

Rivers Edge III
Community Development District

March 18, 2026

AGENDA

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

March 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, March 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
 1. Discussion of Joint Meeting in April
 2. Update on Landscape RFP
 - E. General Manager – Monthly Operations and Pond Reports
- IV. Approval of Consent Agenda
 - A. Minutes of the February 18, 2026 Board of Supervisors Meeting and Special Joint Meeting
 - B. Financial Statements as of January 31, 2026
 - C. Check Register
- V. Discussion of FY27 Capital Projects

- VI. Consideration of Cost Share Request for Groves Playground Equipment
- VII. Discussion of Hallow-Crawl Event on CDD Property
- VIII. Supervisor Requests
- IX. Audience Comments
- X. Next Scheduled Meetings – April 15, 2026 at 9:00 a.m. at the RiverHouse
 - . 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 March 2026

- **General Maintenance**

- Ongoing details include grass cutbacks, weed control, shrub trimming, mulch bed spraying, and tree sucker removal.
- Moss is being reduced community-wide; fallen trees and limbs have been removed at no charge, with larger removals routed to the arbor team.
- Mattamy, Vesta, and Yellowstone conduct monthly inspections of key areas and overall appearance.
- Previous flower decline was due to oversaturation from low beds; new annuals will be installed next week.
- Turf is being mowed to proper winter/spring heights, which may result in temporary scalping.
- Expected frost damage will impact tropical and semi-tropical plants; affected foliage will remain as insulation until risk passes (mid-Feb to March)
- St. Augustine turf may turn brown due to dormancy in cold temperatures, no cause for concern.
- Irrigation has been paused during freezing conditions and is back and running now.
- Past week we cut back crape myrtles at the Riverclub no charge.
- Mulch installation is ongoing.

- **Irrigation**

- Technicians continue to inspect and repair the system.
- Irrigation is back and running 3 days a week.
- Efficiency improvements under review include eliminating unnecessary bubblers and adding/verifying rain sensors.
- Fourteen main line breaks occurred in December and fifteen in January; all have been repaired.

- **Fertilization & Chemical Treatment**

- Turf weed treatments are ongoing throughout the community.
- Granular fertilizer is being applied to support healthy growth.
- Roses are being treated with bone meal and liquid fertilizer.

Arbor

- Low-hanging tree branches continue to be lifted for safety, visibility, aesthetics, and overall tree health.
- Palm trimming is complete.

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: **03/18/2026**

Submitted by: **Kevin McKendree & Richard Losco**

RECDD I

Filter Equipment for RiverHouse Pools:

The sand filters for both pools had to be replaced due to their age. Old filters have been removed. New 16-inch slabs with rebar this time were poured. New filters are fully installed. This is now complete.

RiverHouse Pool:

Pool deck is complete. March 6th we will be marcing the pools. Baring anymore setbacks we plan to be opening Spring Break week. This is now complete.

Fencing around Rivertown BLVD:

The perimeter fence that surrounds Rivertown BLVD and connects onto Kendall Crossing is rotting. We have replaced boards that 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. This is now complete.

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. This is now complete.

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 emergency repair. This is now complete.

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 went ahead and demolished the old wood parts of the playground this week as they even coned off, kids were continuing to play on them. We are working with Kompan on replacement solutions and will be presenting 3 options to the board in March.

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 have been delivered and are now complete.

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. 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. This is now complete.

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.

(Continued)

RIVERTOWN

RECDD's Lifestyle Report

Date of report: **03/18/2026**

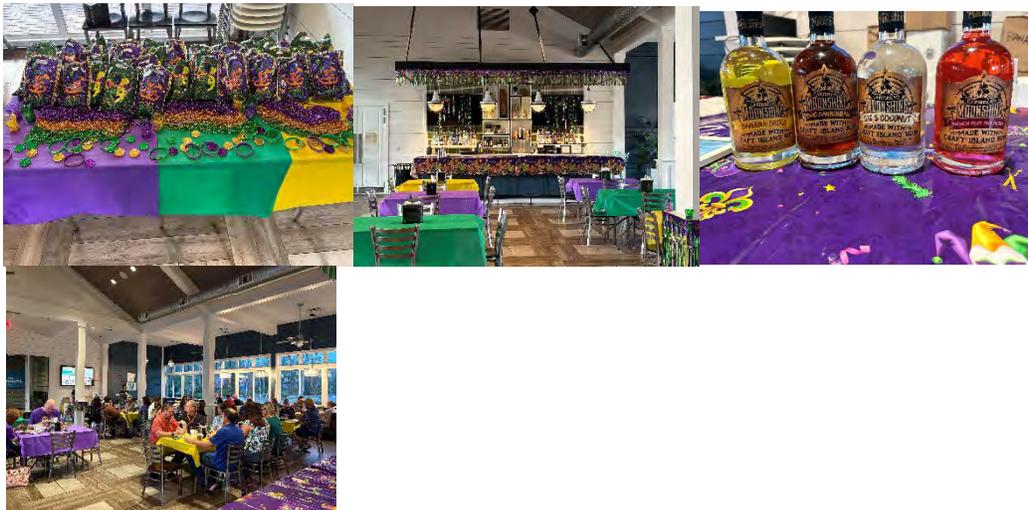
Submitted by: **Kim Fatuch**

February Events

- 2.6.26 – Emily Mikus Music
- 2.11.26– Valentine's Diner
 - 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!
 - We had 286 families sign – up.



- 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.

March Events

- 3.6.26 – Violette Lani Music
 - Live music in the café
 - Draws in a great crowd. Sales in café were up 68% showing sales of \$5,133 Net
- 3.12.26 – Music Bingo
 - Monthly music bingo ready for another go around
- 3.14.26 – Spring Break Pool Party
 - Hopefully the RiverHouse pools will be open for this event, but we have all things set for use of the RiverLodge if needed.
- 3.20.26 – Live Music with Alex Affronti
- 3.25.26 – 80's & 90's Movie Trivia
 - Larger trivia night with bigger game prizes and points for costumes
- 3.25.26 – Night Under the Stars at the Amphitheater
 - Residents are invited to look through professional telescopes and see the beauty in the skies.
- 3.27.26 – Live Music with Two Rock
- 3.28.26 – Spring Fling Vendor Market
 - It's time for the Spring Fling again complete with Easter Bunny, Egg Hunts, over 50 Vendors, Kid Zone and of course delicious food trucks.

RIVERTOWN

RECDD's Amenity Manager Report

Date of Report: 03/18/2026

Submitted by: Ken Council & Richard Losco

Lifeguards will be on duty beginning Spring Break (3.13.2026 - 3.22.2026). After Spring Break, Lifeguards will only be on duty Saturdays and Sundays until Summer. The RiverHouse Lap Pool and Family pool reconstruction is approaching completion. The RiverClub firepits have been repaired and are functional. The Water Activity Pool/Splash Park will only be open when lifeguards are on duty. The RiverLodge Lazy River will remain open from 10am – 30 minutes before sunset. .

RiverHouse

Clubhouse Staff Hours:

11am – 7pm (Sunday, Tuesday - Thursday)

11am - 9pm (Friday & Saturday)

Closed Mondays

Recreational & Lap Pool:

- The RiverHouse Lap Pool and Family pool reconstruction is approaching completion.
- Pools are closed until renovations are completed

Closed Mondays

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- Pool repair/construction began September 22, 2025, approaching completion
 - Lifeguards will be on duty beginning Spring Break (3.13.2026 – 3.22.2026). After Spring Break, Lifeguards will only be on duty Saturdays and Sundays until Summer.
 - All RiverTown Lifeguard positions have been filled for the 2026 Season
-

RiverClub

Amenity Hours:

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

Closed Tuesdays

Other Updates:

- RiverClub firepits have been repaired and are functional
 - The Pirate Ship playground at the RiverClub is still under warranty and will be replaced
-

RiverLodge

Amenity Hours (Airnasium, Fireplace, Lounge Area):

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

Closed Wednesdays

Water Activity Pool/Splash Pad & Lifeguard Hours:

- Lifeguards will be on duty from 10am - 8pm, beginning Spring Break (3.13.2026 - 3.22.2026). After Spring Break, Lifeguards will only be on duty Saturdays and Sundays until Summer.
- The Water Activity Pool/Splash Park will only be open when lifeguards are on duty.

Lazy River & Volleyball Court Hours:

- 10am – 30 minutes before sunset

Closed Wednesdays

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- All RiverTown Lifeguard positions have been filled for the 2026 Season

RIVERTOWN

RECDD's Café Report

Date of report: **03/18/2026**

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

Happy New Year! We want to thank the Café Staff for all the hard work that was performed and look forward to a very prosperous year ahead. The Café continues to build strong resident/customer relationships that drive repeat visits, higher spending, and long-term loyalty. Our goal is to deliver consistent quality food, service, and a great atmosphere to spend with family and friends. The Café's community events included Music Bingo, Live Music Entertainment, and Football!

Square POS Net Sales were up 38.6% for the month of January @ \$58,719 compared to \$42,381 prior year. Contributing factors included strong resident demand and enjoying the variety of menu options that were offered.

Cost of Goods Sold (Food and Beverage) was @ 50.3% in the month of January, compared to 41.9% prior year.

Food & Beverage as % of Revenue:

Target	12-Month	% Rate – 40%
Optimal	12-Month	% Rate – 35%
Actual	January '26	% Rate – 50%

Gross Wages as % of net sales were 31.8% in the month of January, compared to 44.6% prior year.

Gross Wages as % of Revenue:

Target	12-Month	% Rate – 35%
Optimal	12-Month	% Rate – 30%
Actual	January '26	% Rate – 32%

We will continue to monitor the rising costs of food and beverages, labor shortages, and resident expectations. Food and beverage inventory and purchasing will be reviewed so to keep the costs under control and maintain our metrics.

The Café is operating at full capacity, and we are looking at ways to service the residents without compromising the guest experience.

This month's performance reflects our continued commitment to operational excellence and guest satisfaction, and we are confident in our ability to strengthen margins and drive sustainable growth!



Work Order 00932107

Work Order 00932107
Number

Created Date 2/25/2026

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

Work Details

Specialist Comments to Customer	<p>Report reflects work performed on 2/19/26 & 2/25/26.</p> <p>A water conditioning algaecide/aquatic herbicide/biocatalyst mix used to control algae and slender spikerush in ponds PP & EEE.</p> <p>An aquatic herbicide/biocatalyst mix was applied in pond 89 for slender spikerush and bladderwort.</p> <p>Herbicide was used to control invasive and nuisance vegetation along the perimeters of ponds 87,88,84,82 & 93.</p> <p>Dye was added to ponds PP,83,89,87,82 & 83 in order to limit light penetration and suppress growth.</p> <p>Any accessible trash was removed from ponds.</p> <p>There was large construction debris removed from 95.</p> <p>Pond 94 appears to have been drained drastically for some reason and is extremely low.</p> <p>A resident inquired about fishing and I directed them to the Recreational Pond behind the water park. They mentioned lack of fish in that pond. Please let us know if you'd like a proposal for a sport fish stocking!</p> <p>Thank you for being a Solitude customer!</p>	Prepared By	KYLE FOLLANSBEE
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Work Order 00932107

Work Order 00932107

Number

Created Date 2/25/2026

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

Service Parameters



Work Order	00932107	Account	Rivers Edge III CDD
Work Order	00932107	Contact	Kevin McKendree
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
Created Date	2/25/2026		

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 00932107
 Work Order 00932107
 Number

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

Created Date 2/25/2026

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	00932107	Account	Rivers Edge III CDD
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Created Date 2/25/2026

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



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Rivers Edge CDD III Pond 92	ALGAE CONTROL	
Rivers Edge CDD III Pond 91	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 91	MONITORING	
Rivers Edge CDD III Pond 91	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 91	ALGAE CONTROL	
Rivers Edge CDD III Pond 90	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 90	MONITORING	
Rivers Edge CDD III Pond 90	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 90	ALGAE CONTROL	
Rivers Edge CDD III Pond 89	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 89	MONITORING	
Rivers Edge CDD III Pond 89	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 89	ALGAE CONTROL	
Rivers Edge CDD III Pond 88	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 88	MONITORING	
Rivers Edge CDD III Pond 88	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 88	ALGAE CONTROL	
Rivers Edge CDD III Pond 87	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 87	MONITORING	
Rivers Edge CDD III Pond 87	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 87	ALGAE CONTROL	
Rivers Edge CDD III Pond 86	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 86	MONITORING	
Rivers Edge CDD III Pond 86	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 86	ALGAE CONTROL	
Rivers Edge CDD III Pond 85	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 85	MONITORING	
Rivers Edge CDD III Pond 85	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 85	ALGAE CONTROL	
Rivers Edge CDD III Pond 84	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 84	MONITORING	
Rivers Edge CDD III Pond 84	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 84	ALGAE CONTROL	
Rivers Edge CDD III Pond 83	SHORELINE WEED CONTROL	



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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 80		
Rivers Edge CDD III Pond 88		
Rivers Edge CDD III Pond 87		
Rivers Edge CDD III Pond 86		
Rivers Edge CDD III Pond 85		
Rivers Edge CDD III Pond 84		
Rivers Edge CDD III Pond 83		
Rivers Edge CDD III Pond 82		
Rivers Edge CDD III Pond 81		
Rivers Edge CDD III Pond RR		
Rivers Edge CDD III Pond QQ		
Rivers Edge CDD III Pond PP		
Rivers Edge CDD III Pond II		
Rivers Edge CDD III Pond FFF		
Rivers Edge CDD III Pond EEE		
Rivers Edge CDD III Pond ZZ		
Rivers Edge CDD III Pond YY		
Rivers Edge CDD III Pond VV		
Rivers Edge CDD III Pond 96		



Work Order 00932107

Work Order 00932107

Number

Account Rivers Edge III CDD

Contact Kevin McKendree

Address 73 Shinnecock Drive
Saint Johns, FL 32259
United States

Created Date 2/25/2026

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



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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



NAME / ID:		Sergeant [redacted] #10379		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[redacted]	SJSO26CAD032083	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

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

Contacted a 15 year old juvenile operating an illegal e-bike. He and his father were educated on the law.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6160210



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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



NAME / ID:		Detective [REDACTED] #11319		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[REDACTED]	SJSO26CAD033353	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

SJSO26CAD033364, SJSO26CAD033381, SJSO26CAD033384, SJSO26CAD033410, SJSO26CAD033453, SJSO26CAD033494

5 written warnings for excessive speed, 1 written warning for running a stop sign.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1582958



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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



NAME / ID:		Detective [REDACTED] #11319		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[REDACTED]	SJSO26CAD040181	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

SJSO26CAD040212, SJSO26CAD040222, SJSO26CAD040235, SJSO26CAD040245, SJSO26CAD040296, SJSO26CAD040310, SJSO26CAD040419

6 written warning for excessive speed and helped move a disabled golf cart from the roadway onto the sidewalk where the owner was able to push it home.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1587717



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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



NAME / ID:		Corporal [redacted] # 10727		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[redacted]	SJSO26CAD044320	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

Total Contacts:7 Citations:3 Warnings:6 Top speed measured by Radar was, 50 MPH on Rivertown Main St. Multiple patrols conducted throughout neighborhood. Conducted traffic stop on a vehicle which failed to stop at a stop sign and was speeding. The driver was a habitual traffic offender and was arrested for the felony offense.

Observed a subject on an illegal E-moto traveling on Rivertown Main St at approximately 60 MPH. The subject turned off the lights and fled from me, driving recklessly through the neighborhood. The subject cut down a cart path between neighborhoods and I was unable to follow. The subject appeared to be a juvenile.

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

RollKall Invoice#: 1590792

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, February 18, 2026 at 9:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Corbin deNagy	District Manager
Lauren Gentry <i>by phone</i>	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
Mike Scuncio	Yellowstone Landscape
Garrett Cannady	Yellowstone Landscape
Malcolm Santos	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the February 18, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 9:01 a.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

There being nothing to report, the next item followed.

C. District Counsel

Ms. Henley stated that her firm circulated a reminder of the required four hours of ethics training for the board members to complete, which included a new free training option.

D. District Manager

There being nothing to report, the next item followed.

E. General Manager - Monthly Operations and Pond Reports

A copy of the monthly operations report was included in the agenda package. Mr. Losco reported there was another JEA mainline break in January, and JEA has acknowledged the breaks are due to JEA operational issues with elevated pressure and they will be assisting with reimbursement of water expenses.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the November 19, 2025 Board of Supervisors Meeting

B. Financial Statements as of December 31, 2025

C. Check Register

Copies of the minutes, financial statements, and check register totaling \$680,322.04 were included in the agenda package for the Board’s review.

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

FIFTH ORDER OF BUSINESS

Ratification of Engagement Letter with AMTEC for Arbitrage Rebate Services

Mr. deNagy presented the engagement letter for arbitrage rebate calculations, which was signed between meetings.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the engagement letter with AMTEC for arbitrage rebate calculation services was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Directing the St. Johns County Supervisor of Elections to Begin Conducting General Elections for the District

Ms. Henley explained that 2026 is the first year Rivers Edge III will be going through a general election. Seats 1 and 2 will be up for general election for four-year terms, while seat 5 will be up for a landowner election, also for a four-year term. The enclosed resolution is required to have the Supervisor of Elections run the election.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2026-02, directing the St. Johns County Supervisor of Elections to begin conducting general elections for the District was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Designating a Date, Time and Place for a Landowner’s Election

Ms. Henley noted in Section 3, the date needs to be changed to February 18, 2026.

The Board’s consensus was to set the date of the landowner’s election for November 4, 2026 at 9:00 a.m. at the offices of GMS.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2026-03, setting a landowner’s election for November 4, 2026 at 9:00 a.m. was approved.

EIGHTH ORDER OF BUSINESS

Discussion of Policy for Use of District Vehicles

Mr. deNagy stated that this policy was a request of a Rivers Edge CDD board supervisor after the boards purchased the two maintenance vehicles for the districts for use of the vehicles by staff.

There were no objections from the Board on the policy.

NINTH ORDER OF BUSINESS

Discussion of Hallow-Crawl Event on District Property

Mr. deNagy stated that a group is putting together a proposal to be presented to all three CDD boards to hold the event on District property, however it was not received in time to make it into the package.

This item was tabled.

TENTH ORDER OF BUSINESS

Consideration of Construction Funding Request #19 and Funding Request #51

Mr. deNagy presented the two funding requests, totaling \$165,531.59 and \$8,102.50.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor construction funding request #19 and funding request #51 were approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Acquisition of Rivertown Main Street – Phase Five CDD Improvements

Ms. Henley asked for approval of the acquisition documents in substantial form with authorization for staff to finalize them between meetings.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the acquisition documents for Rivertown Main Street Phase 5 were approved in substantial form with staff authorized to finalize the documents between meetings.

TWELFTH ORDER OF BUSINESS

Consideration or Ratification of Cost Share Requests

A. Ratification of Palm Tree Boot Trimming

Mr. Losco presented the cost share request for trimming the palm tree boots for a total of \$27,525. Rivers Edge III’s portion would come to \$9,639.25.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share requests for palm tree boot trimming was approved.

B. Consideration of Landscape Maintenance Services for Main Street and The Cove

Mr. Losco presented the cost share requests for landscape maintenance of Clairborne to Greenbrier and The Cove for a total of \$179,760 per year. Rivers Edge III's portion would come to \$62,951.95. It was noted this item was included in the budget.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for landscape maintenance of Main Street and The Cove was approved.

C. Consideration of Pond Maintenance Services for Ponds 97-104

Mr. Losco presented the cost share request for pond maintenance services for a total of \$8,220. Rivers Edge III's portion would come to \$2,878.64. It was noted this item was included in the budget.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for pond maintenance services for ponds 97-104 was approved.

D. Consideration of RiverHouse Lap Pool Race Lane Dividers

Mr. Losco presented the cost share request for lap pool race lane dividers for RiverHouse for a total of \$8,610. Rivers Edge III's portion would come to \$3,015.22.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for lap pool race lane dividers was approved.

E. Consideration of Mulching for All Three CDDs

Mr. Losco presented cost share requests for mulching of all three districts totaling \$168,018.24 for CDD 1, \$70,344.37 for CDD 2, and \$176,360.67 for CDD 3. Rivers Edge III's portion would come to \$58,924, \$24,669.77 and \$61,761.51 respectively.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share requests for mulching of CDD 1 was approved.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share requests for mulching of CDD 2 was approved.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share requests for mulching of CDD 3 was approved.

THIRTEENTH ORDER OF BUSINESS Supervisor Requests

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

**FIFTEENTH ORDER OF BUSINESS Next Scheduled Meeting – March 18, 2026
at 9:00 a.m. at the RiverHouse**

SIXTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

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

A special meeting of the Board of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Wednesday, February 18, 2026 at 10:33 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Rivers Edge

Mac McIntyre	Chairman
Scott Maynard	Vice Chairman
Frederick Baron	Supervisor
Robert Cameron	Supervisor
Christopher White	Supervisor

Rivers Edge II

D.J. Smith	Chairman
Jason Thomas	Vice Chairman
Jason Reid	Supervisor
Phillip Bandt	Supervisor
Jarrett OLeary	Supervisor

Rivers Edge III

D.J. Smith	Chairman
Jason Thomas	Vice Chairman
Jarrett OLeary	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel by telephone
Mary Grace Henley	District Counsel
Richard Losco	Vesta/General Manager
Jeff Mason	District Engineer
Jason Davidson	Vesta/Regional Manager
Kevin McKendree	Vesta/Field Operations
Kim Fatuch	Vesta/Assistant General Manager
Lisa McCormick	Vesta/Amenity Services
Mike Scuncio	Yellowstone Landscape
Garrett Cannady	Yellowstone Landscape

Malcolm Santos
Several Residents

Yellowstone Landscape

The following is a summary of the discussions and actions taken at the February 18, 2026 joint meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

A resident asked do we ever try to cover plants before a freeze?

Mr. Davidson stated there is a clause for frost proofing plants, and it is very expensive and essentially the cost of replacement for plants is less expensive.

THIRD ORDER OF BUSINESS

Discussion on Draft Landscape and Irrigation Maintenance RFP

Mr. deNagy stated at the last meeting we brought the draft RFP documents for your review, that document did not have a scope of services or the maps that have since been updated and sent out.

Mr. deNagy outlined the changes made to the scope of services, pond maintenance and buffer trimming for the River Front Park and River Club that is now in the contract.

Mr. Baron suggested putting an alternate in the RFP on how to handle irrigation repairs and recommend cost cutting measures and change the point allocations in the evaluation criteria to accommodate that.

After discussion, staff was directed to pull five points from experience and add a category for irrigation repair cost alternatives and other cost-saving measures, keep payment and performance bond requirements in RFP, and to advertise a contract for one year with up to four additional one-year renewals.

On MOTION by Mr. Maynard seconded by Mr. Baron with all in favor the evaluation criteria as amended with the 5 points being taken from experience and add a category for irrigation repairs/cost-saving measures, as revised on the record, staff was authorized to issue the RFP and publish the notice for CDD I.

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the evaluation criteria as amended with the 5 points being taken from experience and add a category for irrigation repairs/cost-saving measures, as revised on the record, staff was authorized to issue the RFP and publish the notice for CDD II.

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the evaluation criteria as amended with the 5 points being taken from experience and add a category for irrigation repairs/cost-saving measures, as revised on the record, staff was authorized to issue the RFP and publish the notice for CDD III.

FOURTH ORDER OF BUSINESS

Discussion of Community Security Services

- A. Flock Safety**
- B. Giddens**
- C. St. Johns County Roving Patrols**

Ms. Henley gave an overview of the security services offered by the three vendors after which there was public input.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the Rivers Edge CDD security session was opened.

On MOTION by Mr. Reid seconded by Mr. Smith with all in favor the Rivers Edge II CDD security session was opened.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the Rivers Edge III CDD security session was opened.

The supervisors went into a shade session to discuss security services after which they reconvened the public meeting.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the Rivers Edge CDD security session was closed.

On MOTION by Mr. Smith seconded by Mr. Branch with all in favor the Rivers Edge II CDD security session was closed.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the Rivers Edge III CDD security session was closed.

FIFTH ORDER OF BUSINESS Other Business

Mr. deNagy called the joint meeting back to order at 11:45 a.m. and there being no other business the boards took the following action.

On MOTION by Mr. Maynard seconded by Mr. Baron with all in favor the joint meeting for Rivers Edge I adjourned at 11:46 a.m.

On MOTION by Mr. Reid seconded by Mr. Smith with all in favor the joint meeting for Rivers Edge II adjourned at 11:46 a.m.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the joint meeting for Rivers Edge III adjourned at 11:46 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Rivers Edge III
Community Development District

Unaudited Financial Reporting
January 31, 2026



Rivers Edge III
Community Development District
Combined Balance Sheet
January 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 258,573	\$ -	\$ 218,022	\$ -	\$ 476,595
Due from Developer	8,103	-	-	-	8,103
Investments:					
State Board of Administration (SBA)	14	-	-	-	14
Custody	997,617	-	-	-	997,617
Series 2021					
Reserve	-	277,063	-	-	277,063
Revenue	-	620,286	-	-	620,286
Construction	-	-	-	460	460
Series 2024					
Reserve	-	347,759	-	-	347,759
Revenue	-	533,488	-	-	533,488
Construction	-	-	-	78,200	78,200
Series 2025					
Reserve	-	359,483	-	-	359,483
Capital Interest	-	601,592	-	-	601,592
Revenue	-	9	-	-	9
Construction	-	-	-	45,440	45,440
Deposits	1,550	-	-	-	1,550
Total Assets	\$ 1,265,856	\$ 2,739,681	\$ 218,022	\$ 124,100	\$ 4,347,660
Liabilities:					
Accounts Payable	\$ 26,110	\$ -	\$ -	\$ -	\$ 26,110
Accrued Expenses	17,694	-	-	-	17,694
Due to Rivers Edge II CDD	4,399	-	-	-	4,399
Total Liabilities	\$ 48,203	\$ -	\$ -	\$ -	\$ 48,203
Fund Balance:					
Nonspendable:					
Deposits	\$ 1,550	\$ -	\$ -	\$ -	\$ 1,550
Restricted for:					
Debt Service - Series	-	2,739,681	-	-	2,739,681
Capital Project - Series	-	-	-	124,100	124,100
Assigned for:					
Capital Reserve Fund	-	-	218,022	-	218,022
Unassigned	1,216,103	-	-	-	1,216,103
Total Fund Balances	\$ 1,217,653	\$ 2,739,681	\$ 218,022	\$ 124,100	\$ 4,299,456
Total Liabilities & Fund Balance	\$ 1,265,856	\$ 2,739,681	\$ 218,022	\$ 124,100	\$ 4,347,660

Rivers Edge III
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,101,765	\$ 1,090,218	\$ 1,090,218	\$ -
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	62,226	62,226	(0)
Special Events	1,000	333	-	(333)
Interest Revenue	2,000	667	396	(271)
Miscellaneous Income	500	167	-	(167)
Insurance Proceeds	-	-	2,380	2,380
Total Revenues	\$ 3,032,773	\$ 1,153,611	\$ 1,818,955	\$ 665,344
Expenditures:				
<i>General & Administrative:</i>				
District Engineer	\$ 15,000	\$ 5,000	\$ 8,207	\$ (3,207)
District Counsel	30,000	10,000	6,520	3,480
District Management	33,034	11,011	11,011	(0)
Assessment Roll Administration	5,899	5,899	5,899	-
Dissemination Agent	4,129	1,376	1,368	8
Information Technology	1,416	472	189	283
Website Administration	2,124	708	283	425
Website Maintenance	800	800	1,108	(308)
Annual Audit	6,800	-	-	-
Trustee Fees	6,600	5,150	5,150	-
Arbitrage Rebate	600	450	450	-
Telephone	150	50	17	33
Postage & Delivery	500	500	511	(11)
Printing & Binding	1,000	333	89	245
Insurance General Liability	6,932	6,530	6,530	-
Legal Advertising	2,000	667	82	584
Other Current Charges	1,750	583	-	583
Office Supplies	50	17	2	15
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 118,958	\$ 49,721	\$ 47,591	\$ 2,130
<i>Operations & Maintenance</i>				
<i>Grounds Maintenance:</i>				
Field Operations Management (Vesta)	\$ 41,230	\$ 13,743	\$ 13,743	\$ -
Landscape Maintenance	869,028	289,676	287,437	2,239
Landscape Maintenance New Units	85,000	28,333	-	28,333
Landscape Contingency	100,000	33,333	24,180	9,153
Irrigation Repairs and Maintenance	65,000	21,667	14,180	7,487
Lake Maintenance	40,360	13,453	10,404	3,049
Irrigation Water Use	243,090	81,030	51,031	29,999
Electric	51,500	17,167	18,947	(1,780)
Street Lighting	10,000	3,333	-	3,333
Street and Drainage Maintenance	3,000	1,000	-	1,000
Other Repair & Replacements	10,000	3,333	-	3,333
Subtotal Grounds Maintenance	\$ 1,518,207	\$ 506,069	\$ 419,922	\$ 86,147

Rivers Edge III
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<i>Amenity Center:</i>				
Cost Share Amenity - Rivers Edge	\$ 109,345	\$ 36,448	\$ 36,448	\$ 0
General Manager (Vesta)	48,911	16,304	16,882	(578)
Amenity Manager (Vesta)	53,680	17,893	17,893	-
Maintenance Service (Vesta)	109,264	36,421	36,421	-
Lifestyle Director (Vesta)	45,426	15,142	15,142	-
Lifeguards (Vesta)	58,043	-	-	-
Guest Services (Vesta)	66,861	22,287	22,287	-
Janitorial (Vesta)	34,833	11,611	11,611	-
Security Monitoring	1,800	600	555	45
Security Guards	25,000	8,333	-	8,333
Telephone	17,000	5,667	4,239	1,427
Insurance	87,147	79,781	79,781	-
Fitness Equipment Lease	68,896	22,965	22,965	(0)
Window Cleaning	1,500	500	-	500
Pressure Washing	5,000	1,667	430	1,237
Pool Chemicals	20,000	6,667	5,915	751
Natural Gas	500	167	362	(195)
Electric	20,000	6,667	-	6,667
Water & Sewer	17,000	5,667	6,915	(1,248)
Amenity Repairs and Replacement	35,000	11,667	9,256	2,411
Refuse	15,000	5,000	5,899	(899)
Pest Control	3,600	1,200	323	877
Fire Alarm System and Maintenance	2,000	667	-	667
Access Cards	1,000	333	-	333
License & Permits	1,800	600	-	600
Special Events	30,000	10,000	500	9,500
Holiday Decorations	10,000	3,333	-	3,333
Office Supplies & Postage	1,500	500	-	500
Capital Expenditures	5,500	1,833	-	1,833
Subtotal Amenity Center	\$ 895,607	\$ 329,920	\$ 293,825	\$ 36,095
Total Operations & Maintenance	\$ 2,413,814	\$ 835,989	\$ 713,747	\$ 122,242
Total Expenditures	\$ 2,532,773	\$ 885,710	\$ 761,338	\$ 124,372
Excess (Deficiency) of Revenues over Expenditures	\$ 500,000	\$ 267,900	\$ 1,057,617	\$ 789,717
<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	\$ 267,900	\$ 1,057,617	\$ 789,717
Fund Balance - Beginning	\$ -		\$ 160,036	
Fund Balance - Ending	\$ 0		\$ 1,217,653	

Rivers Edge III
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 552,665	\$ 517,196	\$ 517,196	\$ -
Interest Income	10,000	3,333	7,596	4,263
Total Revenues	\$ 562,665	\$ 520,529	\$524,792	\$ 4,263
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	\$ 356,352	\$ 355,614	\$ (737)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 14,310	\$ 356,352	\$ 355,614	\$ (737)
Fund Balance - Beginning	\$ 255,152		\$ 541,735	
Fund Balance - Ending	\$ 269,462		\$ 897,349	

Rivers Edge III
Community Development District
Debt Service Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 67,018	\$ 58,667	\$ 58,667	\$ -
Special Assessments - Direct Bill	628,501	471,376	471,376	-
Interest Income	10,000	3,333	7,147	3,814
Total Revenues	\$ 705,519	\$ 533,376	\$ 537,190	\$ 3,814
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	\$ 251,527	\$ 250,341	\$ (1,186)
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	\$ 251,527	\$ 189,096	\$ (62,431)
Fund Balance - Beginning	\$ 339,550		\$ 692,152	
Fund Balance - Ending	\$ 351,372		\$ 881,248	

Rivers Edge III
Community Development District
Debt Service Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Proposed Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessment ⁽¹⁾	\$ -	\$ -	\$ -	\$ -
Interest Income	10,000	10,000	13,730	3,730
Total Revenues	\$ 10,000	\$ 10,000	\$ 13,730	\$ 3,730
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)	\$ (196,635)	\$ 3,730
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (489,416)	\$ (200,365)	\$ (196,635)	\$ 3,730
Fund Balance - Beginning	\$ 1,148,950		\$ 1,157,719	
Fund Balance - Ending	\$ 659,534		\$ 961,084	

(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 January 31, 2026

Description	SE 2021	SE 2024	SE 2025	Total
Revenues				
<i>Interest Income:</i>				
Construction	\$ 6	\$ 551	\$ 509	\$ 1,065
Cost of Issuance	-	-	85	85
Developer Contributions	-	-	-	-
Bond Proceeds	-	-	-	-
Transfer In	5,351	61,245	-	66,596
Total Revenues	\$ 5,357	\$ 61,796	\$ 593	\$ 67,746
Expenditures				
Capital Outlay	\$ -	\$ 5,798	\$ -	\$ 5,798
Cost of Issuance	-	-	-	-
Underwriter's Discount	-	-	-	-
Transfer Out	-	5,351	-	5,351
Total Expenditures	\$ -	\$ 11,149	\$ -	\$ 11,149
Excess Revenues (Expenditures)	\$ 5,357	\$ 50,647	\$ 593	\$ 56,597
Fund Balance - Beginning	\$ (4,897)	\$ 27,553	\$ 44,847	\$ 67,502
Fund Balance - Ending	\$ 460	\$ 78,200	\$ 45,440	\$ 124,100

Rivers Edge III
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Capital Reserve Funding	\$ 500,000	\$ -	\$ -	\$ -
Interest	100	33	-	(33)
Total Revenues	\$ 500,100	\$ 33	\$ -	\$ (33)
Expenditures:				
Repair and Replacements	\$ 10,000	\$ 10,000	\$ 11,700	\$ (1,700)
Capital Outlay	150,000	50,000	-	50,000
RiverHouse Access Control System (C/S)	5,253	-	-	-
RiverHouse Painting (C/S)	31,756	-	-	-
RiverHouse Furniture (C/S)	28,016	-	-	-
RiverHouse A/C Unit Replacement (C/S)	38,522	-	-	-
RiverHouse Tennis Court Fencing (C/S)	28,016	-	-	-
RiverHouse Pool Pump Sand Filtration (C/S)	43,775	-	-	-
Permanent Holiday Lighting (C/S)	27,316	-	-	-
Playground Equipment (C/S)	7,004	-	-	-
Pocket Parks Equipment Repair/Replacement (C/S)	15,531	-	-	-
Maintenance Golf Cart (C/S)	3,502	-	-	-
Maintenance Work Truck (C/S)	22,763	-	-	-
Bank Fee	360	-	-	-
Total Expenditures	\$ 411,814	\$ 60,000	\$ 11,700	\$ 48,300
Excess (Deficiency) of Revenues over Expenditures	\$ 88,286	\$ (59,967)	\$ (11,700)	\$ (48,333)
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	\$	277,063	
Reserve Fund Balance		277,063	
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)
-	471,375.72	663,735.57	1,135,111.29	157,125.23
-	-	-	-	-
517,195.86	58,666.56	1,090,217.75	1,666,080.17	107,546.96
517,195.86	530,042.28	1,753,953.32	2,801,191.46	264,672.19

DIRECT BILL PERCENT COLLECTED	0.00%	75.00%	0.00%	100.00%	87.84%
TAX ROLL PERCENT COLLECTED	93.94%	93.94%	0.00%	93.94%	93.94%
TOTAL PERCENT COLLECTED	93.94%	76.71%	0.00%	96.14%	91.37%

(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
7	1/26/2026	1,200.26	136.15	-	2,530.07	3,866.48
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		517,195.86	58,666.56	-	1,090,217.75	1,666,080.17

C.

Rivers Edge III

Community Development District

Check Run Summary

January 31, 2026

Fund	Date	Check No.	Amount
General Fund			
<i>Accounts Payable</i>	1/7/26	1107-1110	\$ 36,906.44
	1/16/26	1111-1116	87,375.13
		Sub-Total	\$ 124,281.57
Capital Reserve Fund			
<i>Accounts Payable</i>			\$ -
		Sub-Total	\$ -
Total			\$ 124,281.57

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/07/26	00043	12/23/25 46652	202512 320-57200-34520	3RD QUARTERLY MONITORING DYNAMIC SECURITY PROFESSIONALS INC	*	555.00	555.00 001107
1/07/26	00036	1/02/26 PSI23251	202601 320-57200-46800	JAN LAKE MAINTENANCE SOLITUDE LAKE MANAGEMENT LLC	*	2,601.00	2,601.00 001108
1/07/26	00035	1/01/26 430038	202601 330-53800-34000	JAN GEN MANAGEMENT SRVCS	*	4,075.93	
		1/01/26 430038	202601 320-57200-44000	JAN FIELD OPS	*	3,435.82	
		1/01/26 430038	202601 330-53800-34300	JAN LIFESTYLE SRVCS	*	3,785.53	
		1/01/26 430038	202601 330-53800-34100	JAN AMEN MANAGEMENT SRVCS	*	4,473.35	
		1/01/26 430038	202601 330-53800-34600	JAN FACILITY MAINT SRVCS	*	9,105.31	
		1/01/26 430038	202601 330-53800-45300	JAN JANITORIAL SRVCS	*	2,902.75	
		1/01/26 430038	202601 330-53800-34400	JAN FACILITY ATTENDANT	*	5,571.75	
				VESTA PROPERTY SERVICES INC			33,350.44 001109
1/07/26	00006	12/31/25 8069	202512 310-51300-35200	ADA WEBSITE MAINTENANCE VGLOBALTECH	*	400.00	400.00 001110
1/16/26	00003	1/01/26 77	202601 310-51300-34000	JAN MANAGEMENT FEES	*	2,752.83	
		1/01/26 77	202601 310-51300-35200	JAN WEBSITE ADMIN	*	177.00	
		1/01/26 77	202601 310-51300-35100	JAN INFO TECH	*	118.00	
		1/01/26 77	202601 310-51300-32400	JAN DISSEM AGENT SRVCS	*	344.08	
		1/01/26 77	202601 310-51300-51000	OFFICE SUPPLIES	*	.57	
		1/01/26 77	202601 310-51300-42000	POSTAGE	*	175.41	
		1/01/26 77	202601 310-51300-42500	COPIES	*	11.10	
				GOVERNMENTAL MANAGEMENT SERVICES			3,578.99 001111
1/16/26	00011	1/01/26 CS-2026-	202601 320-57200-49200	CS AMENITY JAN 2026 RIVERS EDGE CDD	*	9,112.08	9,112.08 001112

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/16/26	00035	12/31/25	430291	2025	12	330-53800	34000		DEC BILLABLE MILEAGE 1/3	*	131.64		
									VESTA PROPERTY SERVICES INC			131.64	001113
1/16/26	00046	1/02/25	25913238	2026	01	320-57200	60000		JANITORIAL SUPPLIES	*	71.32		
									W B MASON CO INC			71.32	001114
1/16/26	00046	1/05/26	25915849	2026	01	320-57200	60000		JANITORIAL SUPPLIES	*	42.66		
									W B MASON CO INC			42.66	001115
1/16/26	00028	1/01/26	1078781	2026	01	320-57200	46100		JAN LANDSCAPE MAINTENANCE	*	74,438.44		
									YELLOWSTONE LANDSCAPE			74,438.44	001116
TOTAL FOR BANK A											124,281.57		
TOTAL FOR REGISTER											124,281.57		

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
12/23/2025	46652

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

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

Invoice

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Fitness Center Fire Alarm Via Starlink Cellular for 1st Quarter	75.00	225.00
3	Quarterly Monitoring of Airnasium Fire Alarm System Via Starlink Cellular for 1st Quarter	75.00	225.00

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

P.O. Box 23861
 Jacksonville, FL 32241
 EF0001108

Date	Invoice #
12/23/2025	46652

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

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

Invoice

P.O. No.	Terms
	Due on receipt

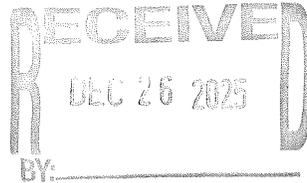
Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Fitness/Airnasium Security System Via Starlink Cellular for 1st Quarter	35.00	105.00

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

Approved RECDD 3
 Submitted 12.26.2025
 Submitted by Ken Council

Ken Council





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: PSI232513
 Invoice Date: 1/2/2026

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 1/2/2026
 Due Date 2/1/2026
 Terms Net 30

Customer ID 20143
 P.O. Number
 P.O. Date 1/2/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,601.00	2,601.00
January Billing					
1/1/2026 - 1/31/2026					
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: PSI232513
Invoice Date: 1/2/2026

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

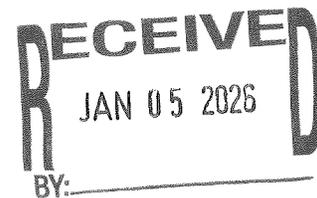
Ship Via
Ship Date 1/2/2026
Due Date 2/1/2026
Terms Net 30

Customer ID 20143
P.O. Number
P.O. Date 1/2/2026
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 1.5.2026
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



Invoice

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

Invoice # 430038
Date 01/01/2026
Terms Net 30
Due Date 01/31/2026
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

12/29/2025



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



INVOICE

BILL TO
Rivers Edge III CDD
475 West Town Place, Ste. 114
St. Augustine, FL 32092

INVOICE # 8069
DATE 12/31/2025
DUE DATE 12/31/2025
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 4 ADA Audit.

BALANCE DUE

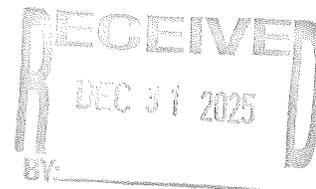
\$400.00

Please make check payable to VGlobalTech.

Pay invoice

Corbin deNagy

12/31/2025



Governmental Management Services, LLC

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

Invoice

Invoice #: 77

Invoice Date: 1/1/26

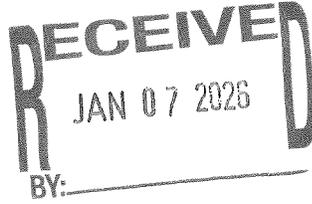
Due Date: 1/1/26

Case:

P.O. Number:

Bill To:

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



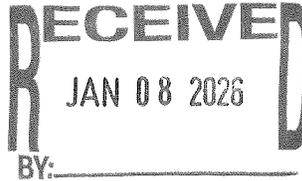
Description	Hours/Qty	Rate	Amount
Management Fees - January 2026		2,752.83	2,752.83
Website Administration - January 2026		177.00	177.00
Information Technology - January 2026		118.00	118.00
Dissemination Agent Services - January 2026		344.08	344.08
Office Supplies		0.57	0.57
Postage		175.41	175.41
Copies		11.10	11.10
Total			\$3,578.99
Payments/Credits			\$0.00
Balance Due			\$3,578.99

Rivers Edge CDD

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

INVOICE

DATE: 1/1/2026
INVOICE # CS-2026-JAN



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

DESCRIPTION	AMOUNT
Cost Share - Amenity January 2026 (FY2026 Budget \$109,345) GL Code 1.320.57200.49200	\$ 9,112.08
TOTAL	\$ 9,112.08

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

THANK YOU FOR YOUR BUSINESS!



Invoice

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

Invoice # 430291
Date 12/31/2025
Terms Net 30
Due Date 01/30/2026
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	131.64	131.64

Total 131.64

Corbin deNagy

01/13/2026

RECEIVED
JAN 13 2026
BY: _____

Vesta Mileage Report

Name: **Kevin McKendree** Month: **Dec-25**

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
12/1	Daily mileage	Rivertown	Rivertown	54.3	Riversedge CDD		54.3
12/2	Daily mileage	Rivertown	Rivertown	46.8	iversedge CDD		46.8
12/3	Daily mileage	Rivertown	Rivertown	40	iversedge CDD		40
12/4	Daily mileage	Rivertown	Rivertown	21.9	Riversedge CDD		21.9
12/5	Daily mileage	Rivertown	Rivertown	26.8	iversedge CDD		26.8
12/8	Daily mileage	Rivertown	Rivertown	51.4	iversedge CDD		51.4
12/9	Daily mileage	Rivertown	Rivertown	55.9	iversedge CDD		55.9
12/10	Daily mileage	Rivertown	Rivertown	16.5	iversedge CDD		16.5
12/11	Daily mileage	Rivertown	Rivertown	29.5	iversedge CDD		29.5
12/12	Daily mileage	Rivertown	Rivertown	38.2	iversedge CDD		38.2
12/15	Daily mileage	Rivertown	Rivertown	63.2	iversedge CDD		63.2
12/16	Daily mileage	Rivertown	Rivertown	42	iversedge CDD		42
12/17	Daily mileage	Rivertown	Rivertown	36.4	iversedge CDD		36.4
12/18	Daily mileage	Rivertown	Rivertown	25.9	iversedge CDD		25.9
12/19	Daily mileage	Rivertown	Rivertown	18.4	iversedge CDD		18.4
12/22	Daily mileage	Rivertown	Rivertown	78.6	iversedge CDD		78.6
12/23	Daily mileage	Rivertown	Rivertown	39.2	iversedge CDD		39.2
12/26	Daily mileage	Rivertown	Rivertown	33	iversedge CDD		33

Total Mileage	718
Reimbursement Rate	\$0.550
Total Reimbursement	\$394.90
Date Submitted in Paycom	1/5/26

\$131.63



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

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

PM

Invoice Number	259132380
Customer Number	C3189841
Invoice Date	01/02/2026
Due Date	02/01/2026
Order Date	12/30/2025
Order Number	S158572714
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.

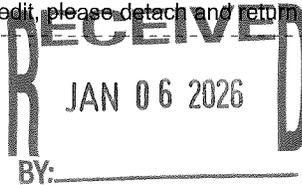
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CLO31221	CLEANER,CLOROX CLEANUP	1	CT	71.32	71.32

SUBTOTAL:	71.32
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	71.32
Total Due:	71.32

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 01-06-26
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	259132380
Invoice Date	01/02/2026
Terms	Net 30
Total Due	71.32

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

C31898412591323802591323800000000071329



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

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

PM

Invoice Number	259158495
Customer Number	C3189841
Invoice Date	01/05/2026
Due Date	02/04/2026
Order Date	12/30/2025
Order Number	S158572714
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.

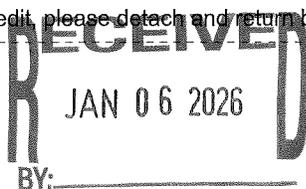
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CPC01039	ALL PURPOSE CLEANER, FABULOSO 2X, 169OZ, PASSION FRUITS,3/CT	1	CT	42.66	42.66

SUBTOTAL: 42.66
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 42.66
Total Due: 42.66

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 01-06-26
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	259158495
Invoice Date	01/05/2026
Terms	Net 30
Total Due	42.66

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

C31898412591584952591584950000000042666



INVOICE

INVOICE #	INVOICE DATE
1078781	1/1/2026
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

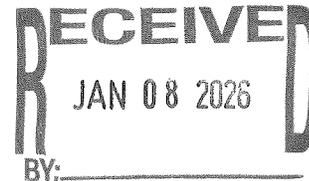
Invoice Due Date: January 31, 2026

Invoice Amount: \$74,438.44

Description	Current Amount
Monthly Landscape Maintenance January 2026	\$74,438.44

Invoice Total \$74,438.44

NON COMMERCIAL - A M P C O P A C S



Approved RECDD III
Submitted to AP on 1.8.2026
by Jason Davidson

Jason Davidson

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

FIFTH ORDER OF BUSINESS

Rivers Edge Community Development
District(s) FY 27 Proposed Projects

Cost Share % 35.50% 29.48% 35.02%
 RE 1 RE 2 RE 3
 \$ 682,310.00 \$ 566,605.60 \$ 673,084.40

Total FY27 Contributions

Rivers Edge CDD 1

Initial Proposed Projects - FY '27	Description of Project	Cost	RE 1 Contribution	RE 2 Contribution	RE 3 Contribution
RiverHouse - Pool Operations Equipment	Changeout of all pool equipment at RiverHouse location excluding the new sand filters. This would likely include pumps, motors, VFDs, and vaults. We would reinstall anything that has usable life left after changing out the vaults but all equipment would be brought back to standard.	\$ 350,000.00	\$ 124,250.00	\$ 103,180.00	\$ 122,570.00
RiverHouse - Complex Fencing	Fencing in the entire perimeter of the RiverHouse facility to only allow one way in and out using an access card at the front gate. Decoartive railing would also be install on the porch of the rental side due to height/safety requirements. This will secure the facility from outside residents and bike/golf cart damage.	\$ 60,000.00	\$ 21,300.00	\$ 17,688.00	\$ 21,012.00
RiverFront Park - Dock	Structural engineer specializing in docks/piers report is needed to produce scope of repairs to the bracing and supports.	\$ 350,000.00	\$ 124,250.00	\$ 103,180.00	\$ 122,570.00
RiverHouse - Patio Furniture	Palm court tables and chairs have seen better days. These are original to the buildings inception.	\$ 30,000.00	\$ 10,650.00	\$ 8,844.00	\$ 10,506.00
RiverHouse - Landscape Rejuvenation	Some plant material is past its life expectancy and has died out throughout the facility. Pool area could use an overhaul and tennis/pickleball area has no landscaping at all. Would beautify the entire area by softening the chain link fence. Porch area needs a complete overhaul as you enter the neighborhood it is the first thing you see.	\$ 100,000.00	\$ 35,500.00	\$ 29,480.00	\$ 35,020.00
RiverHouse - Resurfacing Parking Lot/Striping & Asphalt Trail - Along Pond B	Parking lot needs to be milled and relaid to provide a smooth surface and get rid of the potholes. Trail that runs behind the facility along pond B needs this as well. New striping of parking lanes would be done at the same time.	\$ 175,000.00	\$ 62,125.00	\$ 51,590.00	\$ 61,285.00
Tennis Court Roller	Has been band aided for years to keep it moving. Original to the facility.	\$ 10,000.00	\$ 3,550.00	\$ 2,948.00	\$ 3,502.00
RiverTown Blvd. Asphalt Resurfacing	This road is in rough shape as asphalt has shifted in multiple areas from large trucks over the years.	\$ 125,000.00	\$ 44,375.00	\$ 36,850.00	\$ 43,775.00
RiverHouse - Access Control System - Aurora	Would give all 3 amenities the same system to create synergy.	\$ 68,000.00	\$ 24,140.00	\$ 20,046.40	\$ 23,813.60
RiverHouse - Complex - Exterior Ceiling Fans	Long overdue to be replaced due to functionality and design.	\$ 9,000.00	\$ 3,195.00	\$ 2,653.20	\$ 3,151.80
RiverHouse - Complex - Exterior Light Fixtures	Long overdue to be replaced due to functionality and design.	\$ 8,000.00	\$ 2,840.00	\$ 2,358.40	\$ 2,801.60
NorthLake Park Renovation	Paverds needed around gazabo area as grass will never grow here due to the gazebo. Resurfacing of basketball court and fencing around it to keep bikes off. Multiple areas need bermuda sod added and possibly some drainage as the field stays wet.	\$ 60,000.00	\$ 21,300.00	\$ 17,688.00	\$ 21,012.00
RiverTown Blvd. Wood Fencing	Original wood fencing that goes from sr13 through both sides of Rivertown Blvd and into the Landings. Residents have asked us to paint it but due to its integrity, it would be best to spend that money replacing it with heipe Vinyl.	\$ 90,000.00	\$ 31,950.00	\$ 26,532.00	\$ 31,518.00
RiverHouse - Basketball Goals/Equipment/Poles	Backboards are heavily oxidized and missing decals. Rust is all over the rims and poles. Recommend to replace with a better brand that lasts.	\$ 60,000.00	\$ 21,300.00	\$ 17,688.00	\$ 21,012.00
Pocket Parks - Equip/Site Furnishings - Main Street & Enclaves	Enclaves play park is original robinia wood structure from 2016 and needs to be planned for replacement. Main street/sternwheel park is a metal structure but has areas of rust. Was the first park in the neighborhood.	\$ 45,000.00	\$ 15,975.00	\$ 13,266.00	\$ 15,759.00
RiverFront Park - Resurfacing Parking Lot & Striping	Parking lot asphalt is in rough shape. Argument could be made to leave the asphalt for the county to repair at takeover one day and just restripe it for now.	\$ 80,000.00	\$ 28,400.00	\$ 23,584.00	\$ 28,016.00
RiverHouse - Playground Equipment	Music structure has broken numerous times and last time we were lucky to find a new/used motherboard on ebay that they no longer make as its from 2012. Plans should be made to replace this with another structure without electronics as the noise carries over the water in the area.	\$ 100,000.00	\$ 35,500.00	\$ 29,480.00	\$ 35,020.00
RiverTown Pump/Filtration - Main Entrance	Everything works fine for now but due to its large repair cost, if or when it breaks money should be available to repair.	\$ 100,000.00	\$ 35,500.00	\$ 29,480.00	\$ 35,020.00
Tennis Court Resurfacing	This is in the capital reserve study and we may have a year or even two before its truly needed but should be available if it takes a downfall. Was performed 2 years ago and is recommended to be done every 2-4 years.	\$ 22,000.00	\$ 7,810.00	\$ 6,485.60	\$ 7,704.40
Pickleball & Tennis Courts Survey	This is to begin the process of a civil engineer survey for plans to add 2 additional tennis courts to the west side and 1 additional Pickleball court to the north of the existing, at the RiverHouse Complex.	\$ 30,000.00	\$ 10,650.00	\$ 8,844.00	\$ 10,506.00
RE 1 Project Total		\$ 1,872,000.00	\$ 664,560.00	\$ 551,865.60	\$ 655,574.40

Rivers Edge CDD 2

RiverClub - Pool Expansion Joint	As multiple pools in the area are now learning, these should be redone every 5-8 years as the sikaflex starts disiseappearing around 5 years due to pool chemicals and commercial use. Best to be done proactively so to control the time of year the repair is made.	\$ 50,000.00	\$ 17,750.00	\$ 14,740.00	\$ 17,510.00
Re 2 Project Total		\$ 50,000.00	\$ 17,750.00	\$ 14,740.00	\$ 17,510.00

SIXTH ORDER OF BUSINESS

COST-SHARE STATUS COVER SHEET

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

Groves Park Playground Equipment

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: [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 playground equipment at the Groves PlayPark

Total Proposed
Compensation:

\$ _____

Cost Share
Calculation:

\$ _____	Rivers Edge
\$ _____	Rivers Edge II
\$ _____	Rivers Edge III

Methodology
Consultant Approval:

(Signature)

(Date)

If requesting addition of new improvements:

Engineer
Approval:

(Signature)

(Date)

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

The undersigned Parties hereby 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: _____

Sales Proposal

Vesta Property Services
Kevin McKendree
245 Riverside Ave., Suite 250
Jacksonville, FL 32202

Quote No. SP165000-2
Customer No. C016921
Document Date 03/02/2026
Expiration Date 05/01/2026

Sales Representative Stacy Moseley
Email StaMos@Kompan.com
Phone No. 904-716-7605 / 800-426-9788

Project Name US346430 RiverTown: The Groves

No.	Description	Qty Unit	Unit Price	Discount %	Net Price
<u>LOOP OPTION 3</u>					
<u>KSW924-CUSTOM</u>	2 Bay Swing - 2 infant, 2 belt In-ground 90cm 20448822	1 Pieces	6,180.00	10.00	5,562.00
					
<u>COR175101-CUSTOM</u>	Butterfly In-ground 20448825	1 Pieces	67,590.00	10.00	60,831.00
					
INSTALL SPECIAL	Installation of KOMPAN Equipment	1 Pieces	38,232.14	5.00	36,320.53
FREIGHT	Freight	1 Pieces	7,505.80		7,505.80
US-BLOWN-IN-FF	Blown in EWF+FF 12" by CY , 3346 SF includes installation & freight	167 Cubic Yard	103.11		17,219.37

Please read attached General Assumptions and Exclusion document for information on Install/Sitework.

Excludes sitework, products, & services not listed.

Assumes site to be accessible & install ready.

Please allow 17-19 weeks for product delivery upon order placement.

Equipment is as per The Grove Loop Site Plan version k1.0-3 - dated 02/24/26

Description	Qty	Retail Price	Discount	Net Price
No. of Products	2			



Sales Proposal

Vesta Property Services
Kevin McKendree
245 Riverside Ave., Suite 250
Jacksonville, FL 32202

Quote No. SP165000-2
Customer No. C016921
Document Date 03/02/2026
Expiration Date 05/01/2026

Sales Representative Stacy Moseley
Email StaMos@Kompan.com
Phone No. 904-716-7605 / 800-426-9788

Project Name US346430 RiverTown: The Groves

Subtotal - Products	73,770.00	7,377.00	66,393.00
Subtotal - Surfacing	17,219.37		17,219.37
Subtotal - Installation	38,232.14	1,911.61	36,320.53
Subtotal - Freight	7,505.80		7,505.80
Total USD			127,438.70

Payment Terms 50% Prepayment , 50% Net 30 days

Installation Site Address

The Groves at RiverTown
55 Ashlar Dr
Saint Johns, FL 32259



Sales Proposal

Vesta Property Services
Kevin McKendree
245 Riverside Ave., Suite 250
Jacksonville, FL 32202

Quote No. SP165000-2
Customer No. C016921
Document Date 03/02/2026
Expiration Date 05/01/2026

Sales Representative Stacy Moseley
Email StaMos@Kompan.com
Phone No. 904-716-7605 / 800-426-9788

Project Name US346430 RiverTown: The Groves

Note that the color and texture of products and surfacing made with recycled content are subjected by the differences from the used recycled raw materials. Therefore, minor differences in the appearance and texture can occur.
Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability.
Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within this Master Agreement, which is hereby acknowledged.
Acceptance of this proposal from KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative.
Prices in this quotation are good until expiration date, shown in the top of this document. After that date, this proposal may be withdrawn.
Prevailing Wage and Payment & Performance Bonds are not included unless stated in body of Sales Proposal. If Payment & Performance Bonds are needed, add 2.2% of the entire sales proposal.

This information required for order placement:

Accepted By (Please Print): _____

Accepted By (Title): _____

Accepted By (signature): _____

Date: _____

Date Equipment needed on site: _____

Bill To: _____

Ship To: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Contact: _____

Contact: _____

Contact Email: _____

Contact Email: _____

Contact Phone (Office): _____

Contact Phone (Office): _____

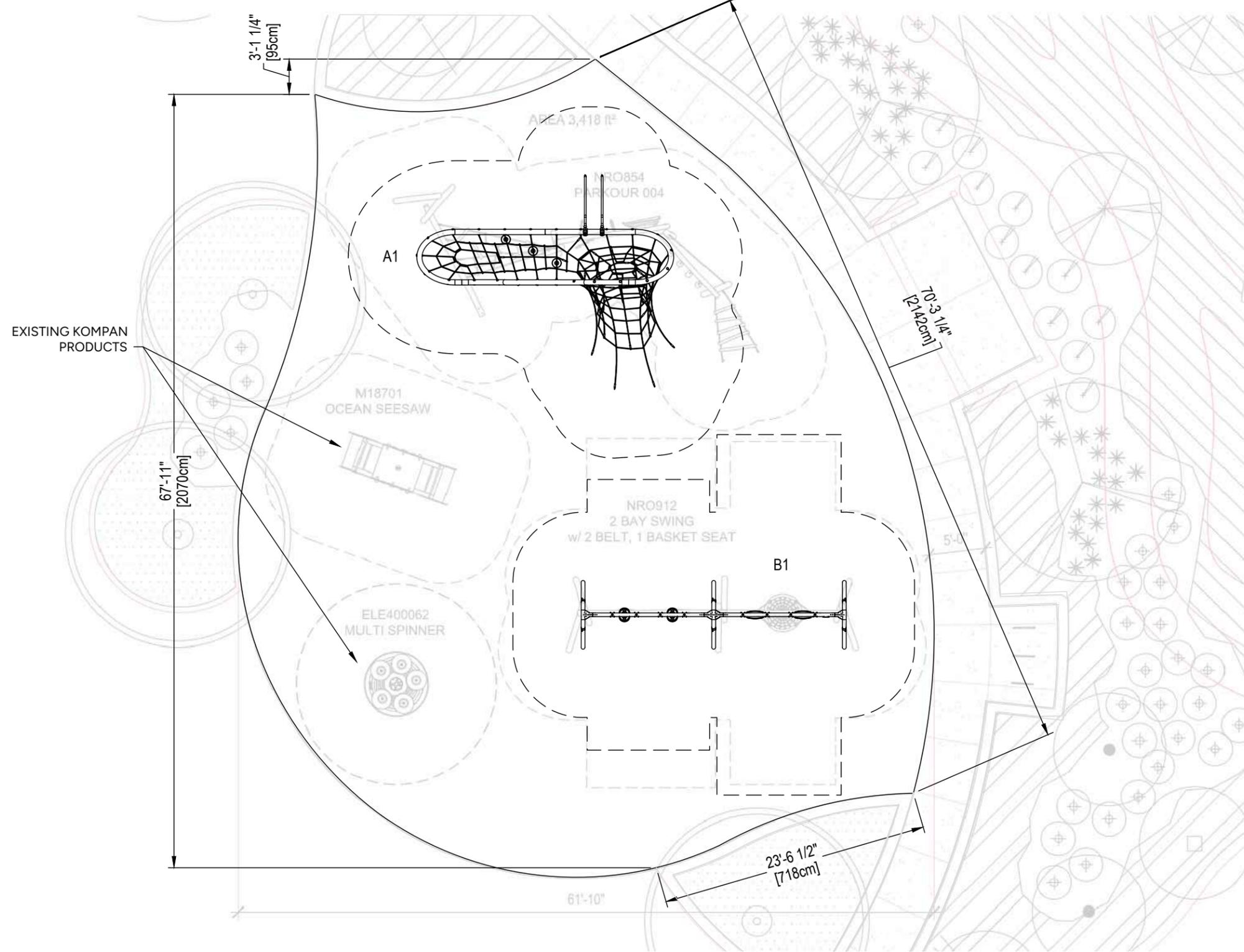
Contact Phone (Cell): _____

SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)







#	Product Number	Product Name	M.F.H.	Count
A	COR175101-CUSTOM_20448825	Custom Butterfly	9'10"	1
B	KSW924-CUSTOM_20448822	Custom Swing	0'0"	1

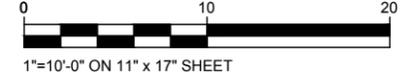
DUE TO THE PRESENCE OF THIRD PARTY OR EXISTING PLAY EQUIPMENT, ADA COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE SITE OWNER / OPERATOR.

SURFACING TBD AREA: 3346 SF

PERIMETER: 219 LF

THE GROVES OPTION 3

55 Ashlar Dr.
Saint Johns, FL
Site Plan - Ages 2-5 & 5-12



MANUFACTURER'S SHOP DRAWING:
 FOR USE BY CONTRACTOR, ENGINEER, OR DESIGN PROFESSIONAL OF RECORD. SEE SIGNED SALES PROPOSAL FOR COMPLETE SCOPE TO BE PROVIDED BY KOMPAN OR REPRESENTING AGENCY. CONFIRM FINAL PLAN AND SCOPE WITH KOMPAN SALES REP OR PROJECT MANAGER PRIOR TO USE FOR REVIEW, PERMITTING, OR CONSTRUCTION.
 TO BE READ CONTINGENTLY WITH KOMPAN'S STANDARDS FOR SITE PREPARATION, MATERIALS AND INSTALLATION PROCESSES, PROVIDED AFTER EQUIPMENT PURCHASE. A COMPLIANT PLAYGROUND TO KOMPAN'S STANDARDS MUST SATISFY ALL REQUIREMENTS IN THE CODE OF CONDUCT.
 SLAB BY OTHERS UNLESS OTHERWISE NOTED. FOR SURFACE MOUNT OPTIONS, THE CONCRETE REQUIREMENTS MAY BE UP TO 51/2\"/>

DIMENSIONS OF PLAY AREA, SIZE AND ORIENTATION, LOCATIONS OF ALL EXISTING UTILITIES, EQUIPMENT AND SITE FURNISHINGS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 PREPARED AND PRINTED IN USA BY KOMPAN © 2026 KOMPAN, INC. AUSTIN, TX. USA 800-426-9788



SALES REPRESENTATIVE			SHEET	
Stacy Moseley			K1.0-3	
REVIEW BY	DRAWN BY	DATE		
DESIGN	JadAnd	260224	-	-
REV. NO.	REV. BY	REV. DATE	-	

LAYOUT IS IN ACCORDANCE WITH ASTM F1487



Sales Proposal

Vesta Property Services
 Kevin McKendree
 245 Riverside Ave., Suite 250
 Jacksonville, FL 32202

Quote No. SP165001-2
 Customer No. C016921
 Document Date 03/02/2026
 Expiration Date 05/01/2026

Sales Representative Stacy Moseley
 Email StaMos@Kompan.com
 Phone No. 904-716-7605 / 800-426-9788

Project Name US346430 RiverTown: The Groves

No.	Description	Qty Unit	Unit Price	Discount %	Net Price
TRAIL OPTION 2					
<u>KSW924-CUSTOM</u>	2 Bat swubg - 2 infant, 2 belt In-ground 90cm 20453315	1 Pieces	6,190.00	10.00	5,571.00
					
<u>CRP250901-CUSTOM</u>	Roloway Trail In-ground 20448824	1 Pieces	24,470.00	10.00	22,023.00
					
INSTALL SPECIAL	Installation of KOMPAN Equipment	1 Pieces	31,723.21	5.00	30,137.05
FREIGHT	Freight	1 Pieces	4,503.95		4,503.95
US-BLOWN-IN-FF	Blown in EWF+FF 12" by CY , 3346 SF includes installation & freight	167 Cubic Yard	103.11		17,219.37

Please read attached General Assumptions and Exclusion document for information on Install/Sitework.

Excludes sitework, products, & services not listed.

Assumes site to be accessible & install ready.

Please allow 10-12 weeks for product delivery upon order placement.

Equipment is as per The Grove Trail Site Plan version K1.0-2 - dated 02/24/26

Description	Qty	Retail Price	Discount	Net Price
No. of Products	2			



Sales Proposal

Vesta Property Services
Kevin McKendree
245 Riverside Ave., Suite 250
Jacksonville, FL 32202

Quote No. SP165001-2
Customer No. C016921
Document Date 03/02/2026
Expiration Date 05/01/2026

Sales Representative Stacy Moseley
Email StaMos@Kompan.com
Phone No. 904-716-7605 / 800-426-9788

Project Name US346430 RiverTown: The Groves

Subtotal - Products	30,660.00	3,066.00	27,594.00
Subtotal - Surfacing	17,219.37		17,219.37
Subtotal - Installation	31,723.21	1,586.16	30,137.05
Subtotal - Freight	4,503.95		4,503.95
Total USD			79,454.37

Payment Terms 50% Prepayment , 50% Net 30 days

Installation Site Address

The Groves at RiverTown
55 Ashlar Dr
Saint Johns, FL 32259



Sales Proposal

Vesta Property Services
Kevin McKendree
245 Riverside Ave., Suite 250
Jacksonville, FL 32202

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Document Date 03/02/2026
Expiration Date 05/01/2026

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Email StaMos@Kompan.com
Phone No. 904-716-7605 / 800-426-9788

Project Name US346430 RiverTown: The Groves

Note that the color and texture of products and surfacing made with recycled content are subjected by the differences from the used recycled raw materials. Therefore, minor differences in the appearance and texture can occur.
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Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within this Master Agreement, which is hereby acknowledged.
Acceptance of this proposal from KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative.
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Accepted By (Title): _____

Accepted By (signature): _____

Date: _____

Date Equipment needed on site: _____

Bill To: _____

Ship To: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Contact: _____

Contact: _____

Contact Email: _____

Contact Email: _____

Contact Phone (Office): _____

Contact Phone (Office): _____

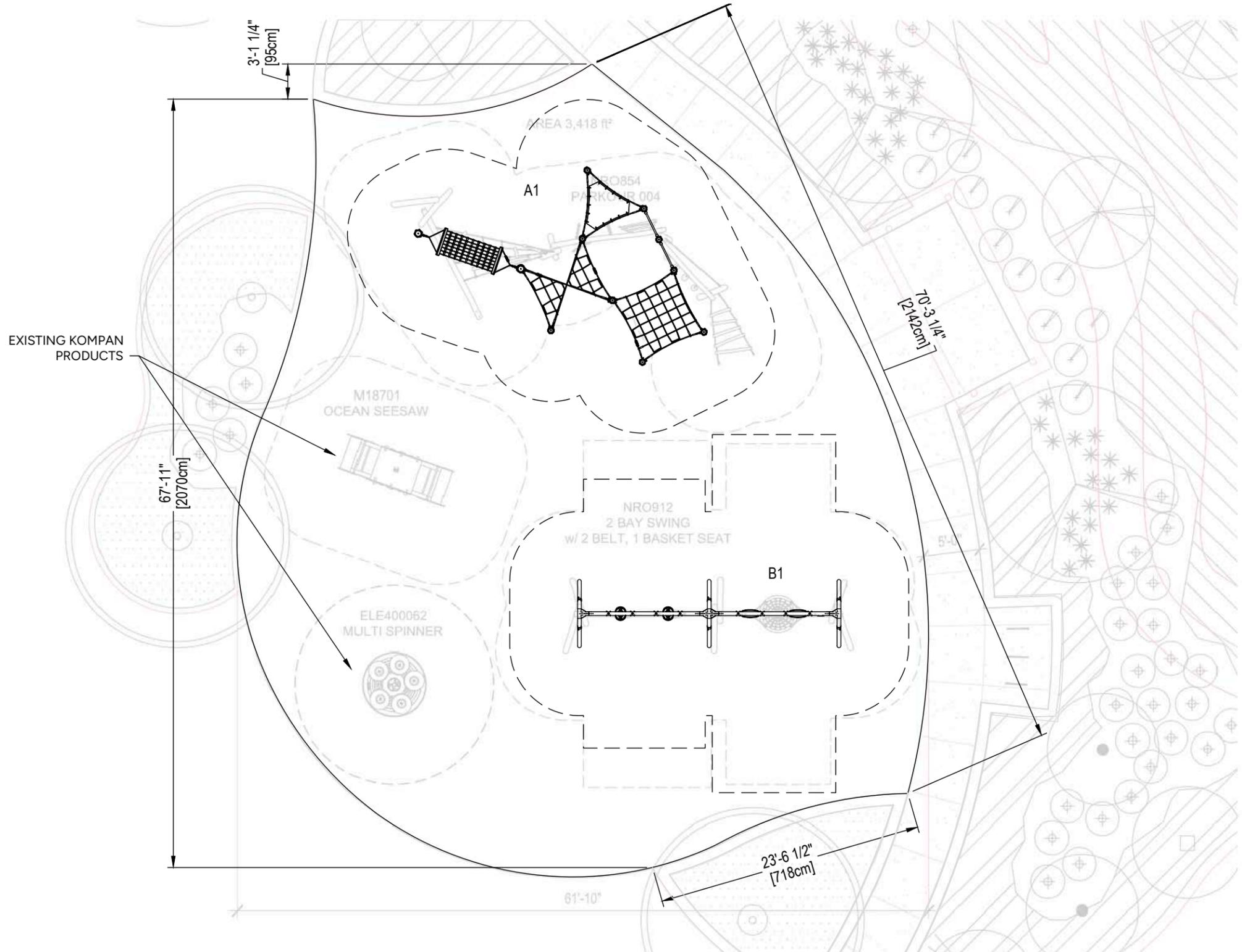
Contact Phone (Cell): _____

SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)







#	Product Number	Product Name	M.F.H.	Count
A	CRP250901-CUSTOM_20448824	Custom Roloway Trail	3'11"	1
B	KSW924-CUSTOM_20453315	Custom Swing	0'0"	1

DUE TO THE PRESENCE OF THIRD PARTY OR EXISTING PLAY EQUIPMENT, ADA COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE SITE OWNER / OPERATOR.

SURFACING TBD AREA: 3346 SF

PERIMETER: 219 LF

THE GROVES OPTION 2

55 Ashlar Dr.
Saint Johns, FL
Site Plan - Ages 2-5 & 5-12



MANUFACTURER'S SHOP DRAWING:
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 DIMENSIONS OF PLAY AREA, SIZE AND ORIENTATION, LOCATIONS OF ALL EXISTING UTILITIES, EQUIPMENT AND SITE FURNISHINGS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 PREPARED AND PRINTED IN USA BY KOMPAN © 2026 KOMPAN, INC. AUSTIN, TX. USA 800-426-9788

SALES REPRESENTATIVE			SHEET
Stacey Moseley			
REVIEW BY	DRAWN BY	DATE	
DESIGN	JadAnd	260224	
REV. NO.	REV. BY	REV. DATE	REVISION NOTES
-	-	-	-

LAYOUT IS IN ACCORDANCE WITH ASTM F1487

Sales Proposal

Vesta Property Services
 Kevin McKendree
 245 Riverside Ave., Suite 250
 Jacksonville, FL 32202

Quote No. SP164674-2
 Customer No. C016921
 Document Date 03/02/2026
 Expiration Date 05/01/2026

Sales Representative Stacy Moseley
 Email StaMos@Kompan.com
 Phone No. 904-716-7605 / 800-426-9788

Project Name US346430 RiverTown: The Groves

No.	Description	Qty Unit	Unit Price	Discount %	Net Price
<u>TREE OPTION 1</u>					
<u>KSW924-CUSTOM</u>	2 Bay Swing - 2 infant, 2 belt In-ground 90cm 20453314	1 Pieces	6,190.00	10.00	5,571.00
					
<u>PCM53031-0901</u>	Lookout Tree Steel Posts - In-Ground Total CO ₂ Emission 4,454.1 LB (4,454.1 LB/Pieces)	1 Pieces	51,500.00	10.00	46,350.00
					
INSTALL SPECIAL	Installation of KOMPAN Equipment	1 Pieces	20,928.5714 3	5.00	19,882.14
FREIGHT	Freight	1 Pieces	3,667.55		3,667.55
US-BLOWN-IN-FF	Blown in EWF+FF 12" by CY , 3346 SF includes installation & freight	167 Cubic Yard	103.11		17,219.37

Please read attached General Assumptions and Exclusion document for information on Install/Sitework.

Excludes sitework, products, & services not listed.

Assumes site to be accessible & install ready.

Please allow 10-12 weeks for product delivery upon order placement.

Equipment is as per The Groves Tree Site Plan version K1.0-1 - dated 02/24/26

Description	Qty	Retail Price	Discount	Net Price
No. of Products	2			



Sales Proposal

Vesta Property Services
Kevin McKendree
245 Riverside Ave., Suite 250
Jacksonville, FL 32202

Quote No. SP164674-2
Customer No. C016921
Document Date 03/02/2026
Expiration Date 05/01/2026

Sales Representative Stacy Moseley
Email StaMos@Kompan.com
Phone No. 904-716-7605 / 800-426-9788

Project Name US346430 RiverTown: The Groves

Subtotal - Products	57,690.00	5,769.00	51,921.00
Subtotal - Surfacing	17,219.37		17,219.37
Subtotal - Installation	20,928.57	1,046.43	19,882.14
Subtotal - Freight	3,667.55		3,667.55
Total USD			92,690.06

Payment Terms 50% Prepayment , 50% Net 30 days

Installation Site Address

The Groves at RiverTown
55 Ashlar Dr
Saint Johns, FL 32259



Sales Proposal

Vesta Property Services
Kevin McKendree
245 Riverside Ave., Suite 250
Jacksonville, FL 32202

Quote No. SP164674-2
Customer No. C016921
Document Date 03/02/2026
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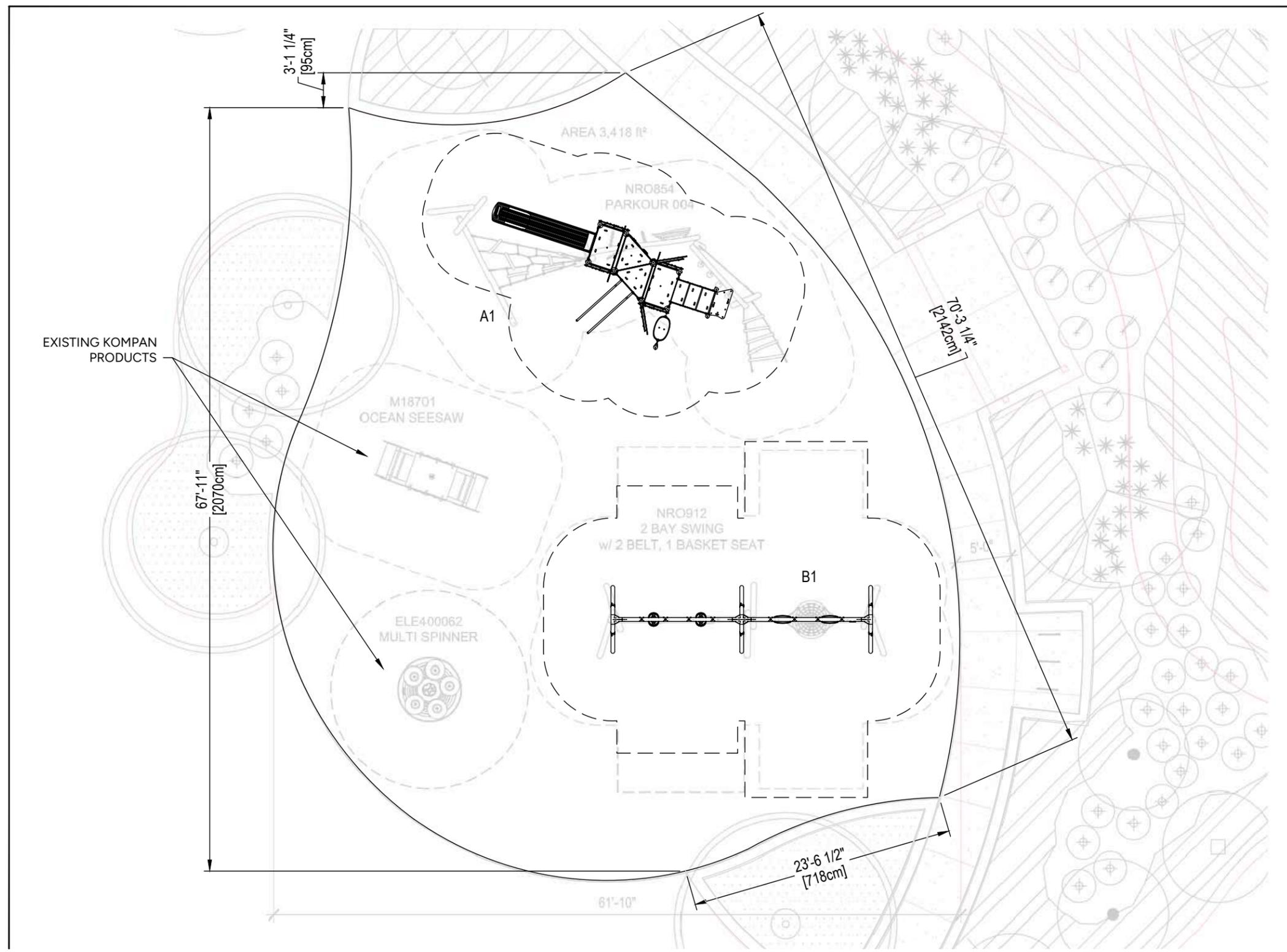
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(PLEASE PROVIDE A COPY OF CERTIFICATE)







EXISTING KOMPAN PRODUCTS

#	Product Number	Product Name	M.F.H.	Count
A	KSW924-CUSTOM_20453314	Custom Swing	00"	1
B	PCM53031-xx01	Lookout Tree	66"	1

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SEVENTH ORDER OF BUSINESS

Hallocrawl 2026

*The Strategic Evolution of a Premier
Community Tradition*

PROPOSAL FOR RIVERTOWN CDD & VESTA



Prepared by RCS Events LLC

The Case for Professionalization

Transitioning from an informal neighborhood gathering to a secured, insured, and professionally managed festival model.

Legacy Model vs. Strategic Future

The "Crawl" (Past)

- Informal "Cart-to-Cart" stops
- Significant liability & security gaps
- Decentralized oversight
- Unsustainable out-of-pocket costs

The "Festival" (Future)

- Secured "Central Hub" event
- Professional security & 21+ ID verification
- RCS Events LLC Liability Protection
- Sustainable, high-tier entertainment revenue

Preserving the Neighborhood Spirit

Community-Led Design

We believe the heart of Hallocrawl is the neighborhoods. Each participating area (6-7 neighborhoods) will be invited to design their own "Zone" within the Central Hub.

- Hosts maintain creative control of decor.
- Neighborhood identity is preserved.
- RCS provides power and infrastructure.

RCS Design Contingency

To ensure a cohesive and full festival footprint, RCS Events LLC provides a "Safety Net":

- **Seamless Continuity:** If a neighborhood lacks a host, RCS manages the zone design.
- **Full Engagement:** The event always feels "Full" regardless of volunteer participation.

Navigating the Psychological Shift

4
YEARS OF FREE ANCHOR

Overcoming "Loss Aversion"

Since 2020, residents have perceived Hallocrawl as a free benefit. Moving to a paid model requires a shift from **Guest** to **Customer**.

To justify a \$25 - \$50 Experience Tiers, we must offer "High-Reward" value that outweighs the perceived loss of the "Free" model.

The Entertainment Board



Continuity & Community

Led by **Roxanne** (5-year Hallocrawl Coordinator), this board bridges the gap between old and new models.

Strategic Function:

- Preserving neighborhood traditions within the Hub.
- Vetting "Community Champion" volunteers.
- Selling the value proposition to past attendees.

The "Central Hub" Layout Strategy

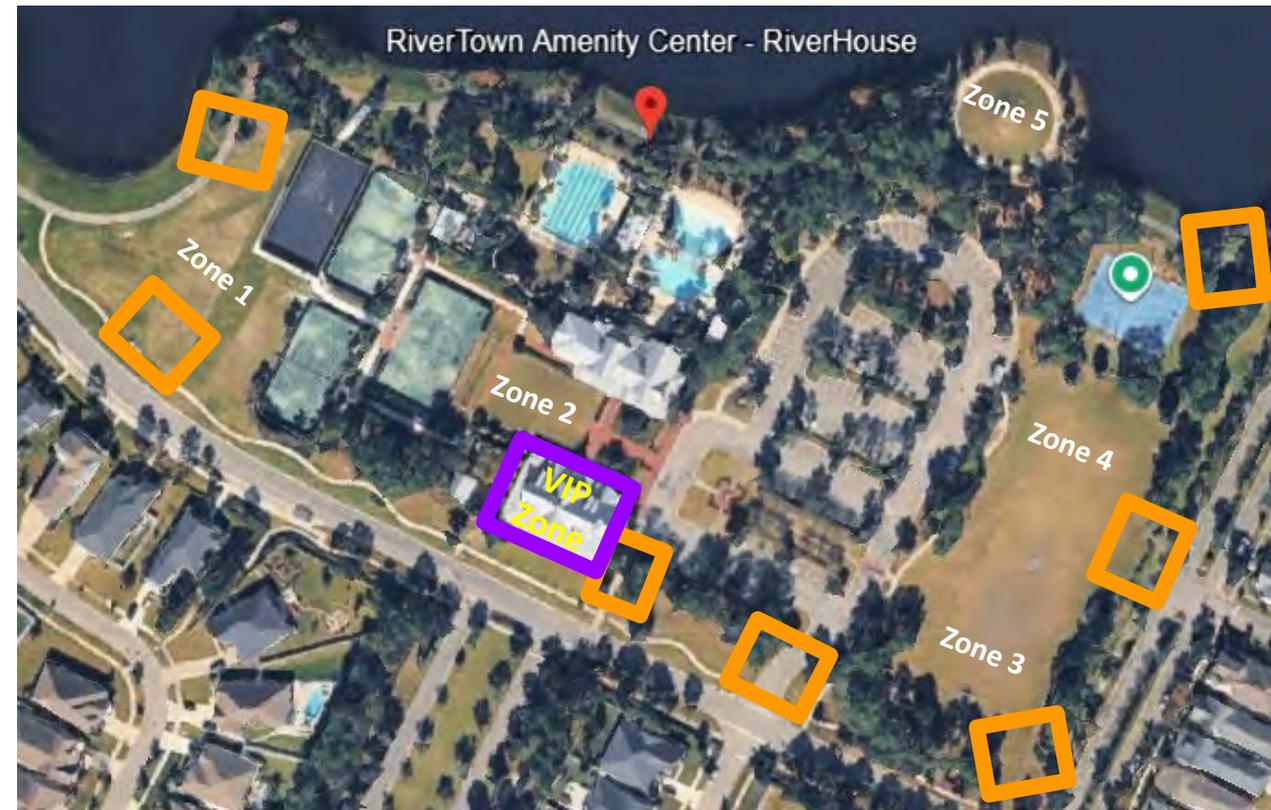
Transitioning from porous neighborhood boundaries to a controlled, secure festival perimeter to ensure 100% compliance and safety.

Site Infrastructure & Access

Controlled Perimeter

To mitigate "sneak-ins" and liability, Hallocrawl 2026 utilizes a centralized CDD property (Riverhouse & Fields):

- **Secure Fencing:** Temporary 6ft barrier around the entire event footprint.
- **Tailored Entry Points:** Entrance gates for guests with security and ticket verification systems.
- **Emergency Egress:** Dedicated, clear lanes for medical/fire services.
- **Vendor Zoning:** Centralized food/beverage hubs to monitor service.
- **Restroom Services:** Four restroom trailers for customers to utilize throughout the night.



Ticketing & Verification

Digital-First Entry

Our digital ticketing system (Eventbrite) serves as the primary data and age verification layer.

System Workflow:

- Pre-registration required with valid data.
- On-site scanning via QR Code.
- **Mandatory 21+ ID Check:** Physical verification required for wristband issue.
- Real-time attendance tracking for CDD capacity compliance.



Professional Security Protocol



Staffed Gates

Licensed security personnel at all entry/exit points to prevent un-ticketed access.



Internal Roving

Strategic monitoring to ensure responsible consumption and safety compliance.



ID Enforcement

Zero-tolerance policy for missing wristbands or under-age consumption inside the event.

Risk Mitigation

CDD Liability Protection

The current crawl model presents unmanageable risks regarding intoxicated transit and decentralized hosting.

Legal & Safety Firewall

RCS Events LLC provides a multi-layered shield for the CDD and Vesta Property Management:

- **Entity Protection:** Liabilities stop at the LLC level.
- **Event Insurance:** \$2M+ policy with CDD as "Additionally Insured".
- **Staffed Security:** Dedicated off-duty SJO presence along w/ professional security.
- **Operating Indemnity:** Clear hold-harmless agreements in the venue contract.



Operational Structure: RCS Events LLC

Partner Entity	Core Responsibility	Strategic Contribution
RT Raves	Production & Infrastructure	Sound, lighting, stage management, and technical safety.
Roxanne	Community Relations	Brand continuity, neighborhood outreach, and history preservation.
RCS Events LLC	Legal & Fiscal Shield	Master contracts, event insurance, and unified liability management.

Operational Expense Breakdown

A conservative estimate of the "Cost of Professionalization" to ensure CDD & Vesta safety standards are exceeded.

Estimated Operating Expenses

Expense Category	Detail / Purpose	Estimated Cost
Professional Security	Off-Duty Officers + Licensed Private Guards (Gates/Roaming)	\$4,500
Event Insurance	General Liability + CDD Additionally Insured Endorsement	\$3,500
Site Infrastructure	Secure Fencing (6ft), Lighting Towers, Power Distribution	\$5,500
Operations & Labor	Gate Staff, Clean Crew, Permit Fees, Ticketing Fees	\$4,000
Sanitation	Premium Climate-Controlled Units + Standard Facilities	\$3,500
Total Base OpEx	Excludes Entertainment/Production Tiers	\$21,000

Tier 1: The \$25 Value Entry

Core Access

Designed for community accessibility while covering foundational costs.

- Entry to the secured Central Hub event.
- Access to main local acts.
- Complimentary event-branded item.

Operational Coverage

This tier ensures the following fixed costs are mitigated for the CDD:

- Event Insurance Premiums.
- Professional Security Staffing.
- Sanitation & Portable Facilities.
- 21+ Verification Infrastructure.

Tier 2: The \$50 Experience

Premium Value

Targeted at driving revenue to fund high-tier community entertainment.

- **Great Entertainment:** Ability to hire multiple premium entertainment vendors.
- **Expanded Production:** Professional-grade sound and festival lighting.
- **Exclusive Perks:** (2) Drink Vouchers + Premium food station access.
- **VIP Lounge:** Dedicated seating and climate-controlled restrooms.



Scenario C: The Hybrid Strategy

The "Early Bird" Incentive

Combining behavioral economics with financial stability, we propose a tiered release:

- **Early Bird (\$35):** Reward the 800 fastest residents. Secures 70% of revenue in Phase 1.
- **General Admission (\$50):** The standard rate for the final 400 tickets.



12-Month Implementation Roadmap



Q1: Foundational

LLC Filing, CDD Partnership,
OP Agreement, Budget Draft,
Survey Data Analysis.

Q2: Procurement

Booking Talent, Securing
Permits, Venue Lock-in.

Q3: Marketing

Launch Early-Bird Tickets
& Entertainment Board
Outreach.

Q4: Execution

Final Logistics, Security
Briefing, Event Night
(Oct 24).

Next Steps

Formalizing the Hallocrawl 2026 Partnership

RCS EVENTS LLC