy Jacksonville LLC (“**Developer**”), being first duly sworn, do hereby state for my affidavit as follows:

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

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this _____ day of February, 2026.

MATTAMY JACKSONVILLE LLC, a Delaware limited liability company

By: MATTAMY FLORIDA LLC, a Delaware limited liability company, its Manager

By: CALBEN (FLORIDA) CORPORATION, a Florida corporation, its Manager

By: Cliff Nelson
Its: Vice President

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization this _____ day of February, 2026, by Cliff Nelson, Vice President of Mattamy Jacksonville LLC, who is personally known to me or produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)
Notary Public, State of _____
Commission No. _____
My Commission Expires: _____

**DISTRICT ENGINEER’S CERTIFICATE
ACQUISITION OF IMPROVEMENTS AND WORK PRODUCT
MAIN STREET PHASE 5**

February __, 2026

Board of Supervisors
Rivers Edge III Community Development District

Re: Rivers Edge III Community Development District (St. Johns County, Florida)
Acquisition of Main Street Phase 5 Improvements and Work Product

Ladies and Gentlemen:

The undersigned, a representative of Prosser, Inc. (“**District Engineer**”), as District Engineer for the Rivers Edge III Community Development District (“**District**”), hereby makes the following certifications in connection with the District’s acquisition from Mattamy Jacksonville LLC (“**Developer**”) of certain improvements (“**Improvements**”) and associated work product (“**Work Product**”), all as more fully described in **Exhibit A** attached hereto, and in that certain *Developer Bill of Sale & Assignment [Improvements and Work Product – Main Street Phase 5]* (“**Bill of Sale**”) dated as of or about the same date as this certificate. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

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

5. The total costs associated with the Improvements and Work Product are \$ _____, as set forth in the Bill of Sale. Such costs are equal to or less than each of the following:
(i) what was actually paid by the Developer to create and/or construct the Improvements and the Work Product, and (ii) the reasonable fair market value of the Improvements and the Work Product.

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

FURTHER AFFIANT SAYETH NOT.

Ryan P. Stilwell, P.E.
Prosser, Inc.
Florida Registration No. _____
District Engineer

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization this ____ day of February, 2026, by Ryan P. Stilwell, P.E. of Prosser, Inc. 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: _____

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

MAIN STREET PHASE 5

THIS DEVELOPER ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the ___ day of February, 2026, by Clifford Nelson, Vice President of **MATTAMY JACKSONVILLE LLC**, with offices located at 4901 Vineland Road, Suite 450, Orlando, FL 32811 (“Developer”), in favor of the **RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT** (“District”), a local unit of special-purpose government situated in St. Johns County, Florida, with offices located at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

SECTION 1. DESCRIPTION OF CONTRACTOR’S SERVICES. Developer has managed, overseen, and contracted for the construction of certain infrastructure improvements (the “Improvements”) and associated plans, designs, permits and other work product (the “Work Product”) related to the development of Main Street Phase 5. The Improvements and Work Product completed and to be acquired are more generally described in the attached **Exhibit A**.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Developer acknowledges that the District is acquiring or has acquired the Improvements and Work Product completed or caused to be completed by Developer.

SECTION 3. CONTRACT RIGHTS. Developer hereby expressly acknowledges the District’s right to enforce the terms of all contracts, purchase orders, or other agreements under which the Improvements and Work Product were completed, including but not limited to any warranties, contract rights and remedies, standard of care provisions and other forms of indemnification provided therein and/or available under Florida law. Developer agrees to cooperate in obtaining all releases, acknowledgments, and other documents the District requires from contractors and professionals who completed work necessary to construct or produce the Improvements and/or Work Product. In the event that such releases, acknowledgments, or other documents cannot be obtained, Developer agrees to provide such additional warranties or assurances as the District may require.

SECTION 3. WARRANTY. Developer hereby expressly provides to the District a one-year warranty from the effective date of this Acknowledgement on the materials and labor for the Improvements set forth in **Exhibit A**, but only to the extent that the Developer is unable to transfer and/or assign sufficient warranties from applicable contractors, and hereby expressly acknowledges the District’s right to rely upon and enforce any other warranties provided under Florida law, including but not limited to those warranties provided by subcontractors, vendors, and materialmen.

SECTION 4. INDEMNIFICATION. Developer indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements identified in **Exhibit A** because of any act or omission of Developer, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Developer hereby acknowledges that it has fully compensated all contractors, vendors, materialmen, professionals, or others performing work related to completion of the Improvements and the Work Product. Developer further certifies that no outstanding requests for payment exist related to the Improvements or Work Product except as identified in **Exhibit A**, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no

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

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

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

ATTEST

MATTAMY JACKSONVILLE LLC, a Delaware limited liability company

By: MATTAMY FLORIDA LLC, a Delaware limited liability company, its Manager

[print name]

By: CALBEN (FLORIDA) CORPORATION, a Florida corporation, its Manager

[print name]

By: Cliff Nelson
Its: Vice President

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization this ____ day of February, 2026, by Cliff Nelson of Mattamy Jacksonville LLC 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: _____

EXHIBIT A

**CONTRACTOR ACKNOWLEDGEMENT AND RELEASE
ACQUISITION OF IMPROVEMENTS**

THIS RELEASE is made to be effective as of the ____ day of _____ 2026, by **Burnham Construction, Inc. (“Contractor”)**, a Florida Corporation with a principal address of 11413 Enterprise East Blvd., MacClenny, FL 32063, in favor of the **Rivers Edge III Community Development District (“District”)**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

RECITALS

WHEREAS, pursuant to those certain agreements dated ____, as amended and supplemented from time to time, between Contractor and Mattamy Jacksonville LLC, a Delaware limited liability company (**“Developer”**), attached hereto as **Exhibit A** (together, **“Contracts”**), Contractor has constructed for Developer certain landscape and irrigation improvements related to the construction of Rivertown Main Street Phase Five (**“Improvements”**); and

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

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

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

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contracts, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contracts for same, including all warranties.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contracts, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

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

BURNHAM CONSTRUCTION, INC.

By: _____
Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization this ____ day of _____, 2026, by _____ of **Burnham Construction, Inc.**, 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: _____

**CONTRACTOR ACKNOWLEDGEMENT AND RELEASE
ACQUISITION OF IMPROVEMENTS**

THIS RELEASE is made to be effective as of the ____ day of _____ 2026, by **Randy Suggs, Inc. (“Contractor”)**, a Florida Corporation with a principal address of 3403 Rock Springs Road, Apopka, FL, 32712, in favor of the **Rivers Edge III Community Development District (“District”)**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

RECITALS

WHEREAS, pursuant to that certain agreement dated _____, as amended and supplemented from time to time, between Contractor and Mattamy Jacksonville LLC, a Delaware limited liability company (“**Developer**”), attached hereto as **Exhibit A (“Contract”)**, Contractor has constructed for Developer certain landscape and irrigation improvements related to the construction of Rivertown Main Street Phase Five (“**Improvements**”); and

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

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

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

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same, including all warranties.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

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

RANDY SUGGS, INC.

By: _____
Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization this ____ day of _____ 2026, by _____ of **Randy Suggs, Inc.**, 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: _____

EXHIBIT A

[SEE NEXT PAGE]

**CONTRACTOR ACKNOWLEDGEMENT AND RELEASE
ACQUISITION OF IMPROVEMENTS**

THIS RELEASE is made to be effective as of the ____ day of _____ 2026, by **Trinity Underground, Inc. (“Contractor”)**, a Florida Corporation with a principal address of 146 Commercial Ave., East Palatka, FL 32131, in favor of the **Rivers Edge III Community Development District (“District”)**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

RECITALS

WHEREAS, pursuant to those certain Work Estimates dated _____, as amended and supplemented from time to time, between Contractor and Mattamy Jacksonville LLC, a Delaware limited liability company (“**Developer**”), attached hereto as **Exhibit A (“Contract”)**, Contractor has constructed for Developer certain landscape and irrigation improvements related to the construction of Rivertown Main Street Phase Five (“**Improvements**”); and

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

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

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

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same, including all warranties.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

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

TRINITY UNDERGROUND, INC.

By: _____
Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization this ____ day of _____ 2026, by _____ of **Trinity Underground, Inc.**, 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: _____

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

MAIN STREET PHASE 5

THIS RELEASE is made the ___ day of _____ 2026, by **Prosser, Inc.** (“**Professional**”), a Florida corporation, with an address of 13901 Sutton Park Drive S, Suite 200A, Jacksonville, FL 32224, in favor of **Rivers Edge III Community Development District** (“**District**”), a local unit of special purpose government, being situated in St. Johns County, Florida, and having offices located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

RECITALS

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

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

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

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

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

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

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

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

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

ATTEST

PROSSER, INC.

By: _____

By: Ryan Stilwell
Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization this ____ day of _____ 2026, by Ryan Stilwell of **Prosser Inc.**, 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: _____

Exhibit A: Description of Improvements and Work Product

EXHIBIT A: Description of Improvements and Work Product

ii

**DEVELOPER BILL OF SALE & ASSIGNMENT
IMPROVEMENTS AND WORK PRODUCT – MAIN STREET PHASE 5**

This *Developer Bill of Sale & Assignment (Improvements and Work Product – Main Street Phase 5)* evidencing the conveyance of certain Improvements and Work Product described herein is made to be effective the ___ day of February, 2026, by **Mattamy Jacksonville LLC** (“**Grantor**”), a Delaware limited liability company, whose address 4901 Vineland Road, Suite 450, Orlando, Florida 32811, and to the **Rivers Edge III Community Development District** (“**Grantee**”), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

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

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

1. Stormwater Improvements

All drainage and surface water management systems, including but not limited to lakes, ponds, sod, surface water control structures, pipes, curbs, gutter, inlets, gravity walls, and other water conveyance structures, as well as all catch-basins and related stormwater facilities located on Tracts SWMF-1, SWMF-2, SWMF-3, SWMF-4, SWMF-5, and SWMF-6 of the Plat known as “Rivertown Main Street – Phase Five,” recorded at Book 131, Pages 15 et seq. of the Official Records of St. Johns County, Florida.

2. Open Space/Conservation Area Improvements

All plants, trees, timber, shrubbery, and other landscaping and plantings, and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components, together with signage, entry monuments and features, pavers, walkways, sidewalks, and related improvements, and further together with all conservation open spaces, parks, recreational spaces, trails and related improvements now a part of the property constructed in and for the District, all located on portions of the real property specifically described as Tracts B-1, O-1, O-2, O-3, O-4, C-1, C-2, C-3, C-4, C-5, and C-6 of the Plat known as “Rivertown Main Street – Phase Five,” recorded at Book 131, Pages 15 et seq. of the Official Records of St. Johns County, Florida.

3. Work Product: All of the right, title, interest and benefit of Grantor, if any, in, to, and under any and all site plans, construction and development drawings, plans, and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements (together, “**Work Product**”); and

4. All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the Improvements and the Work Product (“**Warranty and Indemnity Rights**”), which Warranty and Indemnity Rights are being assigned on a non-exclusive basis to be held jointly with Grantor (provided however that the Grantor and Grantee may independently exercise such rights);

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

This instrument is subject to the following provisions:

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

b. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Improvements and Work Product; (ii) the Improvements are free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Improvements and Work Product; and (iv) the Grantor will warrant and defend the sale of the Improvements and Work Product hereby made unto the Grantee against the lawful claims and demands of all persons whatsoever.

c. The Grantor represents that, without independent investigation, it has no knowledge of any defects in the Improvements or Work Product, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any defects, including, but not limited to, any and all warranties and other forms of indemnification. That being the case, this conveyance is made on an "as is" basis, with no warranties whatsoever except as expressly stated herein, provided however, that if any Improvements are anticipated to be turned over to St. Johns County, Florida ("**County**") the Developer shall provide any warranties required by the County in connection with the turnover, but only to the extent that the Developer is unable to transfer and/or assign sufficient warranties from applicable contractors.

d. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form.

e. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

f. This instrument shall be governed by, and construed under, the laws of the State of Florida.

g. This instrument shall inure to the benefit of, and be binding upon, the respective legal representatives, successors, and assigns of the parties hereto.

h. As consideration for the sale of the Improvements and the Work Product, and subject to (and without intending to alter) the provisions of that certain *Acquisition Agreement Between the Rivers Edge III Community Development District and Mattamy Jacksonville LLC Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property* dated June 15, 2020, among any other applicable acquisition agreements related to future bond series, the Grantee shall make payment for the cost of the

Improvements and Work Product up to the amounts set forth in **Exhibit A** from the proceeds of any applicable current or future series of bonds, should such funds become available.

[Signature on following page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name this ____ day of February, 2026.

MATTAMY JACKSONVILLE LLC, a Delaware limited liability company

By: MATTAMY FLORIDA LLC, a Delaware limited liability company, its Manager

By: CALBEN (FLORIDA) CORPORATION, a Florida corporation, its Manager

By: Cliff Nelson
Its: Vice President

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of *(check one)* physical presence or online notarization this ____ day of February, 2026, by Cliff Nelson, as Vice President of Mattamy Jacksonville LLC, a limited liability company, on behalf of the company, *(check one)* who is personally known to me or who has produced a _____ as identification.

(Affix Notary Seal)

Notary Public, State of Florida
My Commission Expires:

This instrument was prepared by:

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

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made and entered into this ___ day of February, 2026, by and among:

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

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

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

WITNESSETH:

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

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

WHEREAS, the Grantor is conveying or plans to convey to the Grantee certain improvements located on property included in the recorded in the Public Records of St. Johns County, to wit: the Plat of “*Rivertown Main Street – Phase Five*,” recorded at Book 131, Pages 15 et seq., of the Official Records of St. Johns County, Florida (the “**Plat**”); and

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

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

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

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

1. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. **Grant of Non-Exclusive Easement.** Grantor hereby to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the Easement Area(s) described below to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, “**Easement**”):

- (a) The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of improvements, located within the following property:

Tract(s) B-1, SWMF-1, SWMF-2, SWMF-3, SWMF-4, SWMF-5, SWMF-6, O-1, O-2, O-3, O-4, C-1, C-2, C-3, C-4, and C-5 of the Plat known as “Rivertown Main Street – Phase Five” recorded at Book 131, Pages 15 et seq., of the Official Records of St. Johns County, Florida.

3. **Inconsistent Use.** Grantor agrees and covenants that it shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Binding Effect.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Area.

6. **Default.** A default by any Party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **Enforcement of Agreement.** In the event that either District or Grantor seeks to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys’ fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. **Notices.** Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as

follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Grantor and counsel(s) for Grantee may deliver Notice on behalf of the Grantor and Grantee, respectively.

9. **Assignment.** Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent Grantee from assigning its maintenance obligations for the Improvements to a third party without the consent of the Grantor.

10. **Controlling Law; Venue.** This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in St. Johns County, Florida.

11. **Public Records.** Grantor understands and agrees that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

12. **Severability.** The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

13. **Binding Effect.** This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the Parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. **Authorization.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. **Amendments.** Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. **Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. **Counterparts.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

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

WITNESSES

MATTAMY JACKSONVILLE LLC, a Delaware limited liability company

By: MATTAMY FLORIDA LLC, a Delaware limited liability company, its Manager

By: _____

Name: _____

By: CALBEN (FLORIDA) CORPORATION, a Florida corporation, its Manager

By: _____

Name: _____

By: Cliff Nelson
Its: Vice President

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of February, 2026, by Cliff Nelson as Vice President of Calben (Florida) Corporation, on behalf of Mattamy Jacksonville, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

[Signatures continue on following page]

WITNESSES

**RIVERS EDGE III COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of February, 2026, by _____ as Chairman of the Rivers Edge III Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

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

TWELFTH ORDER OF BUSINESS

A.

COST-SHARE STATUS COVER SHEET

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

Proposal: 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: Rivers Edge CDD

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

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

Palm Tree Boot Trimming for the RiverHouse, RiverClub, and RiverLodge Pools.

Total Proposed Compensation: \$ 27,525.00

Cost Share Calculation:	<u>\$9,771.38</u>	Rivers Edge
	<u>\$8,114.37</u>	Rivers Edge II
	<u>\$9,639.25</u>	Rivers Edge III

Methodology Consultant Approval: 

(Signature)

2026-01-28

(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**

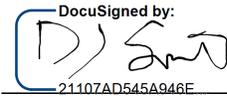
Signed by:

5F58873323B84CB...

By: Ahmed McIntyre
 Chair Vice-Chair, Board of Supervisors

Date: 2026-02-01

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

21107AD545A946E

By: DJ Smith
 Chair Vice-Chair, Board of Supervisors

Date: 2026-01-28

RIVERS EDGE III CDD

DocuSigned by:

21107AD545A946E

By: DJ Smith
 Chair Vice-Chair, Board of Supervisors

Date: 2026-01-28



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

B.

COST-SHARE STATUS COVER SHEET

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

Proposal: Landscape Maintenance Services - Cove & Main St(Claiborne to Greenbrier)

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]



Landscape Maintenance Services Proposal
prepared for

Rivers Edge III- Main Street(Claiborne to Greenbrier) & The Cove

February 03, 2026



YELLOWSTONE
LANDSCAPE

EXHIBIT "A"

LANDSCAPE MANAGEMENT SERVICES

PRICING SHEET

RIVERS EDGE III- MAIN STREET(CLAIBORNE TO GREENBRIER) & THE COVE

Core Maintenance Services	
Maintenance Includes Mowing, Edging, String Trimming, Shrub Pruning, Tree Pruning, Weeding & Cleanup	\$159,455
IPM Includes Fertilization & Pest Control Applications	\$11,400
Irrigation Inspections Monthly Irrigation Inspections	\$5,100
Palm Pruning Prune 83 Standard Palms (1 Time Per Year) & 6 Specialty Palms (2 Times Per year)	\$3,805
Total	\$179,760

Grand Total Annual: \$179,760.00

Grand Total Monthly: \$14,980.00

EXHIBIT "B"

PERFORMANCE STANDARDS

RIVERS EDGE III- MAIN STREET(CLAIBORNE TO GREENBRIER) & THE COVE

Managing the needs of your unique landscape requires careful planning and attention to detail. Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment. Should you ever have additional needs, questions or concerns, please ask us.

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

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

C.

COST-SHARE STATUS COVER SHEET

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

Proposal: _____

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: _____
(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]

AMENDMENT TO ANNUAL SERVICES AGREEMENT

PROPERTY NAME: Rivers Edge III CDD

CUSTOMER NAME: Rivers Edge III CDD

SERVICE DESCRIPTION: Amendment to Annual Pond Maintenance - **adding ponds 97-104 and increasing service visits**

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

SUBMITTED TO: Kevin McKendree

SUBMITTED BY: Brittany Hemery, Sales Support Administrator

This Amendment to the Annual Services Agreement (the "Amendment") is dated as of this 15th day of January, 2026, by and between the Customer identified above ("Customer"), and SOLitude Lake Management, LLC ("SOLitude" or "Company"). By executing this Amendment, Customer and SOLitude agree to make certain amendments to the Annual Services Agreement executed between the parties on September 30, 2025 (the "Services Agreement") as further described herein.

1. **SERVICES.** SOLitude will provide the Services at the Customer's property as described in Schedule A attached hereto.
2. **PAYMENT TERMS.** The Amendment Price is **\$8,220.00**. SOLitude shall invoice Customer **\$685.00 per month** for the Services to be provided under this Amendment. **The price indicated in this Amendment shall be billed in addition to the regular monthly contract invoice amount.**
3. **MISCELLANEOUS.**
 - a. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Services Agreement.
 - b. The remainder of the Services Agreement shall be and remain in full force and effect and unmodified, except as the same is specifically modified or amended hereby. All covenants, terms, obligations and conditions of the Agreement which are not modified or amended herein are hereby ratified and confirmed.
 - c. This Amendment may be executed in multiple counterparts by the parties, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.
 - d. The parties acknowledge and agree that this Amendment may be executed or accepted using electronic or facsimile signatures, and that such a signature shall be legally binding to the same extent as a written cursive signature by a party's authorized representative.



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

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

RIVERS EDGE III CDD

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

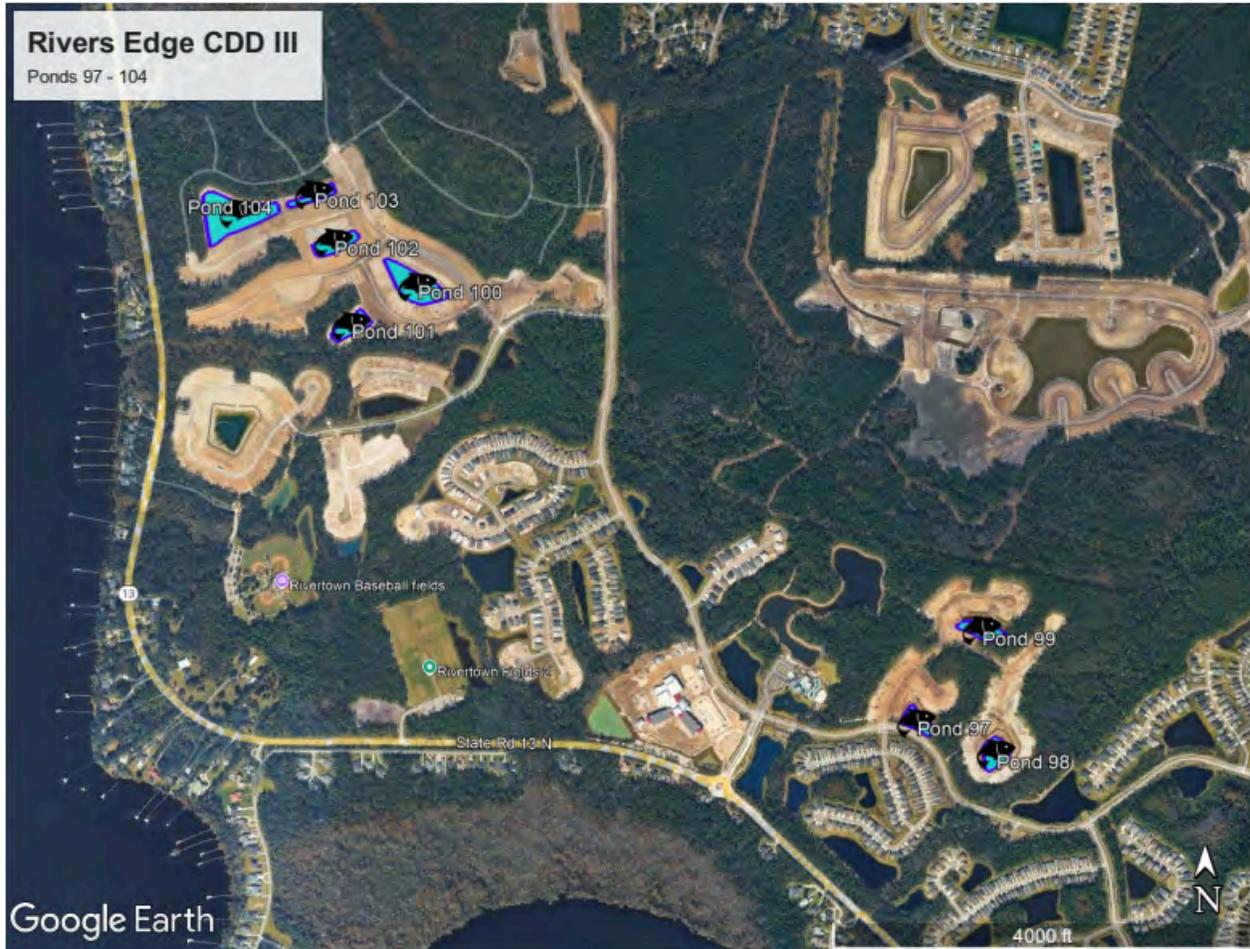
Please Mail All Notices and Agreements to:

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



SCHEDULE A - SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect ponds 97-104, in addition to the 30 ponds regularly serviced. All ponds will be serviced one time per week for a total of 48 visits annually.



Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic



herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

1. Trash will be removed from the pond(s) and disposed of offsite. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

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

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.



5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

D.

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: RiverHouse Lap Pool Race Lane Dividers

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

Yes (Please proceed to question 2)

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

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

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

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

Replacement of (7) Race Lane Dividers and (14) Extension Hooks for the RiverHouse Lap Pool

Total Proposed Compensation: \$ 8,610.00

Cost Share Calculation:	<u>\$3,056.55</u>	Rivers Edge
	<u>\$2,538.23</u>	Rivers Edge II
	<u>\$3,015.22</u>	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: _____



*3002 Phillips Highway
Jacksonville, FL 32207
Phone: 904.858.4300
CPC1456979*

February 3, 2026

CO#3

Rivertown RiverHouse – Lap Pool
Kevin McKendree
kmckendree@vestapropertyservices.com – 904.607.1038
156 Landing St., St. Augustine, FL 32092

This document is to provide authorization for work and/or material described below outside of contract.

Labor and Material associated with the following items below:

✚ (7) Race Lane Dividers and (14) Extension Hooks	\$7,782.00
✚ 2 Men, 1 Day Installation	\$828.00
<hr/>	
Change Order Total	\$8,610.00

Upon Crown Pools receiving a signature approving the above-described work and cost, this work will proceed at the appropriately scheduled time.

Print: _____

Title: _____

Signature: _____

Date: _____

Please feel free to contact us should you have any questions or concerns.

Proposed by,

Crown Pools, Inc.
Crownpoolsinc.com
CPC1456979
904.858.4300

E.

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: Rivers Edge CDD I - Annual Mulching

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

- Yes (Please proceed to question 2)
- No, the entire cost will be paid by: [Choose One]
(Please leave remainder of form blank)

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

- This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are “Shared Costs”, as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.
- This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

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

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

(Yellowstone Landscape)

Total Proposed
Compensation: \$ 168,018.24

Cost Share		
Calculation:	<u>\$53,295.38</u>	Rivers Edge
	<u>\$55,798.86</u>	Rivers Edge II
	<u>\$58,924.00</u>	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 the consent to the Request as specified herein, and agree that
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: _____



Proposal #: 660073

Date: 2/9/2026

From: Malcolm Santos

**Landscape Enhancement Proposal for
Rivers Edge CDD I**

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

LOCATION OF PROPERTY

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

Rivers Edge CDD I Mulch Install 2026

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

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

Terms and Conditions: Signature below authorizes Yellowstone 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 _____

Rivers Edge CDD I

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

THIS IS NOT AN INVOICE

COST-SHARE STATUS COVER SHEET

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

Proposal: Rivers Edge CDD II - Annual Mulching

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

- Yes (Please proceed to question 2)

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

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge II CDD

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

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

(Yellowstone Landscape)

Total Proposed Compensation: \$ 70,344.37

Cost Share Calculation:	<u>\$22,313.23</u>	Rivers Edge
	<u>\$23,361.37</u>	Rivers Edge II
	<u>\$24,669.77</u>	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: _____



Proposal #: 660089

Date: 2/9/2026

From: Malcolm Santos

Landscape Enhancement Proposal for
Rivers Edge CDD II

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

LOCATION OF PROPERTY

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

Rivers Edge CDD II Mulch Install 2026

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Mulch (Sub)	500	\$54.80	\$27,398.00
Pine Straw (Sub)	5,700	\$7.53	\$42,946.37

Yellowstone will install brown mulch and pine straw in CDDII.

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 _____

Rivers Edge CDD II

Subtotal	\$70,344.37
Sales Tax	\$0.00
Proposal Total	\$70,344.37

THIS IS NOT AN INVOICE

COST-SHARE STATUS COVER SHEET

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

Proposal: Rivers Edge CDD III - Annual Mulching

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

- Yes (Please proceed to question 2)

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

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge III CDD

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

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:
Mulching of Rivers Edge Community Development District III

(Yellowstone Landscape)

Total Proposed Compensation: \$ 176,360.67

Cost Share Calculation:	<u>\$62,608.04</u>	Rivers Edge
	<u>\$51,991.12</u>	Rivers Edge II
	<u>\$61,761.51</u>	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: _____



Proposal #: 660126

Date: 2/9/2026

From: Malcolm Santos

**Landscape Enhancement Proposal for
Rivers Edge CDD III**

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

LOCATION OF PROPERTY

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

Rivers Edge CDD III Mulch Install 2026

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Mulch (Sub)	1,200	\$58.57	\$70,287.12
Pine Straw (Sub)	13,500	\$7.86	\$106,073.55

Yellowstone will install brown mulch and pine straw in CDDIII.

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 _____

Rivers Edge CDD III

Subtotal	\$176,360.67
Sales Tax	\$0.00
Proposal Total	\$176,360.67

THIS IS NOT AN INVOICE