

*Rivers Edge III  
Community Development District*

*May 20, 2026*

# *AGENDA*

**Rivers Edge III  
Community Development District**  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
[www.RiversEdge3CDD.com](http://www.RiversEdge3CDD.com)

---

May 13, 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, May 20, 2026 at 11:00 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. Approval of Consent Agenda
  - A. Minutes of the April 15, 2026 Meeting
  - B. Financial Statements as of March 31, 2026
  - C. Check Register
- IV. Staff Reports
  - A. Landscape Maintenance – Report
  - B. District Engineer
  - C. District Counsel
  - D. District Manager
    1. Report on the Number of Registered Voters (998)
    2. Reminder of Upcoming General Election
  - E. General Manager – Monthly Operations and Pond Reports
- V. Consideration of Facility Use Request from RT Athletics for Pickleball, Tennis and Volleyball Group Training Lessons

- VI. Cost Share Requests
  - A. Ratification of Cost Share Requests for the RiverHouse Pool Project
    - 1. Repair Starting Platform (CO#5)
    - 2. Step Repair (CO #6)
    - 3. Speaker and Lighting Repair (CO #8)
    - 4. Drainage Repairs (CO #9)
  - B. Consideration of Cost Share Request for Design and Permitting of Stop Sign at Grand Bridge and Rivertown Main Street
  - C. Consideration of Cost Share Request for RiverHouse Pool Umbrella Replacements
  - D. Consideration of Cost Share Request for The Groves Playground
  - E. Consideration of Cost Share Request for Basketball Court Fencing
  - F. Consideration of Cost Share Request for Security Cameras
- VII. Consideration of Resolution 2026-04, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date
- VIII. Discussion of Landscape and Irrigation Maintenance Proposals
- IX. Supervisor Requests
- X. Audience Comments
- XI. Next Scheduled Meetings – June 17, 2026 at 9:00 a.m. at the RiverHouse
- XII. 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.*

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, April 15, 2026 at 9:01 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
Jeff Mason	District Engineer
Jason Davidson	Regional General Manager
Richard Losco	General Manager
Kevin McKendree	Field Operations Manager
Kimberly Fatuch	Assistant General Manager
Ken Council	Vesta Property Services
Mike Scuncio	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the April 15, 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. Gentry reminded the board members to complete their Form 1 by July 1<sup>st</sup>.

**D. District Manager**

Mr. deNagy stated that the joint meeting scheduled for 10:00 a.m. had to be canceled due to lack of quorum and would be rescheduled. He suggested holding the joint meeting on May 20<sup>th</sup> at 10:00 a.m. There were no objections from the board.

**E. General Manager - Monthly Operations and Pond Reports**

A copy of the monthly operations report was included in the agenda package. Mr. Losco reported that all three amenity centers are seeing a 20% increase in foot traffic compared to previous years.

Next, Mr. Losco presented a cost share request for pond maintenance services for ponds 105 through 110 in Main Street Phase 5. The total annual cost is \$7,476 and Rivers Edge III's portion would be \$2,618.10 per year.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proposal from Solitude Lake Management in the total amount of \$7,476 with \$2,618.10 being the cost share for Rivers Edge III was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Minutes of the March 18, 2026 Meeting**

**B. Financial Statements as of February 28, 2026**

**C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$338,694.64 were included in the agenda package for the Board's review.

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

**FIFTH ORDER OF BUSINESS**

**Consideration of Facility Use Request  
from RT Athletics for Pickleball, Tennis  
and Volleyball Group Training Lessons**

This item was tabled to the next meeting.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Next Scheduled Meeting – May 20, 2026 at  
9:00 a.m. at the RiverHouse**

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

*B.*

***Rivers Edge III***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2026***



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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 77,068	\$ -	\$ 171,473	\$ -	\$ 248,540
<b>Investments:</b>					
State Board of Administration (SBA)	14	-	-	-	14
Custody	957,721	-	-	-	957,721
<b>Series 2021</b>					
Reserve	-	275,808	-	-	275,808
Prepayment	-	100	-	-	100
Revenue	-	653,085	-	-	653,085
Construction	-	-	-	462	462
<b>Series 2024</b>					
Reserve	-	347,611	-	-	347,611
Prepayment	-	149	-	-	149
Revenue	-	540,516	-	-	540,516
Construction	-	-	-	78,643	78,643
<b>Series 2025</b>					
Reserve	-	359,483	-	-	359,483
Capital Interest	-	607,031	-	-	607,031
Revenue	-	10	-	-	10
Construction	-	-	-	45,684	45,684
Deposits	1,550	-	-	-	1,550
<b>Total Assets</b>	<b>\$ 1,036,352</b>	<b>\$ 2,783,792</b>	<b>\$ 171,473</b>	<b>\$ 124,789</b>	<b>\$ 4,116,406</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 35,925	\$ -	\$ -	\$ -	\$ 35,925
Accrued Expenses	11,550	-	-	-	11,550
<b>Total Liabilities</b>	<b>\$ 47,475</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47,475</b>
<b>Fund Balance:</b>					
Nonspendable:					
Deposits	\$ 1,550	\$ -	\$ -	\$ -	\$ 1,550
Restricted for:					
Debt Service - Series	-	2,783,792	-	-	2,783,792
Capital Project - Series	-	-	-	124,789	124,789
Assigned for:					
Capital Reserve Fund	-	-	171,473	-	171,473
Unassigned	987,327	-	-	-	987,327
<b>Total Fund Balances</b>	<b>\$ 988,877</b>	<b>\$ 2,783,792</b>	<b>\$ 171,473</b>	<b>\$ 124,789</b>	<b>\$ 4,068,931</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,036,352</b>	<b>\$ 2,783,792</b>	<b>\$ 171,473</b>	<b>\$ 124,789</b>	<b>\$ 4,116,406</b>

**Rivers Edge III**  
**Community Development District**  
**General Fund**

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,101,765	\$ 1,101,765	\$ 1,145,848	\$ 44,083
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	93,339	93,339	-
Special Events	1,000	500	-	(500)
Interest Revenue	2,000	2,000	4,869	2,869
Miscellaneous Income	500	250	-	(250)
Insurance Proceeds	-	-	2,380	2,380
<b>Total Revenues</b>	<b>\$ 3,032,773</b>	<b>\$ 1,197,855</b>	<b>\$ 1,910,172</b>	<b>\$ 712,317</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
District Engineer	\$ 15,000	\$ 7,500	\$ 10,098	\$ (2,598)
District Counsel	30,000	15,000	15,838	(838)
District Management	33,034	16,517	16,517	-
Assessment Roll Administration	5,899	5,899	5,899	-
Dissemination Agent	4,129	2,065	2,056	8
Information Technology	1,416	708	283	425
Website Administration	2,124	1,062	425	637
Website Maintenance	800	800	1,862	(1,062)
Annual Audit	6,800	-	-	-
Trustee Fees	6,600	5,150	5,150	-
Arbitrage Rebate	600	450	450	-
Telephone	150	75	17	58
Postage & Delivery	500	500	555	(55)
Printing & Binding	1,000	500	137	363
Insurance General Liability	6,932	6,530	6,530	-
Legal Advertising	2,000	1,000	208	792
Other Current Charges	1,750	875	41	834
Office Supplies	50	25	3	22
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 118,958</b>	<b>\$ 64,830</b>	<b>\$ 66,243</b>	<b>\$ (1,413)</b>
<b><i>Operations &amp; Maintenance</i></b>				
<b><i>Grounds Maintenance:</i></b>				
Field Operations Management (Vesta)	\$ 41,230	\$ 20,615	\$ 20,615	\$ -
Landscape Maintenance	869,028	434,514	361,875	72,639
Landscape Maintenance New Units	85,000	42,500	-	42,500
Landscape Contingency	100,000	50,000	61,123	(11,123)
Irrigation Repairs and Maintenance	65,000	32,500	27,631	4,869
Lake Maintenance	40,360	20,180	15,606	4,574
Irrigation Water Use	243,090	121,545	73,599	47,946
Electric	51,500	25,750	2,569	23,181
Street Lighting	10,000	5,000	-	5,000
Street and Drainage Maintenance	3,000	1,500	-	1,500
Other Repair & Replacements	10,000	5,000	9,500	(4,500)
<b>Subtotal Grounds Maintenance</b>	<b>\$ 1,518,207</b>	<b>\$ 759,104</b>	<b>\$ 572,518</b>	<b>\$ 186,586</b>

**Rivers Edge III**  
**Community Development District**  
**General Fund**

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b><i>Amenity Center:</i></b>				
Cost Share Amenity - Rivers Edge	\$ 109,345	\$ 54,673	\$ 54,672	\$ -
General Manager (Vesta)	48,911	24,456	25,334	(879)
Amenity Manager (Vesta)	53,680	26,840	26,840	-
Maintenance Service (Vesta)	109,264	54,632	54,632	-
Lifestyle Director (Vesta)	45,426	22,713	22,713	-
Lifeguards (Vesta)	58,043	4,222	4,222	-
Guest Services (Vesta)	66,861	33,431	33,431	-
Janitorial (Vesta)	34,833	17,417	17,417	-
Security Monitoring	1,800	900	1,110	(210)
Security Guards	25,000	12,500	-	12,500
Telephone	17,000	8,500	6,534	1,966
Insurance	87,147	79,781	79,781	-
Fitness Equipment Lease	68,896	34,448	34,448	-
Window Cleaning	1,500	750	-	750
Pressure Washing	5,000	2,500	430	2,070
Pool Chemicals	20,000	10,000	10,612	(612)
Natural Gas	500	500	679	(179)
Electric	20,000	20,000	25,768	(5,768)
Water & Sewer	17,000	8,500	9,614	(1,114)
Amenity Repairs and Replacement	35,000	17,500	21,530	(4,030)
Refuse	15,000	7,500	8,890	(1,390)
Pest Control	3,600	1,800	1,188	612
Fire Alarm System and Maintenance	2,000	1,000	-	1,000
Access Cards	1,000	500	-	500
License & Permits	1,800	900	751	149
Special Events	30,000	15,000	1,975	13,025
Holiday Decorations	10,000	5,000	-	5,000
Office Supplies & Postage	1,500	750	-	750
Capital Expenditures	5,500	2,750	-	2,750
<b>Subtotal Amenity Center</b>	<b>\$ 895,607</b>	<b>\$ 469,461</b>	<b>\$ 442,570</b>	<b>\$ 26,891</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 2,413,814</b>	<b>\$ 1,228,565</b>	<b>\$ 1,015,088</b>	<b>\$ 213,477</b>
<b>Total Expenditures</b>	<b>\$ 2,532,773</b>	<b>\$ 1,293,395</b>	<b>\$ 1,081,331</b>	<b>\$ 212,064</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 500,000</b>	<b>\$ (95,541)</b>	<b>\$ 828,841</b>	<b>\$ 924,382</b>
<b><i>Other Financing Sources/(Uses):</i></b>				
Capital Reserve Funding	\$ 500,000	\$ -	\$ -	\$ -
Transfer In	-	-	50,000	(50,000)
Transfer (Out)	-	-	(50,000)	50,000
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ (95,541)</b>	<b>\$ 828,841</b>	<b>\$ 924,382</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 160,036</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 988,877</b>	





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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 552,665	\$ 543,587	\$ 543,587	\$ -
Interest Income	10,000	10,000	12,849	2,849
<b>Total Revenues</b>	<b>\$ 562,665</b>	<b>\$ 553,587</b>	<b>\$556,436</b>	<b>\$ 2,849</b>
<b>Expenditures:</b>				
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	-	-	-
<b>Total Expenditures</b>	<b>\$ 548,355</b>	<b>\$ 164,178</b>	<b>\$ 169,178</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 14,310</b>	<b>\$ 389,409</b>	<b>\$ 387,258</b>	<b>\$ (2,151)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 14,310</b>	<b>\$ 389,409</b>	<b>\$ 387,258</b>	<b>\$ (2,151)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 255,152</b>		<b>\$ 541,735</b>	
<b>Fund Balance - Ending</b>	<b>\$ 269,462</b>		<b>\$ 928,993</b>	

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 67,018	\$ 61,660	\$ 61,660	\$ -
Special Assessments - Direct Bill	628,501	471,376	471,376	-
Interest Income	10,000	10,000	11,182	1,182
<b>Total Revenues</b>	<b>\$ 705,519</b>	<b>\$ 543,036</b>	<b>\$ 544,218</b>	<b>\$ 1,182</b>
<b>Expenditures:</b>				
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	-	-	-
<b>Total Expenditures</b>	<b>\$ 693,698</b>	<b>\$ 281,849</b>	<b>\$ 286,849</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11,822</b>	<b>\$ 261,187</b>	<b>\$ 257,369</b>	<b>\$ (3,818)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (61,245)	\$ (61,245)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (61,245)</b>	<b>\$ (61,245)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 11,822</b>	<b>\$ 261,187</b>	<b>\$ 196,124</b>	<b>\$ (65,063)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 339,550</b>		<b>\$ 692,152</b>	
<b>Fund Balance - Ending</b>	<b>\$ 351,372</b>		<b>\$ 888,276</b>	

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

	Proposed Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Special Assessment <sup>(1)</sup>	\$ -	\$ -	\$ -	\$ -
Interest Income	10,000	10,000	19,168	9,168
<b>Total Revenues</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 19,168</b>	<b>\$ 9,168</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 210,365	\$ 210,365	\$ 210,365	\$ -
Interest - 5/1	289,051	-	-	-
Principal - 5/1	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 499,416</b>	<b>\$ 210,365</b>	<b>\$ 210,365</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (489,416)</b>	<b>\$ (200,365)</b>	<b>\$ (191,197)</b>	<b>\$ 9,168</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (489,416)</b>	<b>\$ (200,365)</b>	<b>\$ (191,197)</b>	<b>\$ 9,168</b>
<b>Fund Balance - Beginning</b>	<b>\$ 1,148,950</b>		<b>\$ 1,157,719</b>	
<b>Fund Balance - Ending</b>	<b>\$ 659,534</b>		<b>\$ 966,523</b>	

(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 March 31, 2026**

Description	SE 2021	SE 2024	SE 2025	Total
<b>Revenues</b>				
<i>Interest Income:</i>				
Construction	\$ 9	\$ 994	\$ 752	\$ 1,755
Cost of Issuance	-	-	85	85
Developer Contributions	-	546,542	-	546,542
Bond Proceeds	-	-	-	-
Transfer In	5,351	61,245	-	66,596
<b>Total Revenues</b>	<b>\$ 5,360</b>	<b>\$ 608,781</b>	<b>\$ 837</b>	<b>\$ 614,978</b>
<b>Expenditures</b>				
Capital Outlay	\$ -	\$ 552,340	\$ -	\$ 552,340
Cost of Issuance	-	-	-	-
Underwriter's Discount	-	-	-	-
Transfer Out	-	5,351	-	5,351
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 557,691</b>	<b>\$ -</b>	<b>\$ 557,691</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 5,360</b>	<b>\$ 51,090</b>	<b>\$ 837</b>	<b>\$ 57,287</b>
<b>Fund Balance - Beginning</b>	<b>\$ (4,897)</b>	<b>\$ 27,553</b>	<b>\$ 44,847</b>	<b>\$ 67,502</b>
<b>Fund Balance - Ending</b>	<b>\$ 462</b>	<b>\$ 78,643</b>	<b>\$ 45,684</b>	<b>\$ 124,789</b>

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues</b>				
Capital Reserve Funding	\$ 500,000	\$ -	\$ -	\$ -
Interest	100	50	-	(50)
<b>Total Revenues</b>	<b>\$ 500,100</b>	<b>\$ 50</b>	<b>\$ -</b>	<b>\$ (50)</b>
<b>Expenditures:</b>				
Repair and Replacements	\$ 10,000	\$ 10,000	\$ 11,700	\$ (1,700)
Capital Outlay	150,000	75,000	-	75,000
RiverHouse Access Control System (C/S)	5,253	5,253	7,249	(1,996)
RiverHouse Painting (C/S)	31,756	17,332	17,332	-
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	21,968	21,968	-
Bank Fee	360	-	-	-
<b>Total Expenditures</b>	<b>\$ 411,814</b>	<b>\$ 129,554</b>	<b>\$ 58,250</b>	<b>\$ 71,304</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 88,286</b>	<b>\$ (129,504)</b>	<b>\$ (58,250)</b>	<b>\$ (71,354)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In	\$ -	\$ -	\$ 50,000	\$ 50,000
Transfer (Out)	-	-	(50,000)	(50,000)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 88,286</b>		<b>\$ (58,250)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 428,882</b>		<b>\$ 229,722</b>	
<b>Fund Balance - Ending</b>	<b>\$ 517,168</b>		<b>\$ 171,473</b>	

# Rivers Edge III

## Community Development District

### Long Term Debt Report

Series 2021, Capital Improvement Revenue Bonds		
Interest Rate:	2.47% - 3.75%	
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement	\$ 275,808	
Reserve Fund Balance	275,808	
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)
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>8,975,000</b>

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	\$ 347,611	
Reserve Fund Balance	347,611	
Bonds outstanding - 5/17/2024	\$	9,815,000
Less: November 1, 2025 (Prepayment)		(5,000)
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>9,810,000</b>

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
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>10,115,000</b>

**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
<b>TOTAL DIRECT BILLS</b>	<b>934</b>	<b>-</b>	<b>628,500.95</b>	<b>-</b>	<b>663,735.57</b>	<b>1,292,236.52</b>
<b>NET REVENUE TAX ROLL</b>	<b>591</b>	<b>550,581.31</b>	<b>62,453.54</b>	<b>-</b>	<b>1,160,592.28</b>	<b>1,773,627.13</b>
<b>TOTAL REVENUE</b>	<b>1525</b>	<b>550,581.31</b>	<b>690,954.49</b>	<b>-</b>	<b>1,824,327.85</b>	<b>3,065,863.65</b>

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
-	-	-	-	-
<b>543,586.70</b>	<b>61,660.13</b>	<b>1,145,848.04</b>	<b>1,751,094.87</b>	<b>22,532.25</b>
<b>543,586.70</b>	<b>533,035.85</b>	<b>1,809,583.61</b>	<b>2,886,206.16</b>	<b>179,657.49</b>

<b>DIRECT BILL PERCENT COLLECTED</b>	<b>0.00%</b>	<b>75.00%</b>	<b>0.00%</b>	<b>100.00%</b>	<b>87.84%</b>
<b>TAX ROLL PERCENT COLLECTED</b>	<b>98.73%</b>	<b>98.73%</b>	<b>0.00%</b>	<b>98.73%</b>	<b>98.73%</b>
<b>TOTAL PERCENT COLLECTED</b>	<b>98.73%</b>	<b>77.14%</b>	<b>0.00%</b>	<b>99.19%</b>	<b>94.14%</b>

(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
INTEREST	1/26/2026	1,200.26	136.15	-	2,530.07	3,866.48
7	2/19/2026	19,091.59	2,165.60	-	40,243.92	61,501.10
8	3/13/2026	7,299.25	827.97	-	15,386.37	23,513.59
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>543,586.70</b>	<b>61,660.13</b>	<b>-</b>	<b>1,145,848.04</b>	<b>1,751,094.86</b>

*C.*

# Rivers Edge III

## Community Development District

### Check Run Summary

March 31, 2026

Fund	Date	Check No.	Amount
<b>General Fund</b>			
<i>Accounts Payable</i>	3/10/26	1163-1168	\$ 56,279.28
	3/13/26	1169-1176	17,251.94
	3/20/26	1177-1179	2,522.38
	3/30/26	1180-1186	8,426.86
		<u>Sub-Total</u>	<u>\$ 84,480.46</u>
<b>Capital Reserve Fund</b>			
<i>Accounts Payable</i>	3/30/26	2	\$ 46,549.63
		<u>Sub-Total</u>	<u>\$ 46,549.63</u>
<b>Total</b>			<b>\$ 131,030.09</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/10/26	00057	2/08/26 INV-8653	202602 320-57200-60000	SPARROW BUNDLE FLOCK GROUP INC	*	4,750.00	4,750.00 001163
3/10/26	00036	3/02/26 PSI24562	202603 320-57200-46800	MAR LAKE MAINTENANCE SOLITUDE LAKE MANAGEMENT LLC	*	2,601.00	2,601.00 001164
3/10/26	00035	2/28/26 431233	202602 330-53800-34000	MAR BILLABLE MILEAGE 1/3 VESTA PROPERTY SERVICES INC	*	142.51	142.51 001165
3/10/26	00035	3/01/26 431048	202603 330-53800-34000	MAR GEN MANAGEMENT SRVCS	*	4,075.93	
		3/01/26 431048	202603 320-57200-44000	MAR FIELD OPS	*	3,435.82	
		3/01/26 431048	202603 330-53800-34300	MAR LIFESTYLE SRVCS	*	3,785.53	
		3/01/26 431048	202603 330-53800-34100	MAR AMEN MANAGEMENT	*	4,473.35	
		3/01/26 431048	202603 330-53800-34600	MAR FACILITY MAINT SRVCS	*	9,105.31	
		3/01/26 431048	202603 330-53800-45300	MAR JANITORIAL SRVCS	*	2,902.75	
		3/01/26 431048	202603 330-53800-34400	MAR FACILITY ATTENDANT	*	5,571.75	
				VESTA PROPERTY SERVICES INC			33,350.44 001166
3/10/26	00046	2/19/26 26018956	202602 320-57200-60000	JANITORIAL SUPPLIES	*	89.31	
		2/24/26 26026098	202602 320-57200-60000	JANITORIAL SUPPLIES	*	50.39	
				W B MASON CO INC			139.70 001167
3/10/26	00028	2/23/26 1113410	202602 320-57200-46101	FEB MAINTENANCE AREA	*	8,640.00	
		2/23/26 1113411	202602 320-57200-46200	MAINLINE RPR - JEA PRESS	*	628.26	
		2/27/26 1116903	202602 320-57200-46200	FEB IRRIGATION REPAIRS	*	698.74	
		2/27/26 1116904	202602 320-57200-46200	FEB IRRIGATION REPAIRS	*	354.96	
		3/02/26 1120094	202603 320-57200-46101	CLEAN & +SOD ACCESS POINT	*	4,020.00	
		3/02/26 1120095	202602 320-57200-46200	FEB IRRIGATION REPAIRS	*	589.84	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		3/02/26	1120096	202603	320	57200	46200		MAINLINE RPR	*	363.83		
									YELLOWSTONE LANDSCAPE			15,295.63	001168
3/13/26	00003	3/01/26	79	202603	310	51300	34000		MAR MANAGEMENT FEES	*	2,752.83		
		3/01/26	79	202603	310	51300	35200		MAR WEBSITE ADMIN	*	177.00		
		3/01/26	79	202603	310	51300	35100		MAR INFO TECH	*	118.00		
		3/01/26	79	202603	310	51300	32400		MAR DISSEM AGENT SRVCS	*	344.08		
		3/01/26	79	202603	310	51300	51000		OFFICE SUPPLIES	*	.63		
		3/01/26	79	202603	310	51300	42000		POSTAGE	*	15.54		
		3/01/26	79	202603	310	51300	42500		COPIES	*	24.30		
									GOVERNMENTAL MANAGEMENT SERVICES			3,432.38	001169
3/13/26	00013	3/02/26	14338	202601	310	51300	31500		JAN GENERAL COUNSEL	*	2,496.27		
									KILINSKI VAN WYK			2,496.27	001170
3/13/26	00011	3/10/26	CS-2026-	202603	320	57200	49200		CS AMENITY MAR 2026	*	9,112.08		
									RIVERS EDGE CDD			9,112.08	001171
3/13/26	00081	3/06/26	194663	202603	320	57200	60000		DOG PARK FENCE ADD ON	*	920.00		
									FLORIDA ULS OPERATING LLC			920.00	001172
3/13/26	00045	3/06/26	62196015	202603	320	57200	43500		MAR PEST CONTROL	*	82.60		
									TURNER PEST CONTROL			82.60	001173
3/13/26	00035	2/28/26	431402	202602	330	53800	34500		FEB LIFEGUARD HOURS	*	517.88		
									VESTA PROPERTY SERVICES INC			517.88	001174
3/13/26	00046	2/27/26	26035277	202602	320	57200	60000		JANITORIAL SUPPLIES	*	225.13		
									W B MASON CO INC			225.13	001175
3/13/26	00060	3/04/26	23262	202603	320	57200	60000		DISINFECTANT WIPES CASE	*	465.60		
									WIPES.COM			465.60	001176
									RE3C RV ED III				MLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/20/26	00051	3/16/26	7362839	202603	320-57200-45210		HAWKINS INC	*	2,201.42	2,201.42	001177
			POOL CHEMICALS								
3/20/26	00046	3/05/26	26046695	202603	320-57200-60000		W B MASON CO INC	*	170.96	170.96	001178
			JANITORIAL SUPPLIES								
3/20/26	00069	1/31/26	1286517	202601	320-57200-60000		WAYNE AUTOMATIC FIRE SPRINKLERS INC	*	150.00	150.00	001179
			SEMI-ANN SPRINKLE INSPECT								
3/30/26	00043	3/19/26	46807	202603	320-57200-60000		DYNAMIC SECURITY PROFESSIONALS INC	*	255.00	810.00	001180
			FIT CNTR L DOOR CRASH BAR								
		3/24/26	47041	202603	320-57200-34520			*	555.00		
			3RD QUARTERLY MONITORING								
3/30/26	00032	3/24/26	3988	202603	320-57200-60000		G&G EXCAVATION & CONSTRUCTION INC	*	900.00	900.00	001181
			PAD PAVERS								
3/30/26	00013	3/19/26	14464	202602	310-51300-31500		KILINSKI VAN WYK	*	3,346.32	3,346.32	001182
			FEB GENERAL COUNSEL								
3/30/26	00087	3/11/26	66448215	202603	320-57200-43500		NADERS PEST RAIDERS	*	700.00	700.00	001183
			SENTRICON SERVICE								
3/30/26	00071	3/19/26	284	202603	320-57200-46101		QUILLS TREE SERVICES LLC	*	1,500.00	1,500.00	001184
			TREE REMOVAL								
3/30/26	00029	3/23/26	1182	202603	320-57200-60000		TMT ELECTRIC LLC	*	300.00	300.00	001185
			WATER FEATURE PUMP								
3/30/26	00046	3/12/26	26062260	202603	320-57200-60000			*	93.70		
			JANITORIAL SUPPLIES								
		3/12/26	26062949	202603	320-57200-60000			*	509.21		
			JANITORIAL SUPPLIES								
		3/16/26	26067649	202603	320-57200-60000			*	148.31		
			JANITORIAL SUPPLIES								
		3/18/26	26073947	202603	320-57200-60000			*	61.69		
			JANITORIAL SUPPLIES								

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/20/26	26080207	202603	320-57200-60000		57.63	
		JANITORIAL SUPPLIES						
					W B MASON CO INC			870.54 001186
-----								
					TOTAL FOR BANK A		84,480.46	
					TOTAL FOR REGISTER		84,480.46	

# flock safety

## INVOICE

Flock Group Inc dba Flock Safety  
[www.flocksafety.com](http://www.flocksafety.com)

Invoice Number: INV-86536  
Invoice Date: 2/8/2026  
Due Date: 2/23/2026  
Payment Terms: Net 15  
PO#:  
W-9 Form [\[Download\]](#)  
Certificates of Insurance [\[Download\]](#)

Bill To: FL - Rivers Edge III CDD  
Saint Johns, Florida, 32259

Ship To: FL - Rivers Edge III CDD  
160 Riverglade Run  
Saint Johns, Florida 32259

Billing Company Name: FL - Rivers Edge III CDD  
Billing Contact Name: Richard Losco  
Billing Email Address: [rlosco@vestapropertyservices.com](mailto:rlosco@vestapropertyservices.com)

Payment Terms: Net 15  
Contracted Billing Structure: Annual - First Year at Signing

Notes: FL - Rivers Edge III CDD: Year 2 of 24 Month Term, 2026 - 2027

*Please note a minor change to our invoices starting February 1, 2025 updating product/SKU names listed in each line item. This change is only to naming conventions and will not affect the products, functionality, or services you receive from Flock Safety. Please update your payment system to reflect these new product/SKU names as needed.*

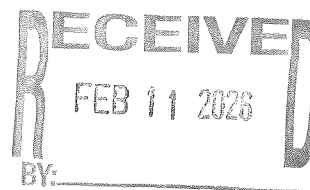
ITEMS	QTY	UNIT PRICE	SALES TAX	TOTAL
Flock Safety LPR Bundle - Neighborhoods, fka Sparrow Bundle	2	\$2,375.00	\$0.00	\$4,750.00

Unless otherwise noted on the Order Form, the Term shall commence upon first installation and validation of Flock Hardware.

Link to Location of Services: <https://planner.flocksafety.com/public/354dbcb4-4482-4c91-9296-8d53748d6cff>

**Subtotal:** \$4,750.00  
**Sales Tax:** \$0.00  
**Credit:** \$0.00  
**Payments:** \$0.00  
**Balance Due:** \$4,750.00

Approved RECDD 3  
Submitted to A/P 02-11-26  
By Richard Losco  
*Richard Losco*



If you have questions about your invoice, are providing an exemption certificate or need to update your billing contact information, please email [billing@flocksafety.com](mailto:billing@flocksafety.com) or call 866-901-1781, option 3.



**INVOICE**

Flock Group Inc dba Flock Safety  
[www.flocksafety.com](http://www.flocksafety.com)

Invoice Number: INV-86536  
Invoice Date: 2/8/2026  
Due Date: 2/23/2026  
Payment Terms: Net 15  
PO#:

**Payment Remittance Information**

**Pay by Check:**

Payable to: Flock Group Inc  
Memo: INV-86536  
Mail to: PO Box 121923  
Dallas, TX 75312-1923

*If paying by check, please include the remittance slip below.*

**Pay by ACH:**

Account Legal Name: Flock Group Inc.  
Account Number: 3302113966  
Account Type: Checking  
Routing / SWIFT Code: 121140399 / SVBKUS6S

*If paying by ACH, please include your invoice number in the memo section of the ACH transfer request.*

Please be aware that failure to pay the invoice by the due date may result in an interest penalty or disconnection of service, as specified in your contract.

.....  
Detach and Return with Payment

**Make Checks Payable to: Flock Group Inc**

If sending via Flock Group Inc  
USPS: PO Box 121923  
Dallas, TX 75312-1923

Or

If sending via Flock Group Inc  
UPS, FedEx or 891923  
USPS: 885 East Collins Boulevard,  
Suite 110  
Richardson, TX 75081

Account: FL - Rivers Edge III CDD

Invoice #: INV-86536

Amount Due: **\$4,750.00**

Amount Enclosed: \$ \_\_\_\_\_



**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: PSI245623  
 Invoice Date: 3/2/2026

Bill  
 To: Rivers Edge III CDD  
 United States

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

Ship Via  
 Ship Date 3/2/2026  
 Due Date 4/1/2026  
 Terms Net 30

Customer ID 20143  
 P.O. Number  
 P.O. Date 3/2/2026  
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,601.00	2,601.00
March Billing					
3/1/2026 - 3/31/2026					
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: PSI245623  
Invoice Date: 3/2/2026

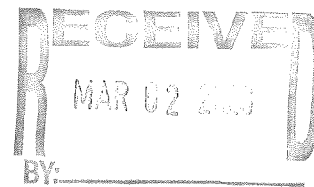
Bill  
To: Rivers Edge III CDD  
United States

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

Ship Via  
Ship Date 3/2/2026  
Due Date 4/1/2026  
Terms Net 30

Customer ID 20143  
P.O. Number  
P.O. Date 3/2/2026  
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 3.2.2026  
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 # 431233  
Date 02/28/2026  
Terms Net 30  
Due Date 03/30/2026  
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	142.51	142.51

**Total** 142.51

**RECEIVED**  
MAR 04 2026  
BY: \_\_\_\_\_

*Corbin deNagy*

3/4/2026

**Vesta Mileage Report**

Name: **Kevin McKendree**

Month

**Feb-26**

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
2/2	Daily mileage	Rivertown	Rivertown	57.3	Riversedge CDD		57.3
2/3	Daily mileage	Rivertown	Rivertown	41.1	iversedge CDD		41.1
2/4	Daily mileage	Rivertown	Rivertown	24	iversedge CDD		24
2/5	Daily mileage	Rivertown	Rivertown	36.4	Riversedge CDD		36.4
2/6	Daily mileage	Rivertown	Rivertown	32.3	iversedge CDD		32.3
2/9	Daily mileage	Rivertown	Rivertown	60.5	iversedge CDD		60.5
2/10	Daily mileage	Rivertown	Rivertown	16.3	iversedge CDD		16.3
2/11	Daily mileage	Rivertown	Rivertown	36.6	iversedge CDD		36.6
2/12	Daily mileage	Rivertown	Rivertown	45.3	iversedge CDD		45.3
2/13	Daily mileage	Rivertown	Rivertown	19.2	iversedge CDD		19.2
2/16	Daily mileage	Rivertown	Rivertown	52.3	iversedge CDD		52.3
2/17	Daily mileage	Rivertown	Rivertown	48.6	iversedge CDD		48.6
2/18	Daily mileage	Rivertown	Rivertown	11.9	iversedge CDD		11.9
2/19	Daily mileage	Rivertown	Rivertown	38.7	iversedge CDD		38.7
2/20	Daily mileage	Rivertown	Rivertown	35	iversedge CDD		35
2/23	Daily mileage	Rivertown	Rivertown	64.6	iversedge CDD		64.6
2/24	Daily mileage	Rivertown	Rivertown	52.4	iversedge CDD		52.4
2/25	Daily mileage	Rivertown	Rivertown	18.4	iversedge CDD		18.4
2/26	Daily mileage	Rivertown	Rivertown	28.6	iversedge CDD		28.6
2/27	Daily mileage	Rivertown	Rivertown	17.6	iversedge CDD		17.6

Total Mileage	<b>737</b>
Reimbursement Rate	<b>\$0.580</b>
<b>Total Reimbursement</b>	<b>\$427.52</b>
<b>Date Submitted in Paycom</b>	<b>3/2/26</b>

\$142.51



*Invoice*

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

**Invoice #** 431048  
**Date** 03/01/2026  
**Terms** Net 30  
**Due Date** 03/31/2026  
**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*

3/2/2026

**RECEIVED**  
MAR 02 2026  
BY: \_\_\_\_\_



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

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

Invoice Number	260189566
Customer Number	C3189841
Invoice Date	02/19/2026
Due Date	03/21/2026
Order Date	02/17/2026
Order Number	S159816119
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](http://wbmason.com/paperless). Your Registration Code: 5638918228

## Looking for an easier way to see and pay bills?

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

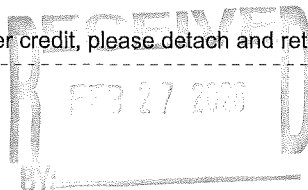
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
TRKMK520A	TOWEL,NATURAL,MULTIFOLD	1	CT	47.68	47.68
SJN682265	MULTI-SURFACE DISINFECTANT CLEANER, 1 GAL. BOTTLE, LEMON SCE	1	EA	21.19	21.19
RAC98014	CLEANER,TOILET BWL CLEANER, W/BLEACH, 24OZ	4	EA	5.11	20.44

SUBTOTAL:	89.31
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	89.31
Total Due:	89.31

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 - 02-27-26  
By Richard Losco  
*Richard Losco*

Remittance Section	
Customer Number	C3189841
Invoice Number	260189566
Invoice Date	02/19/2026
Terms	Net 30
<b>Total Due</b>	<b>89.31</b>

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

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

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

C31898412601895662601895660000000089317



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

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

Invoice Number	260260985
Customer Number	C3189841
Invoice Date	02/24/2026
Due Date	03/26/2026
Order Date	02/17/2026
Order Number	S159816119
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](http://wbmason.com/paperless). Your Registration Code: 5638918228

## Looking for an easier way to see and pay bills?

Visit [WWW.WBMASON.COM/ACCOUNTSTATEMENT.aspx](http://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.

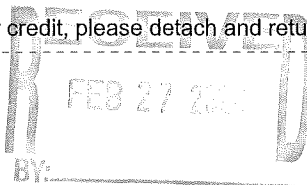
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
WMN49CT	CLEANER,STAINLESS STEEL, 6/CT	1	CT	50.39	50.39

SUBTOTAL:	50.39
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	50.39
<b>Total Due:</b>	<b>50.39</b>

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 02-27-26  
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	260260985
Invoice Date	02/24/2026
Terms	Net 30
<b>Total Due</b>	<b>50.39</b>

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



**INVOICE**

INVOICE #	INVOICE DATE
1113410	2/23/2026
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:** March 25, 2026

**Invoice Amount:** \$8,640.00

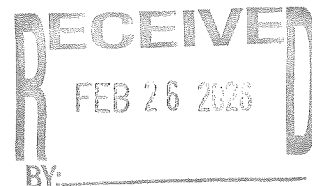
Description	Current Amount
Maintenance for area passing Clayborne Ln and The Coves February 2026	
Landscape Enhancement CORE	\$8,640.00

**Invoice Total \$8,640.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD III  
Submitted to AP on 2.26.2026  
by Jason Davidson

*Jason Davidson*



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



# INVOICE

INVOICE #	INVOICE DATE
1113411	2/23/2026
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:** March 25, 2026

**Invoice Amount:** \$628.26

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

Mainline repair near Vista and Main St.

Caused by increased pressure from JEA.

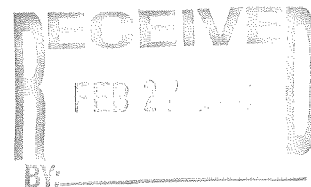
Irrigation Repairs \$628.26

**Invoice Total** **\$628.26**

IN COMMERCIAL LANDSCAPING

Approved RECDD III ~ JEA  
Submitted to AP on 2.27.2026  
by Jason Davidson

*Jason Davidson*



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





# INVOICE

INVOICE #	INVOICE DATE
1116903	2/27/2026
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Rivers Edge CDD III

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** March 29, 2026

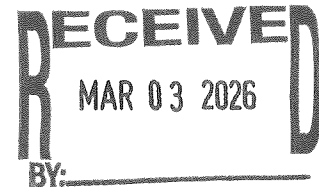
**Invoice Amount:** \$698.74

Description	Current Amount
February irrigation repairs-2026*****63 Orangedale Dr.***** Irrigation Repairs	\$698.74

**Invoice Total** \$698.74

Approved RECDD III  
Submitted to AP on 3.3.2026  
by Jason Davidson

*Jason Davidson*



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





# INVOICE

INVOICE #	INVOICE DATE
1116904	2/27/2026
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:**

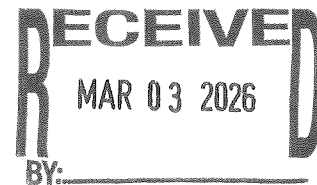
Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** March 29, 2026

**Invoice Amount:** \$354.96

Description	Current Amount
February irrigation repairs-2026*****422 Claireborne***** Irrigation Repairs	\$354.96

**Invoice Total** **\$354.96**



Approved RECDD III  
Submitted to AP on 3.3.2026  
by Jason Davidson

*Jason Davidson*

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





# INVOICE

INVOICE #	INVOICE DATE
1120094	3/2/2026
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:**

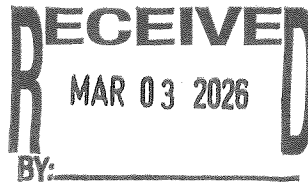
Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** April 1, 2026

**Invoice Amount:** \$4,020.00

Description	Current Amount
Clean the area and add new sod to create an access point behind 340 and 416 Palomar Dr. Landscape Enhancement CORE	\$4,020.00

**Invoice Total** \$4,020.00



Approved RECDD III  
Submitted to AP on 3.3.2026  
by Jason Davidson

*Jason Davidson*

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

---

**Re: Sod Install**

---

**From** Kevin W. McKendree <kmckendree@vestapropertyservices.com>

**Date** Thu 2/12/2026 7:47 AM

**To** Santos, Malcolm <msantos@yellowstonelandscape.com>

Approved please move forward



**Kevin McKendree**

**Operations Manager**

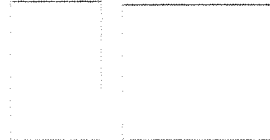
P: 904.679.5523

RiverTown

160 Riverglade Run

Saint Johns, FL 32259

[www.VestaPropertyServices.com](http://www.VestaPropertyServices.com)



[Careers](#) | [Request Proposal](#)



**CONFIDENTIALITY NOTICE:** This e-mail, and any attachment to it, contains privileged and confidential information intended only for the use of the individual(s) or entity named on the e-mail. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that reading it is strictly prohibited. If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

---


**From:** Santos, Malcolm <msantos@yellowstonelandscape.com>  
**Sent:** Thursday, February 12, 2026 7:02 AM  
**To:** Kevin W. McKendree <kmckendree@vestapropertyservices.com>  
**Subject:** Sod Install

Good morning, find the attached proposal for create the access points.


Let me know if you have any questions.


**Malcolm Santos**  
**Account Manager**

in f  

 2663 Robert Street, Jacksonville, FL 32207

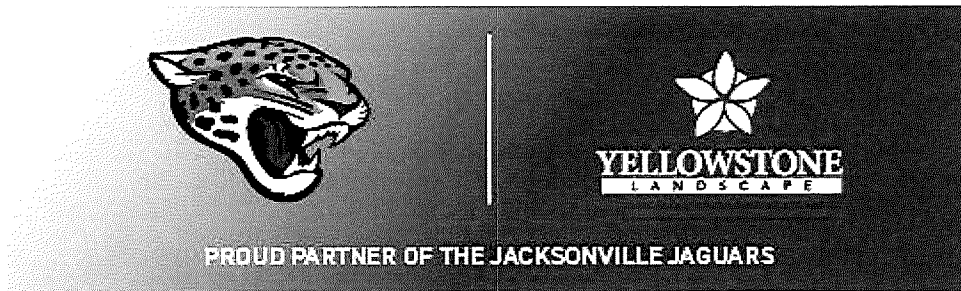
 msantos@yellowstonelandscape.com

 904-268-2626

 9043971164



 Visit Us Online





### INVOICE

INVOICE #	INVOICE DATE
1120095	3/2/2026
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:**

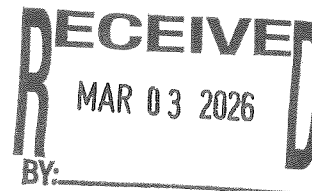
Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** April 1, 2026

**Invoice Amount:** \$589.84

Description	Current Amount
February irrigation repairs-2026*****153 Grand Lakes Dr.***** Irrigation Repairs	\$589.84

**Invoice Total** \$589.84



Approved RECDD III  
Submitted to AP on 3.3.2026  
by Jason Davidson

*Jason Davidson*

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



## COMPLETED WORK

W. O. #	
NAME	Rivertown CDD 3
ADDRESS	153 Grand Lakes drive
DATE	2/2026.

#		\$	EXTENTION
1	Funny pipe adapter for spray head	\$ 0.83	\$ 0.83
3	Rainbird 1806	\$ 17.08	\$ 51.24
9	Rainbird nozzle	\$ 2.55	\$ 22.95
3	funny pipe coupling	\$ 0.83	\$ 2.49
1	Rainbird 5004R	\$ 22.33	\$ 22.33
1	Rainbird 1812	\$ 25.00	\$ 25.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 124.84

DATE	DESCRIPTION	HOURS	RATE	TOTAL
2/2026.	labor	5	\$ 93.00	\$ 465.00
				\$ -
				\$ -
				\$ -
				\$ 465.00

COMMENTS :

Description of where irrigation parts were used are in irrigation report.

---



---



---

	MATERIALS	\$ 124.84
	LABOR & RENTAL	\$ 465.00
TOTAL		\$ 589.84

DATE COMPLETED 2/2026.	TECHNICIAN Andrew J	CLIENT
------------------------	---------------------	--------



### INVOICE

INVOICE #	INVOICE DATE
1120096	3/2/2026
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:**

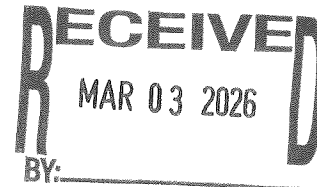
Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** April 1, 2026

**Invoice Amount:** \$363.83

Description	Current Amount
Mainline repair*****Claireborne Dr.- next to pond***** Irrigation Repairs	\$363.83

**Invoice Total** **\$363.83**



Approved RECDD III  
Submitted to AP on 3.3.2026  
by Jason Davidson

*Jason Davidson*

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



**COMPLETED  
WORK**

W. O. # cdd 3  
 NAME RIVER TOWN  
 ADDRESS CLAIBOURNE LN  
 DATE 2/19/2026

#			EXTENTION
1	broken 2 1/2 main line fittings		
1	slip fix and coupling	\$ 84.83	\$ 84.83
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 84.83

DATE	DESCRIPTION	HOURS	RATE	TOTAL
2/19/2026	TECH	3	\$ 93.00	\$ 279.00
				\$ -
				\$ -
				\$ -
				\$ 279.00

COMMENTS :broken main line on claibourne ln next to pond  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

	MATERIALS	\$ 84.83
	LABOR & RENTAL	\$ 279.00
TOTAL		\$ 363.83

DATE COMPLETED 2/19/26      TECHNICIAN DAVON ALBERT      CLIENT

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 79

**Invoice Date:** 3/1/26

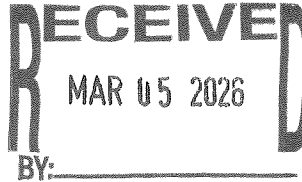
**Due Date:** 3/1/26

**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 - March 2026		2,752.83	2,752.83
Website Administration - March 2026		177.00	177.00
Information Technology - March 2026		118.00	118.00
Dissemination Agent Services - March 2026		344.08	344.08
Office Supplies		0.63	0.63
Postage		15.54	15.54
Copies		24.30	24.30
<b>Total</b>			<b>\$3,432.38</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$3,432.38</b>



KILINSKI | VAN WYK

# Kilinski | Van Wyk PLLC

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

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

# INVOICE

Invoice # 14338  
Date: 03/02/2026  
Due On: 04/01/2026

## Statement of Account

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$0.00	+ \$2,496.27	) - ( \$0.00	) = <b>\$2,496.27</b>

## RE3CDD-01

### River's Edge III - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MGH	01/02/2026	Review draft agenda for upcoming Board meeting and identify legal items and input needed.	0.20	\$295.00	-	\$59.00
Service	LG	01/05/2026	Review draft agenda.	0.20	\$350.00	-	\$70.00
Service	SH	01/05/2026	Monitor and report on bills affecting special districts.	0.20	\$285.00	-	\$57.00
Service	JK	01/07/2026	Update estoppel and release; phone call on same; confirm methodology on same	0.40	\$350.00	-	\$140.00
Service	CD	01/12/2026	Review and respond to emails with District Staff (3); Prepare RFP Package for Landscaping (2026); Research website; Transmit Draft Package to District Staff	1.10	\$190.00	-	\$209.00
Service	LG	01/13/2026	Prepare draft RFP	0.40	\$350.00	-	\$140.00

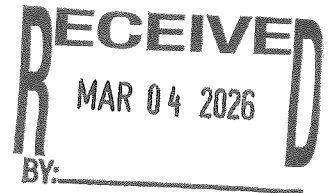
			documents for 2026 joint landscape RFP and memo to Board regarding same.				
Service	MGH	01/13/2026	Review and revise draft landscape RFP package for Board meeting agenda; revise and finalize General Election resolution.	0.30	\$295.00	-	\$88.50
Service	JK	01/14/2026	Review updated lien release from purchaser	0.20	\$350.00	-	\$70.00
Service	LG	01/15/2026	Review agenda and prepare for board meeting.	0.30	\$350.00	-	\$105.00
Service	MGH	01/21/2026	Prepare for and attend Board meeting [canceled due to lack of quorum].	0.70	\$295.00	100.0%	\$0.00
Service	LG	01/21/2026	Travel to board meeting. [canceled].	1.60	\$350.00	-	\$560.00
Expense	KB	01/21/2026	Travel: Mileage - LG.	93.20	\$0.725	-	\$67.57
Expense	KB	01/21/2026	Travel: Hotel - LG.	1.00	\$33.29	-	\$33.29
Expense	KB	01/21/2026	Travel: Mileage - MGH.	18.33	\$0.725	100.0%	\$0.00
Expense	KB	01/21/2026	Travel: Meals - MGH.	1.00	\$2.37	100.0%	\$0.00
Service	JK	01/26/2026	Update assessment release/provisions related to RE3 and confer re: landowner counsel on same	0.20	\$350.00	-	\$70.00
Service	LG	01/27/2026	Prepare February joint meeting notice.	0.20	\$350.00	-	\$70.00
Expense	KB	01/27/2026	Simplifile Recording; eRecording fee for Amendment to Interlocal & Cost Share Agreement.	1.00	\$152.41	-	\$152.41
Service	LG	01/28/2026	Review and revise district vehicle policy.	0.20	\$350.00	-	\$70.00
Service	LG	01/30/2026	Review information regarding damage by pool contractor; advise regarding same.	0.20	\$350.00	-	\$70.00
Service	LG	01/30/2026	Review and revise cease and desist letter regarding	0.40	\$350.00	-	\$140.00

		unauthorized pool construction access.					
Service	MGH	01/30/2026	Prepare and revise cease and desist letter to residents utilizing District property for pool installation project.	1.10	\$295.00	-	\$324.50
				<b>Line Item Discount Subtotal</b>		<b>-\$222.16</b>	
				<b>Total</b>		<b>\$2,496.27</b>	

Please make all amounts payable to: Kilinski | Van Wyk PLLC  
Please pay within 30 days.

*Corbin deNagy*

3/4/2026

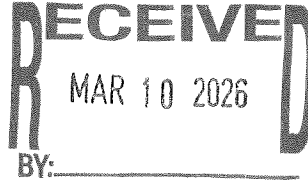


# Rivers Edge CDD

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

# INVOICE

DATE: 3/10/2026  
INVOICE # CS-2026-MAR



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

DESCRIPTION	AMOUNT
Cost Share - Amenity March 2026 (FY2026 Budget \$109,345)  GL Code 1.320.57200.49200	\$ 9,112.08
<b>TOTAL</b>	<b>\$ 9,112.08</b>

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!**



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 194663

Date	PO#
03/06/26	
Due Date	Terms
3/21/26	Net 15

BILL TO
Rivertown - Vesta Property
Rivers Edge CDD 3 475 West Town Pl # 114 St. Augustine, FL 32092

Property Address
Rivertown - Vesta Property Rivertown St Johns, FL

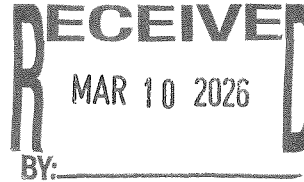
Item	Amount
------	--------

Job #210174 - Dog Park Fence Add On

**Furnish and install approx 13' of 4' black commercial 3 - rail, puppy picket aluminum fence between dog parks to prevent golf cart access to trail.**

SFN- Commercial Install

\$920.00



Approved RECDD 3  
Submitted to AP 3.10.2026  
By Kevin McKendree

*Kevin McKendree*

Thank you for your business.

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

Subtotal	\$920.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$920.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$920.00</b>



**PAYMENT ADDRESS:**  
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323  
 904-365-5300 • Toll Free: 800-225-5305 • turnerpest.com

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

## Service Slip/Invoice

INVOICE:	621960158
DATE:	03/06/2026
ORDER:	621960158

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

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

Work Date	Time	Target Pest	Technician	Time In
03/29/2026	02:40 PM			02:40 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/29/2026		10:11 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$82.60
		SUBTOTAL \$82.60
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$82.60
<p>Approved RECDD 3            Submitted to A/P 03-09-26            By Richard Losco  <i>Richard Losco</i></p> <div style="border: 2px solid black; padding: 5px; display: inline-block; text-align: center;"> <p style="font-size: 2em; margin: 0;">RECEIVED</p> <p style="font-size: 1.2em; margin: 0;">MAR 09 2026</p> <p style="font-size: 0.8em; margin: 0;">BY: _____</p> </div>		<p style="text-align: right; border-top: 1px solid black;">AMOUNT DUE \$82.60</p>  <p style="text-align: center;"><i>[Signature]</i></p> <hr style="border: 0; border-top: 1px solid black;"/> <p style="text-align: center;">TECHNICIAN SIGNATURE</p>  <hr style="border: 0; border-top: 1px solid black;"/> <p style="text-align: center;">CUSTOMER SIGNATURE</p>

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

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

**PLEASE PAY FROM THIS INVOICE**



# Invoice

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

Invoice # 431402  
Date 02/28/2026  
Terms Net 30  
Due Date 03/30/2026  
Memo Lifeguard Hours

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

Description	Quantity	Rate	Amount
Lifeguard hours	24.2	21.40	517.88

Thank you for your business.

**Total** 517.88

*Corbin deNagy*

3/10/2026

**RECEIVED**  
MAR 10 2026  
BY: \_\_\_\_\_



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

# Billable Services Invoice

Invoice: 1.26.2026 – 2.23.2026

Date: 3.5.2026

To:

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

For:

Non-contractual Billable  
 Services Lifeguard Hours

DESCRIPTION	HOURS	RATE	AMOUNT
January 26 <sup>th</sup> – February 23 <sup>rd</sup>	24.20	\$21.40	\$517.88
TOTAL			\$517.88

Thank you for your business!





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

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

Invoice Number	260352770
Customer Number	C3189841
Invoice Date	02/27/2026
Due Date	03/29/2026
Order Date	02/26/2026
Order Number	S160044756
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](http://wbmason.com/paperless). Your Registration Code: 5638918228

## Looking for an easier way to see and pay bills?

Visit [WWW.WBMASON.COM/ACCOUNTSTATEMENT.aspx](http://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.

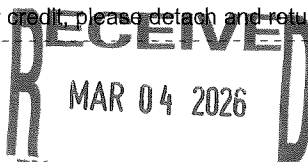
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
SJN668006	WASP & HORNET KILLER, 14OZ AEROSOL	1	CT	92.13	92.13
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	55.19	55.19
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	77.81	77.81

SUBTOTAL:	225.13
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	225.13
Total Due:	225.13

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 03-04-26  
By Richard Losco

*Richard Losco*

Remittance Section	
Customer Number	C3189841
Invoice Number	260352770
Invoice Date	02/27/2026
Terms	Net 30
<b>Total Due</b>	<b>225.13</b>

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

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

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

**Wipes LLC**

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



**INVOICE**

<b>BILL TO</b>	<b>SHIP TO</b>	<b>SHIP DATE</b>	03/04/2026	<b>INVOICE</b>	23262
Vesta Property Services - (100 Grand Verde) St. Johns FL	Vesta Property Services - (100 Grand Verde) St. Johns FL	<b>SHIP VIA</b>	UPS	<b>DATE</b>	03/04/2026
Rivers Edge CDD 3, 475 West Town Place, Suite 114, St. Augustine, FL 32092	Rivers Edge CDD 3, RiverLodge, 100 Grand Verde Drive St. Johns, FL 32259			<b>TERMS</b>	Due on receipt
				<b>DUE DATE</b>	03/04/2026

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	4	98.96	395.84
Shipping	Freight Cost	4	17.44	69.76

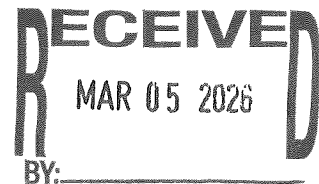
INVOICE # MUST APPEAR ON ALL EFT & CHECK PAYMENTS.

<b>SUBTOTAL</b>	465.60
<b>TAX</b>	0.00
<b>TOTAL</b>	465.60

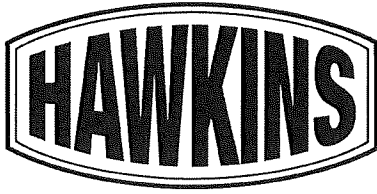
**BALANCE DUE \$465.60**

Pay Invoice

Approved RECDD 3  
Submitted to A/P 03-05-26  
By Richard Losco  
*Richard Losco*



Original



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

# INVOICE

Total Invoice	<b>\$2,201.42</b>
Invoice Number	7362839
Invoice Date	3/16/26
Sales Order Number/Type	5091796 SL
Branch Plant	74
Shipment Number	6120136

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

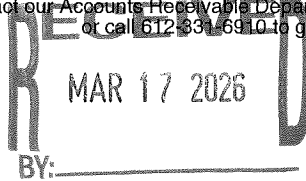
Ship To: 544867  
RIVERLODGE  
100 Grand Verde Dr  
St Johns FL 32259-7546

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #			
4/15/26	Net 30	PPD Origin	HWTG			387			
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1 1 LB BLK (Mini-Bulk)	N	300.0000 300.0000	GA GA	\$2.8700	GA	2,901.0 LB 2,901.0 GW	\$861.00
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	60259	NuClo Quick Kill 50 LB PA	N	1.0000 1.0000	PA PA	\$400.0000	PA	50.0 LB 52.5 GW	\$400.00
3.000	14420	Sodium Bicarbonate 50 LB BG (Pool Grade)	N	10.0000 10.0000	BG BG	\$45.0000	BG	500.0 LB 510.0 GW	\$450.00
4.000	42875	Sulfuric Acid 38-40% 1 GA BLK (Mini-Bulk)	N	100.0000 100.0000	GA GA	\$4.7842	GA	1,087.0 LB 1,087.0 GW	\$478.42

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

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

Approved RECDD 3  
Submitted to AP 3.17.2026  
By Kevin McKendree



*Kevin McKendree*

Page 1 of 1  
Tax Rate 0 %  
Sales Tax \$0.00

Invoice Total **\$2,201.42**

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

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

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

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

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

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

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

www.hawkinsinc.com

Job# 2458825



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

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

Invoice Number	260466950
Customer Number	C3189841
Invoice Date	03/05/2026
Due Date	04/04/2026
Order Date	03/03/2026
Order Number	S160159752
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](http://wbmason.com/paperless). Your Registration Code: 5638918228

## Looking for an easier way to see and pay bills?

Visit [WWW.WBMASON.COM/ACCOUNTSTATEMENT.aspx](http://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	60.99	60.99
FRS3WDS60CME	URINAL SCREEN,THE WAVE,CUC MELON,10/BX	1	BX	27.26	27.26
NWLENGAPFXL	NITRILE EXAM PF GLOVES - BLUE- XLARGE - 4MIL - 100/BX	2	BX	8.99	17.98
SMP13005EA	CLEANER,SIMPLE GREEN 1GAL	2	EA	20.49	40.98
RAC96085	CLEANER,TOILET, WITH BLEACH, 24 OZ, 2/PK, 4PK/CT	1	PK	10.22	10.22
CLO30966	CLOROXPRO GERMICIDAL BLEACH, CONCENTRATED, 121 FL OZ	1	EA	13.53	13.53

<b>SUBTOTAL:</b>	170.96
<b>TAX &amp; BOTTLE DEPOSITS TOTAL:</b>	0.00
<b>ORDER TOTAL:</b>	170.96
<b>Total Due:</b>	170.96

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



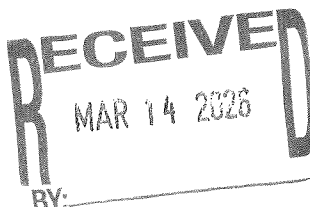
W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

Approved RECDD 3  
Submitted to A/P 03-14-26  
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	260466950
Invoice Date	03/05/2026
Terms	Net 30
<b>Total Due</b>	<b>170.96</b>



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

C31898412604669502604669500000000170965



**INVOICE**  
1286517  
**INVOICE DATE**  
01/31/2026

**MINUTES  
MATTER®**

**SOLD TO:** RiversEdge Community Development  
District 3  
475 W. Town Pl, STE. 114  
  
St. Augustine, FL 32092

**SHIP TO:** Riverlodge  
  
100 Grand Verde Drive  
  
St Johns, FL 32259

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
837379	RC3001		UPON RCPT	11326 Distribution Ave W Jacksonville, FL 32256-2745
<b>COMMENTS</b>				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
1.00	NFPA 25 Semi-Annual Sprinkler Inspection	\$150.00	\$150.00

***Please reference invoice number on payment. Thank You!***

**ACH:** Routing #063104668; Acct #0330089824; email: accrec@waynefire.com

**Credit card:** a surcharge of 3% will be applied to purchases.

**Questions Regarding this invoice please contact:**

Name: Holly B Bartle  
Phone: (904) 268 3030  
Email: hbbartle@waynefire.com

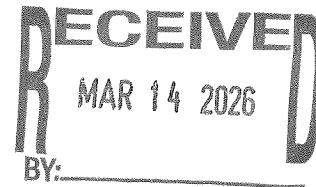
SUBTOTAL:	\$150.00
TOTAL:	\$150.00

**Remit To:**

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

Approved RECDD 3  
Submitted to AP 3.14.2026  
Submitted by Ken Council

*Ken Council*



Dynamic Security Professionals, Inc.

# Invoice

P.O. Box 23861  
 Jacksonville, FL 32241  
 EF0001108

Date	Invoice #
3/19/2026	46807

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

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

P.O. No.	Terms
Ken Council	Due on receipt

Quantity	Description	Rate	Amount
2	Technician trouble shot the left door to the fitness center to find out why only the right side was disengaging when the card was read. All devices on the access control system are functioning properly. Tech verified that the system was sending voltage to the left crash bar upon card read, but the left crash bar is not responding. Let Ken know that the door contractor (Ace Door) needs to replace or repair the crash bar.	85.00	170.00
1	Trip Fee	85.00	85.00

Thank you for your business.

<b>Subtotal</b>	\$255.00
<b>Sales Tax (7.5%)</b>	\$0.00
<b>Total</b>	\$255.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$255.00

**RECEIVED**  
 MAR 25 2026  
 BY: \_\_\_\_\_

Approved RECDD 3  
 Submitted to AP 3.25.2026  
 Submitted by Ken Council  
*Ken Council*

Dynamic Security Professionals, Inc.

# Invoice

P.O. Box 23861  
 Jacksonville, FL 32241  
 EF0001108

Date	Invoice #
3/24/2026	47041

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

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

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Fitness Center Fire Alarm Via Starlink Cellular for 2nd Quarter	75.00	225.00
3	Quarterly Monitoring of Airnasium Fire Alarm System Via Starlink Cellular for 2nd Quarter	75.00	225.00

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

Dynamic Security Professionals, Inc.

# Invoice

P.O. Box 23861  
 Jacksonville, FL 32241  
 EF0001108

Date	Invoice #
3/24/2026	47041

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

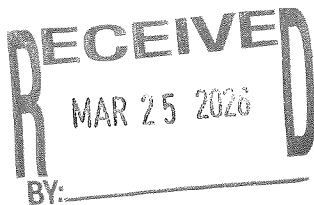
Location
RiverLodge Amenity and Airnasium 100/110 Grand Verde Drive St. Johns, Florida 32259

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Fitness/Airnasium Security System Via Starlink Cellular for 2nd Quarter	35.00	105.00

Thank you for your business.

<b>Subtotal</b>	\$555.00
<b>Sales Tax (6.5%)</b>	\$0.00
<b>Total</b>	\$555.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$555.00



Approved RECDD 3  
 Submitted to AP 3.25.2026  
 Submitted by Ken Council  
*Ken Council*

G & G Excavation & Construction, Inc.

# Invoice

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

Date	Invoice #
3/24/2026	3988

Bill To
Rivers Edge CDD 3 475 West Town Place Suite 114 St. Augustine, Florida 32092

Job
Springs CDD 3

Job #	Terms
	Net 60

Item	Description	Amount
Quote	G & G Excavation and Construction, Inc. supplied all Equipment, Labor, Material, and Supervision for the following:  Job: Springs CDD 3  Reference: Pad Pavers  Scope of Work:  1. Remove and repair ADA pad pavers at the corner of Clairborne Lane and Wagonbrook Way  Total cost for the above work	900.00

Thank you for your business!

**RECEIVED**  
 MAR 25 2026  
 BY: \_\_\_\_\_

<b>Total</b>	\$900.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$900.00

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

Approved RECDD 3  
 Submitted to AP 3.25.2026  
 By Kevin McKendree

*Kevin McKendree*



**KILINSKI | VAN WYK**

**Kilinski | Van Wyk PLLC**

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

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

# INVOICE

Invoice # 14464  
Date: 03/19/2026  
Due On: 04/18/2026

## Statement of Account

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$0.00	+ \$3,346.32	) - ( \$0.00	) = <b>\$3,346.32</b>

## RE3CDD-01

### River's Edge III - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MGH	02/02/2026	Review proposal for sod remediation and update resident cease and desist letter accordingly.	0.40	\$295.00	-	\$118.00
Expense	IK	02/03/2026	Certified Mail: Certified mail to Acosta.	1.00	\$10.78	-	\$10.78
Service	MGH	02/03/2026	Finalize cease and desist letter to residents regarding pool installation/ damage to District property.	0.20	\$295.00	-	\$59.00
Service	LG	02/04/2026	Review draft agenda.	0.20	\$350.00	-	\$70.00
Service	MGH	02/04/2026	Review draft agendas for Board meeting and special joint meeting.	0.20	\$295.00	-	\$59.00
Service	LG	02/05/2026	Follow up on status of documents for landscape RFP; review homeowner documents regarding pool	0.50	\$350.00	-	\$175.00

			construction, confer with Vesta regarding same.				
Service	MGH	02/05/2026	Analyze resident response regarding damage to District property during pool installation, including written response, photographs, videos, and HOA documentation; analyze strategy for further handling; analyze additional information from Vesta regarding same.	0.90	\$295.00	-	\$265.50
Service	MGH	02/06/2026	Prepare for and attend agenda planning call with District staff; further analyze matters pertaining to resident use of District property for pool installation and procedure for further handling.	0.90	\$295.00	-	\$265.50
Service	LG	02/06/2026	Confer with district staff regarding turnover of Main Street Phase 5 maintenance; analyze resident response to cease and desist letter.	0.80	\$350.00	-	\$280.00
Service	LG	02/09/2026	Confer with District staff regarding response from resident to cease and desist letter.	0.40	\$350.00	-	\$140.00
Service	LG	02/11/2026	Provide update on cease and desist letter.	0.30	\$350.00	-	\$105.00
Service	MGH	02/11/2026	Confer with District staff regarding joint meeting agenda items, including landscape RFP.	0.10	\$295.00	-	\$29.50
Service	LG	02/12/2026	Prepare response to resident regarding unauthorized pool construction access.	0.50	\$350.00	-	\$175.00
Service	MGH	02/12/2026	Analyze strategy for further handling of sod damage and other issues related to resident pool installation and damage to	0.20	\$295.00	-	\$59.00

District property.							
Service	LG	02/17/2026	Review agenda and prepare for Board meeting and joint Board meeting.	0.30	\$350.00	-	\$105.00
Service	MGH	02/17/2026	Review and analyze agenda package; prepare for Board meetings; review additional photographs/information related to resident pool installation and cease/ desist letter.	0.90	\$295.00	-	\$265.50
Service	LG	02/18/2026	Attend Board meeting and joint board meeting.	0.90	\$350.00	75.0%	\$78.75
Service	LG	02/18/2026	Update RFP package to incorporate feedback from joint meeting; confer with Vesta and GMS regarding schedule.	0.50	\$350.00	-	\$175.00
Service	MGH	02/18/2026	Further prepare for Board meetings, including review of RFP package and timeline and security agreements.	0.30	\$295.00	-	\$88.50
Expense	KB	02/18/2026	Travel: Mileage - MGH.	18.33	\$0.725	-	\$13.29
Service	MGH	02/18/2026	Prepare for and attend Board meeting and special joint meeting.	1.60	\$295.00	-	\$472.00
Service	LG	02/23/2026	Update form of agreement for landscape RFP.	0.30	\$350.00	-	\$105.00
Service	SH	02/23/2026	Monitor and report on bills affecting special districts.	0.20	\$285.00	-	\$57.00
Service	LG	02/24/2026	Update landscape RFP documents to reflect final schedule.	0.20	\$350.00	-	\$70.00
Service	LG	02/25/2026	Further update landscape RFP documents and confer with staff team regarding same.	0.20	\$350.00	-	\$70.00
Service	LG	02/27/2026	Analyze legislative updates for bills affecting special district clients.	0.10	\$350.00	-	\$35.00
<b>Line Item Discount Subtotal</b>							<b>-\$236.25</b>

Invoice # 14464 - 03/19/2026

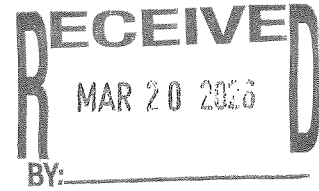
Total      \$3,346.32

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

Please pay within 30 days.

*Corbin deNagy*

3/20/2026





Nader's Pest Raiders  
PO Box 56320  
Jacksonville, FL 32241  
904-423-2200

INVOICE: 66448215  
DATE: 03/11/2026  
ORDER: 66448215

[3447278]  
Rivers Edge CCD III  
475 W Town Pl Ste 114  
St Augustine, FL 32092-3649

[3447278] 904-440-5668  
Riverlodge Play Park  
100 Grand Verde Dr  
Saint Johns, FL 32259-7546

03/11/2026 10:26 AM TER BLDIAZ Brian Diaz  
03/11/2026 KB

R-SEN-INSTALL

Sentricon Service

\$700.00

Each Sentricon in-ground station contains one Recruit HD termite bait matrix with .5% Noviflumuron EPA reg no.62719-608. Each station AG station contains one flex pack with .5% Noviflumuron EPA reg 62719-652.

SUBTOTAL \$700.00  
TAX \$0.00  
AMT. PAID \$0.00  
TOTAL \$700.00

AMOUNT DUE \$700.00

Approved RECDD 3  
Submitted to A/P 03-24-26  
By Richard Losco  
*Richard Losco*

RECEIVED  
MAR 24 2026  
BY: \_\_\_\_\_



# Quills Tree Services

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

**RECIPIENT:**

**Rivers Edge**

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

**Invoice #284**

Issued Mar 19, 2026

Due Apr 03, 2026

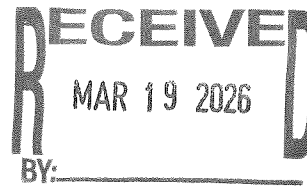
**Total \$1,500.00**

**For Services Rendered**

Product/Service	Description	Qty.	Unit Price	Total
<b>Mar 17, 2026</b>				
Tree Removal	Using the easement and clearing a path for the lift in the preserve, remove two hazardous trees. One is heavily leaning over a fence and growing towards a pool cage. The second tree is a large and very dead tree that is at risk for falling. Leave all wood in the preserve.	2	\$750.00	\$1,500.00

Approved RECDD 3  
Submitted to AP 3.19.2026  
By Kevin McKendree

*Kevin McKendree*



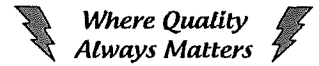
Thank you so much for your business. It was an absolute pleasure serving you today. Don't hesitate to contact us with any questions regarding this invoice.

**Total \$1,500.00**

**TMT Electric, LLC**

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

**TMT ELECTRIC**



**904-789-0193**

*Veteran Owned*

**INVOICE**

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

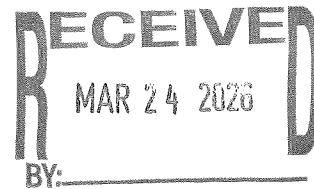
**INVOICE** 1182  
**DATE** 03/23/2026  
**TERMS** Net 30  
**DUE DATE** 04/22/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Water feature pump not running at the Riverlodge amenity center. Found burnt terminal and wire conductor at the output of the Variable frequency drive. Reworked wire conductors to an electrically safe condition. Recommend replacement of affected wires and the VFD.	300.00

Please make check payable to TMT Electric LLC.	<b>SUBTOTAL</b>	300.00
	<b>TAX</b>	0.00
	<b>TOTAL</b>	300.00
	<b>BALANCE DUE</b>	<b>\$300.00</b>

Approved RECDD 3  
Submitted to AP 3.24.2026  
By Kevin McKendree

*Kevin McKendree*





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

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

Invoice Number	260622608
Customer Number	C3189841
Invoice Date	03/12/2026
Due Date	04/11/2026
Order Date	02/26/2026
Order Number	S160044756
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](http://wbmason.com/paperless). Your Registration Code: 5638918228

## Looking for an easier way to see and pay bills?

Visit [WWW.WBMASON.COM/ACCOUNTSTATEMENT.aspx](http://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.

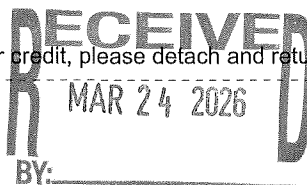
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
SJN660549	INSECTICIDE,RAID,A&R,LAV	1	CT	93.70	93.70

SUBTOTAL:	93.70
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	93.70
Total Due:	93.70

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 03-24-26  
By Richard Losco  
*Richard Losco*

Remittance Section	
Customer Number	C3189841
Invoice Number	260622608
Invoice Date	03/12/2026
Terms	Net 30
<b>Total Due</b>	<b>93.70</b>

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

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

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



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

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

Invoice Number	260629498
Customer Number	C3189841
Invoice Date	03/12/2026
Due Date	04/11/2026
Order Date	03/10/2026
Order Number	S160352524
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](http://wbmason.com/paperless). Your Registration Code: 5638918228

## Looking for an easier way to see and pay bills?

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

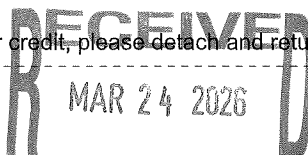
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
NWLENGAPFXL	NITRILE EXAM PF GLOVES - BLUE- XLARGE - 4MIL - 100/BX	2	BX	8.99	17.98
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	2	CT	55.19	110.38
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	77.81	77.81
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	4	CT	22.28	89.12
NWLENGAPFM	NITRILE EXAM PF GLOVES - BLUE- MEDIUM - 4MIL - 100/BX	2	BX	8.99	17.98
PGC17406	MRCL, MR, PRO, CA	1	CT	56.56	56.56
HERX7658AK	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	1	CT	69.39	69.39
PGC13846	FEBREEZE PLUG TRF LINEN&SKY 6/2.63OZ	3	EA	17.51	52.53

- Please See Next Page for Continuation -

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



BY: \_\_\_\_\_  
Approved RECDD 3  
Submitted to A/P 03-24-26  
By Richard Losco

*Richard Losco*

Remittance Section	
Customer Number	C3189841
Invoice Number	260629498
Invoice Date	03/12/2026
Terms	Net 30
<b>Total Due</b>	<b>509.21</b>

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

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

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

C31898412606294982606294980000000509213



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

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

Customer Number	C3189841
Invoice Number	260629498
Invoice Date	03/12/2026

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
- Continued On From Previous Page -					
ODO911062G4EA	FRESHENER,ODR ELIM,EUCLYP	1	EA	17.46	17.46

SUBTOTAL:	509.21
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	509.21
Total Due:	509.21



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

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

Invoice Number	260676497
Customer Number	C3189841
Invoice Date	03/16/2026
Due Date	04/15/2026
Order Date	03/10/2026
Order Number	S160352524
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](http://wbmason.com/paperless). Your Registration Code: 5638918228

## Looking for an easier way to see and pay bills?

Visit [WWW.WBMASON.COM/ACCOUNTSTATEMENT.aspx](http://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.

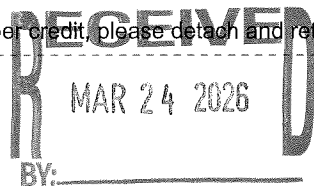
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
RAC96085	CLEANER, TOILET, WITH BLEACH, 24 OZ, 2/PK, 4PK/CT	2	PK	8.49	16.98
J0J11507800	BANDAGES, BAND-AID FLEX, 100	1	BX	14.27	14.27
ODO911062G4EA	FRESHENER, ODR ELIM, EUCLYP	1	EA	17.46	17.46
ODO911162G4	C-ODO BAN ODOR CTRL SANI/D EOD GAL LAV CLE 4/GL	2	CT	49.80	99.60

SUBTOTAL:	148.31
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	148.31
Total Due:	148.31

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 03-24-26  
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	260676497
Invoice Date	03/16/2026
Terms	Net 30
<b>Total Due</b>	<b>148.31</b>

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

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



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

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

Invoice Number	260739476
Customer Number	C3189841
Invoice Date	03/18/2026
Due Date	04/17/2026
Order Date	02/04/2026
Order Number	S159511720
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](http://wbmason.com/paperless). Your Registration Code: 5638918228

## Looking for an easier way to see and pay bills?

Visit [WWW.WBMASON.COM/ACCOUNTSTATEMENT.aspx](http://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.

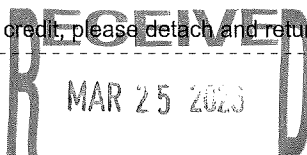
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MLL34030401	MAT,3X4,FREE FLOW,COMF,BK	1	EA	61.69	61.69

SUBTOTAL:	61.69
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	61.69
Total Due:	61.69

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



BY: \_\_\_\_\_  
Approved RECDD 3  
Submitted to A/P 03-25-26  
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	260739476
Invoice Date	03/18/2026
Terms	Net 30
<b>Total Due</b>	<b>61.69</b>

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

C31898412607394762607394760000000061692



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

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

Invoice Number	260802072
Customer Number	C3189841
Invoice Date	03/20/2026
Due Date	04/19/2026
Order Date	02/10/2026
Order Number	S159660698
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](http://wbmason.com/paperless). Your Registration Code: 5638918228

## Looking for an easier way to see and pay bills?

Visit [WWW.WBMASON.COM/ACCOUNTSTATEMENT.aspx](http://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.

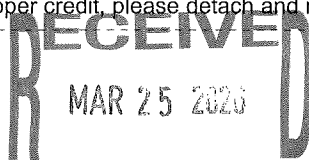
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
RCPD212BLU	MOP SUPER STICH MD BL	1	CT	57.63	57.63

SUBTOTAL:	57.63
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	57.63
Total Due:	57.63

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 03-25-26  
By Richard Losco  
*Richard Losco*

Remittance Section	
Customer Number	C3189841
Invoice Number	260802072
Invoice Date	03/20/2026
Terms	Net 30
<b>Total Due</b>	<b>57.63</b>

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

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

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

C31898412608020722608020720000000057637

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/30/26	00025	3/19/26 03192026	202603 600-53800-60100	MAINTENANCE WORK TRUCK	*	21,968.40	
		3/19/26 03192026	202603 600-53800-60100	RIVERHOUSE PAINTING	*	17,332.10	
		3/19/26 03192026	202603 600-53800-60100	RIVERHSE ACCESS CNTRL SYS	*	7,249.13	
----- RIVERS EDGE CDD CAPITAL RESERVE -----						46,549.63	000002
TOTAL FOR BANK A						46,549.63	
TOTAL FOR REGISTER						46,549.63	

# Rivers Edge III

COMMUNITY DEVELOPMENT DISTRICT

**RECEIVED**  
MAR 19 2026  
BY: \_\_\_\_\_

## Capital Reserve Fund

### Check Request

Date	Amount	Authorized By
March 19, 2026	\$46,549.63	Corbin deNagy

Payable to:

Rivers Edge CDD Capital Reserve Fund #25

Date Check Needed:

Budget Category:

ASAP	002.600.53800.60100
------	---------------------

Intended Use of Funds Requested:

To reimburse the following Cost Share items:	
Maintenance Work Truck (C/S 35.02%)	\$ 21,968.40
RiverHouse Painting (C/S 35.02%)	\$ 17,332.10
RiverHouse Access Control System (C/S 35.02%)	\$ 7,249.14
<b>TOTAL</b>	<b>\$ 46,549.63</b>
<i>(Attach supporting documentation for request.)</i>	

*FOURTH ORDER OF BUSINESS*

*A.*



## Rivers Edge CDD – I, II, and III

### Landscape Update for April 2026

- **General Maintenance**

- Full maintenance includes mowing, weed-eating, edging, and trimming, along with 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.
- Turf is being maintained at proper winter/spring mowing heights, which may result in temporary scalping.

- Mulch installation is ongoing, planning to be done in 2 weeks.

- 

- **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.

- **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.

*D.*

*1.*



April 23, 2026

Joseph M. Sarmiento

Attn: Courtney Hogge, Recording Secretary

Request for Registered Voter Totals, Rivers Edge III CDD

This letter is in response to your request for Registered Voter Totals for the Rivers Edge III Community Development District (CDD). As of 04/15/2026, the total number of active registered voters in Rivers Edge III CDD is 998. If you have any further questions, please feel free to contact me.

Regards,

A handwritten signature in blue ink, appearing to read "JS", written over a horizontal line.

Joseph M. Sarmiento  
GIS Elections Services Specialist

for

Vicky Oakes, St. Johns County Supervisor of Elections

904-823-2238

jsarmiento@votesjc.gov

2.

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Rivers Edge III Community Development District will commence at **noon on June 8, 2026, and close at noon on June 12, 2026**. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at the **4455 Avenue A #101, St. Augustine, Florida 32095; Ph: (904) 823-2238**. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Rivers Edge III Community Development District has two (2) seats up for election, specifically Seat 1 and Seat 2. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

*E.*

---

# RIVERTOWN

---

RECDD's Monthly Operations Report

Date of report: **05/20/2026**

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

---

## **RECDD I**

### **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.

### **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. Interior rental side is completed. We are working on exterior now.

### **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.

### **Tennis Court Fencing:**

Tennis court fencing was approved in March meeting for B and B Tennis to execute. We are working on scheduling now as the courts will be shut down for 2 weeks to complete this.

### **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 even coned off, kids were continuing to play on them. We are working on gathering other quotes besides Kompan and will present when available in May.

### **Umbrellas at RiverHouse:**

We will be presenting a quote in May for new umbrellas at the RiverHouse pool deck. This is a 2026 budgeted item.

**Basketball Court Vandalism:**

Due to the continued vandalism on the basketball court with e bikes, we recommend to fence in the court without access control. This will corral any bikers on the court as we contact the police. We have it in the budget to resurface the court, but this would be pointless until we can end the bikes going onto the court.

**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 17<sup>th</sup> at which point install will begin. This warranty claim saved the community \$200,000-\$250,000 vs replacing the unit.

**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.

**Pond Fountains:**

We are monitoring the retention pond fountains throughout the community due to the low water levels in the ponds. If water gets too low the pumps will lose prime and the motor can burn up so we are turning them off if we see this.

---

# RIVERTOWN

---

RECDD's Lifestyle Report

Date of report: **05/20/2026**

Submitted by: **Kim Fatuch**

---

## **April Events**

- 4.3.26 – Vann Hardin Music
  - Live Music in the café
- 4.9.26 – Music Bingo
  - Resident favorite monthly music bingo in the café
- 4.10.26 – Emily Mikus Music
  - Live Music in the café
- 4.11.26 – Clownin' Around Pool Party at the Lodge
  - Residents are invited to a circus themed pool party complete with Jugglers, circus treats, bounce houses and more.



- 4.17.26 – Dustin Bradley Music
  - Live Music in the café
- 4.18.26 – Farm to Table Dinner Event
  - 4D Creations will be serving a farm to table dinner. \*Ticketed event
- 4.23.26 – Music Bingo
  - Resident favorite monthly music bingo in the café
- 4.25.26 – Community Garage Sale

## May Events

- 5.2.26 – Jedi Training Camp
  - Wake up the inner Jedi
- 5.14.26 – Music Bingo
  - Resident favorite monthly music bingo in the café
- 5.15.26 – Alex Affronti
  - Live Music in the café
- 5.16.26 – Big Red Bus Blood Drive
  - Donate Blood
- 5.22.26 – Dustin Bradley Music
  - Live Music in the café
- 5.25.26 – Memorial Day Festivities
  - DJ Andrew – RiverLodge – 12pm – 3pm
  - Loop Man Dan – RiverClub – 2pm – 5pm
  - Annual Luau Party – RiverHouse - 5pm – 8pm with Hula Dancers



---

# RIVERTOWN

---

## RECDD's Amenity Manager Report

*Date of Report: 5/20/2026*

*Submitted by: Ken Council & Richard Losco*

---

The RiverHouse Lap Pool & Family Pool are open 30 minutes after Sunrise until 30 minutes before Sunset. Lifeguards will only be on duty Saturdays and Sundays until Summer. Lifeguard hours are 11am – 7pm at the RiverHouse, and 10am – 8pm at the RiverLodge. The RiverHouse Slide & RiverLodge 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. Wayne Automatic completed the annual fire extinguisher inspection on 4/23/2026. Commercial Fitness came out on 4/9/2026 to fix the seat adjustment knob on the upright bike in the RiverHouse gym. Replaced Patio #4 TV on 4/30/2026. Ordered new volleyball net for court at RiverLodge. ACE Doors came out to repair the front left entry door to the RiverLodge gym on 4/3/2026.

---

### **RiverHouse**

#### **Clubhouse Staff Hours:**

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

11am - 9pm (Friday & Saturday)

**\*Closed Mondays\***

#### **Recreational & Lap Pool:**

- Both pools are open 30 minutes after Sunrise until 30 minutes before Sunset

**\*Closed Mondays\***

#### **Fitness Center:**

- 4am – 12am (Sunday – Saturday)
- Commercial Fitness came out on 4/9/2026 to fix the seat adjustment knob on the upright bike in the RiverHouse gym.

#### **Other Updates:**

- The RiverHouse Rec Pool Slide will only be open when lifeguards are on duty.
- Lifeguards will only be on duty Saturdays and Sundays from 11am – 7pm until Summer Break.

- Florida Fresh vending refilled the RiverHouse pool vending machine on 4/1/2026.
  - AED battery replaced 4/15/2026.
  - Wayne Automatic completed the annual fire extinguisher inspection on 4/23/2026
- 

## **RiverClub**

### **Amenity Hours:**

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

**\*Closed Tuesdays\***

### **Other Updates:**

- Parts on order by ACE Doors to repair Kayak shed door handle.
  - Replaced Patio #4 TV on 4/30/2026.
- 

## **RiverLodge**

### **Amenity Hours (Airnasium & Fireplace):**

- 10am – 8pm (Thursday - Tuesday)

**\*Closed Wednesdays\***

### **Water Activity Pool/Splash Pad & Lifeguard Hours:**

- The Water Activity Pool/Splash Park will only be open when lifeguards are on duty.
- Lifeguards will only be on duty Saturdays and Sundays until SJC Summer Break.
- Lifeguard hours are 10am – 8pm at the RiverLodge

### **Lazy River, Lounge Area, & Volleyball Court Hours:**

- 10am – 30 minutes before sunset

**\*Closed Wednesdays\***

### **Fitness Center:**

- 4am – 12am (Sunday – Saturday)

### **Other Updates:**

- 1<sup>st</sup> Coast Fire completed the annual fire extinguisher inspection on 4/1/2026.

---

# RIVERTOWN

---

RECDD's Café Manager Report

Date of Report: **5/20/2026**

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

---

The RiverClub Café's March performance was excellent as net sales were very strong, and we had tight cost controls on wages and food and beverage expenses. This gives us strong momentum going into the summer season and allows us to plan for staffing needs, menu design, and service-related issues. Our sales escalate from May through August, and the March activity has positioned the team for this high-volume stretch. With sales rising significantly, I feel confident that we can maintain the 23% labor and 42% food and beverage cost as it relates to net sales through the summer season.

Considerations for the summer season include simplifying the menu at peak service times and providing additional workstations to reduce waiting times. A bigger capacity icemaker has been approved so to ensure that ice will be available to keep up with the 40-50% increase in demand to minimize any disruptions in beverage service.

Our summer season will be the ideal time to increase our outdoor sales, promote community events, and focus on seasonal beverages.

Square POS Net Sales were up 24.4% for the month of March @ \$86,286 compared to \$69,376 prior year. Revenue was driven by spring break activity and booked events which included live music and trivia.

Cost of Goods Sold (Food and Beverage) was @ 41.8% in the month of March, compared to 45.4% prior year.

**Food & Beverage as % of Revenue:**

<b>Target</b>	<b>12-Month</b>	<b>% Rate – 40%</b>
<b>Optimal</b>	<b>12-Month</b>	<b>% Rate – 35%</b>
<b>Actual</b>	<b>March '26</b>	<b>% Rate – 42%</b>

Gross Wages as % of net sales were 22.7% in the month of March, compared to 25.5% prior year.

**Gross Wages as % of Revenue:**

<b>Target</b>	<b>12-Month</b>	<b>% Rate – 35%</b>
<b>Optimal</b>	<b>12-Month</b>	<b>% Rate – 30%</b>
<b>Actual</b>	<b>March '26</b>	<b>% Rate – 23%</b>

Our strong results this month directly reflect the tenacity of our Café team and the ongoing success of our operations.



**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 #11319			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD085990			4

**ACTIVITY / COMMENTS:**

SJSO26CAD086018, SJSO26CAD086048, SJSO26CAD086122

3 written warnings for excessive speed

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6493437



**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 #11319		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD092769			8

**ACTIVITY / COMMENTS:**

SJSO26CAD092777, SJSO26CAD092827, SJSO26CAD092797, SJSO26CAD092889, SJSO26CAD092911, SJSO26CAD092943, SJSO26CAD092970

6 written and 1 verbal warning for excessive speed.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6493438



**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]	SJSO26CAD098237	[redacted]	[redacted]	6

**ACTIVITY / COMMENTS:**

Total Contacts:9 Citations:1 Warnings:8 Top speed measured by Radar was, **\*\*38 MPH** on RiverTown Main Street

Two juveniles were contacted regarding an illegal e-bike. They were educated on the law and were advised to return home. Contacted a subject operating a Ranger side-by-side; the subject was educated on the law and advised not to operate it within the community.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6576957



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 # 10727			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD085473			6

**ACTIVITY / COMMENTS:**

Total Contacts:6 Citations:0 Warnings:5 Top speed measured by Radar was, 43 MPH on Rivertown Main St. Multiple patrols conducted throughout neighborhood.

While patrolling the new stretch of Rivertown Main St. near Greenbriar road, I observed a golf cart exiting from the construction area which is blocked off with barricades and "Road Closed" signs. The juvenile driver was just sight seeing and was advised the area is closed and she is trespassing on a construction site. Heavy traffic in the area now that the roadway connects to Greenbriar Road.

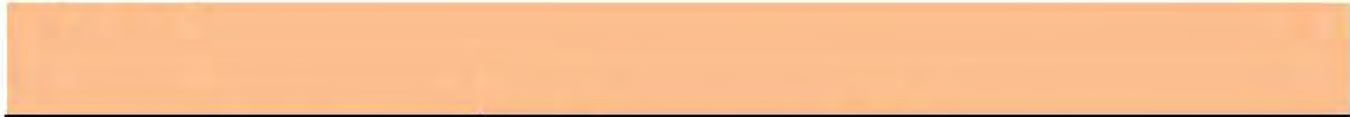
Spoke to several juveniles at the River House who were observed standing near several illegal E-bikes. They were advised of the consequences if they were caught operating on the roadway.

RollKall Invoice#: 1-041826-32



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 # 10727		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD089790			6

**ACTIVITY / COMMENTS:**

Total Contacts:6 Citations:0 Warnings:6 Top speed measured by Radar was, 41 MPH on Rivertown Main St. Multiple patrols conducted throughout neighborhood. Observed a large RV parked at the River Lodge. It was not hooked up to a vehicle and appears to be used as a mobile business.

Monitored speed on the newly opened section of Rivertown Main Street which connects to Greenbriar Road. No violations observed however, multiple golf carts were observed coming into the neighborhood from Greenbriar Road.

Observed a group of juveniles operating electric scooters. Only one was wearing a helmet. I educated the rest of the group on the requirement to wear a helmet for all operators under 16 years old.

RollKall Invoice#: 1-042326-205



Work Order 00975483

Work Order 00975483  
Number

Created Date 5/1/2026

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

## Work Details

Specialist Today's focus was on treating the new ponds  
 Comments to 105-110.  
 Customer Water levels are very low due to the drought  
 conditions.  
 Pond 105 looks great. There is no vegetation  
 right now.  
 I used an herbicide/biocatalyst mix to treat all  
 invasive and nuisance vegetation along the  
 shorelines of ponds 106-110 & FFF.  
 I also removed any accessible trash.  
 Dye was added to ponds 107,108,109 & 110.  
 There was a 3 foot gator in pond 107. It was  
 keeping away.  
 Thank you for being a Solitude customer!

Prepared By KYLE FOLLANSBEE

## Work Order Assets

Asset	Status	Product Work Type
Rivers Edge III CDD Pond 106	Treated	
Rivers Edge CDD III Pond 81	Inspected	
Rivers Edge CDD III Pond 80	Inspected	
Rivers Edge CDD III Pond 83	Inspected	
Rivers Edge CDD III Pond 82	Inspected	
Rivers Edge III CDD Pond 101	Inspected	
Rivers Edge III CDD Pond 100	Inspected	
Rivers Edge III CDD Pond 103	Inspected	
Rivers Edge III CDD Pond 102	Inspected	
Rivers Edge III CDD Pond 97	Inspected	
Rivers Edge III CDD Pond 104	Inspected	
Rivers Edge III CDD Pond 108	Inspected	
Rivers Edge III CDD Pond 99	Inspected	
Rivers Edge III CDD Pond 98	Inspected	
Rivers Edge CDD III Pond AAA	Inspected	
Rivers Edge CDD III Pond CCC	Inspected	
Rivers Edge CDD III Pond BBB	Inspected	
Rivers Edge III CDD Pond 105	Inspected	
Rivers Edge CDD III Pond EEE	Inspected	



Work Order	00975483	Account	Rivers Edge III CDD
Work Order	00975483	Contact	Kevin McKendree
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States
Created Date	5/1/2026		

Rivers Edge CDD III Pond DDD	Inspected	
Rivers Edge CDD III Pond II	Inspected	
Rivers Edge CDD III Pond FFF	Treated	
Rivers Edge CDD III Pond QQ	Inspected	
Rivers Edge CDD III Pond PP	Inspected	
Rivers Edge III CDD Pond 107	Treated	
Rivers Edge CDD III Pond VV	Inspected	
Rivers Edge CDD III Pond RR	Inspected	
Rivers Edge CDD III Pond ZZ	Inspected	
Rivers Edge CDD III Pond YY	Inspected	
Rivers Edge III CDD Pond 110	Treated	
Rivers Edge III CDD Pond 109	Treated	
Rivers Edge CDD III Pond 85	Inspected	
Rivers Edge CDD III Pond 84	Inspected	
Rivers Edge CDD III Pond 87	Inspected	
Rivers Edge CDD III Pond 86	Inspected	
Rivers Edge CDD III Pond 89	Inspected	
Rivers Edge CDD III Pond 88	Inspected	
Rivers Edge CDD III Pond 91	Inspected	
Rivers Edge CDD III Pond 90	Inspected	
Rivers Edge CDD III Pond 93	Inspected	
Rivers Edge CDD III Pond 92	Inspected	
Rivers Edge CDD III Pond 95	Inspected	
Rivers Edge CDD III Pond 94	Inspected	
Rivers Edge CDD III Pond 96	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Rivers Edge III CDD Pond 110	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge III CDD Pond 110	SHORELINE WEED CONTROL	
Rivers Edge III CDD Pond 110	MONITORING	
Rivers Edge III CDD Pond 110	LAKE WEED CONTROL	
Rivers Edge III CDD Pond 110	ALGAE CONTROL	
Rivers Edge III CDD Pond 109	TRASH / DEBRIS COLLECTION (IN HOUSE)	



Work Order	00975483	Account	Rivers Edge III CDD
Work Order	00975483	Contact	Kevin McKendree
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 5/1/2026

Rivers Edge III CDD Pond 109	SHORELINE WEED CONTROL	
Rivers Edge III CDD Pond 109	MONITORING	
Rivers Edge III CDD Pond 109	LAKE WEED CONTROL	
Rivers Edge III CDD Pond 109	ALGAE CONTROL	
Rivers Edge III CDD Pond 105	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge III CDD Pond 105	SHORELINE WEED CONTROL	
Rivers Edge III CDD Pond 105	MONITORING	
Rivers Edge III CDD Pond 105	LAKE WEED CONTROL	
Rivers Edge III CDD Pond 105	ALGAE CONTROL	
Rivers Edge III CDD Pond 107	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge III CDD Pond 107	SHORELINE WEED CONTROL	
Rivers Edge III CDD Pond 107	MONITORING	
Rivers Edge III CDD Pond 107	LAKE WEED CONTROL	
Rivers Edge III CDD Pond 107	ALGAE CONTROL	
Rivers Edge III CDD Pond 108	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge III CDD Pond 108	SHORELINE WEED CONTROL	
Rivers Edge III CDD Pond 108	MONITORING	
Rivers Edge III CDD Pond 108	LAKE WEED CONTROL	
Rivers Edge III CDD Pond 108	ALGAE CONTROL	
Rivers Edge III CDD Pond 106	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge III CDD Pond 106	SHORELINE WEED CONTROL	
Rivers Edge III CDD Pond 106	MONITORING	
Rivers Edge III CDD Pond 106	LAKE WEED CONTROL	
Rivers Edge III CDD Pond 106	ALGAE CONTROL	
Rivers Edge III CDD Pond 99	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge III CDD Pond 99	SHORELINE WEED CONTROL	
Rivers Edge III CDD Pond 99	MONITORING	
Rivers Edge III CDD Pond 99	LAKE WEED CONTROL	
Rivers Edge III CDD Pond 99	ALGAE CONTROL	
Rivers Edge III CDD Pond 98	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge III CDD Pond 98	SHORELINE WEED CONTROL	
Rivers Edge III CDD Pond 98	MONITORING	
Rivers Edge III CDD Pond 98	LAKE WEED CONTROL	
Rivers Edge III CDD Pond 98	ALGAE CONTROL	



Work Order	00975483	Account	Rivers Edge III CDD
Work Order	00975483	Contact	Kevin McKendree
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 5/1/2026

Rivers Edge III CDD Pond 97	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge III CDD Pond 97	SHORELINE WEED CONTROL
Rivers Edge III CDD Pond 97	MONITORING
Rivers Edge III CDD Pond 97	LAKE WEED CONTROL
Rivers Edge III CDD Pond 97	ALGAE CONTROL
Rivers Edge III CDD Pond 104	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge III CDD Pond 104	SHORELINE WEED CONTROL
Rivers Edge III CDD Pond 104	MONITORING
Rivers Edge III CDD Pond 104	LAKE WEED CONTROL
Rivers Edge III CDD Pond 104	ALGAE CONTROL
Rivers Edge III CDD Pond 103	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge III CDD Pond 103	SHORELINE WEED CONTROL
Rivers Edge III CDD Pond 103	MONITORING
Rivers Edge III CDD Pond 103	LAKE WEED CONTROL
Rivers Edge III CDD Pond 103	ALGAE CONTROL
Rivers Edge III CDD Pond 102	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge III CDD Pond 102	SHORELINE WEED CONTROL
Rivers Edge III CDD Pond 102	MONITORING
Rivers Edge III CDD Pond 102	LAKE WEED CONTROL
Rivers Edge III CDD Pond 102	ALGAE CONTROL
Rivers Edge III CDD Pond 101	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge III CDD Pond 101	SHORELINE WEED CONTROL
Rivers Edge III CDD Pond 101	MONITORING
Rivers Edge III CDD Pond 101	LAKE WEED CONTROL
Rivers Edge III CDD Pond 101	ALGAE CONTROL
Rivers Edge III CDD Pond 100	TRASH / DEBRIS COLLECTION (IN HOUSE)
Rivers Edge III CDD Pond 100	SHORELINE WEED CONTROL
Rivers Edge III CDD Pond 100	MONITORING
Rivers Edge III CDD Pond 100	LAKE WEED CONTROL
Rivers Edge III CDD Pond 100	ALGAE CONTROL
Rivers Edge CDD III Pond ZZ	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	00975483	Account	Rivers Edge III CDD
Work Order	00975483	Contact	Kevin McKendree
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 5/1/2026

Rivers Edge CDD III Pond ZZ	ALGAE CONTROL	
Rivers Edge CDD III Pond YY	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond FFF	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond FFF	MONITORING	



Work Order 00975483  
 Work Order 00975483  
 Number

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

Created Date 5/1/2026

Rivers Edge CDD III Pond FFF	LAKE WEED CONTROL	
Rivers Edge CDD III Pond FFF	ALGAE CONTROL	
Rivers Edge CDD III Pond EEE	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond DDD	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond DDD	MONITORING	
Rivers Edge CDD III Pond DDD	LAKE WEED CONTROL	
Rivers Edge CDD III Pond DDD	ALGAE CONTROL	
Rivers Edge CDD III Pond CCC	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 95	SHORELINE WEED CONTROL	



Work Order 00975483  
 Work Order 00975483  
 Number

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

Created Date 5/1/2026

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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	
Rivers Edge CDD III Pond 92	ALGAE CONTROL	
Rivers Edge CDD III Pond 91	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	TRASH / DEBRIS COLLECTION (IN HOUSE)	



Work Order 00975483  
 Work Order 00975483  
 Number

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

Created Date 5/1/2026

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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 83	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 83	MONITORING	
Rivers Edge CDD III Pond 83	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 83	ALGAE CONTROL	
Rivers Edge CDD III Pond 82	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	



Work Order 00975483  
 Work Order 00975483  
 Number

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

Created Date 5/1/2026

Rivers Edge CDD III Pond 81	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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 96		
Rivers Edge CDD III Pond 94		
Rivers Edge CDD III Pond 95		
Rivers Edge CDD III Pond 92		
Rivers Edge CDD III Pond 93		
Rivers Edge CDD III Pond 90		
Rivers Edge CDD III Pond 91		
Rivers Edge CDD III Pond 88		
Rivers Edge CDD III Pond 89		
Rivers Edge CDD III Pond 86		
Rivers Edge CDD III Pond 87		
Rivers Edge CDD III Pond 84		
Rivers Edge CDD III Pond 85		
Rivers Edge III CDD Pond 109		
Rivers Edge III CDD Pond 110		
Rivers Edge CDD III Pond YY		
Rivers Edge CDD III Pond ZZ		
Rivers Edge CDD III Pond RR		
Rivers Edge CDD III Pond VV		
Rivers Edge III CDD Pond 107		
Rivers Edge CDD III Pond PP		
Rivers Edge CDD III Pond QQ		
Rivers Edge CDD III Pond FFF		
Rivers Edge CDD III Pond II		



Work Order 00975483

Work Order 00975483

Number

Account Rivers Edge III CDD

Contact Kevin McKendree

Address 73 Shinnecock Drive  
Saint Johns, FL 32259  
United States

Created Date 5/1/2026

Rivers Edge CDD III Pond DDD

Rivers Edge CDD III Pond EEE

Rivers Edge III CDD Pond 105

Rivers Edge CDD III Pond BBB

Rivers Edge CDD III Pond CCC

Rivers Edge CDD III Pond AAA

Rivers Edge III CDD Pond 98

Rivers Edge III CDD Pond 99

Rivers Edge III CDD Pond 108

Rivers Edge III CDD Pond 104

Rivers Edge III CDD Pond 97

Rivers Edge III CDD Pond 102

Rivers Edge III CDD Pond 103

Rivers Edge III CDD Pond 100

Rivers Edge III CDD Pond 101

Rivers Edge CDD III Pond 82

Rivers Edge CDD III Pond 83

Rivers Edge CDD III Pond 80

Rivers Edge CDD III Pond 81

Rivers Edge III CDD Pond 106

*FIFTH ORDER OF BUSINESS*

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Resident Programs – Application**

Resident Programs are an enhancement to the residents of the Rivers Edge Community Development District (“***District***”). Clubs at the District are designed to help residents and paid users (together, “***Resident(s)***”, which shall have the same meaning as the term “Patron(s)” as defined in the District’s Policies Regarding District Amenity Facilities (the “***District’s Policies***”)) to pursue common interests in hobby, recreational, social, service and cultural endeavors, while building community spirit and expanding horizons. Programs should encourage their members to fully participate and enjoy the diverse programs and facilities within the District that make life here so enjoyable and rewarding. All Programs are required to complete the following form in order to receive the benefits offered. Any programs or classes conducted within the community that charge participant fees are required to enter into a License Agreement with the district.

Per the terms of this agreement, **10% of all program revenue must be returned to the district**. This requirement applies to all instructors, vendors, or organizations hosting fee-based programs within the community facilities.

**Starting a Program is a three-step process:**

A. Complete the form below and return it to the General Manager’s Office, as noted below.

B. The District will review the form for completeness and compliance and for availability of District facilities, if applicable.

C. The District will communicate either approval or the reason for denial and next steps.

1. Proposed Program name (see rule #7): RT Athletics

2. Name of Program contact: Max Korpalski

3. Address of Program main contact: 60 Silkgrass Place, Saint Johns FL, 32259

Phone Number: (734)589-9964

Email Address: Maxkorpalski@yahoo.com

4. Please tell us about your program. For example, what kind of activities/functions does your program plan to host? (Please attach additional pages as necessary.)

Group training for Pickleball, Tennis and Volleyball for ages 5 and above. We would also like to offer a summer camp program in the future if there is a community desire for introduction to all these sports and basic to advanced programs.

---

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager. NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

6. When, including how often, will your Program meet? (Date/Time/Frequency) M/W Tennis Courts 3:00pm-5:00pm. Tu/Th Beach volleyball court 3:00pm-5:00pm. W/F Pickleball courts 2:00pm-3:00pm/3:00pm-5:00pm.
7. Where do you anticipate your Program will want to meet? Rivertown's respective courts
8. The targeted audience for the Program is: 5-7 yo, 8-10 yo, 11-12 yo, 13-17 yo and 18+
9. Please mark which categories are applicable to the Program or Interest Group:  
Arts & Crafts Community Culture Education  
Social Recreation & Leisure Sports & Athletics Other
10. If a similar program already exists within the District, what distinguishes your program?  
No similar programs are offered in the district.
11. How will you recruit members and encourage participation in Program activities? We have already been personally asked by many members of the community to offer clinics. We will advertise through social media, Rivertown distributed magazines, and Rivertown community News Letters.
12. Will you be collecting dues or managing any funds associated with Program activities?  
Yes No  
How much? \$25-\$35/ each
13. Who will be responsible for the management and protection of the Program's financial funds?  
Max Korpalski and Amber Korpalski.
14. Is any person compensated, in any form, for their involvement or leadership of the Program? This includes programs for fitness-related or sports-related activities.  
Yes No
15. How will the Program and its activities be promoted? (Please list): Social media, community engagement, talking to community contacts, allowing free tryouts, word of mouth.
16. Do you currently have any proposed advertising and/or logo? (If yes, please attach sample.)  
Yes No

17. All programs MUST provide their certificate of insurance prior to start of any program. Insurance must hold a minimum of \$1,000,000 policy. Do you currently have or are you willing to obtain this insurance?

Yes No

18. All programs are subject to a 10% revenue share with the Rivers Edge Community Development District. Are you willing to submit the 10% revenue share along with a list of attendees?

Yes No

19. Please list the contact information of at least one other District resident who may be an alternate leader in your absence or departure.

Name: Amber Korpalski

Address: 60 Silkgrass Place, Saint Johns FL, 32259

Phone Number: (734)589-3880

Email Address: Amber.korpalski@yahoo.com

20. Do you plan to serve or allow consumption of alcohol at Program meetings and/or events? Note that the Program leader must notify the District before serving or allowing consumption of alcohol, and that the District may require special events insurance, other insurance, or other special conditions before allowing alcohol at program functions. Please check all that apply:

Serving alcohol:  No  Yes (on a regular basis)  Yes (at special events)

BYOB:  No  Yes (on a regular basis)  Yes (at special events)

19. Did you read and understand the rules applying to your program, including the District's adopted Amenity Policies, and hereby certify on behalf of yourself and the members of the Program that the Program will follow and abide by such rules and Amenity Policies?

Yes No

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager. NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

## Authority and Disclaimer

The Rivers Edge Community Development District (“*District*”) reserves the right to grant or reasonably deny a request for a Program. The Program Leader, as well as Program events, activities, programs, etc., should reflect the spirit and values of the District at all times and adhere to adopted District policies and rules. The District reserves the right to cancel a Program at any time, for reasons including but not limited to: inactivity by the leader and/or lack of participation by members, Program Leader(s) lack of standing with the District, unreasonable actions of the program leader, violation of policies or rules, action arising from member(s) concerns, etc. The District reserves the right, but not the obligation, in its sole and absolute discretion, to grant incentives for volunteerism or to Programs - including financial support, material support, facility use privileges, either with or without charge, priority for facility use and administrative and technical support and will do so on an equitable and fair basis. All Programs and their respective members are solely responsible for the financial management of funds, maintenance, repair and safe operation of the Program, the members and the equipment provided or otherwise obtained by the Program, as well as for the safety of members and others participating in Program activities or using the facilities. The District reserves the right, without further approval or compensation, to include Program activities, photographs of activities and members, etc., for marketing, promotional and educational purposes. The Program, its leader and its members hereby agree to defend, indemnify and hold harmless the District and its respective officers, agents, employees and contractors, Mattamy Jacksonville LLC, its manager, Mattamy Florida LLC, its manager, Calben (Florida) Corporations, Vesta Property Services, and all related and affiliated companies, and the officers, directors, supervisors, employees, agents, representatives, successors and assigns of each of the foregoing entities from any and all liability, claims, actions, suits or demands by any person, corporation, governmental body or other entity, including all principals, employees, agents and representatives of the program, for any claims, injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the Program’s use of the District’s facilities, services, funds or property whatsoever, including all of its members, guests and invitees, and including litigation or any appellate proceedings with respect thereto. The Program, its leader and its members, its guests and invitees agree that nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, *Florida Statutes*, or any other statute or law.

**The undersigned hereby agrees to these policies and acknowledges the disclaimer set forth above:**

Signature Max Korpalski Print Name: Max Korpalski

Address: 60 Silkgrass Place, Saint Johns FL, 32259

Phone #: (734)589-9964

Please return application to:  
RiverClub Amenity Center  
c/o Kimberly Fatuch, Assistant General Manager  
160 RiverGlade Run  
St. Johns, FL 32259  
Or by email to [kfatuch@vestapropertyservices.com](mailto:kfatuch@vestapropertyservices.com)

*SIXTH ORDER OF BUSINESS*

*A.*

*1.*



3002 Phillips Highway  
Jacksonville, FL 32207  
Phone: 904.858.4300  
CPC1456979

RiverTown - RiverHouse

CO#5

February 16, 2026

Kevin McKendree  
[kmckendree@vestapropertyservices.com](mailto:kmckendree@vestapropertyservices.com) – 904.607.1038  
156 Landing Street, St. Johns, FL 32259

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

Labor and Material associated with the following items below:

- ✚ Repair of existing starting platforms  
(Add 6" to legs of starting platforms)
- 

**Change Order Total** **\$9,828.00**

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

Print: Kevin McKendree

Title: Operations Manager

Signature: Kevin McKendree

Date: 4/24/26

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

Regards,

Crown Pools, Inc.  
Crownpoolsinc.com  
CPC1456979  
904.858.4300

2.



3002 Phillips Highway  
Jacksonville, FL 32207  
Phone: 904.858.4300  
CPC1456979

RiverTown - RiverHouse

CO#6

February 16, 2026

Kevin McKendree  
[kmckendree@vestapropertyservices.com](mailto:kmckendree@vestapropertyservices.com) – 904.607.1038  
156 Landing Street, St. Johns, FL 32259

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

Labor and Material associated with the following items below:

 Step Repair for the Lap Pool and Fun Pool

**Change Order Total** **\$6,318.00**

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

Print: Kevin McKendree

Title: Operations Manager

Signature: Kevin McKendree

Date: 4/24/26

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

Regards,

Crown Pools, Inc.  
Crownpoolsinc.com  
CPC1456979  
904.858.4300

3.



3002 Phillips Highway  
Jacksonville, FL 32207  
Phone: 904.858.4300  
CPC1456979

RiverTown - RiverHouse

CO#8

February 19, 2026

Kevin McKendree  
[kmckendree@vestapropertyservices.com](mailto:kmckendree@vestapropertyservices.com) – 904.607.1038  
156 Landing Street, St. Johns, FL 32259

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

Labor and Material associated with the following items below:

- ✚ Make repairs to the speakers and lights around the Fun Pool Deck

---

**Change Order Total**

**\$6,550.00**

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

Print: Kevin McKendree

Title: Operations Manager

Signature: *Kevin McKendree*

Date: 4/24/2026

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

Regards,

Crown Pools, Inc.  
Crownpoolsinc.com  
CPC1456979  
904.858.4300

4.



3002 Phillips Highway  
Jacksonville, FL 32207  
Phone: 904.858.4300  
CPC1456979

RiverTown - RiverHouse

CO#9

February 16, 2026

Kevin McKendree  
[kmckendree@vestapropertyservices.com](mailto:kmckendree@vestapropertyservices.com) – 904.607.1038  
156 Landing Street, St. Johns, FL 32259

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

Labor and Material associated with the following items below:

- ✚ Make drainage repairs to the Fun Pool Deck

---

**Change Order Total**

**\$7,250.00**

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

Print: Kevin McKendree

Title: Operations Manager

Signature: *Kevin McKendree*

Date: 4/24/2026

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

Regards,

Crown Pools, Inc.  
Crownpoolsinc.com  
CPC1456979  
904.858.4300

*B.*

**COST-SHARE STATUS COVER SHEET**

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

Proposal: Professional Services - Grand Bridge Stop Sign

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

Yes (Please proceed to question 2)

No, the entire cost will be paid by:

\_\_\_\_\_  
(Please leave remainder of form blank)

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

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

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

*[End of Cover Sheet]*

## COST SHARE REQUEST

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

Requesting Party: Rivers Edge III CDD

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

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

Professional services for scope and fee to add a stop sign at the north end of Grand Bridge Drive and Rivertown Main Street.

Includes plan modification, permitting, and construction administration.

Total Proposed  
Compensation:            \$ 6,000.00

Cost Share		
Calculation:	<u>\$2,130.00</u>	Rivers Edge
	<u>\$1,768.80</u>	Rivers Edge II
	<u>\$2,101.20</u>	Rivers Edge III

Methodology  
Consultant Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

If requesting addition of new improvements:

Engineer  
Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

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

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

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE III CDD**

\_\_\_\_\_  
By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_



Jacksonville Office

13901 Sutton Park Drive S., Suite 200, Jacksonville, FL 32224

P: 1.833.723.4768

April 29, 2026

Corbin deNagy  
Rivers Edge III CDD  
Governmental Management Services LLC  
3196 Merchants Row Blvd. Suite 130  
Tallahassee, FL 32311

**Re: Proposal for Rivers Edge III CDD Stop Sign at Grand Bridge Dr.**

Dear Corbin,

Thank you very much for this opportunity to provide this professional services proposal for the Rivers Edge III CDD. PRIME AE Group, Inc. ("PRIME AE") has extensive experience with work within the Rivers Edge III CDD and we are highly qualified for this project.

The purpose of this proposal is to formally communicate to you what we believe to be an appropriate scope and fee to add a stop sign at north end of Grand Bridge Drive, as requested by the residents of Rivertown. For background, during the original design of the roundabout at the intersection of Grand Bridge Drive and SR13 the Florida Department of Transportation (FDOT) required that no stop sign be installed at the north end of Grand Bridge Drive to prevent any potential back-up of traffic into the SR13 right-of-way. However, once construction was complete and the school opened, the observed traffic patterns indicated that limited traffic comes from SR13 to the school. Numerous residents contacted St. Johns County to request the stop sign. St. Johns County coordinated with FDOT to allow the stop sign to be installed and St. Johns County has requested that the engineering plans be modified by RE III CDD and the stop sign installed.

Generally, we understand (and more thoroughly outline below) that PRIME AE will prepare and submit for permitting revised construction plans to St. Johns County to show the stop sign, and associated striping, and show the removal existing advance pedestrian crossing signage.

### **Task 1 – Plan Modification and Permitting**

PRIME AE's engineering services include:

- Prepare modified construction plans meeting St. Johns County standards for the addition of the stop sign at the intersection of Grand Bridge Drive and Rivertown Main Street.
- Submit the revised plans to St. Johns County Growth Management for review and approval.

### **Task 2 – Construction Administration**

- Upon approval of the construction plans by St. Johns County, Prime AE will coordinate with CDD staff to obtain bids for the construction. Prime AE will respond as needed to any RFIs and coordinate with contractor as needed. Prime AE will work with St. Johns County for as-built approval and sign off once the construction is complete.

**We Make Everything Around Us Better.**

[www.primeeng.com](http://www.primeeng.com)

**Fee Summary**

TASK	DESCRIPTION	FEE
1	Plan Modification and Permitting	Lump Sum \$3,500.00
2	Construction Administration	Time & Material \$2,500.00

**ADDITIONAL SERVICES:**

Any services requested outside of the scope of work above will be charged hourly according to the rate schedule attached but will not commence without written permission. PRIME AE will obtain proposals for other sub-consultant services including surveying, geotechnical investigation, etc., as necessary to complete the proposed work. We will assist with coordinating the work of all subconsultants by providing site information and data, as and when requested. These sub-consultants will contract with you directly for their services.

Our scope of work for this project does not include the following:

- Landscape Architecture Construction Documents
- Entry Feature/Hardscape Design
- Wetland/Wildlife Identification, Studies, Flagging or Permitting
- Traffic Study/Signalization
- Transportation Impact Analysis Report
- Offsite Transportation Improvements
- Land or Easement Acquisition Elements
- Surveys
- Site Lighting
- Structural Design Including Bulkhead and Retaining Walls
- Electrical Design
- Geotechnical Engineering/Investigations
- Environmental studies/analysis
- Fire Protection studies, analysis or design
- Off-site stormwater modeling or design
- Flood zone analysis and FEMA permitting (separate consultant)
- Stormwater System Maintenance Agreement Assistance
- NPDES Stormwater Permitting
- Hardscape design
- Architectural drawings
- Permitting
- Permit/application Fees
- Civil Site Design, beyond budget

**OUT-OF-POCKET EXPENSES:**

All job-related travel, reprographic, printing and plotting costs and supplies, telefax and long distance telephone charges, mail and courier delivery services will be billed at cost plus 15%.

This proposal includes our Standard Terms & Conditions and Rate Schedule, which are incorporated herein by reference and made part hereof.

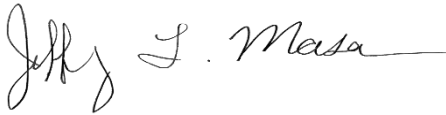
PRIME AE shall indemnify and hold the Client harmless from any loss or damage to the proportionate extent caused by PRIME AE's negligent performance of services under this Agreement.

It is our pleasure to provide this professional services proposal to you. Please feel free to call me at (904) 739-3655 if you have any questions or concerns. If you wish to authorize us to proceed, we

ask that you sign and return one copy of the signed proposal to our office. If you have any questions regarding our proposal, we remain available to discuss it with you at your convenience.

Thank you again for the opportunity to provide our engineering services for this project.

Sincerely,



Jeffery L. Mason, P.E.  
Director, Civil Site Land South Region



Ryan P. Stilwell, P.E.  
SVP, Land South Region

Enclosures: Standard Terms & Conditions  
Rate Schedule

Accepted By:

---

Signature

---

Typed Name and Title

---

Date

**1. General Provisions.** These Standard Terms & Conditions ("ST&C"), together with the accompanying proposal, constitute the full and complete Agreement between PRIME AE Group, Inc. ("PRIME AE") and the entity or person to whom the proposal is addressed ("Client") to perform the base services as outlined in the proposal ("Services"). Any services excluded from the proposal shall not be part of the Services unless added per Section 2 of this Agreement. The Client acknowledges receipt of and accepts these ST&C by receiving the proposal. Client agrees that these ST&C shall supersede any Client terms and conditions whenever signed by PRIME AE unless the Client provides written notice to PRIME AE's authorized representative within five days of the proposal date explicitly rejecting these ST&C. Any purported changes or modifications to these ST&C shall be null and void unless they are initialed and dated adjacent to the purported change or modification by an authorized PRIME AE representative. The Client agrees that upon its authorization to proceed to PRIME AE, these ST&C shall supersede any subsequent Client terms and conditions signed by PRIME AE. PRIME AE and Client may be referred to collectively herein as "the Parties," and any of them may be called "a Party." The technical and pricing information in the proposal is confidential and proprietary property of PRIME AE. It shall not be disclosed or made available to third parties without the prior express written consent of PRIME AE. Unless otherwise specified in the proposal, the proposal fees and schedule constitute PRIME AE's best estimate of the charges and time required to complete the project. As the project progresses, site conditions, changes in the law, or other unknown facts or events may necessitate revisions in scope and fee. PRIME AE will inform the Client of such situations so that proposal revisions can be accomplished. The parties agree to negotiate such revisions in good faith in accordance with Section 2 of this Agreement.

**2. Modification or Amendment to this Agreement.** Additional services may be undertaken at PRIME AE's sole discretion. This Agreement may only be changed, amended, supplemented, superseded, or waived if both parties specifically agree in writing to such amendment before the effective date.

**3. Independent Contractor.** PRIME AE is an independent contractor, and nothing in this Agreement shall be construed to create a partnership, joint venture, or establish an employer/employee or principal/agent relationship between PRIME AE and Client or its subcontractors or consultants. Client agrees that PRIME AE has been engaged to provide professional services only, and that PRIME AE does not owe a fiduciary duty or responsibility to Client. There are no intended third-party beneficiaries to this Agreement.

**4. Standard of Care.** PRIME AE's Services will be performed in accordance with generally accepted practices and ordinary skill and care of architects, engineers, scientists, and/or technical professionals providing similar services at the same time, in the same locale, and under like circumstances ("Standard of Care"). Nothing in this Agreement, the Client's terms and conditions or any other document will require a level of performance higher than this Standard of Care. No other warranty of any kind (including but not limited to fit for purpose and free from defect type warranties), whether express or implied, at common law or created by statute, is extended, made, or intended by the performance of PRIME AE's Services under the Agreement for this project.

**5. Invoicing and Payment.** PRIME AE fees are quoted for the present calendar year of the proposal and will be subject to escalation on January 1<sup>st</sup> each year thereafter as determined by PRIME AE in its sole discretion. The Client shall pay PRIME AE according to the rates and charges outlined in the proposal. Invoices are net cash, due and payable upon receipt, but no later than thirty (30) days from the invoice date. Full payment of all invoices will be due before the release of any Work Product. Payment shall not be subject to any withholding or retention except for disputed fees. In writing, the Client shall notify PRIME AE of any disputed fees within seven (7) days from the invoice date, give reasons for the objection, and promptly pay the undisputed fees. If the Client fails to make any payment due to PRIME AE for Services and expenses within thirty (30) days after receipt of PRIME AE's invoice, the fees due PRIME AE will be increased at the rate of 1.5% per month from said thirtieth day. In addition, PRIME AE may suspend Services under this Agreement upon written notice to Client for any breach of this Agreement, including nonpayment of PRIME AE's fees. In the event of a suspension of Services, PRIME AE shall have no liability or responsibility to the Client for delay or damage caused to the Client because of such suspension of Services. Upon suspension, Client shall pay all undisputed fees before PRIME AE continues any performance of Services or delivery of any deliverables. The Client shall pay PRIME AE any fees or expenditures incurred to suspend and restart Services. If PRIME AE employs the services of any attorney or collection agency to collect any sums due hereunder

or to enforce any terms contained herein. In that case, Client agrees to pay PRIME AE for its staff time to collect payment, collection agency fees, reasonable attorney's fees, and court costs incurred by PRIME AE to collect outstanding fees.

**6. Client Scope Changes and Delays.** Singular or aggregate Client scope changes in the design or Client delays to the design may result in additional fees and schedule relief. The Client agrees that changes and modifications to the design after thirty percent (30%) design completion may result in additional fees and schedule relief. Any fee and schedule changes shall be made per Section 2 of this Agreement.

**7. Right of Entry.** The Client shall be responsible for obtaining all legal right-of-entry and associated costs on properties required by the project.

**8. Reliance.** PRIME AE shall be entitled to rely, without limitation or liability, on the accuracy and completeness of any and all information provided by Client, Client's employees, representatives, agents, independent contractors, construction managers, consultants and contractors, and information from public records, without the need for PRIME AE's independent verification unless required by the Standard of Care. Client agrees to indemnify, defend, and hold harmless PRIME AE to the fullest extent permitted by law for any claims, losses, or damages allegedly suffered by PRIME AE or others due to PRIME AE's reliance on such information contemplated under this Section.

**9. Regulatory Permits.** PRIME AE does not represent or guarantee that any permit or approval will be issued by any governmental body, given the complexity and frequent changes in applicable rules, regulations, and interpretations by authorities. The fees and corresponding scope of Services have been formulated based upon existing regulatory codes, ordinances, and procedures known to PRIME AE on the date of proposal preparation. If subsequent regulatory changes require revisions to Services completed or an increased level of effort, compensation for these additional services shall be provided in accordance with Section 2 herein. This Agreement does not include application fees required by any regulatory agency. We ask that the Client furnish the appropriate fee when applications are submitted. Permits may contain a requirement for public noticing. Any publishing and associated fees shall be the responsibility of the permittee (Client). Permits may be conditioned upon the Engineer of Record inspection and certification of construction. If such a condition is imposed, progress and final inspections must be provided by PRIME AE. Compensation for this additional work shall be provided by Section 2 herein.

**10. Insurance.** PRIME AE will maintain workers' compensation insurance as required under the state's laws in which the Services will be performed. PRIME AE agrees to provide at its own expense, Comprehensive General Liability insurance with a combined single limit of \$1,000,000 per occurrence and \$2,000,000 in the aggregate; Professional Liability insurance for \$1,000,000 per claim and \$2,000,000 in the aggregate covering negligent performance of Services; Automobile Liability insurance with a combined single of \$1,000,000 per occurrence; and will, upon request, furnish certificates of insurance to Client reflecting PRIME AE's standard coverages and providing thirty (30) days prior written notice in the event of cancellation in coverage.

**11. Confidentiality.** PRIME AE will hold confidential all business and technical information obtained from Client or generated in performing Services under this Agreement, except to the extent required for: (1) performance of Services under this Agreement; (2) compliance with professional standards of conduct; (3) the preservation of the public safety, health, and welfare; (4) compliance with any court order, statute, law, or governmental directive; and/or (5) protection of PRIME AE against claims or liabilities arising from the performance of Services under this Agreement. PRIME AE's obligations hereunder shall not apply to information in the public domain or lawfully obtained on a non-confidential basis from others.

**12. Work Product.** Upon Client's payment of all fees due and owing PRIME AE, ownership of PRIME AE's final deliverables, drawings, specifications and other documents and electronic data furnished by PRIME AE under this Agreement ("Work Product") shall pass to Client subject to the following limitations: Client acknowledges and agrees that: (i) PRIME AE's Work Product is not intended or represented to be suitable for use on the Project unless completed and signed by PRIME AE's authorized representative; (ii) Work Product marked with words such as not for construction, permitting plans, or marked with any similar statement is not suitable for construction and Client may not rely on this Work Product for construction purposes and does so at its own risk; (iii) regardless of any state

or local law or regulation, Client agrees that PRIME AE shall no longer be the Engineer or Architect of Record, and shall have no liability whatsoever, for PRIME AE's Work Product, obtained without PRIME AE's permission, from any public record, or by the Client in accordance with this section, provided to a third party for use on the Project or any other project; (iv) PRIME AE's Work Product is not intended for use or reuse by Client or others for additions or alterations to the Project or any other project without prior written authorization (including completion, verification and adaptation) by PRIME AE; (v) any such use, reuse or modification of PRIME AE's Work Product will be at Client's and others sole risk and without liability or legal exposure to PRIME AE; (vi) Client shall indemnify, defend and hold harmless PRIME AE and its owners and employees from all claims, damages, losses and expenses, including attorneys' fees, arising out of or resulting from any such use, reuse or modification of PRIME AE's Work Product; and (vii) Client shall grant to PRIME AE an irrevocable, perpetual, fully paid-up right and license to use, exploit, manufacture, distribute, copy, adapt and display the Work Product, including any enhancements thereof. Any opinions rendered by PRIME AE pursuant to this Agreement or in Work Product are for the sole and exclusive use of Client, and are not intended for the use of, or reliance upon, by any third parties without the prior written approval of PRIME AE.

**13. Termination of Services and Agreement.** Either Party may terminate this Agreement upon ten (10) days' written notice to the other Party. Whether Client or PRIME AE terminates this Agreement, the Client agrees to compensate PRIME AE for all Service fees and additional services agreed hereunder, performed, and commitments made before the termination, together with reimbursable expenses, including those of subcontractors, subconsultants, and vendors.

**14. Indemnification.** Subject to Section 19 of this Agreement, PRIME AE shall indemnify and hold the Client harmless from any loss or damage to the proportionate extent caused by PRIME AE's negligent performance of services under this Agreement. The Client shall indemnify and hold PRIME AE harmless from any loss or damage caused by the Client's acts or omissions.

**15. Mutual Waiver of Consequential Damages.** In no event shall either Party be liable to the other, whether in contract, tort, or any other cause whatsoever, for any consequential, liquidated damages, special, incidental, indirect, punitive, or exemplary damages, and the Parties release each other from any such liability.

**16. Design Services During Construction (DSDC).** If PRIME AE provides DSDC during the construction phase of the project, it is understood that the purpose of such Services, including project site visits, will be to determine, in general, if construction is proceeding in a manner indicating that the completed work of others will generally conform to the contract documents. PRIME AE shall not, during such visits or as a result of observations of construction, supervise, direct, or have control over others' work nor shall PRIME AE have authority over, or responsibility for, the means, methods, sequences or procedures of construction selected by others or safety precautions and programs incidental to the work of others or for any failure of others to comply with laws, rules, regulations, ordinances, codes or orders applicable to others furnishing and performing their work. PRIME AE does not guarantee the performance of the construction work or contract by others and does not assume responsibility for others' failure to furnish and perform their work. If PRIME AE's DSDC includes shop drawing review or requests for information as outlined in PRIME AE's Services, PRIME AE will review (or take other appropriate action concerning) shop drawings, samples, and other data which PRIME AE's Services require PRIME AE to review, but only for conformance with PRIME AE's design concept of the project and compliance with the information outlined in contract documents. Such review or other actions shall not extend to means, methods, techniques, sequences, or procedures of manufacture (including the design of manufactured products), construction, or safety precautions and programs incident thereto. PRIME AE's review or other actions shall not constitute approval of construction, an assembly or product of which an item is a component, nor shall it relieve others of (a) their obligations regarding review and approval of any such submittals, and (b) their exclusive responsibility for the means, methods, sequences and procedures of constructions, including safety of construction. If DSDC is not included in the Services, and the Client requests DSDC from PRIME AE, Client and PRIME AE shall execute a written amendment per Section 2 of this Agreement.

**17. Certifications.** PRIME AE shall not be required to sign any documents, no matter by whom requested, including for the Client to obtain financing, that would result in PRIME AE's having to exceed the Standard of Care, or provide

certification, a guarantee, or a warranty that a contractor or third party's work on the project conforms to the contract documents, or agree to terms that conflict with these ST&C.

**18. Opinion of Possible Costs.** When required as part of its scope of Services outlined in its proposal, PRIME AE will furnish opinions of probable cost, but does not guarantee the accuracy of such estimates. Opinions of possible cost, financial evaluations, feasibility studies, economic analyses of alternate solutions, and utilitarian considerations of operations and maintenance costs prepared by PRIME AE hereunder will be made based on PRIME AE's experience and qualifications. They will represent PRIME AE's judgment per the Standard of Care. Except to the extent directly caused by a breach of the Standard of Care, PRIME AE is not responsible for and has no liability for quantity variances. The Client will not seek reimbursement from PRIME AE for costs arising from or related to such variances. Client acknowledges and agrees that: (i) the interim Work Product prepared and delivered by PRIME AE for the project are preliminary, not fully detailed, subject to change, and not ready for construction; (ii) Client is responsible for pricing assumptions and quantity take-offs; and (iii) PRIME AE does not guarantee or warrant that its designs can be constructed within a lump sum price, GMP, contract budget, or other estimated or bid value.

**19. Risk Allocations.** Client and PRIME AE have discussed the project's risks, rewards, anticipated outcome, and an estimated total fee for PRIME AE's scope of Services and fully agree to the following risk allocations. To the fullest extent permitted by law, PRIME AE's total liability to Client (including anyone claiming by or through Client) for damages of any nature shall not exceed, in the aggregate, fifty thousand dollars, whether in contract, tort, or any other cause.

**20. Force Majeure.** If either party is prevented, hindered, or delayed in performing any of its obligations hereunder because of a Force Majeure occurrence, such party shall notify the other party, in writing, of the occurrence of such an event and the circumstances thereof within five (5) days after the occurrence of such an event. The civil code or common law in the jurisdiction where the project is located shall define Force Majeure. To the extent that a party's performance of its obligations hereunder is prevented, hindered or delayed by an event of Force Majeure and to the extent that notice has been given to the other party, such party shall be excused as of the date of occurrence of the event of Force Majeure from the performance or punctual performance of its obligations hereunder for so long as the relevant event of Force Majeure continues.

**21. Certificate of Merit:** Client shall make no claim (whether directly or in the form of a third-party claim) against PRIME AE unless Client shall have first provided PRIME AE with a written certification executed by an independent engineer licensed in the jurisdiction in which the Project is located, reasonably specifying each and every act or omission which the certifier contends constitutes a violation of the Standard of Care. Such a certificate shall be a precondition to the institution of any judicial proceeding and shall be provided to PRIME AE thirty (30) days before the institution of such judicial proceedings.

**22. Dispute Resolution.** If a dispute arises out of this Agreement or a breach thereof, the parties will attempt in good faith to resolve the dispute through negotiation. If the dispute is not resolved by negotiation, before initiating legal proceedings, Client and PRIME AE agree to submit to non-binding mediation with a mutually agreed upon mediator. The parties agree that they will share equally in their costs, and neither party will commence a civil action until after the completion of the initial mediation session. This provision shall survive completion or termination of this Agreement; however, neither party shall seek mediation of any claim or dispute arising out of this Agreement beyond the period that would bar the initiation of legal proceedings to litigate such claim or dispute under the applicable law. The Client agrees that any claim against PRIME AE shall be brought within one (1) year from the date of PRIME AE's final invoice, regardless of any applicable statute of repose or statute of limitation.

**23. Precedence.** These ST&C shall take precedence over and supersede any Client counterproposal, contract, purchase order, requisition, notice to proceed, or similar or like document.

**24. Severability.** If any of these ST&C are finally determined to be invalid or unenforceable in whole or in part, the remaining provisions shall remain in full force and effect and be binding upon the parties. The parties agree to reform these ST&C to replace any such invalid or unenforceable provision with a valid and enforceable provision that comes as close as possible to the intention of the stricken provision.

**25. Survival.** These ST&C shall survive the completion of PRIME AE's Services on the project, the suspension or termination of Services for any cause, and shall remain in full force and effect until PRIME AE is paid in full for all fees due hereunder.

**26. Governing Law.** This Agreement will be governed by and construed in accordance with the substantive laws of the State of Florida, without regard to conflict of laws. All disputes arising under or relating to this Agreement shall be brought and resolved solely and exclusively in the State Court located in Florida. If Client commences any legal action in connection with this Agreement, and PRIME AE prevails in such action, PRIME AE shall be entitled to recover, in addition to court costs, the amount of its attorneys' fees arising out of or related to the legal action, including consultant and expert's fees.

**27. Assignment.** This Agreement is not assignable by Client to any third party without the express prior written consent of PRIME AE. PRIME AE may assign this contract to any affiliate, subsidiary, or, in case of an acquisition or merger, the buyer.

**28. No AI Training.** The client may not use PRIME AE's Work Product, related documents, or data to train any artificial intelligence, machine learning, large language models, or other similar networks, algorithms, or systems.

**29. No Individual Liability.** PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OF PRIME AE GROUP, INC. MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE FOR ANY CLAIMS, DAMAGES, OR DISPUTES ARISING OUT OF AND SUBJECT TO THIS CONTRACT.

**30. Construction Means, Methods, and Safety.** PRIME AE is not responsible for selecting, supervising, directing, controlling, or otherwise being in charge of the construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs, or for the failure of Client, its contractor, engineers, architect, subcontractors, or other materialmen or service providers not engaged by PRIME AE to perform and complete construction of the project per the contract documents.

**31. Compliance with Laws.** In the event that standards of practice or legal requirements change during the project, PRIME shall promptly notify the Client of such changes and any additional costs that this may create, both in the Project cost itself and the compensation due to PRIME AE.

**32. Headings.** Section or paragraph headings included herein are for convenience of reference only and shall not modify, define, expand, or limit any of the terms or provisions hereof.



# Hourly Rate Schedule

Effective May 2023

## Planning & Engineering

Senior Vice President	\$300
Vice President	\$250
Project Director/Chief	\$235
Senior Project Manager	\$200
Project Manager	\$190
Senior Engineer	\$185
Engineer	\$150
Senior Planner & Senior Landscape Architect	\$180
Planner & Landscape Architect	\$150
Senior Graphic Arts Director	\$170
Graphic Art Designer	\$130
Senior Designer	\$150
Designer	\$120
CADD Technician	\$105
Clerical	\$ 95
Administrative Support	\$ 95

## Project & Business Services

Project Administrator	\$160
Sr. Project Researcher	\$150
Project Researcher	\$145
Sr. Public Relations Liaison	\$160
Technical Writer	\$115

## Information Services

Programmer	\$150
Information Systems	\$150
GIS Programmer	\$165
GIS Analyst	\$140
GIS Technician	\$125

## CEI/Construction Management Services

Resident Engineer	\$175
Construction Project Manager	\$190
Sr. Construction Inspector	\$125
Construction Inspector	\$105

**All Reimbursable Expenses Shall Be Cost Times A Factor Of 1.15**

*C.*

## COST-SHARE STATUS COVER SHEET

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

**Proposal:** Replacement of Umbrellas @ RiverHouse Pool

**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]*



1128 Carmona Place, St. Augustine, FL 32092  
 Telephone: (904) 315-3933; (904) 315-3944

Quote: 2985  
 Date: 03/24/26  
 Quote Expires: 04/08/26

**PROJECT:**  
 9' Umbrella

**BILLING ADDRESS:**  
 Rivers Edge Community Development District 1  
 475 West Town Place, Suite 114  
 St. Augustine, FL 32092

**SHIPPING ADDRESS:**  
 Rivers Edge CDD 1  
 156 Landing St.  
 St. Johns, FL 32259

**PAYMENT TERMS: 100% PAYMENT DUE AT TIME OF ORDER**

DESCRIPTION	STYLE	SIZE	FABRIC / FRAME	UNIT \$	QTY.	TOTAL \$
9' Umbrella, Octagon, Pulley & Pin Lift, Screw & Grommets	Pulley & Pin, Screw & Grommets	9'	TBD / TBD	\$417.00	46	\$19,182.00
Discount				-\$20.85	46	-\$959.10

<b>Freight Includes: Yes/No</b>	<p><i>Estimated Lead Time: 3 - 6 Weeks, depending on color.          Payment is Required at Time of Order.          Lead Time begins once payment has been recieved.          Southern Breeze will deliver umbrellas &amp; set up on pool deck.</i></p>	<b>Product Total</b>	\$18,222.90
Call Prior to Delivery: Yes		<b>Freight</b>	\$939.44
Lift Gate: Yes		<b>Tax Exempt</b>	\$0.00
Limited Access Delivery: No		<b>TOTAL</b>	\$19,162.34

**TERMS & CONDITIONS:** All sales are final and can not be cancelled, returned, or refunded. A resale tax certificate or tax exemption certificate must be supplied at time of order. If not received, sales tax will be applied. All orders are custom made to order & require 100% Payment Due at Time of Order. Checks should be made payable to Southern Breeze Outdoor Furnishings, LLC. All orders will be drop shipped to customer unless specified otherwise. Additional freight and/or handling charges may be applied, and not limited to, receipt services; residential, church, or school deliveries; lift gates; change in delivery address and/or rescheduling changes of delivery date, time, or location.

I agree to order specifications above, quantities, pricing, terms & conditions: \_\_\_\_\_ Southern Breeze Outdoor Furnishings, LLC

/

Purchaser's Signature / Printed Name \_\_\_\_\_ Date \_\_\_\_\_ Chris Smith - VP - Business Development

*Chris Smith*

By signing below, I acknowledge that lead times and production do not begin until payment has been received.

\_\_\_\_\_

Purchaser's Signature / Printed Name \_\_\_\_\_ Date \_\_\_\_\_

# 9' Pulley Lift - Octagon Fiberglass Market Umbrella

St. Augustine, Florida \* [www.southernbreezeof.com](http://www.southernbreezeof.com) \* (904) 315-3944

Commercial Warranty - 7 Year Fabric; 3 Year Frame; 3 Year Finish; 1 Year Base



- A. Overall Height: 97"
- B. Clearance: 77"
- C. Closed Clearance: 41"
- Mast: 1.5"
- Weight: 18 lbs.



\*Finial Color will match selected Frame Finish.



The pulley system is supported by a woven cord which allows you to open & close the umbrella. Designed with a hook pin to keep the pulley cord out of reach and out of sight.

Free-Standing Umbrella Base with Wheels. Weight: 100 lbs.



In-Table Umbrella Base Weight: 80 lbs.



### FEATURES:

- \* 1/2" fiberglass ribs & struts allow frame to bend & flex easily in windy conditions.
- \* 1.5" diameter center pole with 1/8" aluminum wall thickness provides incredible strength & durability.
- \* Stainless steel hardware throughout.
- \* Reinforced corners secured with heavy duty screw & grommets.
- \* Permanent and semi-permanent mounting options. Free-standing bases available for installation on any surface.

### FRAME FINISHES



Platinum    Brushed Silver    Golden Oak    Heather Willow    Onyx    Alpine White    Desert Bronze    Carbon

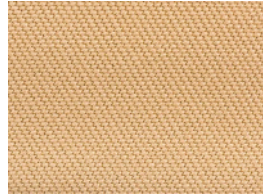
# Standard Fabric Colors

9 oz. 100% Marine Grade, Solution Dyed Acrylic

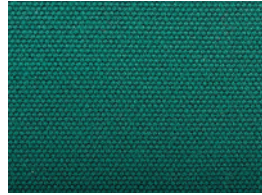
St. Augustine, Florida \* [www.southernbreezeof.com](http://www.southernbreezeof.com) \* (904) 315-3944



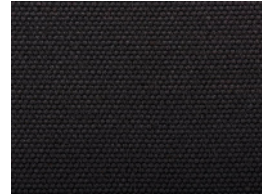
White R099



Beige R100



Forest Green R102



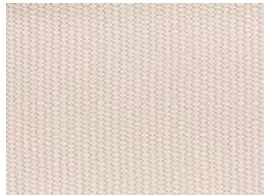
Black R103



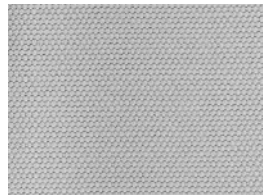
Chestnut R104



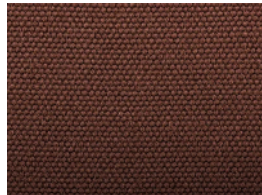
Salmon R105



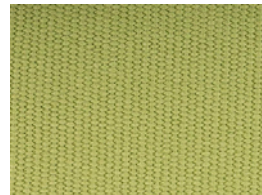
Linen R126



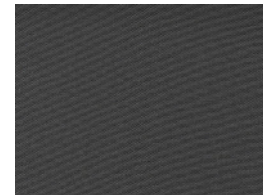
Cadet Grey R138



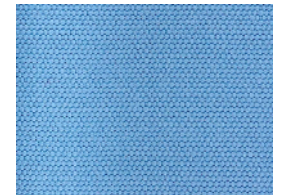
Brown R156



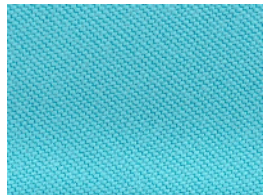
Pistachio R160



Charcoal Grey R164



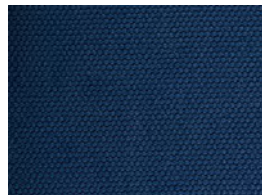
Steel Blue R169



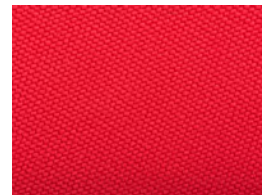
Turquoise R171



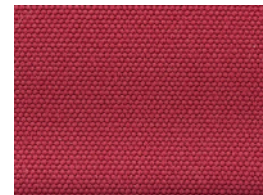
Pacific Blue R172



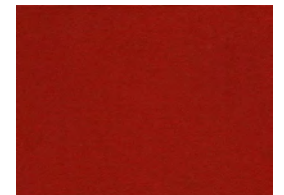
Captain Navy R175



Logo Red R176



Burgundy R177



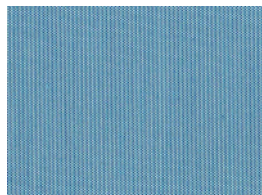
Vermillion R182



Pumpkin R185



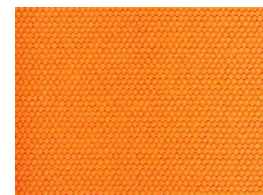
Titanium R196



Sapphire R229



Yellow R554



Orange R567



Orange Stripe



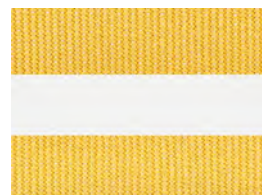
Navy Stripe



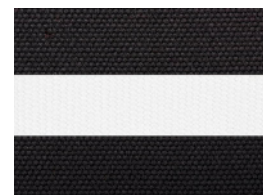
Turquoise Stripe



Red Stripe



Yellow Stripe



Black Stripe



Pacific Blue Stripe

## Resin Coated Umbrella Bases

St. Augustine, Florida \* [www.southernbreezeof.com](http://www.southernbreezeof.com) \* (904) 315-3944

RESIN COATED CONCRETE FILLED BASE. 2 PIECE BASE, SECONDARY WEIGHT RING FITS INTO BASE CREATING OVERALL WEIGHT OF 80 LBS.  
**UPGRADED ALUMINUM STEM**



Brushed Silver



Onyx



Desert Bronze



Alpine White

\* IN TABLE USE ONLY

\* WEIGHT: 80 LBS.

\* BASE DIAMETER: 20"

\* BASE HEIGHT: 3.5"

\* STEM HEIGHT: 7.6"

\* TOTAL HEIGHT: 11.5"

\* WARRANTY - 1 YEAR COMMERCIAL

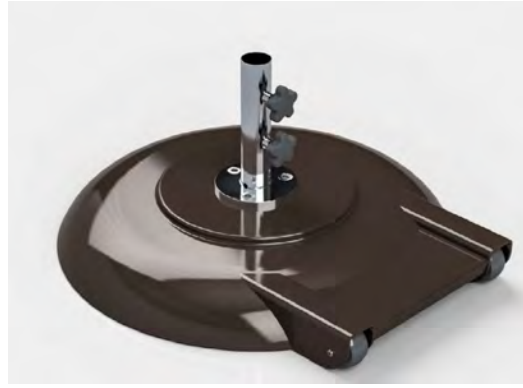
# Premium Aluminum Shell Umbrella Bases

St. Augustine, Florida \* [www.southernbreezeof.com](http://www.southernbreezeof.com) \* (904) 315-3944

CONCRETE FILLED PREMIUM ALUMINUM SHELL WITH WHEELS.  
SUITABLE FOR BENEATH A TABLE WITH 8" STEM HEIGHT  
FREE-STANDING BASE WITH 18" STEM HEIGHT



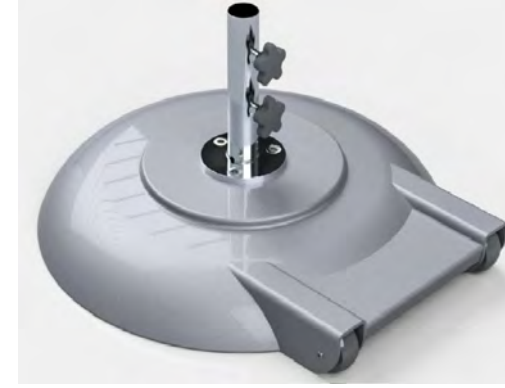
Onyx



Desert Bronze



Carbon



Silver Mist



Alpine White



Golden Oak



Heather Willow

- \* IN TABLE USE AND FREE-STANDING USE
- \* STEM HEIGHT: 8" (IN TABLE) OR 18" (FREE-STANDING)
- \* TOTAL HEIGHT: 11.5" (BASE + 8" STEM) OR 21.5" (BASE + 18" STEM)
- \* WARRANTY - 1 YEAR COMMERCIAL
- \* BASE DIAMETER: 24"; HEIGHT: 3.5"; WEIGHT: 100 LBS>









1128 Carmona Place, St. Augustine, FL 32092  
 Telephone: (904) 315-3933; (904) 315-3944

Quote: 2985  
 Date: 03/24/26  
 Quote Expires: 05/31/26

**PROJECT:**  
 9' Umbrella

**BILLING ADDRESS:**  
 Rivers Edge Community Development District 1  
 475 West Town Place, Suite 114  
 St. Augustine, FL 32092

**SHIPPING ADDRESS:**  
 Rivers Edge CDD 1  
 156 Landing St.  
 St. Johns, FL 32259

**PAYMENT TERMS: 100% PAYMENT DUE AT TIME OF ORDER**

DESCRIPTION	STYLE	SIZE	FABRIC / FRAME	UNIT \$	QTY.	TOTAL \$
9' Umbrella, Octagon, Pulley & Pin Lift, Screw & Grommets	Pulley & Pin, Screw & Grommets	9'	TBD / TBD	\$417.00	46	\$19,182.00
Discount				-\$20.85	46	-\$959.10

<b>Freight Includes: Yes/No</b>	<p><i>Estimated Lead Time: 3 - 6 Weeks, depending on color.          Payment is Required at Time of Order.          Lead Time begins once payment has been recieved.          Southern Breeze will deliver umbrellas &amp; set up on pool deck.</i></p>	<b>Product Total</b>	\$18,222.90
Call Prior to Delivery: Yes		<b>Freight</b>	\$939.44
Lift Gate: Yes		<b>Tax Exempt</b>	\$0.00
Limited Access Delivery: No		<b>TOTAL</b>	\$19,162.34

**TERMS & CONDITIONS:** All sales are final and can not be cancelled, returned, or refunded. A resale tax certificate or tax exemption certificate must be supplied at time of order. If not received, sales tax will be applied. All orders are custom made to order & require 100% Payment Due at Time of Order. Checks should be made payable to Southern Breeze Outdoor Furnishings, LLC. All orders will be drop shipped to customer unless specified otherwise. Additional freight and/or handling charges may be applied, and not limited to, receipt services; residential, church, or school deliveries; lift gates; change in delivery address and/or rescheduling changes of delivery date, time, or location.

I agree to order specifications above, quantities, pricing, terms & conditions: \_\_\_\_\_ Southern Breeze Outdoor Furnishings, LLC

/

Purchaser's Signature / Printed Name \_\_\_\_\_ Date \_\_\_\_\_ Chris Smith - VP - Business Development

*Chris Smith*

By signing below, I acknowledge that lead times and production do not begin until payment has been received.

\_\_\_\_\_

Purchaser's Signature / Printed Name \_\_\_\_\_ Date \_\_\_\_\_

# 9' Pulley Lift - Octagon Fiberglass Market Umbrella

St. Augustine, Florida \* [www.southernbreezeof.com](http://www.southernbreezeof.com) \* (904) 315-3944

Commercial Warranty - 7 Year Fabric; 3 Year Frame; 3 Year Finish; 1 Year Base



- A. Overall Height: 97"
- B. Clearance: 77"
- C. Closed Clearance: 41"
- Mast: 1.5"
- Weight: 18 lbs.



\*Finial Color will match selected Frame Finish.



The pulley system is supported by a woven cord which allows you to open & close the umbrella. Designed with a hook pin to keep the pulley cord out of reach and out of sight.

Free-Standing Umbrella Base with Wheels. Weight: 100 lbs.



In-Table Umbrella Base Weight: 80 lbs.



### FEATURES:

- \* 1/2" fiberglass ribs & struts allow frame to bend & flex easily in windy conditions.
- \* 1.5" diameter center pole with 1/8" aluminum wall thickness provides incredible strength & durability.
- \* Stainless steel hardware throughout.
- \* Reinforced corners secured with heavy duty screw & grommets.
- \* Permanent and semi-permanent mounting options. Free-standing bases available for installation on any surface.

### FRAME FINISHES



Platinum    Brushed Silver    Golden Oak    Heather Willow    Onyx    Alpine White    Desert Bronze    Carbon

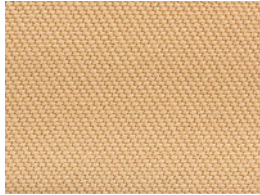
# Standard Fabric Colors

9 oz. 100% Marine Grade, Solution Dyed Acrylic

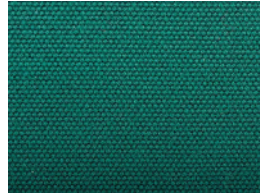
St. Augustine, Florida \* [www.southernbreezeof.com](http://www.southernbreezeof.com) \* (904) 315-3944



White R099



Beige R100



Forest Green R102



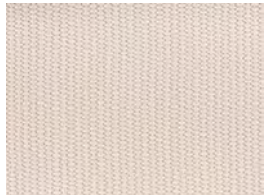
Black R103



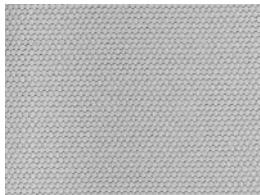
Chestnut R104



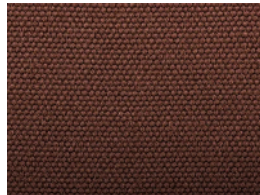
Salmon R105



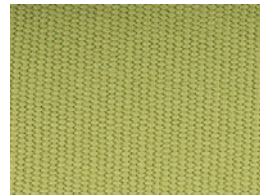
Linen R126



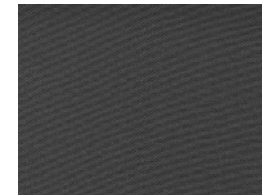
Cadet Grey R138



Brown R156



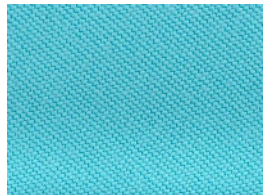
Pistachio R160



Charcoal Grey R164



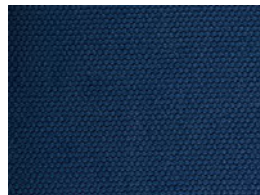
Steel Blue R169



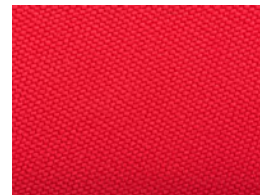
Turquoise R171



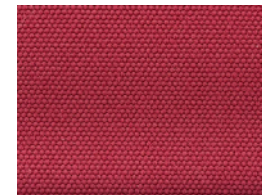
Pacific Blue R172



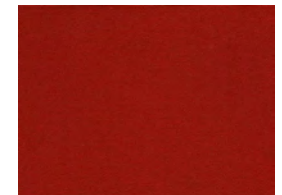
Captain Navy R175



Logo Red R176



Burgundy R177



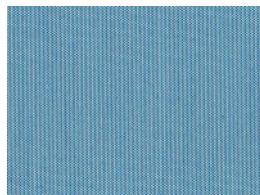
Vermillion R182



Pumpkin R185



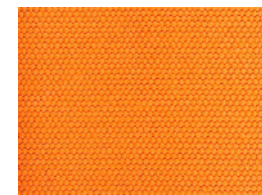
Titanium R196



Sapphire R229



Yellow R554



Orange R567



Orange Stripe



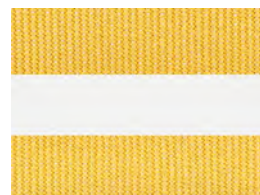
Navy Stripe



Turquoise Stripe



Red Stripe



Yellow Stripe



Black Stripe



Pacific Blue Stripe

## Resin Coated Umbrella Bases

St. Augustine, Florida \* [www.southernbreezeof.com](http://www.southernbreezeof.com) \* (904) 315-3944

RESIN COATED CONCRETE FILLED BASE. 2 PIECE BASE, SECONDARY WEIGHT RING FITS INTO BASE CREATING OVERALL WEIGHT OF 80 LBS.  
**UPGRADED ALUMINUM STEM**



Brushed Silver



Onyx



Desert Bronze



Alpine White

\* IN TABLE USE ONLY

\* WEIGHT: 80 LBS.

\* BASE DIAMETER: 20"

\* BASE HEIGHT: 3.5"

\* STEM HEIGHT: 7.6"

\* TOTAL HEIGHT: 11.5"

\* WARRANTY - 1 YEAR COMMERCIAL

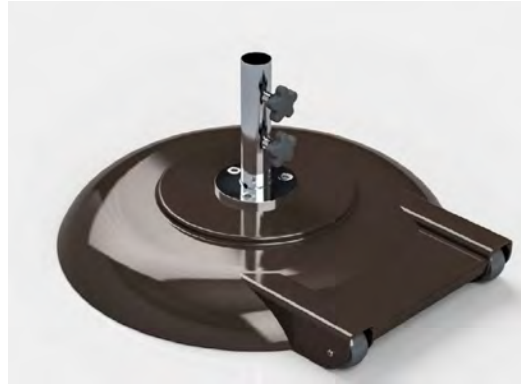
# Premium Aluminum Shell Umbrella Bases

St. Augustine, Florida \* [www.southernbreezeof.com](http://www.southernbreezeof.com) \* (904) 315-3944

CONCRETE FILLED PREMIUM ALUMINUM SHELL WITH WHEELS.  
SUITABLE FOR BENEATH A TABLE WITH 8" STEM HEIGHT  
FREE-STANDING BASE WITH 18" STEM HEIGHT



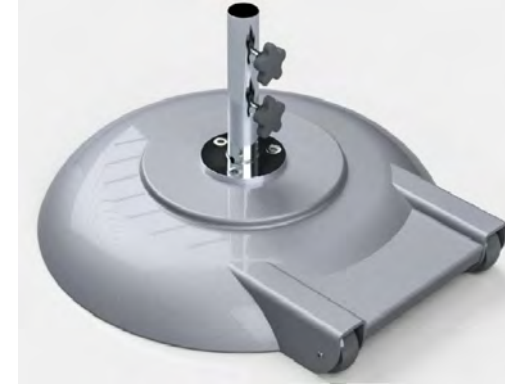
Onyx



Desert Bronze



Carbon



Silver Mist



Alpine White



Golden Oak



Heather Willow

- \* IN TABLE USE AND FREE-STANDING USE
- \* STEM HEIGHT: 8" (IN TABLE) OR 18" (FREE-STANDING)
- \* TOTAL HEIGHT: 11.5" (BASE + 8" STEM) OR 21.5" (BASE + 18" STEM)
- \* WARRANTY - 1 YEAR COMMERCIAL
- \* BASE DIAMETER: 24"; HEIGHT: 3.5"; WEIGHT: 100 LBS>



*D.*

**COST-SHARE STATUS COVER SHEET**

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

**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: \_\_\_\_\_

---

# RIVERTOWN

---

## Request for Funds

*Date of request: 05/20/2026*

*Submitted by: Richard Losco*

---

### **Groves Park Playground Equipment:**

Consideration of replacement of playground equipment at Groves Play Park. The playpark had to be shut down due to safety concerns in February 2026 because of deterioration of the climbing structure, swing set, and base of structure.

Sales proposals include equipment, specifications, job scope, cost, administration, and sitework preparation.

Vendor	Warranty	Job Scope	Cost
Kompan	Lifetime Warranty – Galvanized, Stainless Steel, & Polyethylene Parts 15 - year – Laminate & Aluminum Parts	Installation of equipment – The Trail, 2 Bat swings, Roloway Trail	\$79,454.37
GameTime/Dominica	Lifetime Warranty – All hardware 15 - year – Laminate & Aluminum Parts	Installation of equipment – 2-Bay ADA primetime swing set, VistaAdventure Course 2	\$71,517.32
Rep Services, Inc.	Lifetime Warranty – Galvanized, Stainless Steel, & Polyethylene Parts 15 - year – Laminate & Aluminum Parts	Installation of equipment – Landscape Structures LSI Tree Tops & 2 swings	\$143,709.41

*Should you have any comments or questions feel free to contact me directly.*



# QUOTE

109568-01-03 • 05/12/2026



A PLAYCORE Company

## Rivertown - Groves Park - Opt.1 - Rev.1

**Customer:**

Vesta Properties  
Saint Johns, FL 32259  
United States

**Ship to Zip: 32259**

**Prepared for:**

Kevin McKendree  
kmckendree@vestapropertyservices.com

**Prepared by:**

GameTime  
c/o Dominica Recreation Products, Inc.  
P.O. Box 520700  
Longwood, FL 32752-0700  
800-432-0162 \* 407-331-0101  
Fax: 407-331-4720  
[www.playdrp.com](http://www.playdrp.com)

Quantity	Part #	Description	Unit Price	Amount
<ul style="list-style-type: none"><li>• <b>Customer responsible for:</b></li><li>◦ Providing access to site</li><li>◦ Providing site plan</li></ul>				
1	Utility	<b>5-Star Plus - Utility Locate</b>	\$1,400.00	\$1,400.00
3560	Digout	<b>5-Star Plus - Digout/Sitework of area (per sq. ft.)</b> <i>Spoils to be left on site, unless noted below</i>	\$1.90	\$6,764.00
3560	Spoils	<b>5-Star Plus - Removal/Disposal from Site the Spoils from Digout</b>	\$1.75	\$6,230.00
1	RDU	<b>GameTime - 2-Bay ADA PrimeTime Swing Set</b>	\$4,937.00	\$4,937.00
1	5952SP	<b>GameTime - VistaAdventure Course 2</b>	\$28,733.00	\$28,733.00
1	INSTALL	<b>5-Star Plus - Five Star Plus Playground Installation Services</b> <i>Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, and 3-Year Labor Warranty!</i>	\$11,620.00	\$11,620.00
120	EWf-8	<b>GT-Impax - Engineered Wood Fiber - 8" Compacted Depth</b> <i>per cubic yard - ADA Compliant - IPEMA Certified - ASTM F1292 &amp; F1951 Compliant</i>  <i>Approx.~ 3560 sf</i>  <i>To be blown in</i>	\$59.70	\$7,164.00
1	Sealed	<b>5-Star Plus - Signed/Sealed FBC 2023 8th Edition Building Code Drawings</b>	\$1,350.00	\$1,350.00
1	Permits	<b>5-Star Plus - Building Permits</b> <i>Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. If additional time spent acquiring permits, due to lack of information from owner, final invoice to be adjusted. Survey &amp; Siteplan are to be provided by the owner for the permit application. Correct legal address will be required.</i>	\$1,500.00	\$1,500.00

# QUOTE

109568-01-03 • 05/12/2026



A PLAYCORE Company

Sub Total	\$69,698.00
Discount	(\$2,513.90)
Freight	\$4,333.22
<b>Grand Total</b>	<b>\$71,517.32</b>

Prepared by: **Veronica Salles | Project Manager**

☎ 800-432-0162 ext. 100 ✉ [veronica.salles@gametime.com](mailto:veronica.salles@gametime.com)

**Signed/Sealed Drawings may be included when expressly stated on proposal.**

**Permits and permitting services may be included when expressly stated on the proposal.** Unless specifically noted, permit fees, third-party reviews, inspections, bonds, and jurisdictional requirements are not included. The owner is responsible for providing **current and accurate site plans, surveys, and required property information** as needed by the permitting authority. **The permit process cannot begin until all required information is received from the owner.** Permitting timelines vary by jurisdiction and are **outside of our control**. Delays related to permitting, reviews, or approvals are not considered manufacturing or installation delays. Additional requirements arising during the permitting process, including but not limited to engineering revisions, soil testing, or jurisdictional comments, shall be treated as a **change in scope**.

**Non-governmental customers** purchasing on credit must submit a **completed GameTime Credit Application** and receive approval prior to order release. Unless otherwise approved in writing, a **minimum deposit of 100% (\$71,517.32)** is required to initiate manufacturing or fabrication. Remaining balances are due per approved credit terms. Credit card payments are accepted only through secure electronic payment methods and are subject to a 2.5% processing fee, shown as a separate line item. Payment by check, ACH, or wire transfer is available without additional fees.

When installation is included as a **turn-key project**, installation charges are due **upon completion and acceptance**. For larger or longer-duration projects, **progress billing may occur**, and GameTime reserves the right to invoice for **materials manufactured, shipped, or received on site**.

Installation Terms: Installation, when included, is performed by an **independent, certified installer** and is based on **standard installation conditions**. Installation assumes suitable soil, normal excavation conditions, proper sub-base, and unrestricted site access. The following are **excluded unless expressly stated**: drainage design or correction; soil remediation or import/export; rock, roots, debris, or concealed conditions; dewatering; erosion control; sod replacement; landscaping; irrigation repair; and site restoration. If unsuitable soil, drainage issues, high water table, or concealed conditions are encountered, **additional costs may apply**. The owner is responsible for site readiness, utility marking, site access, and protection of the work area before, during, and after installation.

## Billing Information

## Shipping Information

☒ (bill to): \_\_\_\_\_

☒ (ship to): \_\_\_\_\_

🏠 (address): \_\_\_\_\_

🏠 (address): \_\_\_\_\_

👤 (contact): \_\_\_\_\_

👤 (contact): \_\_\_\_\_

☎ (phone): \_\_\_\_\_

☎ (phone): \_\_\_\_\_

✉ (email): \_\_\_\_\_

✉ (email): \_\_\_\_\_

# QUOTE

109568-01-03 • 05/12/2026



A PLAYCORE Company

Sales Tax Exemption Certificate Number # : \_\_\_\_\_ Please provide a verifiable certificate

**Quote Validity** : Pricing is firm for 60 days from the date of quotation unless otherwise stated.

**Pricing Basis** : Quotes are based on shipment of all items at one time to a single destination unless noted. Changes to scope, quantities, delivery conditions, or site requirements may result in price adjustments.

**Exclusions** : This quotation excludes off-loading and unloading of materials; lift-gate service; storage of materials prior to installation; site security; acceptance of deliveries; removal of existing equipment; site work; landscaping; drainage; utility relocation; fencing; signage; lighting; and any work not expressly described or included on this proposal.

**Shipping Terms** : All equipment ships F.O.B. factory unless stated. Title and risk of loss transfer in accordance with standard shipping terms.

**Taxes** : Sales, use, and similar taxes are not included unless expressly stated. Applicable taxes will be added at time of invoicing unless a valid tax-exempt certificate is provided prior to order entry.

**Production & Shipment** : Manufacturing, fabrication, and shipment will not begin until all required approvals and deposits are received.

## Acceptance of quotation:

Accepted By (name): \_\_\_\_\_

P.O. No: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Purchase Amount: **\$71,517.32**



## 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
<b>TRAIL OPTION 2</b>					
<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
<b>Total USD</b>			<b>79,454.37</b>

**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. 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

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): \_\_\_\_\_

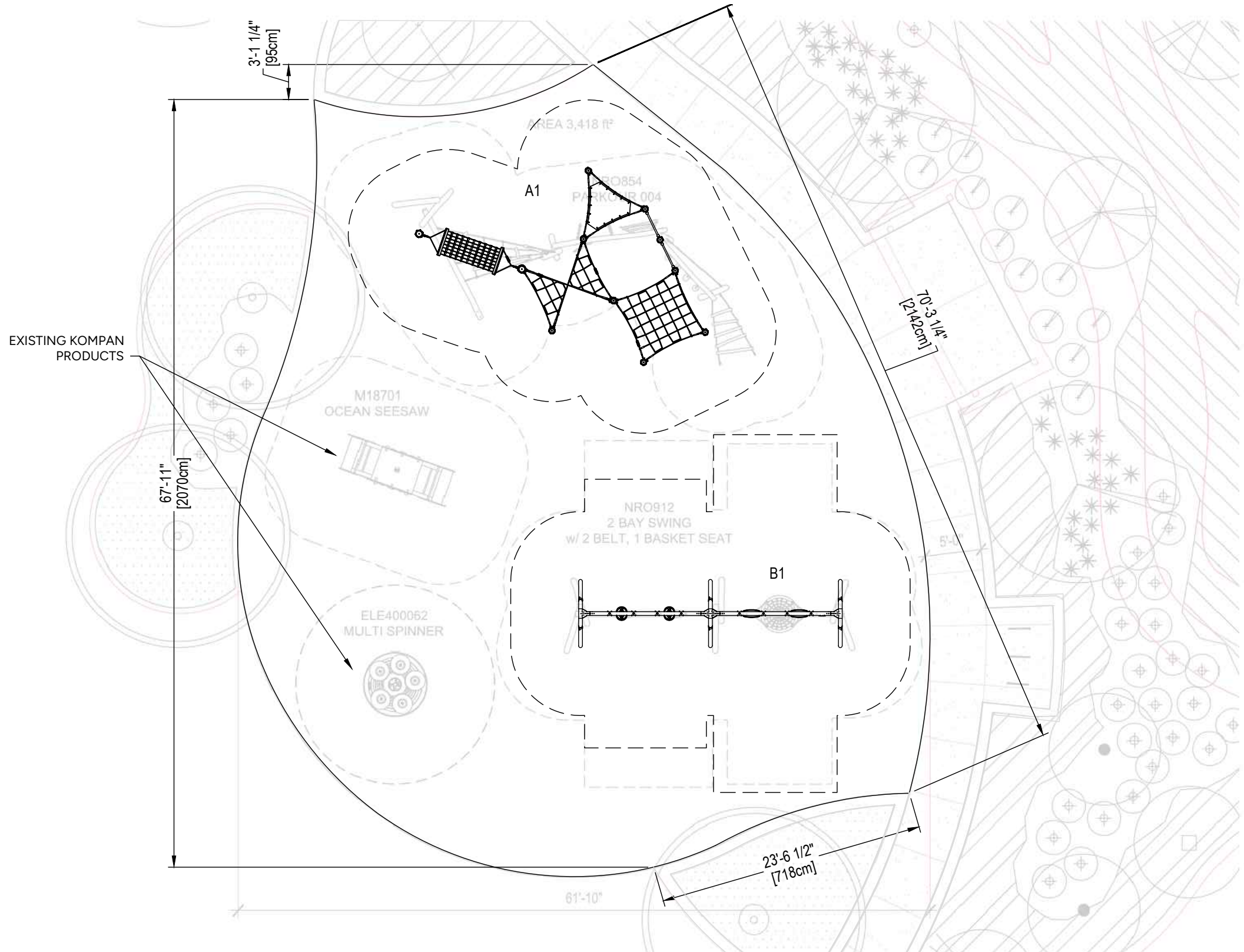
Contact Phone (Cell): \_\_\_\_\_

SALES TAX EXEMPTION CERTIFICATE #: \_\_\_\_\_

(PLEASE PROVIDE A COPY OF CERTIFICATE)







EXISTING KOMPAN PRODUCTS

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

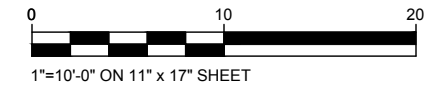
DUE TO THE PRESENCE OF THIRD PARTY OR EXISTING PLAY EQUIPMENT, ADA COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE SITE OWNER / OPERATOR.

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:**  
 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 5/8" OF 3,500 PSI MINIMUM COMPRESSIVE STRENGTH. CONTACT KOMPAN FOR SPECIFIC PRODUCT REQUIREMENTS. ALL COMPOSITE STRUCTURES SHOWN REQUIRE A SITE GRADE OF 2% MAXIMUM, 1% OPTIMAL. SPECIFICATIONS FOR EACH KOMPAN STRUCTURE MAY BE FOUND AT [KOMPAN.COM/KOMPANMASTER](http://KOMPAN.COM/KOMPANMASTER)  
 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 Stacey Moseley			SHEET
REVIEW BY DESIGN	DRAWN BY JadAnd	DATE 260224	K1.0-2
REV. NO.	REV. BY	REV. DATE	
-	-	-	REVISION NOTES
			-

LAYOUT IS IN ACCORDANCE WITH ASTM F1487



# REP SERVICES, INC.

Experts at Play & Outdoor Spaces

Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade  
Phone: 407.831.9658 Fax: 866.232.8532 E-mail: sales@repervices.com

E-mail POs and contracts to:

[contracts@repervices.com](mailto:contracts@repervices.com)

Please mail checks to:

Rep Services, Inc.  
165 W. Jessup Ave.  
Longwood, FL 32750-4146

<b>Proposed To:</b> Vesta Property Services, Inc 160 Riverglade Run Saint Johns, FL 32259	<b>Ship To:</b> TBD at a later date	<b>Bill To:</b> Rivers Edge Community Development District 475 W Town Pl Ste 114 St Augustine, FL 32092-3649
<b>Attn:</b> Kevin McKendree	<b>Attn:</b>	<b>Attn:</b> Kevin McKendree

<b>Project No:</b> 22563	<b>Project Name:</b> Rivertown Playground	<b>Project Contact:</b> Kevin McKendree
<b>Proposal No:</b> 22563.02	<b>Proposal Name:</b> Rivertown Play Option 2	<b>Project Location:</b> Footbridge Rd St Augustine, FL 32259 Project County: St. Johns
<b>Proposal Date:</b> 4/16/2026	<b>Proposal Expires:</b> 5/15/2026	
<b>For Questions Contact:</b> Wendy Bowerman ☎ 407-853-3557 ✉ wendy@repervices.com		
<b>Consultant:</b> Kim McPhee ☎ 407-853-3574 ✉ kim@repervices.com		<b>Opt/Rev:</b> B/0 4/17/26 - WB

<b>Vendor:</b> Landscape Structures	<b>Proj Drawings:</b> 22563-3-1 2026.1	611068
-------------------------------------	--	--------

Class	Part No	Qty	Description	Unit Price	Net Price	Ext Price
<b>5-12</b>						
Custom	CP016776A-001	1 EA	Dtr Sp Tree Tops W/steel Post DB Only	57,820.00	57,820.00	57,820.00
Signs	IP182503C-001	1 EA	Welcome Sign (Isi Provided) - Ages 5-12 Years Direct Bury	0.00	0.00	0.00
Swings	IP174018A-001	2 EA	Belt Seat - Proguard Chains For 8' Beam Height	175.00	175.00	350.00
	IP177332A-001	1 EA	Single Post Swing Frame - 8' Beam Height Only DB Only	1,710.00	1,710.00	1,710.00
Product Subtotal:						\$59,880.00
Signed & Sealed Engineering:						\$2,200.00
Freight: Prepaid Ship Method: Best Way FOB: Destination Weight: 5,374 lbs Freight Charge						\$8,640.00
<b>Landscape Structures Total:</b>						\$70,720.00

<b>Vendor:</b> Engineered Wood Fiber supplied by Rep Services	<b>Proj Drawings:</b> 22563-3-1 2026.1	611072
---	--	--------

Class	Part No	Qty	Description	Unit Price	Net Price	Ext Price
Surfacing	EWf-ST. JOHNS COUNTY	131 CY	131 CY Engineered Wood Fiber 12" thick	64.00	64.00	8,384.00
Freight: Prepaid Ship Method: Best Way FOB: Destination Freight Charge						Included
<b>Engineered Wood Fiber supplied by Rep Services Total:</b>						\$8,384.00

<b>Installation By RSI Installer: The scope includes the following, as required:</b>	611073
--	--------

Item	Qty	Description	RSI Installer Total:
PERMIT FILING	1 EA	Charge for document preparation for building permit.	
PERMIT FEE	1 EA	Permit Fees charged by Building Department for the building permit and by the Clerk of Circuit Court for the Notice of Commencement.	
INS-LSI	1 LT	Equipment Installation - Landscape Structures LSI Tree Tops & 2 swings	
INS-CON FT	12 EA	Install concrete footings for Tree Tops	
OTHER	1 EA	Concrete Pump rental and minimum concrete load fee	
TRASH REMOVAL	1 LT	Trash removal from jobsite	
OTHER	1 EA	Pull back of EWF from play area to install equipment, then re-install.	
			<b>\$64,605.41</b>

### General Terms of Sale and Proposal Summary

100% of product prior to fabrication.

<b>Product:</b>	\$70,464.00
<b>Installation:</b>	\$64,605.41
<b>Freight:</b>	\$8,640.00
<b>Proposal Total:</b>	\$143,709.41

### Notes

#### Basis of Proposal:

Our offer is based upon RSI design 22563-1-1 2026.1.pdf

For the installation of play equipment in existing play area and restoration of the Engineered Wood Fiber surfacing.

If a performance and payment bond is required, add 3% to the proposal total.  
If a owner controlled insurance program (OCIP) is required, add 2% to the proposal total.

Also, please be aware that we generate separate invoices for product at the time of delivery, then we invoice for installation upon completion. This is the customary approach in construction and eliminates sales tax on installation services. If your project should include products from multiple manufacturers, be advised that the products will be invoiced separately.

#### Estimated project completion schedule

*(This schedule starts when all needed information to direct engineering has been gathered.)*

4 Weeks: Engineering  
6 Weeks: Permitting/Submittal Approval  
8 Weeks Longest manufacturing lead time. (Typical for scheduling.)  
1 Week Shipping  
3 Weeks Installation  
24 Weeks TOTAL

#### General notes:

It is Rep Services' understanding that a Geotech report has not been performed. Rep Services, Inc. assumes that the soil bearing capacity is 2,000 psf. Owner, General contractor and/or site contractor to verify soil conditions meet or exceed design assumptions prior to installation of foundations.

Owner to provide all survey information. Signed and sealed survey may be required for permitting. Exact permitting requirements required for authority having jurisdiction will be confirmed after a purchase order is issued and during engineering services. Rep Services, Inc. will request AutoCAD drawings of survey file from owner's survey company.

Structural calculations not provided as part of basic services and typically not required for playground permitting. If calculations are required, a change order for additional will be required.

All rezoning and variance applications are excluded as part of our base scope of work. If rezoning or a variance is required for the project, a change order for additional services will be required.

Once contractor (RSI) has received a Notice to Proceed and the agreed-upon schedule is changed, storage and remobilization fees may be assessed.

If the project is cancelled prior to completion, the project will be billed per the percent of completion. Rep Services, Inc. will provide the percent of completion.

*Note that RSI is committed to do all it can to meet the needs of your project.*

#### Landscape Structures:

Color selection to be made at time of color submittal approval

The Owner/Operator shall install protective surfacing in accordance with specifications F1292 and F1951, as applicable (ref. ASTM F3101-15 10.2). Protective surfacing material must have a critical height value to meet the maximum fall height for the equipment and be accessible (ref. ASTM F3101).

#### Engineered Wood Fiber:

- Rough Grade: To be established by others
- Product: Made from 100% wood fibers cut to one-to-two-inch lengths.
  - \*\*\* IPEMA CERTIFIED ASTM F1292-13 Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment and ASTM F2075-10a Standard Specification for Engineered Wood Fiber for Use as a Playground Safety Surface Under and Around Playground Equipment.
  - \*\*\* This is a natural product. Particle size, texture and color may vary from a tan to a dark brown due to the natural conditions of the environment.
  - This proposal is for Engineered Wood Fiber playground surfacing delivered to the site
- Installation: Owner or Owner's contractor is responsible for:
  - Drainage is extremely important to the long-term performance of your playground surfacing. A minimum of a 12" depth of surfacing material must be always maintained.
  - NOTE: Installation scopes do not include fall height testing.

Freight prices are subject to an energy/fuel surcharge if implemented between the time of quote and placement of order.

#### Installation:

Unless otherwise noted, the following items are to be *PROVIDED BY CUSTOMER* prior to installation:

- Signed & sealed site plan or survey
- Access for machines and labor crew to equipment installation location
- Staging area
- Geotechnical Report
- Tree survey and barriers
- Private underground utilities located and marked

Our scope does not include:

- Performance and Payment Bond
- Davis Bacon Wage Rates
- Certified Payroll Rates
- Enrollment of Owner Controlled Insurance Plan
- Sod & Landscape Restoration
- Dumpster at the site for trash and waste material

- Soils testing
- Site security
- Water
- Dewatering and drainage considerations
- Concrete testing

Installation Charges on this proposal are based on NO UNFORESEEN conditions in the area, above or below the surface. If unforeseen conditions arise, the installation charges will change to reflect additional costs associated with dealing with those circumstances. Examples of this include but are not limited to: site not ready upon installer's arrival, underground utilities, or difficulties with footers due to coral rock or ground water in the holes.

**Time Limitations Holding Prices Firm:**

Orders are shipped within our manufacturer's standard lead times. Requests for delayed shipping may result in additional costs due to increases in freight, material costs or other factors. To secure the prices on this proposal, the offer must be accepted prior to the expiration date noted.

If, during the performance of this contract, the price of a product increases 3% or more as documented by factory quotes, invoices or receipts to contractor (Rep Services, Inc.) from the date of the contract signing the price of shall be equitably adjusted by an amount reasonably necessary to cover such price increases. Where the delivery of a product is delayed, through no fault of contractor (RSI) as a result of the shortage or unavailability of a product, contractor (RSI) shall not be liable for any additional costs or damages associated with such delay(s).

The undersigned warrants that he/she is an authorized representative of the company noted and has the requisite authority to bind said company and/or principal. If any particular billing is not paid when due, all outstanding balances, regardless of prior terms, will become immediately due and owing upon demand. Interest on past due amounts will be assessed at 1½ % per month or the maximum interest rate permitted by applicable law, whichever is less. Should it become necessary for either party to this contract to institute legal action for enforcement of any provisions of this contract, the prevailing party shall be entitled to reimbursement for all court costs and reasonable attorney's fees incident to such legal action. The parties hereto agree that proper venue for any legal action in any way related to this contract shall be in Seminole County, FL.

Accepted By:

Rivers Edge Community Development  
District

---

Company Name

Authorized By

Printed Name

Date

As Its: \_\_\_\_\_ (Title)



*LS* landscape  
structures

## Rivertown

 REP SERVICES, INC.  
Experts of Play & Outdoor Spaces  
185 W. Jessup Avenue, Longwood, FL 32750

22563-3-1 2026.1 • 4.9.2026


© 2026 Landscape Structures. All Rights Reserved



 **landscape structures**

**Rivertown**

22563-3-1 2026.1 • 4.9.2026

 **REP SERVICES, INC.**  
Experts at Play & Outdoor Spaces  
185 W. Jessup Avenue, Longwood, FL 32750



*landscape*  
structures

Rivertown

 **REP SERVICES, INC.**  
Experts at Play & Outdoor Spaces  
185 W. Jessup Avenue, Longwood, FL 32750

22563-3-1 2026.1 • 4.9.2026

© 2026 Landscape Structures. All Rights Reserved

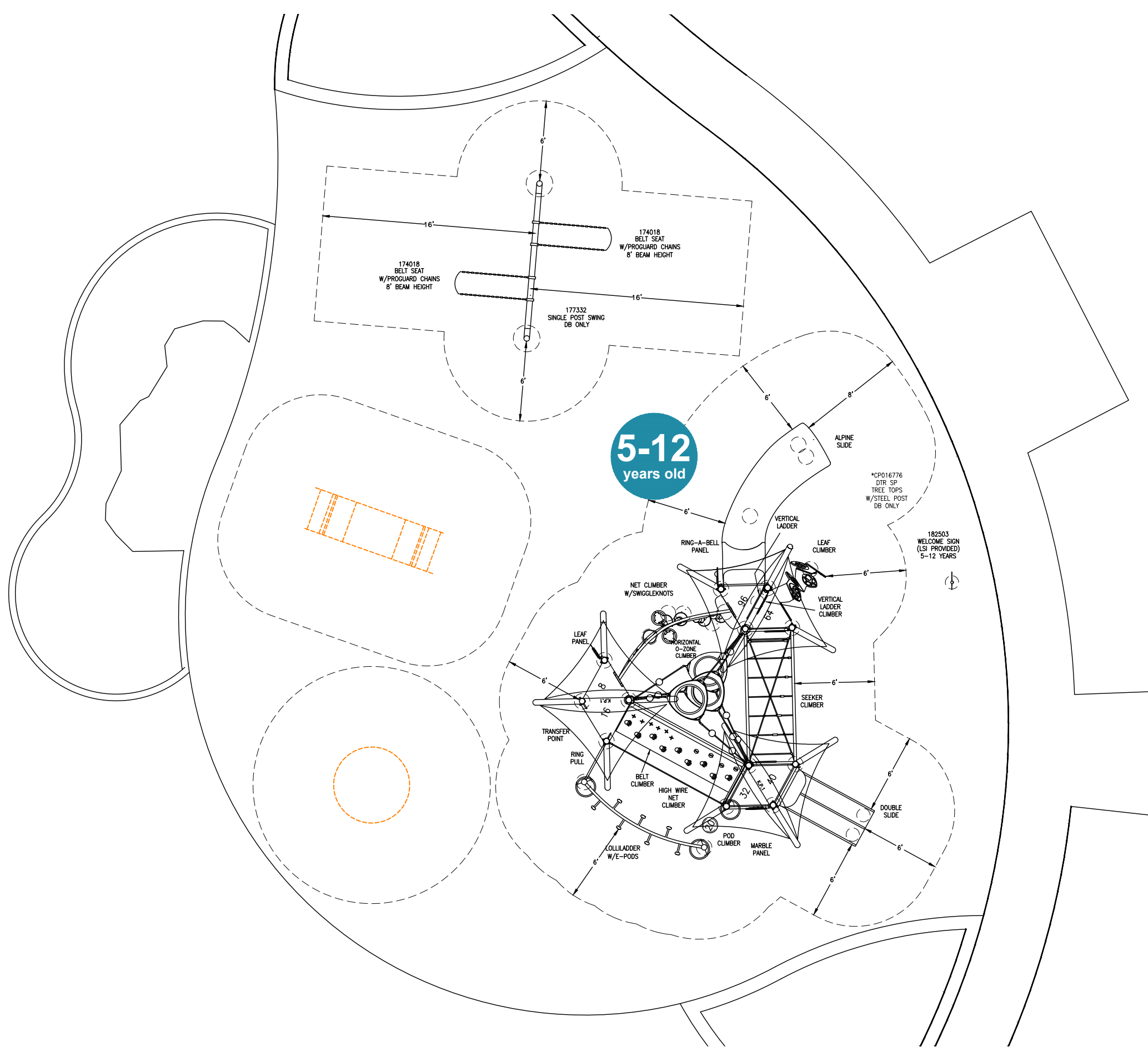
DRAWN BY: KCM		<h1>PG-1</h1>		
PLAY EQUIPMENT PLAN				
TOTAL AREA: 3420 SF				
FALL HEIGHT: 8'				
BORDER: EXISTING				
USER CAPACITY: 45				
SURFACING: EXISTING EWF				
SUBGRADE ELEV.:				
ADA SCHEDULE	2-5	TOTAL PLAY ACTIVITIES 2-5:		
		TOTAL PLAY ACTIVITIES 5-12: 17		
	FBC 240.2.1.2	ACCESSIBLE ELEVATED ACTIVITIES	ACCESSIBLE GROUND-LEVEL ACTIVITIES	ACCESSIBLE GROUND-LEVEL PLAY TYPES
	REQ	N/A	N/A	N/A
PROV	N/A	N/A	N/A	
5-12	REQ	5	3	5
PROV	5	7	5	

**WELCOME SIGN**  
TO BE LOCATED IN CONSULTATION WITH OWNER

**⚠ WARNING**  
INSTALLATION OVER A HARD SURFACE SUCH AS CONCRETE, ASPHALT, OR PACKED EARTH MAY RESULT IN SERIOUS INJURY OR DEATH FROM FALLS.

**⚠ WARNING**  
SURFACING AND PLAYSURFACES MAY BECOME **HOT** AND CAUSE BURNS. CHECK FOR HOT SURFACES PRIOR TO PLAYING ON THE PLAYGROUND.

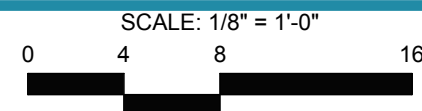
- GENERAL NOTES:**
- EQUIPMENT LOCATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION
  - ACCESSIBLE ROUTE OF TRAVEL TO THE PLAYGROUND TO BE PROVIDED BY OTHERS, UNLESS OTHERWISE NOTED
  - BASE MUST EXHIBIT POSITIVE DRAINAGE IN ALL AREAS



## Rivertown

St Johns, FL  
PROJECT: 22563-3-1 2026.1  
NOT FOR CONSTRUCTION

This design DOES NOT include scope of work in detailing drainage/stormwater/sewer/or related infrastructure. All drainage and site utility designs shall be provided by others. Rep Services Inc. responsibility is limited to this drawing and detail, as pertinent to all work listed on Proposal documentation.



**REP SERVICES, INC.**  
Experts at Play & Outdoor Spaces



*E.*

**COST-SHARE STATUS COVER SHEET**

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

Proposal: Fencing of Basketball Court @ Riverhouse

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

Yes (Please proceed to question 2)

No, the entire cost will be paid by:

\_\_\_\_\_  
(Please leave remainder of form blank)

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

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

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

*[End of Cover Sheet]*

## 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:

Install Fencing around the basketball court parameter

Total Proposed  
Compensation: \$ 16,680.00

Cost Share		
Calculation:	<u>\$5,921.40</u>	Rivers Edge
	<u>\$4,917.26</u>	Rivers Edge II
	<u>\$5,841.34</u>	Rivers Edge III

Methodology  
Consultant Approval: \_\_\_\_\_

(Signature)

\_\_\_\_\_  
(Date)

If requesting addition of new improvements:

Engineer  
Approval: \_\_\_\_\_

(Signature)

\_\_\_\_\_  
(Date)

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

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

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE III CDD**

\_\_\_\_\_  
By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

---

# RIVERTOWN

---

## Request for Funds

Date of request: **04/15/2026**

Submitted by: **Richard Losco**

---

### **RiverHouse Basketball Fencing:**

Consideration of immediate fencing around the RiverHouse Basketball Court parameter due to repeated vandalism and e-bike issues that have plagued the RiverTown Community. Resurfacing the basketball court and replacement of equipment would not be feasible as it relates to the continued vandalism issues. These items have been approved in the 2026 Adopted Budget.

Commercial grade black vinyl coated chain link fence to include two, 4' wide walk gates and matches the tennis court fencing for aesthetics of facility. Access Control System would not be recommended due to the environment in which it would be installed.

Vendor	Warranty	Job Scope	Cost
Fencescape Co.	One year labor warranty included.	-Install 410' of 6' tall 8-gauge commercial grade black vinyl coated chain link fence to include two, 4' wide walk gates. -Basketball court chain link fence to include 3" termination, gate and corner posts, 2" line posts, 1-5/8" top rail and bottom tension wire. -All posts will be set in concrete mix.	\$16,680.00
Fenceline, LLC	One year labor warranty included.	-Install 410' of 6' tall 8-gauge commercial grade black vinyl coated chain link fence to include two, 4' wide walk gates. -Includes all necessary posts, top rail, tension wire, and fittings.	\$17,480.00
Clemons Fence	One year labor warranty included.	-Install: 410' of 6' tall black vinyl chain link fence and two 4' wide gates. -Posts will be set in concrete.	\$17,780.00



*Should you have any comments or questions feel free to contact me directly.*

# Clemons Fence

PO Box 871

Starke, Florida 32091

*Free Estimates*

*Licensed and Insured*

*Phone 352-235-1437*

*clemons99@windstream.net*

Chad Clemons  
Owner

---

Quote: Rivers Edge CDD

Attn: Kevin McKendree

phone: 607-1033

Email: kmckendree@vestapropoertyservices.com

Site: Basketball court

156 Lending St.

St. Johns, FL 32259

Date: 4/6/2026

Install: 410' of 6' tall black vinyl chain link fence and two 4' wide gates. Posts will be set in concrete. 1yr labor warranty.

Total: \$17,780

Payment to be made as follows: 50% deposit, balance in full upon completion.

We are not responsible for damage to any underground utilities. All fence lines to be cleared and staked by customer. Any changes, additions, or modifications to the above or unforeseen underground obstructions will be additional cost to the customer.

Authorized by: *Chad D. Clemons*

Date: \_\_\_\_\_

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

---

Quotes may not be guaranteed after 30 days.

Make checks payable to:

Clemons Fence

*Thank you for the opportunity to serve you.*

## Fenceline LLC

Eric Jarvis  
386-972-3886  
ericjarvis@fencelinellc.com

Date: April 7, 2026

### Customer Information

Rivers Edge CDD  
Attn: Kevin McKendree  
607-1033  
kmckendree@vestapropertyservices.com

### Project Location

Basketball Court  
156 Lending St.  
St. Johns, FL 32259

### Project Scope

- Install approximately 410 linear feet of 6' tall black commercial-grade chain link fence
- Includes all necessary posts, top rail, tension wire, and fittings
- Install (2) 4' wide chain link gates

<b>Total</b>	<b>\$17,480.00</b>
--------------	--------------------

*Pricing is per linear foot. Final total will be based on measured footage. Quote valid for 30 days.*



[www.fencescapecompany.com](http://www.fencescapecompany.com)

450-106 SR 13 North #402

St. Johns, FL 32259

904-465-0423

[Fencer74@yahoo.com](mailto:Fencer74@yahoo.com)

4/6/2026

**Fence/Gate Proposal for:**

Rivers Edge CDD

Attn: Kevin McKendree

607-1033

kmckendree@vestapropertyservices.com

**Project Address:**

Basketball Court

156 Lending St.

St. Johns, FL 32259

**Scope of work as follows:**

- Install 410' of 6' tall 8-gauge commercial grade black vinyl coated chain link fence to include two, 4' wide walk gates.
- Basketball court chain link fence to include 3" termination, gate and corner posts, 2" line posts, 1-5/8" top rail and bottom tension wire.
- All posts will be set in concrete mix.
- One year labor warranty included.
- Fencescape LLC is licensed and insured.
- This proposal is valid for 10 days.

**Total Cost: 16,680.00**

**50% Deposit: \$8,340.00**

**Balance Due upon completion: \$8,340.00**

Payment/scheduling Requirements: Cash, check, ACH bank transaction or credit/debit card. If you want to pay by credit/debit card, there is an additional 3% convenience fee per transaction. We require 50% down and a signed contract. Materials for your job will be ordered, and an official drawing of the project layout will be provided once payment and signed contract are received. We require balance upon job completion. Initial \_\_\_\_\_

## Terms and Conditions

- A) Title; Authorized Party. Customer represents that they hold legal title to the subject real property or are authorized to act as agent for the true owner. Customer agrees to pay the balance of the purchase price immediately upon completion of the project in accordance to the terms of the Agreement and agrees that final payment will not be held for punch list items, change requests, inspections or warranty issues. A finance charge of 3% of the purchase price will be added every 30 days to any invoice over 15 days past due. In the event of returned checks due to insufficient funds, Customer agree's to pay all applicable late fee's and fee's incurred by Fencescape relating to it. Fencescape reserves the right to void all warranties with unpaid balances. In the event the final payment is not made as specified, Fencescape LLC reserves the right to exercise the provisions provided for under the Florida Lein Law, a notice to owner in the event of nonpayment. The Customer will be held liable for all expenses associated with collection, including but not limited to, attorney, court fees and association costs should legal action become necessary to enforce this Agreement.
- B) Deposit: Customer agrees to pay a 50% deposit of total cost of project with signed contract unless otherwise agreed upon. Balance of project will be due upon completion.
- C) Change Orders: If Customer requests Fencescape to complete additional work to what was described in the original Agreement, Fencescape will require Customer to sign a written change order. This change order will include the additional scope of work and cost. Any alteration or deviation at the request of the customer to the subcontractors working on site without a written change order from the original Agreement once project commences involving extra costs will be an extra charge over and above the agreed upon price, including a reasonable charge for additional profit and overhead. Such changes will then become part of the Agreement. Customer agrees that it will be responsible to pay for any work performed by Fencescape that was outside the original Agreement regardless if Customer signed a change order or not. If Customer changes layout resulting in reduced footage and additional materials are no longer needed, Customer agrees that these materials are non-returnable and will pay for as agreed.
- D) Unforeseen Issues and obstacles: Any alteration or deviation from the above specifications involving extra costs will be an extra charge over and above the agreed upon price, including a reasonable charge for additional profit and overhead. Examples include but not limited to difficult digging and underground obstacles. Fencescape reserves the right to deviate or altercate from the original Agreement if necessary in order to complete the project and Customer agree's to pay the extra costs involved.
- E) Cancellation: Customer has the right to cancel this Agreement without penalty or obligation by delivering written notice to Fencescape by Midnight on the third business day after signing the Agreement. In the event of cancellation, Customer's deposit will be returned within 10 business days after receipt of notice.
- F) Termination: If Customer terminates this Agreement after the Cancellation period, Customer agrees to pay Fencescape the greater of 1) 25% of the total sale or 2) the

total cost of materials, labor and services provided by Fencescape through the time of termination plus any additional amounts allowed under applicable law.

- G) Start of Installation: Customer agrees that once work has commenced, Fencescape will have the ability to perform the work without interruption. Customer assumes full responsibility to have fence lines staked, property lines located, and fence line/work area cleared of all debris, as well as, deed, subdivision restrictions, HOA applications and approvals, permitting and certificate of appropriateness as required by city ordinance. Customer is responsible for notifying neighbors at adjoining properties to clear and remove personal belongings from fenceline. Customer agrees Fencescape will not be liable for damages of any items not removed from fenceline.
- H) Clearing of Fenceline: If clearing of fenceline is to be completed by others, Fencescape requires the following to commence installation: to provide adequate room for installation, all vegetation must be cleared to a distance of 2' on either side of the fenceline and a height of 8'. If it is found that the Customer has not made the necessary preparations including locating, staking, and fully clearing fencelines the day of installation and Fencescape cannot proceed with installation that day, Customer agrees to pay Fencescape an additional \$500 trip charge.
- I) Property Lines: Customer will be solely responsible for locating property lines. Fencescape will assist Customer if needed to determine where fence should be located if survey is provided and property pins are staked but is under no circumstances responsible for locating property lines or guarantee their accuracy. It is recommended the Customer contact a survey company to identify property lines prior to installation date if unsure. Fencescape is not liable for property lines, easements, or covenants.
- J) Underground Utilities: Fencescape will call in major utility locates, 811, which is a service that locates public utility's that may be on your property prior to digging and installing your fence including electrical, water, and cable lines. Customer agrees to provide access to the locating services in order to stake or mark property of these utilities, and will not remove until after project completion.
- K) Private Utilities: Private utilities are Customer's responsibility to identify since the major utility companies do not mark these. Customer will be responsible for contacting individual private utility companies for locating and marking. The following are examples but not limited to:
  - 1. Sprinkler heads and underground irrigation lines
  - 2. Swimming pool lines
  - 3. Power lines not installed by major utilities companies such as wiring for pools, Jacuzzi's, lighting, landscape lighting, wells, etc.
  - 4. Private natural gas or propane lines that fuel private amenities.
  - 5. Septic lines and drains/fields
  - 6. Any other non-public utility.
  - 7. Any non-public utility lines from the neighbor's property encroaching on the Customer's property will be Customer's responsibility.

Customer agrees to be solely responsible for any damages to underground utilities or obstructions that are not clearly marked/staked by customer. Customer assumes full responsibility for cost associated and repairs of damaged underground obstructions.

- L) Damages: Fencescape is not responsible for any damage to driveways, walkways, sod, gardens, patios, screens, water spickets, pavers, shrubbery, potted plants, outdoor décor or any other outdoor structures relating to the installation of the project. Fencescape is not responsible for cracking, splitting, and breakage due to drilling, cutting, coring and anchoring into concrete, asphalt, brick, or wood/manufactured siding as a result of installation of the project.
  - M) Warranty: Fencescape provides a 1-year workmanship labor warranty from completion date. This does not include product defects. Aluminum and Vinyl products come with a limited lifetime manufacturer's warranty. There is no warranty on wood or chain link material. Wood is a natural product and is guaranteed to crack, split, warp, shrink, mildew, twist and/or discolor. All workmanship warranties will be void in the event of significant wind events including but not limited to hurricanes, tropical storms, tornadoes, or any other acts of God.
  - N) Grade: Fencescape will not perform any dirt work to fill in gaps due to differences in grade of property under the fence.
  - O) Access to Power, Water and Property: Customer agrees to provide access to an electrical outlet and a water source during the installation of the project. Customer agrees to always provide reasonable access to the installers for the project site during the construction.
  - P) Storage of Material: Fencescape will hold materials in the event the Customer is not prepared for installation for a maximum of 30 business days. Customer agrees that after the 30 day period, Fencescape reserves the right to charge a storage fee of 3% total cost that will be added every 7 days until the Customer is ready for installation. Customer agrees that Fencescape is not liable for any theft or damage to stored materials whether by acts of God or manipulation.
  - Q) Photos: Customer agrees to allow Fencescape to feature pictures of their project on social media which may include Facebook, google business and/or Instagram that may include their property and home. Fencescape will not share any identifying information such as street address or contact information. Customer agrees all images taken by Fencescape will become the property of Fencescape and Customer has no claim to them.
  - R) Signs: Customer agrees to allow Fencescape to include a sign on customer's fence.
  - S) Harrassment: Fencescape will complete all work in a workman like manner in accordance with industry standards. Fencescape will not tolerate harassing, physically assaulting, or threatening behaviors or comments to anyone employed by or subcontracted by Fencescape. Customer agrees to maintain a reasonable working relationship and will refrain from said behaviors. Otherwise Fencescape maintains right to terminate this Agreement and customer agrees to pay the total cost of materials, labor and services provided by Fencescape through the time of termination plus any additional amounts allowed under applicable law.
- I, the Customer, hereby contract with Fencescape LLC and authorize Fencescape LLC, as the contractor, to furnish all necessary labor and materials to construct the improvements described herein. I accept the specifications and terms of this agreement.

X \_\_\_\_\_ Date \_\_\_\_\_  
Customer's signature

X \_\_\_\_\_ Date \_\_\_\_\_  
Fencescape LLC Representative

*SEVENTH ORDER OF BUSINESS*

**OPTION A**

**NO ASSESSMENT INCREASE**

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Rivers Edge III Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 19, 2026
HOUR:	9:00 a.m.
LOCATION:	Rivertown Amenity Center – RiverHouse 156 Landing Street St. Johns, Florida 32259

**3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County, Florida, at least sixty (60) days prior to the hearing set above.

**4. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

**5. PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

**6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**7. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 20TH DAY OF MAY 2026.**

ATTEST:

**RIVERS EDGE III  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2027

**OPTION B**

**ASSESSMENT INCREASE**

## RESOLUTION 2026-04

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Rivers Edge III Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “**District’s Office**,” Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill

issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 19, 2026  
HOUR: 9:00 a.m.  
LOCATION: Rivertown Amenity Center – RiverHouse  
156 Landing Street  
St. Johns, Florida 32259

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County, Florida, at least sixty (60) days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

**6. PUBLICATION OF NOTICE.** Notice of the public hearings shall be published in the manner prescribed by Florida law.

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 20TH DAY OF MAY 2026.**

ATTEST:

**RIVERS EDGE III  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2027

# *Rivers Edge III*

*Community Development District*

*Proposed Budget  
FY 2027*

*Presented by:*



# Table of Contents

1-2	<u>General Fund</u>
3-7	<u>Narratives</u>
8-9	<u>Debt Service Fund Series 2021</u>
10-11	<u>Debt Service Fund Series 2024</u>
12-13	<u>Debt Service Fund Series 2025</u>
14	<u>Capital Reserve Fund</u>
15	<u>Assessment Schedule</u>

**Rivers Edge III**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
-------------	------------------------------	-------------------------	----------------------------	---------------------------	-------------------------------

**REVENUES:**

Special Assessments - Tax Roll	\$ 1,101,765	\$ 1,145,848	\$ 14,744	\$ 1,160,592	\$ 1,415,923
Special Assessments - Direct Bill	-	663,736	-	663,736	663,736
Administrative Assessments on Unplatted Land	74,495	-	74,495	74,495	-
Developer Contributions	1,666,333	-	936,216	891,785	1,040,048
Cost Share Landscaping Rivers Edge II	186,679	93,339	93,339	186,679	74,126
Special Events	1,000	-	1,000	1,000	1,000
Interest Revenue	2,000	4,869	3,500	8,369	2,000
Miscellaneous Income	500	-	500	500	500
Insurance Proceeds	-	2,380	-	2,380	-
<b>TOTAL REVENUES</b>	<b>\$ 3,032,773</b>	<b>\$ 1,910,172</b>	<b>\$ 1,123,795</b>	<b>\$ 2,989,536</b>	<b>\$ 3,197,332</b>

**EXPENDITURES:**

**Administrative**

District Engineer	\$ 15,000	\$ 10,098	\$ 4,902	\$ 15,000	\$ 20,000
District Counsel	30,000	15,838	14,162	30,000	35,000
District Management	33,034	16,517	16,517	33,034	35,000
Assessment Roll Administration	5,899	5,899	-	5,899	6,250
Dissemination Agent	4,129	2,056	2,073	4,129	4,500
Information Technology	1,416	708	708	1,416	1,500
Website Administration	2,124	1,062	1,062	2,124	2,250
Website Maintenance	800	800	-	800	800
Annual Audit	6,800	-	6,800	6,800	6,900
Trustee Fees	6,600	5,150	3,750	8,900	8,900
Arbitrage Rebate	600	450	600	1,050	1,500
Telephone	150	17	133	150	150
Postage & Delivery	500	555	425	980	1,000
Printing & Binding	1,000	137	863	1,000	1,000
Insurance General Liability	6,932	6,530	-	6,530	7,183
Legal Advertising	2,000	208	1,792	2,000	2,000
Other Current Charges	1,750	41	1,709	1,750	1,750
Office Supplies	50	3	47	50	50
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 118,958</b>	<b>\$ 66,243</b>	<b>\$ 55,544</b>	<b>\$ 121,787</b>	<b>\$ 135,908</b>

**Operations & Maintenance**

**Grounds Maintenance**

Field Operations Management (Vesta)	\$ 41,230	\$ 20,615	\$ 20,615	\$ 41,230	\$ 43,294
Landscape Maintenance	869,028	361,875	490,113	851,988	1,021,317
Landscape Maintenance New Units	85,000	-	85,000	85,000	85,000
Landscape Contingency	100,000	61,123	38,877	100,000	100,000
Irrigation Repairs and Maintenance	65,000	27,631	30,000	57,631	65,000
Lake Maintenance	40,360	15,606	24,754	40,360	40,360
Irrigation Water Use	243,090	73,599	169,491	243,090	243,307
Electric	51,500	2,569	4,500	7,069	7,046
Street Lighting	10,000	-	10,000	10,000	10,000
Street and Drainage Maintenance	3,000	-	3,000	3,000	3,000
Other Repair & Replacements	10,000	9,500	500	10,000	10,000
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$ 1,518,207</b>	<b>\$ 572,518</b>	<b>\$ 876,850</b>	<b>\$ 1,449,368</b>	<b>\$ 1,628,323</b>

**Rivers Edge III**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>Amenity Center</b>					
Cost Share Amenity - Rivers Edge	\$ 109,345	\$ 54,672	\$ 54,673	\$ 109,345	\$ 79,995
General Manager (Vesta)	48,911	25,334	23,577	48,911	51,354
Amenity Manager (Vesta)	53,680	26,840	26,840	53,680	56,588
Maintenance Service (Vesta)	109,264	54,632	54,632	109,264	115,761
Lifestyle Director (Vesta)	45,426	22,713	22,713	45,426	47,792
Lifeguards (Vesta)	58,043	4,222	53,821	58,043	62,078
Guest Services (Vesta)	66,861	33,431	33,431	66,861	71,511
Janitorial (Vesta)	34,833	17,417	17,417	34,833	36,904
Security Monitoring	1,800	1,110	690	1,800	1,800
Security Guards	25,000	-	-	-	-
Internet & Cable	17,000	6,534	10,466	17,000	15,600
Insurance	87,147	79,781	-	79,781	75,792
Fitness Equipment Lease	68,896	34,448	34,448	68,896	68,896
Window Cleaning	1,500	-	1,500	1,500	1,500
Pressure Washing	5,000	430	4,570	5,000	5,000
Pool Chemicals	20,000	10,612	9,388	20,000	40,000
Natural Gas	500	679	660	1,339	1,320
Electric	20,000	25,768	30,000	55,768	57,000
Water & Sewer	17,000	9,614	12,000	21,614	25,111
Amenity Repairs and Replacement	35,000	21,530	30,000	51,530	50,000
Refuse	15,000	8,890	9,000	17,890	19,200
Pest Control	3,600	1,188	2,412	3,600	3,600
Fire Alarm System and Maintenance	2,000	-	2,000	2,000	2,000
Access Cards	1,000	-	1,000	1,000	1,000
License & Permits	1,800	751	1,049	1,800	1,800
Special Events	30,000	1,975	28,025	30,000	30,000
Holiday Decorations	10,000	-	10,000	10,000	10,000
Office Supplies & Postage	1,500	-	1,500	1,500	1,500
Capital Expenditures	5,500	-	-	-	-
<b>TOTAL AMENITY CENTER</b>	<b>\$ 895,607</b>	<b>\$ 442,570</b>	<b>\$ 475,811</b>	<b>\$ 918,381</b>	<b>\$ 933,101</b>
<b>Reserves</b>					
General Reserves Funding	\$ 500,000	\$ -	\$ 500,000	\$ 500,000	\$ 500,000
<b>TOTAL RESERVES</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 3,032,773</b>	<b>\$ 1,081,331</b>	<b>\$ 1,908,205</b>	<b>\$ 2,989,536</b>	<b>\$ 3,197,332</b>
<b>Other Sources/(Uses)</b>					
Interlocal Transfer In/(Out)	\$ -	\$ 50,000 (50,000)	\$ -	\$ 50,000 (50,000)	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 828,841</b>	<b>\$ (784,410)</b>	<b>\$ -</b>	<b>\$ -</b>

**Rivers Edge III**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**REVENUES**

**Special Assessments - Tax Roll**

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

**Administrative Assessments on Unplatted Land**

The District will levy a non-ad valorem special assessment on unplatted land within the District, allocated based on the percentage of such undeveloped units planned relative to the budgeted General Administrative costs of the District.

**Developer Contributions**

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

**Cost Share Landscaping Rivers Edge II**

Mattamy Rivertown LLC and Rivers Edge CDD III have an agreement to cost share a portion of the maintenance costs for landscaping. Cost share is based on future development and estimated costs.

**Special Events**

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

**Interest Income**

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

**Miscellaneous Income**

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

**Expenditures - Administrative**

**District Engineer**

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

**District Counsel**

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

**District Management**

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

**Assessment Roll Administration**

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

**Dissemination Agent**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
GMS	Dissemination Agent	\$ 333	\$ 4,000
Disclosure Services	Revised Amortization Schedules		500
	<b>Total</b>		<b>\$ 4,500</b>

**Information Technology**

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

**Website Maintenance**

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

**Annual Audit**

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

**Trustee Fees**

The District's bonds will be held and administered by a Trustee. This represents the Trustee's annual fee.

**Arbitrage Rebate**

The District is required to annually have an arbitrage rebate calculation performed on the District's Series 2021, 2024, and 2025 Special Assessment Improvement Revenue Bonds. The District has contracted with Grau and Associates for Series 2021. American Municipal Tax-Exempt Compliance Corp. (AMTEC) serves as the District's tax compliance agent for Series 2024 and 2025, calculating the rebate liability and submitting a report to the District.

**Telephone**

Internet and Wi-Fi service for the office.

**Postage and Delivery**

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

**Rivers Edge III**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**Expenditures – Administrative (continued)**

**Printing and Binding**

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

**Insurance General Liability**

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

**Legal Advertising**

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

**Other Current Charges**

This includes monthly bank charges, BOS email annual subscriptions, and any other miscellaneous expenses incurred during the year.

**Office Supplies**

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

**Dues, Licenses & Subscriptions**

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

**Expenditures – Grounds Maintenance**

**Field Operations Management**

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

Vendor	Description	Monthly	Annual
Vesta	Field OP Management	\$ 3,608	\$ 43,294

**Landscape Maintenance**

The District has contracted with Yellowstone to maintain the common areas of the District and Amenity Center.

Vendor	Description	Monthly	Annual
Yellowstone	Landscape Maintenance	\$ 85,110	\$ 1,021,317

**Landscape Contingency**

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

**Irrigation Repair & Replacement**

The cost of miscellaneous irrigation repairs and maintenance incurred.

**Lake Maintenance**

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

Vendor	Description	Monthly	Annual
Solitude Lake Mngt	Lake Maintenance	\$ 2,530	\$ 30,360
	Contingency or New Units		10,000
	<b>Total</b>		<b>\$ 40,360</b>

**Rivers Edge III**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**Expenditures – Grounds Maintenance (continued)**

**Irrigation Water Use**

The estimated costs of water and reuse water provided by JEA for irrigation and maintenance of the District's common grounds.

Location	Meter		Monthly	Annual
123 Grand Bridge Dr Apt IR01	81842960	\$	3,036	\$ 36,432
1729 Rivertown Main St Apt IR01	98879626		568	6,812
175 Palomar Dr Apt IR01	101257906		1,241	14,886
193 Albright Ct Apt IR01	95047215		290	3,482
21 Grand Verde Dr Apt IR01	94648252		1,514	18,168
2567 Rivertown Main St Apt IR01	8193163		314	3,766
300 Dahlia Falls Dr	89882808		451	5,416
3059 Rivertown Main St Apt IR01	8193156		5,821	69,858
40 Sydney Cv	81840820		439	5,269
438 Meadow Creek Dr	89241610		249	2,985
147 Grand Lakes Dr Apt IR01	100703747		1,852	22,221
361 Claiborne La Apt IR01	98537574		1,475	17,694
377 Holly Creek Dr Apt IR01	514092938		290	3,484
57 Orangedale Cr Apt IR01	100691730		877	10,524
685 Claiborne La Apt IR01	94504957		572	6,867
149 Saddlebunch Ct Apt IR01	89241658		299	3,591
158 Adirondack Dr Apt IR01	100691731		297	3,566
475 Adirondack Dr Apt IR01	101141078		524	6,288
Contingency				2,000
<b>Total</b>		<b>\$</b>	<b>20,109</b>	<b>\$ 243,307</b>

**Electric**

The estimated costs of electric service provided by FPL for the District's irrigation pumps and lift stations located throughout the community.

Location	Meter		Monthly	Annual
435 Meadow Creek Dr #IRR	9443314324	\$	37	\$ 443
213 Wambaw Dr # LF Sta	358405579		55	662
3332 Rivertown Main St #IRR	4550426110		32	387
3614 Rivertown Main St #IRR	1843716117		32	386
153 Grand Lakes Dr #IRR	6356546405		37	442
63 Orangedale Cir #IRR	4192721290		37	442
4286 Rivertown Main St #IRR	954602108		36	437
3604 State Road 13 N	8252554343		212	2,539
469 Adirondack Dr #IRR	8496240220		26	308
Contingency				1,000
<b>Total</b>		<b>\$</b>	<b>504</b>	<b>\$ 7,046</b>

**Streetlighting**

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

**Street and Drainage Maintenance**

The estimated costs for street and drainage repairs.

**Other Repairs and Maintenance**

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

**Expenditures – Amenity Center**

**Cost Share - Amenity Rivers Edge**

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

**General Manager**

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

**Amenity Manager**

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

**Maintenance Services**

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

**Lifestyle Director**

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

**Lifeguards**

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

**Rivers Edge III**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**Expenditures – Amenity Center (continued)**

**Guest Services**

The District has contracted with Vesta to provide community facility staff for the Amenity Center to greet patrons, provide facility tours, issue access cards, and enforce policy.

**Janitorial Services**

The District has contracted with Vesta Property Services, Inc. to provide janitorial services for the Amenity Center.

Vendor	Description	Monthly	Annual
Vesta	Janitorial Services	\$ 3,075	\$ 36,904

**Security Monitoring**

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

**Internet & Cable**

The estimated cost for internet and cable services provided by Comcast Business for two District facilities: the Amenity Center at 110 Grand Verde Dr and the River Lodge at 100 Grand Verde Dr.

Vendor	Description	Location	Monthly	Annual
Comcast	Internet & Cable	Amenity Center	\$ 500	\$ 6,000
Comcast	Internet & Cable	River Lodge	800	9,600
<b>Total</b>			<b>\$ 1,300</b>	<b>\$ 15,600</b>

**Insurance**

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

**Fitness Equipment Lease**

The District has contracted with Macrolease to rent fitness equipment.

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

**Window Cleaning**

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

**Pressure Washing**

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

**Pool Chemicals**

The estimated costs for providing chemicals for the Amenity Center swimming pools.

**Natural Gas**

The District is under contract with TECO Peoples Gas and Florida Natural Gas to provide gas for the fireplace and gas grills.

Vendor	Description	Monthly	Annual
Teco	Gas	\$ 90	\$ 1,080
Florida Natural Gas	Gas	20	240
<b>Total</b>			<b>\$ 110 \$ 1,320</b>

**Electric**

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

Location	Meter	Monthly	Annual
2308 Rivertown Main St	9915753587	\$ 5,154	\$ 61,842
Contingency			1,000
<b>Total</b>			<b>\$ 5,154 \$ 62,842</b>

**Water & Sewer**

Estimated costs for sewer, water, and irrigation for the Amenity Center billed to the District by JEA.

Location	Meter	Monthly	Annual
1849 Rivertown Main St	91681728	\$ 33	\$ 400
2308 Rivertown Main St - Water	94648253	108	1,293
2308 Rivertown Main St	Fire Sprinkler 1	51	612
2308 Rivertown Main St - Water	94648265	1,315	15,777
2308 Rivertown Main St - Sewer	94648253	336	4,028
Contingency			3,000
<b>Total</b>			<b>\$ 1,843 25,111</b>

**Amenity Repair and Replacements**

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

**Rivers Edge III**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

<b>Expenditures – Amenity Center (continued)</b>
--

**Refuse**

Garbage disposal services for the Amenity Center provided by Republic Services, including one 8-cubic-yard waste container with two pickups per week.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Republic Services	Refuse	\$ 1,600	\$ 19,200

**Pest Control**

The District has contracted with Turner's Pest Control to provide pest control services.

**Fire Alarm System and Maintenance**

The estimated costs of fire alarm systems and maintenance.

**Access Cards**

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

**Licenses & Permits**

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

**Special Events**

Represents estimated costs for the District to host special events for the community throughout the fiscal year.

**Holiday Decorations**

Represents estimated costs for the District to decorate the Amenity Center for the holidays.

**Office Supplies/Postage**

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

**General Reserve**

The District funds a capital reserve dedicated to future renewal, replacement, and unanticipated capital needs. These funds are transferred to the Capital Reserve Fund to support long-term financial stability and the ongoing upkeep of District infrastructure and facilities.

# Rivers Edge III

## Community Development District

### Proposed Budget Debt Service Series 2021 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessments - Tax Roll	\$ 552,665	\$ 543,587	\$ 6,995	\$ 550,581	\$ 552,665
Interest Income	10,000	12,849	5,000	17,849	10,000
Carry Forward Surplus <sup>(1)</sup>	255,152	265,927	-	265,927	276,003
<b>TOTAL REVENUES</b>	<b>\$ 817,817</b>	<b>\$ 822,363</b>	<b>\$ 11,995</b>	<b>\$ 834,358</b>	<b>\$ 838,668</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 164,178	\$ 164,178	-	\$ 164,178	\$ 161,438
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	164,178	-	164,178	164,178	161,438
Principal - 5/1	220,000	-	220,000	220,000	225,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 548,355</b>	<b>\$ 169,178</b>	<b>\$ 389,178</b>	<b>\$ 558,355</b>	<b>\$ 547,875</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 548,355</b>	<b>\$ 169,178</b>	<b>\$ 389,178</b>	<b>\$ 558,355</b>	<b>\$ 547,875</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 269,462</b>	<b>\$ 653,185</b>	<b>\$ (377,183)</b>	<b>\$ 276,003</b>	<b>\$ 290,793</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 158,063

**Rivers Edge III**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2021 Capital Improvement Revenue Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	8,755,000	3.000%	225,000	161,438	
05/01/27	8,530,000	3.000%	-	158,063	544,500
11/01/27	8,530,000	3.000%	230,000	158,063	
05/01/28	8,300,000	3.000%	-	154,613	542,675
11/01/28	8,300,000	3.000%	240,000	154,613	
05/01/29	8,060,000	3.000%	-	151,013	545,625
11/01/29	8,060,000	3.000%	245,000	151,013	
05/01/30	7,815,000	3.000%	-	147,338	543,350
11/01/30	7,815,000	3.000%	255,000	147,338	
05/01/31	7,560,000	3.000%	-	143,513	545,850
11/01/31	7,560,000	3.500%	260,000	143,513	
05/01/32	7,300,000	3.500%	-	138,963	542,475
11/01/32	7,300,000	3.500%	270,000	138,963	
05/01/33	7,030,000	3.500%	-	134,238	543,200
11/01/33	7,030,000	3.500%	280,000	134,238	
05/01/34	6,750,000	3.500%	-	129,338	543,575
11/01/34	6,750,000	3.500%	290,000	129,338	
05/01/35	6,460,000	3.500%	-	124,263	543,600
11/01/35	6,460,000	3.500%	300,000	124,263	
05/01/36	6,160,000	3.500%	-	119,013	543,275
11/01/36	6,160,000	3.500%	310,000	119,013	
05/01/37	5,850,000	3.500%	-	113,588	542,600
11/01/37	5,850,000	3.500%	325,000	113,588	
05/01/38	5,525,000	3.500%	-	107,900	546,488
11/01/38	5,525,000	3.500%	335,000	107,900	
05/01/39	5,190,000	3.500%	-	102,038	544,938
11/01/39	5,190,000	3.500%	345,000	102,038	
05/01/40	4,845,000	3.500%	-	96,000	543,038
11/01/40	4,845,000	3.500%	360,000	96,000	
05/01/41	4,485,000	3.500%	-	89,700	545,700
11/01/41	4,485,000	4.000%	370,000	89,700	
05/01/42	4,115,000	4.000%	-	82,300	542,000
11/01/42	4,115,000	4.000%	385,000	82,300	
05/01/43	3,730,000	4.000%	-	74,600	541,900
11/01/43	3,730,000	4.000%	405,000	74,600	
05/01/44	3,325,000	4.000%	-	66,500	546,100
11/01/44	3,325,000	4.000%	420,000	66,500	
05/01/45	2,905,000	4.000%	-	58,100	544,600
11/01/45	2,905,000	4.000%	435,000	58,100	
05/01/46	2,470,000	4.000%	-	49,400	542,500
11/01/46	2,470,000	4.000%	455,000	49,400	
05/01/47	2,015,000	4.000%	-	40,300	544,700
11/01/47	2,015,000	4.000%	475,000	40,300	
05/01/48	1,540,000	4.000%	-	30,800	546,100
11/01/48	1,540,000	4.000%	495,000	30,800	
05/01/49	1,045,000	4.000%	-	20,900	546,700
11/01/49	1,045,000	4.000%	510,000	20,900	
05/01/50	535,000	4.000%	-	10,700	541,600
11/01/50	535,000	4.000%	535,000	10,700	
05/01/51	-	4.000%	-	-	545,700
<b>Total</b>			<b>\$ 8,755,000</b>	<b>\$ 4,847,788</b>	<b>\$ 13,602,788</b>

# Rivers Edge III

## Community Development District

### Proposed Budget Debt Service Series 2024 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessments - Tax Roll	\$ 67,018	\$ 61,660	\$ 5,358	\$ 67,018	\$ 62,454
Special Assessments - Direct Bill	628,501	471,376	157,125	628,501	628,501
Interest Income	10,000	11,182	4,000	15,182	10,000
Carry Forward Surplus <sup>(1)</sup>	334,797	344,541	-	344,541	351,544
<b>TOTAL REVENUES</b>	<b>\$ 1,040,316</b>	<b>\$ 888,759</b>	<b>\$ 166,483</b>	<b>\$ 1,055,242</b>	<b>\$ 1,052,499</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 281,849	\$ 281,849	\$ -	\$ 281,849	\$ 278,431
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	281,849	-	281,849	281,849	278,431
Principal - 5/1	130,000	-	130,000	130,000	140,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 693,698</b>	<b>\$ 286,849</b>	<b>\$ 416,849</b>	<b>\$ 703,698</b>	<b>\$ 696,863</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 693,698</b>	<b>\$ 286,849</b>	<b>\$ 416,849</b>	<b>\$ 703,698</b>	<b>\$ 696,863</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 346,619</b>	<b>\$ 601,910</b>	<b>\$ (250,366)</b>	<b>\$ 351,544</b>	<b>\$ 355,636</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$ 275,071
----------------------	------------

# Rivers Edge III

## Community Development District

### AMORTIZATION SCHEDULE

#### Debt Service Series 2024 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	9,675,000	4.800%	-	278,431	278,431
05/01/27	9,675,000	4.800%	140,000	278,431	
11/01/27	9,535,000	4.800%	\$ -	275,071	693,503
05/01/28	9,535,000	4.800%	145,000	275,071	
11/01/28	9,390,000	4.800%	-	271,591	691,663
05/01/29	9,390,000	4.800%	155,000	271,591	
11/01/29	9,235,000	4.800%	-	267,871	694,463
05/01/30	9,235,000	4.800%	160,000	267,871	
11/01/30	9,075,000	4.800%	-	264,031	691,903
05/01/31	9,075,000	4.800%	170,000	264,031	
11/01/31	8,905,000	4.800%	-	259,951	693,983
05/01/32	8,905,000	5.650%	175,000	259,951	
11/01/32	8,730,000	5.650%	-	255,008	689,959
05/01/33	8,730,000	5.650%	190,000	255,008	
11/01/33	8,540,000	5.650%	-	249,640	694,648
05/01/34	8,540,000	5.650%	200,000	249,640	
11/01/34	8,340,000	5.650%	-	243,990	693,630
05/01/35	8,340,000	5.650%	210,000	243,990	
11/01/35	8,130,000	5.650%	-	238,058	692,048
05/01/36	8,130,000	5.650%	225,000	238,058	
11/01/36	7,905,000	5.650%	-	231,701	694,759
05/01/37	7,905,000	5.650%	235,000	231,701	
11/01/37	7,670,000	5.650%	-	225,063	691,764
05/01/38	7,670,000	5.650%	250,000	225,063	
11/01/38	7,420,000	5.650%	-	218,000	693,063
05/01/39	7,420,000	5.650%	265,000	218,000	
11/01/39	7,155,000	5.650%	-	210,514	693,514
05/01/40	7,155,000	5.650%	280,000	210,514	
11/01/40	6,875,000	5.650%	-	202,604	693,118
05/01/41	6,875,000	5.650%	295,000	202,604	
11/01/41	6,580,000	5.650%	-	194,270	691,874
05/01/42	6,580,000	5.650%	310,000	194,270	
11/01/42	6,270,000	5.650%	-	185,513	689,783
05/01/43	6,270,000	5.650%	330,000	185,513	
11/01/43	5,940,000	5.650%	-	176,190	691,703
05/01/44	5,940,000	5.650%	350,000	176,190	
11/01/44	5,590,000	5.650%	-	166,303	692,493
05/01/45	5,590,000	5.950%	370,000	166,303	
11/01/45	5,220,000	5.950%	-	155,295	691,598
05/01/46	5,220,000	5.950%	395,000	155,295	
11/01/46	4,825,000	5.950%	-	143,544	693,839
05/01/47	4,825,000	5.950%	420,000	143,544	
11/01/47	4,405,000	5.950%	-	131,049	694,593
05/01/48	4,405,000	5.950%	445,000	131,049	
11/01/48	3,960,000	5.950%	-	117,810	693,859
05/01/49	3,960,000	5.950%	470,000	117,810	
11/01/49	3,490,000	5.950%	-	103,828	691,638
05/01/50	3,490,000	5.950%	500,000	103,828	
11/01/50	2,990,000	5.950%	-	88,953	692,780
05/01/51	2,990,000	5.950%	530,000	88,953	
11/01/51	2,460,000	5.950%	-	73,185	692,138
05/01/52	2,460,000	5.950%	560,000	73,185	
11/01/52	1,900,000	5.950%	-	56,525	689,710
05/01/53	1,900,000	5.950%	595,000	56,525	
11/01/53	1,305,000	5.950%	-	38,824	690,349
05/01/54	1,305,000	5.950%	635,000	38,824	
11/01/54	670,000	5.950%	-	19,933	693,756
05/01/55	670,000	5.950%	670,000	19,933	
9/18/2055		5.950%	-	\$-	689,932.50
<b>Total</b>			<b>\$ 9,535,000</b>	<b>\$ 10,685,485</b>	<b>\$ 20,220,485</b>

# Rivers Edge III

## Community Development District

### Proposed Budget Debt Service Series 2025 Capital Improvement Revenue Bonds

Description	Proposed Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessment	\$ -	\$ -	\$ -	\$ -	\$ 718,965
Interest Income	10,000	19,168	5,000	24,168	10,000
Carry Forward Surplus <sup>(1)</sup>	1,148,950	798,236	-	798,236	322,988
<b>TOTAL REVENUES</b>	<b>\$ 1,158,950</b>	<b>\$ 817,404</b>	<b>\$ 5,000</b>	<b>\$ 822,404</b>	<b>\$ 1,051,953</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 210,365	\$ 210,365	\$ -	\$ 210,365	\$ 289,051
Interest - 5/1	289,051	-	289,051	289,051	289,051
Principal - 5/1	-	-	-	-	140,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 499,416</b>	<b>\$ 210,365</b>	<b>\$ 289,051</b>	<b>\$ 499,416</b>	<b>\$ 718,103</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 499,416</b>	<b>\$ 210,365</b>	<b>\$ 289,051</b>	<b>\$ 499,416</b>	<b>\$ 718,103</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 659,534</b>	<b>\$ 607,039</b>	<b>\$ (284,051)</b>	<b>\$ 322,988</b>	<b>\$ 333,851</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27

\$ 286,076

# Rivers Edge III

## Community Development District

### AMORTIZATION SCHEDULE

#### Debt Service Series 2025 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	10,115,000			289,051	
05/01/27	10,115,000	4.250%	140,000	289,051	718,103
11/01/27	9,975,000	4.250%		286,076	
05/01/28	9,975,000	4.250%	150,000	286,076	722,153
11/01/28	9,825,000	4.250%		282,889	
05/01/29	9,825,000	4.250%	155,000	282,889	720,778
11/01/29	9,670,000	4.250%		279,595	
05/01/30	9,670,000	4.250%	160,000	279,595	719,190
11/01/30	9,510,000	4.800%		276,195	
05/01/31	9,510,000	4.800%	170,000	276,195	722,390
11/01/31	9,340,000	4.800%		272,115	
05/01/32	9,340,000	4.800%	175,000	272,115	719,230
11/01/32	9,165,000	4.800%		267,915	
05/01/33	9,165,000	4.800%	185,000	267,915	720,830
11/01/33	8,980,000	4.800%		263,475	
05/01/34	8,980,000	4.800%	195,000	263,475	721,950
11/01/34	8,785,000	4.800%		258,795	
05/01/35	8,785,000	4.800%	205,000	258,795	722,590
11/01/35	8,580,000	4.800%		253,875	
05/01/36	8,580,000	5.750%	215,000	253,875	722,750
11/01/36	8,365,000	5.750%		247,694	
05/01/37	8,365,000	5.750%	230,000	247,694	725,388
11/01/37	8,135,000	5.750%		241,081	
05/01/38	8,135,000	5.750%	240,000	241,081	722,163
11/01/38	7,895,000	5.750%		234,181	
05/01/39	7,895,000	5.750%	255,000	234,181	723,363
11/01/39	7,640,000	5.750%		226,850	
05/01/40	7,640,000	5.750%	270,000	226,850	723,700
11/01/40	7,370,000	5.750%		219,088	
05/01/41	7,370,000	5.750%	285,000	219,088	723,175
11/01/41	7,085,000	5.750%		210,894	
05/01/42	7,085,000	5.750%	305,000	210,894	726,788
11/01/42	6,780,000	5.750%		202,125	
05/01/43	6,780,000	5.750%	320,000	202,125	724,250
11/01/43	6,460,000	5.750%		192,925	
05/01/44	6,460,000	5.750%	340,000	192,925	725,850
11/01/44	6,120,000	5.750%		183,150	
05/01/45	6,120,000	5.750%	360,000	183,150	726,300
11/01/45	5,760,000	6.000%		172,800	
05/01/46	5,760,000	6.000%	380,000	172,800	725,600
11/01/46	5,380,000	6.000%		161,400	
05/01/47	5,380,000	6.000%	405,000	161,400	727,800
11/01/47	4,975,000	6.000%		149,250	
05/01/48	4,975,000	6.000%	430,000	149,250	728,500
11/01/48	4,545,000	6.000%		136,350	
05/01/49	4,545,000	6.000%	455,000	136,350	727,700
11/01/49	4,090,000	6.000%		122,700	
05/01/50	4,090,000	6.000%	485,000	122,700	730,400
11/01/50	3,605,000	6.000%		108,150	
05/01/51	3,605,000	6.000%	515,000	108,150	731,300
11/01/51	3,090,000	6.000%		92,700	
05/01/52	3,090,000	6.000%	545,000	92,700	730,400
11/01/52	2,545,000	6.000%		76,350	
05/01/53	2,545,000	6.000%	580,000	76,350	732,700
11/01/53	1,965,000	6.000%		58,950	
05/01/54	1,965,000	6.000%	615,000	58,950	732,900
11/01/54	1,350,000	6.000%		40,500	
05/01/55	1,350,000	6.000%	655,000	40,500	736,000
11/01/55	695,000	6.000%		20,850	
05/01/56	695,000	6.000%	695,000	20,850	736,700
11/01/56					
<b>Total</b>			<b>\$ 10,115,000</b>	<b>\$ 12,155,354</b>	<b>\$ 22,270,354</b>

**Rivers Edge III**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Interest Income	\$ 100	\$ -	\$ 25	\$ 25	\$ 100
Capital Reserve Funding	500,000	-	500,000	500,000	500,000
Carry Forward Balance	428,882	-	428,882	428,882	297,851
<b>TOTAL REVENUES</b>	<b>\$ 928,982</b>	<b>\$ -</b>	<b>\$ 928,907</b>	<b>\$ 928,907</b>	<b>\$ 797,951</b>
<b>EXPENDITURES:</b>					
Repair and Replacements	\$ 10,000	\$ 11,700	\$ 5,000	\$ 16,700	\$ 10,000
Capital Outlay	150,000	-	358,433	358,433	-
RiverHouse Access Control System (C/S)	5,253	7,249	-	7,249	24,396
RiverHouse Painting (C/S)	31,756	17,332	17,332	34,664	-
RiverHouse Furniture (C/S)	28,016	-	28,016	28,016	-
RiverHouse A/C Unit Replacement (C/S)	38,522	-	38,522	38,522	-
RiverHouse Tennis Court Fencing (C/S)	28,016	-	28,016	28,016	-
RiverHouse Pool Pump Sand Filtration (C/S)	43,775	-	43,775	43,775	-
Permanent Holiday Lighting (C/S)	27,316	-	27,316	27,316	-
Playground Equipment (C/S)	7,004	-	7,004	7,004	35,876
Pocket Parks Equipment Repair/Replacement (C/S)	15,531	-	15,531	15,531	16,144
Maintenance Golf Cart (C/S)	3,502	-	3,502	3,502	-
Maintenance Work Truck (C/S)	22,763	21,968	-	21,968	-
Bank Fee	360	-	360	360	360
RiverHouse Pool Operations Equipment (C/S)	-	-	-	-	125,566
RiverHouse Complex Fencing (C/S)	-	-	-	-	21,526
RiverFront Park Dock (C/S)	-	-	-	-	125,566
RiverHouse Patio Furniture (C/S)	-	-	-	-	10,763
RiverHouse Parking Lot Resurfacing (C/S)	-	-	-	-	62,783
RiverTown Blvd. Asphalt Resurfacing (C/S)	-	-	-	-	44,845
NorthLake Park Renovation (C/S)	-	-	-	-	21,526
RiverTown Blvd. Fencing Replacement (C/S)	-	-	-	-	32,288
RiverHouse Basketball Goals (C/S)	-	-	-	-	21,526
RiverFront Park Parking Lot (C/S)	-	-	-	-	28,701
RiverTown Entrance Pump/Filtration (C/S)	-	-	-	-	35,876
Tennis Court Resurfacing (C/S)	-	-	-	-	7,893
Pickleball & Tennis Court Survey (C/S)	-	-	-	-	10,763
RiverClub Expansion Joint (C/S)	-	-	-	-	17,938
<b>TOTAL EXPENDITURES</b>	<b>\$ 411,814</b>	<b>\$ 58,250</b>	<b>\$ 572,807</b>	<b>\$ 631,057</b>	<b>\$ 654,336</b>
<b>Other Sources/(Uses)</b>					
Transfer in	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer (Out)	-	-	-	-	-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 411,814</b>	<b>\$ 58,250</b>	<b>\$ 572,807</b>	<b>\$ 631,057</b>	<b>\$ 654,336</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 517,168</b>	<b>\$ (58,250)</b>	<b>\$ 356,100</b>	<b>\$ 297,851</b>	<b>\$ 143,615</b>

**Rivers Edge III**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2026-2027**

Neighborhood	O&M Units	Annual Maintenance Assessments			
		FY 2027	FY 2026	Increase/ (decrease)	
Single Family - 40' - 49 Lot	277	<b>\$2,181.45</b>	\$1,788.07	<b>\$393.37</b>	<b>22.00%</b>
Single Family - 50' - 59 Lot	114	<b>\$2,675.90</b>	\$2,193.36	<b>\$482.54</b>	<b>22.00%</b>
Single Family - 60' - 69 Lot	179	<b>\$2,908.59</b>	\$2,384.09	<b>\$524.50</b>	<b>22.00%</b>
Single Family - 70' - 79 Lot	21	<b>\$3,635.72</b>	\$2,980.10	<b>\$655.62</b>	<b>22.00%</b>
Single Family - 80'+ Lot	0	-	-	-	-
<b>Total</b>	<b>591</b>				