

Rivers Edge III
Community Development District

June 17, 2026

AGENDA

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

June 10, 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, June 17, 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 May 20, 2026 Meeting
 - B. Financial Statements as of April 30, 2026
 - C. Check Register
- IV. Staff Reports
 - A. Landscape Maintenance – Report
 - B. District Engineer
 - C. District Counsel
 - D. District Manager – Update on Landscape RFP
 - E. General Manager – Monthly Operations and Pond Reports
- V. Ratification of Cost Share Request for The Groves Playground
- VI. Consideration of Funding Request No. 52
- VII. Discussion of the Fiscal Year 2027 Budget

VIII. Acceptance of the Fiscal Year 2025 Audit Report

IX. Supervisor Requests

X. Audience Comments

XI. Next Scheduled Meetings – July 1, 2026 at 10:00 a.m. (Special Joint Meeting) and July 15, 2026 at 9:00 a.m. (Regular Board Meeting) 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, May 20, 2026 at 11:01 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	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
Malcolm Santos	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the May 20, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 11:01 a.m.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the April 15, 2026 Meeting
- B. Financial Statements as of March 31, 2026
- C. Check Register

Copies of the minutes, financial statements, and check register totaling \$131,030.09 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.

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscape Maintenance – Monthly Report

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

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel

Ms. Gentry reminded the board members to complete their Form 1 by July 1st. Next. Ms. Gentry reminded the Board of the qualifying period for the general election to be held in November, which runs from June 8th through June 12th. Lastly, Ms. Gentry reminded the board members to complete four hours of ethics training prior to the end of the year.

D. District Manager

1. Report on the Number of Registered Voters

Mr. deNagy informed the Board there are 998 registered voters reported to be residing within the District’s boundaries.

2. Reminder of Upcoming General Election

Ms. Gentry covered this item under District Counsel’s report.

E. General Manager - Monthly Operations and Pond Reports

A copy of the monthly operations report was included in the agenda package.

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

Mr. Losco presented a request to use the volleyball court at the RiverLodge from RT Athletics. RT Athletics proposed providing volleyball clinics and training for ages 5 and up from 2pm to 5pm on Tuesdays and Thursdays. RT Athletics would share 10% of the revenue with the District.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the request from RT Athletics to use the volleyball court as requested was approved.

Ms. Gentry stated that her firm would prepare a license agreement.

SIXTH ORDER OF BUSINESS **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 Repair (CO #9)**

Mr. Losco stated that all four change orders total \$29,946. Rivers Edge III’s portion comes to \$10,487.09. Mr. Losco noted it was necessary to approve these change orders in order to keep the pool opening timeline on track, therefore the Chairman approved the change orders between meetings.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share requests for change order numbers one through four for Crown Pool’s pool project contract were ratified.

B. Consideration of Cost Share Request for Design and Permitting of the Stop Sign at Grand Bridge and Rivertown Main Street

Mr. Mason stated that the stop sign at Grand Bridge and Rivertown Main Street was requested by multiple residents. The proposal from Prosser is to prepare modified construction plans for the addition of a stop sign and stop bar, remove existing signage and submit for permitting through St. Johns County.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for the design and permitting of the stop sign at Grand Bridge and Rivertown Main Street was approved.

C. Consideration of Cost Share Request for RiverHouse Pool Umbrella Replacements

Mr. Losco presented the cost share request to replace 46 umbrellas for a total of \$19,162.34. Rivers Edge III's portion comes to \$6,710.65

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for replacement of the RiverHouse pool umbrellas was approved.

D. Consideration of Cost Share Request for The Groves Playground

Mr. Losco presented the cost share request to replace The Groves playground equipment. It was noted Kompan submitted a revised bid totaling \$71,488.

Mr. Smith recommended moving forward with Kompan.

This item was tabled until the Rivers Edge CDD board could review the request.

E. Consideration of Cost Share Request for Basketball Court Fencing

Mr. Losco presented the cost share request to install fencing around the basketball court and recommended using Fencescape for a total of \$16,680. Rivers Edge III's portion would be \$5,841.34.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for basketball court fencing at an amount not to exceed \$18,000 was approved.

F. Consideration of Cost Share Request for Security Cameras

Mr. Losco presented the cost share request for additional security cameras for a total of \$10,800. Rivers Edge III's portion would be \$3,782.16.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the cost share request for additional security cameras was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04,
Approving the Proposed Budget for Fiscal
Year 2027 and Setting a Public Hearing
Date**

Mr. deNagy presented the proposed budget for fiscal year 2027, which as presented includes a 22% increase in assessments, largely due to reducing the developer’s contribution to the budget and increasing homeowner’s contributions.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor resolution 2026-04, approving the proposed budget for fiscal year 2027 and setting a public hearing for August 19, 2026 was approved.

EIGHTH ORDER OF BUSINESS

**Discussion of Landscape and Irrigation
Maintenance Proposals**

Ms. Gentry stated that when staff reviewed the landscape bids, there were multiple irregularities across bids that lead staff to believe there was some confusion amongst the bidders regarding the required scope of services. Ms. Gentry recommended the Board authorize staff to rebid the services to ensure good bids are received for comparison purposes.

Mr. Smith recommended increasing the bond amount and being specific on how many staff members are required.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor authorizing staff to rebid landscape and irrigation maintenance services was approved.

Ms. Gentry stated that assuming all three boards approve a rebid, after the meeting all bidders will receive a notice that the services are being rebid, and instructions on how to request the revised package.

NINTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – June 17, 2026 at
9:00 a.m. at the RiverHouse**

TWELFTH 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
April 30, 2026



Rivers Edge III
Community Development District
Combined Balance Sheet
April 30, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 77,520	\$ -	\$ 171,473	\$ -	\$ 248,992
Investments:					
State Board of Administration (SBA)	14	-	-	-	14
Custody	767,325	-	-	-	767,325
Series 2021					
Reserve	-	276,639	-	-	276,639
Prepayment	-	100	-	-	100
Revenue	-	658,268	-	-	658,268
Construction	-	-	-	464	464
Series 2024					
Reserve	-	347,611	-	-	347,611
Prepayment	-	36,613	-	-	36,613
Revenue	-	700,593	-	-	700,593
Construction	-	-	-	78,877	78,877
Series 2025					
Reserve	-	359,483	-	-	359,483
Capital Interest	-	609,900	-	-	609,900
Revenue	-	10	-	-	10
Construction	-	-	-	45,609	45,609
Deposits	1,550	-	-	-	1,550
Total Assets	\$ 846,409	\$ 2,989,216	\$ 171,473	\$ 124,950	\$ 4,132,047
Liabilities:					
Accounts Payable	\$ 116,804	\$ -	\$ -	\$ -	\$ 116,804
Accrued Expenses	27,669	-	-	-	27,669
Total Liabilities	\$ 144,473	\$ -	\$ -	\$ -	\$ 144,473
Fund Balance:					
Nonspendable:					
Deposits	\$ 1,550	\$ -	\$ -	\$ -	\$ 1,550
Restricted for:					
Debt Service - Series	-	2,989,216	-	-	2,989,216
Capital Project - Series	-	-	-	124,950	124,950
Assigned for:					
Capital Reserve Fund	-	-	171,473	-	171,473
Unassigned	700,385	-	-	-	700,385
Total Fund Balances	\$ 701,935	\$ 2,989,216	\$ 171,473	\$ 124,950	\$ 3,987,573
Total Liabilities & Fund Balance	\$ 846,409	\$ 2,989,216	\$ 171,473	\$ 124,950	\$ 4,132,047

Rivers Edge III
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,101,765	\$ 1,101,765	\$ 1,152,554	\$ 50,789
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	108,896	108,896	-
Special Events	1,000	583	-	(583)
Interest Revenue	2,000	2,000	7,767	5,767
Miscellaneous Income	500	292	102	(189)
Insurance Proceeds	-	-	2,380	2,380
Total Revenues	\$ 3,032,773	\$ 1,213,536	\$ 1,935,435	\$ 721,899
Expenditures:				
<i>General & Administrative:</i>				
District Engineer	\$ 15,000	\$ 8,750	\$ 10,564	\$ (1,814)
District Counsel	30,000	17,500	18,375	(875)
District Management	33,034	19,270	19,270	-
Assessment Roll Administration	5,899	5,899	5,899	-
Dissemination Agent	4,129	2,409	2,600	(192)
Information Technology	1,416	826	826	-
Website Administration	2,124	1,239	1,239	-
Website Maintenance	800	800	800	-
Annual Audit	6,800	6,800	6,800	-
Trustee Fees	6,600	5,150	5,150	-
Arbitrage Rebate	600	450	450	-
Telephone	150	88	23	65
Postage & Delivery	500	500	646	(146)
Printing & Binding	1,000	583	162	421
Insurance General Liability	6,932	6,530	6,530	-
Legal Advertising	2,000	1,167	208	959
Other Current Charges	1,750	1,021	135	886
Office Supplies	50	29	3	26
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 118,958	\$ 79,185	\$ 79,855	\$ (670)
<i>Operations & Maintenance</i>				
<i>Grounds Maintenance:</i>				
Field Operations Management (Vesta)	\$ 41,230	\$ 24,051	\$ 24,051	\$ -
Landscape Maintenance	869,028	506,933	558,552	(51,619)
Landscape Maintenance New Units	85,000	-	-	-
Landscape Contingency	100,000	58,333	62,723	(4,389)
Irrigation Repairs and Maintenance	65,000	37,917	30,724	7,192
Lake Maintenance	40,360	23,543	18,207	5,336
Irrigation Water Use	243,090	141,803	99,951	41,852
Electric	51,500	30,041	3,033	27,008
Street Lighting	10,000	5,833	-	5,833
Street and Drainage Maintenance	3,000	1,750	-	1,750
Other Repair & Replacements	10,000	5,833	9,500	(3,667)
Subtotal Grounds Maintenance	\$ 1,518,207	\$ 836,038	\$ 806,740	\$ 29,297

Rivers Edge III
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<i>Amenity Center:</i>				
Cost Share Amenity - Rivers Edge	\$ 109,345	\$ 63,785	\$ 63,785	\$ -
General Manager (Vesta)	48,911	28,532	29,557	(1,026)
Amenity Manager (Vesta)	53,680	31,313	31,313	-
Maintenance Service (Vesta)	109,264	63,737	63,737	-
Lifestyle Director (Vesta)	45,426	26,499	26,499	-
Lifeguards (Vesta)	58,043	7,538	7,538	-
Guest Services (Vesta)	66,861	39,002	39,002	-
Janitorial (Vesta)	34,833	20,319	20,319	-
Security Monitoring	1,800	1,050	1,110	(60)
Security Guards	25,000	14,583	-	14,583
Telephone	17,000	9,917	7,682	2,235
Insurance	87,147	80,103	80,103	-
Fitness Equipment Lease	68,896	40,189	40,189	-
Window Cleaning	1,500	875	-	875
Pressure Washing	5,000	2,917	430	2,487
Pool Chemicals	20,000	11,667	13,519	(1,852)
Natural Gas	500	500	690	(190)
Electric	20,000	20,000	29,960	(9,960)
Water & Sewer	17,000	9,917	10,932	(1,015)
Amenity Repairs and Replacement	35,000	20,417	26,082	(5,666)
Refuse	15,000	8,750	10,497	(1,747)
Pest Control	3,600	2,100	1,270	830
Fire Alarm System and Maintenance	2,000	1,167	-	1,167
Access Cards	1,000	583	-	583
License & Permits	1,800	1,050	751	299
Special Events	30,000	17,500	1,975	15,525
Holiday Decorations	10,000	5,833	-	5,833
Office Supplies & Postage	1,500	875	-	875
Capital Expenditures	5,500	3,208	-	3,208
Subtotal Amenity Center	\$ 895,607	\$ 533,925	\$ 506,941	\$ 26,985
Total Operations & Maintenance	\$ 2,413,814	\$ 1,369,963	\$ 1,313,681	\$ 56,282
Total Expenditures	\$ 2,532,773	\$ 1,449,148	\$ 1,393,536	\$ 55,612
Excess (Deficiency) of Revenues over Expenditures	\$ 500,000	\$ (235,611)	\$ 541,899	\$ 777,511
<i>Other Financing Sources/(Uses):</i>				
Capital Reserve Funding	\$ 500,000	\$ -	\$ -	\$ -
Transfer In	-	-	50,000	(50,000)
Transfer (Out)	-	-	(50,000)	50,000
Total Other Financing Sources/(Uses)	\$ 500,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ (235,611)	\$ 541,899	\$ 777,511
Fund Balance - Beginning	\$ -		\$ 160,036	
Fund Balance - Ending	\$ -		\$ 701,935	

Rivers Edge III
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 552,665	\$ 552,665	\$ 546,768	\$ (5,897)
Interest Income	10,000	10,000	15,681	5,681
Total Revenues	\$ 562,665	\$ 562,665	\$562,449	\$ (216)
Expenditures:				
Interest - 11/1	\$ 164,178	\$ 164,178	\$ 164,178	\$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	164,178	-	-	-
Principal - 5/1	220,000	-	-	-
Total Expenditures	\$ 548,355	\$ 164,178	\$ 169,178	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 14,310	\$ 398,488	\$ 393,272	\$ (5,216)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 14,310	\$ 398,488	\$ 393,272	\$ (5,216)
Fund Balance - Beginning	\$ 255,152		\$ 541,735	
Fund Balance - Ending	\$ 269,462		\$ 935,006	

Rivers Edge III
Community Development District
Debt Service Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 67,018	\$ 67,018	\$ 62,021	\$ (4,997)
Special Assessments - Direct Bill	628,501	628,501	628,501	-
Prepayments	-	-	36,465	36,465
Interest Income	10,000	10,000	13,773	3,773
Total Revenues	\$ 705,519	\$ 705,519	\$ 740,759	\$ 35,240
Expenditures:				
Interest - 11/1	\$ 281,849	\$ 281,849	\$ 281,849	\$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	281,849	-	-	-
Principal - 5/1	130,000	-	-	-
Total Expenditures	\$ 693,698	\$ 281,849	\$ 286,849	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,822	\$ 423,670	\$ 453,911	\$ 30,240
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (61,245)	\$ (61,245)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (61,245)	\$ (61,245)
Net Change in Fund Balance	\$ 11,822	\$ 423,670	\$ 392,665	\$ (31,005)
Fund Balance - Beginning	\$ 339,550		\$ 692,152	
Fund Balance - Ending	\$ 351,372		\$ 1,084,817	

Rivers Edge III
Community Development District
Debt Service Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Proposed Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessment ⁽¹⁾	\$ -	\$ -	\$ -	\$ -
Interest Income	10,000	10,000	22,038	12,038
Total Revenues	\$ 10,000	\$ 10,000	\$ 22,038	\$ 12,038
Expenditures:				
Interest - 11/1	\$ 210,365	\$ 210,365	\$ 210,365	\$ -
Interest - 5/1	289,051	-	-	-
Principal - 5/1	-	-	-	-
Total Expenditures	\$ 499,416	\$ 210,365	\$ 210,365	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (489,416)	\$ (200,365)	\$ (188,327)	\$ 12,038
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (489,416)	\$ (200,365)	\$ (188,327)	\$ 12,038
Fund Balance - Beginning	\$ 1,148,950		\$ 1,157,719	
Fund Balance - Ending	\$ 659,534		\$ 969,392	

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

Rivers Edge III
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Capital Reserve Funding	\$ 500,000	\$ -	\$ -	\$ -
Interest	100	58	-	(58)
Total Revenues	\$ 500,100	\$ 58	\$ -	\$ (58)
Expenditures:				
Repair and Replacements	\$ 10,000	\$ 10,000	\$ 11,700	\$ (1,700)
Capital Outlay	150,000	87,500	-	87,500
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	-	-	-
Total Expenditures	\$ 411,814	\$ 142,054	\$ 58,250	\$ 83,804
Excess (Deficiency) of Revenues over Expenditures	\$ 88,286	\$ (141,995)	\$ (58,250)	\$ (83,862)
Other Financing Sources/(Uses)				
Transfer In	\$ -	\$ -	\$ 50,000	\$ 50,000
Transfer (Out)	-	-	(50,000)	(50,000)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 88,286		\$ (58,250)	
Fund Balance - Beginning	\$ 428,882		\$ 229,722	
Fund Balance - Ending	\$ 517,168		\$ 171,473	

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

Capital Projects Funds

For The Period Ending April 30, 2026

Description	SE 2021	SE 2024	SE 2025	Total
Revenues				
<i>Interest Income:</i>				
Construction	\$ 10	\$ 1,227	\$ 888	\$ 2,125
Cost of Issuance	-	-	85	85
Developer Contributions	-	546,542	-	546,542
Bond Proceeds	-	-	-	-
Transfer In	5,351	61,245	-	66,596
Total Revenues	\$ 5,361	\$ 609,015	\$ 973	\$ 615,349
Expenditures				
Capital Outlay	\$ -	\$ 552,340	\$ 210	\$ 552,550
Cost of Issuance	-	-	-	-
Underwriter's Discount	-	-	-	-
Transfer Out	-	5,351	-	5,351
Total Expenditures	\$ -	\$ 557,691	\$ 210	\$ 557,901
Excess Revenues (Expenditures)	\$ 5,361	\$ 51,324	\$ 763	\$ 57,447
Fund Balance - Beginning	\$ (4,897)	\$ 27,553	\$ 44,847	\$ 67,502
Fund Balance - Ending	\$ 464	\$ 78,877	\$ 45,609	\$ 124,950

Rivers Edge III

Community Development District

Long Term Debt Report

Series 2021, Capital Improvement Revenue Bonds			
Interest Rate:	2.47% - 3.75%		
Maturity Date:	5/1/2051		
Reserve Fund Definition	50% of Maximum Annual Debt at Issuance		
Reserve Fund Requirement	\$	276,639	
Reserve Fund Balance		276,639	
Bonds outstanding - 4/23/2021		\$	9,880,000
Less: May 1, 2022 (Mandatory)			(200,000)
Less: May 1, 2023 (Mandatory)			(205,000)
Less: May 1, 2024 (Mandatory)			(210,000)
Less: February 1, 2025 (Prepayment)			(65,000)
Less: May 1, 2025 (Mandatory)			(215,000)
Less: May 1, 2025 (Prepayment)			(5,000)
Less: November 1, 2025 (Prepayment)			(5,000)
Current Bonds Outstanding		\$	8,975,000

Series 2024, Capital Improvement Revenue Bonds			
Interest Rate:	4.87% - 5.95%		
Maturity Date:	5/1/2055		
Reserve Fund Definition	50% of Maximum Annual Debt at Issuance		
Reserve Fund Requirement	\$	347,611	
Reserve Fund Balance		347,611	
Bonds outstanding - 5/17/2024		\$	9,815,000
Less: November 1, 2025 (Prepayment)			(5,000)
Current Bonds Outstanding		\$	9,810,000

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

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

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

RECEIVED				
SERIES 2021 DEBT PAID	SERIES 2024 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
-	628,500.95	663,735.57	1,292,236.52	-
-	628,500.95	663,735.57	1,292,236.52	-
546,768.10	62,021.00	1,152,554.23	1,761,343.33	12,283.79
546,768.10	690,521.95	1,816,289.80	3,053,579.85	12,283.79

DIRECT BILL PERCENT COLLECTED	0.00%	100.00%	0.00%	100.00%	100.00%
TAX ROLL PERCENT COLLECTED	99.31%	99.31%	0.00%	99.31%	99.31%
TOTAL PERCENT COLLECTED	99.31%	99.94%	0.00%	99.56%	99.60%

(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
9	4/6/2026	484.07	54.91	-	1,020.39	1,559.37
10	4/20/2026	2,697.33	305.96	-	5,685.80	8,689.09
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		546,768.10	62,021.00	-	1,152,554.23	1,761,343.32

C.

Rivers Edge III

Community Development District

Check Run Summary

April 30, 2026

Fund	Date	Check No.	Amount
General Fund			
<i>Accounts Payable</i>	4/3/26	1187-1191	\$ 8,751.45
	4/13/26	1192-1212	80,695.87
	4/17/26	1213-1215	96,974.81
	4/24/26	1216-1218	3,977.47
		Sub-Total	\$ 190,399.60
Capital Reserve Fund			
<i>Accounts Payable</i>			\$ -
		Sub-Total	\$ -
Total			\$ 190,399.60

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/03/26	00039	3/26/26	04112026	202603	320-57200-49400	4/11 COTTON CANDY MACHINE		*	75.00		
		3/26/26	04112026	202603	320-57200-49400	4/11 POPCORN MACHINE		*	75.00		
		3/26/26	04112026	202603	320-57200-49400	4/11 SUPPLIES FOR 200		*	200.00		
		3/26/26	04112026	202603	320-57200-49400	4/11 BALLOON ARTIST 3HR		*	450.00		
		3/26/26	04112026	202603	320-57200-49400	4/11 MODULAR BOUNCE HOUSE		*	175.00		
										975.00	001187

4/03/26	00051	3/30/26	7375606	202603	320-57200-45210	POOL CHEMICALS	HAWKINS INC	*	686.45	686.45	001188

4/03/26	00088	3/20/26	INV0010	202603	320-57200-46101	ZOYSIA SOD		*	2,840.00		
		3/24/26	INV0011	202603	320-57200-46101	KNOCKOUTS ROSES 3G	KIRENIA TAMAYO	*	2,650.00	5,490.00	001189

4/03/26	00071	4/01/26	302	202604	320-57200-46101	04/01 TREE REMOVALS	QUILLS TREE SERVICES LLC	*	1,200.00	1,200.00	001190

4/03/26	00006	3/31/26	8363	202603	310-51300-35200	ADA WEBSITE MAINTENANCE	VGLOBALTECH	*	400.00	400.00	001191

4/13/26	00086	4/03/26	126-0017	202604	320-57200-60000	MOTOR-RIVERLODGE GYM DOOR	ACE DOOR & WINDOW COMPANY INC	*	1,543.32	1,543.32	001192

4/13/26	00055	3/30/26	VFD REPA	202603	320-57200-47300	DANFOSS VLT NEMA 4X VFD	CROWN POOLS INC	*	9,500.00	9,500.00	001193

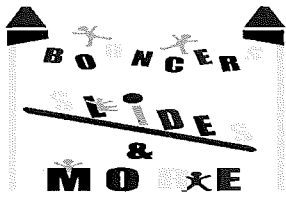
4/13/26	00003	4/01/26	80	202604	310-51300-34000	APR MANAGEMENT FEES		*	2,752.83		
		4/01/26	80	202604	310-51300-35200	APR WEBSITE ADMIN		*	177.00		
		4/01/26	80	202604	310-51300-35100	APR INFO TECH		*	118.00		
		4/01/26	80	202604	310-51300-32400	APR DISSEM AGENT SRVCS		*	344.08		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/26		80		202604	310-51300-51000			*	.57		
			OFFICE SUPPLIES								
4/01/26		80		202604	310-51300-42000			*	91.27		
			POSTAGE								
4/01/26		80		202604	310-51300-42500			*	25.20		
			COPIES								
4/01/26		80		202604	310-51300-41000			*	5.69		
			TELEPHONE								
GOVERNMENTAL MANAGEMENT SERVICES										3,514.64	001194
4/13/26	00012	4/02/26	29136	202604	310-51300-32200			*	6,800.00		
			AUDIT FYE 09/30/2025								
GRAU AND ASSOCIATES										6,800.00	001195
4/13/26	00038	3/30/26	20260330	202603	320-57200-49400			*	500.00		
			4/11 3HR JUGGLING								
KRISTEN SIECH										500.00	001196
4/13/26	00011	4/08/26	CS-2026-	202604	320-57200-49200			*	9,112.08		
			CS AMENITY APR 2026								
RIVERS EDGE CDD										9,112.08	001197
4/13/26	00036	4/02/26	PSI25661	202604	320-57200-46800			*	2,601.00		
			APR LAKE MAINTENANCE								
SOLITUDE LAKE MANAGEMENT LLC										2,601.00	001198
4/13/26	00029	4/07/26	1188	202604	320-57200-60000			*	815.00		
			RPL WIRES/CONDUIT FITTING								
TMT ELECTRIC LLC										815.00	001199
4/13/26	00089	1/29/26	00067162	202601	320-57200-60000			*	2,123.00		
			60 INNERTUBES W/ AIR PUMP								
TUBE PRO INC										2,123.00	001200
4/13/26	00045	4/06/26	62209504	202604	320-57200-43500			*	82.60		
			APR PEST CONTROL								
TURNER PEST CONTROL										82.60	001201
4/13/26	00035	3/31/26	431727	202603	330-53800-34500			*	3,704.34		
			MAR LIFEGUARD HOURS								
VESTA PROPERTY SERVICES INC										3,704.34	001202
4/13/26	00035	3/31/26	431766	202603	330-53800-34000			*	158.20		
			MAR BILLABLE MILEAGE 1/3								
VESTA PROPERTY SERVICES INC										158.20	001203

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/13/26	00035	4/01/26	431478	202604	330	53800	34000		APR GEN MANAGEMENT SRVCS	*	4,075.93		
4/01/26		431478		202604	320	57200	44000		APR FIELD OPS	*	3,435.82		
4/01/26		431478		202604	330	53800	34300		APR LIFESTYLE SRVCS	*	3,785.53		
4/01/26		431478		202604	330	53800	34100		APR AMEN MANAGEMENT SRVCS	*	4,473.35		
4/01/26		431478		202604	330	53800	34600		APR FACILITY MAINT SRVCS	*	9,105.31		
4/01/26		431478		202604	330	53800	45300		APR JANITORIAL SRVCS	*	2,902.75		
4/01/26		431478		202604	330	53800	34400		APR FACILITY ATTENDANT	*	5,571.75		
									VESTA PROPERTY SERVICES INC			33,350.44	001204
4/13/26	00069	4/06/26	1302801	202604	320	57200	60000		ANNUAL EXTINGUISH INSPECT	*	109.00		
									WAYNE AUTOMATIC FIRE SPRINKLERS INC			109.00	001205
4/13/26	00028	3/10/26	1127896	202602	320	57200	46200		FEB IRRIGATION REPAIRS	*	471.93		
									YELLOWSTONE LANDSCAPE			471.93	001206
4/13/26	00028	3/10/26	1127897	202603	320	57200	46200		MAINLINE REPAIR	*	525.50		
									YELLOWSTONE LANDSCAPE			525.50	001207
4/13/26	00028	3/10/26	1127898	202603	320	57200	46200		MAR IRRIGATION REPAIRS	*	638.36		
									YELLOWSTONE LANDSCAPE			638.36	001208
4/13/26	00028	3/17/26	1130956	202603	320	57200	46200		ROTOR-COVERAGE-LAKE	*	889.32		
									YELLOWSTONE LANDSCAPE			889.32	001209
4/13/26	00028	3/17/26	1130957	202603	320	57200	46200		ADD IRRIGATION - COVERAGE	*	1,795.80		
									YELLOWSTONE LANDSCAPE			1,795.80	001210
4/13/26	00028	3/17/26	1130958	202603	320	57200	46101		SPRING FLOWERS/ANNUALS	*	1,257.51		
									YELLOWSTONE LANDSCAPE			1,257.51	001211
4/13/26	00028	3/17/26	1130959	202603	320	57200	46200		MAR IRRIGATION REPAIRS	*	1,203.83		
									YELLOWSTONE LANDSCAPE			1,203.83	001212

RE3C RV ED III TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
4/17/26	00051	4/13/26	7388504	202604	320	57200	45210		POOL CHEMICALS	*	970.80			
		4/14/26	7389800	202604	320	57200	45210		POOL CHEMICALS	*	527.26			
												HAWKINS INC	1,498.06	001213
4/17/26	00046	3/30/26	26097708	202603	320	57200	60000		JANITORIAL SUPPLIES	*	57.63			
		3/30/26	26097730	202603	320	57200	60000		JANITORIAL SUPPLIES	*	57.63			
		4/02/26	26106896	202604	320	57200	60000		JANITORIAL SUPPLIES	*	268.11			
		4/09/26	26123245	202604	320	57200	60000		JANITORIAL SUPPLIES	*	194.10			
												W B MASON CO INC	577.47	001214
4/17/26	00028	4/01/26	1146767	202604	320	57200	46100		APR LANDSCAPE MAINTENANCE	*	94,899.28			
												YELLOWSTONE LANDSCAPE	94,899.28	001215
4/24/26	00013	4/20/26	14709	202603	310	51300	31500		MAR GENERAL COUNSEL	*	3,475.08			
												KILINSKI VAN WYK	3,475.08	001216
4/24/26	00011	4/23/26	4232026	202603	310	51300	48000		REIMBINV7644441 USA TODAY	*	125.47			
												RIVERS EDGE CDD	125.47	001217
4/24/26	00046	4/16/26	26136297	202604	320	57200	60000		JANITORIAL SUPPLIES	*	156.93			
		4/17/26	26139080	202604	320	57200	60000		JANITORIAL SUPPLIES	*	219.99			
												W B MASON CO INC	376.92	001218
TOTAL FOR BANK A											190,399.60			
TOTAL FOR REGISTER											190,399.60			



Bouncers, Slides, and More Inc.
 1915 Bluebonnet Way
 Fleming Island, FL
 32003

Invoice

Date: April 11th, 2026
 Invoice Number: 04112026.28

Name / Address

Attn: Kim Fatuch
 River's Edge CDD 1
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Additional Details: 12P-3P

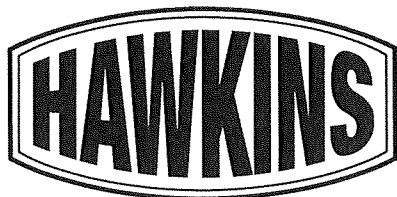
Approved CDD III
 Submitted to AP on 3.26.26
 by Kimberly Fatuch

Kimberly Fatuch

RECEIVED
 MAR 26 2026
 BY: _____

	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	Cotton Candy machine	1	\$100.00		\$75.00	\$75.00
2	Popcorn Machine	1	\$100.00		\$75.00	\$75.00
3	Supplies for 200 (both machines)	2	\$100.00		\$100.00	\$200.00
4	Balloon Artist (3 hrs)	1	\$450.00		\$450.00	\$450.00
5	Standard Modular Bounce House	1	\$175.00		\$175.00	\$175.00
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$975.00
		Sales Tax (0.0%)				n/a
		Total				\$975.00

Original



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

INVOICE

Total Invoice	\$686.45
Invoice Number	7375606
Invoice Date	3/30/26
Sales Order Number/Type	5104588 SL
Branch Plant	74
Shipment Number	6136911

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 #
4/29/26	Net 30	PPD Origin	HWTG			387

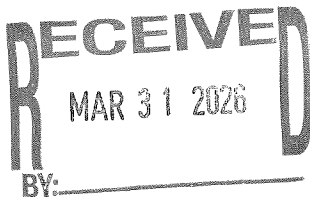
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	235.0000	GA	\$2.8700	GA	2,272.5 LB	\$674.45
		1 LB BLK (Mini-Bulk)		235.0000	GA			2,272.5 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

***** 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 3.31.2026
By Kevin McKendree

Kevin McKendree



Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total **\$686.45**

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



INVOICE

Number: INV0010

Date: Mar 20, 2026

BILL TO:

River Edge CDD III

475 West Town Pl suite 114.
St. Augustine Fl 32092

INVOICE FROM:

KIKI Landscape Services LLC

904-349-0089
kikilandscapeservices@gmail.com
1701 San Pablo Rd S apt 1115

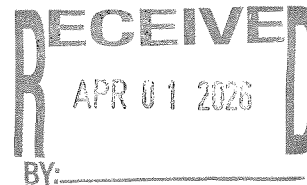
Description	Quantity	Unit price	Amount
ZOYSIA SOD	3	\$600.00	\$1,800.00
LABOR DELIVERY AND DISPOSAL.	16	\$65.00	\$1,040.00
SUBTOTAL:			\$2,840.00
TOTAL:			\$2,840.00
PAID:			\$0.00
BALANCE DUE			\$2,840.00

Comments

Sod install at the Riverlodge.

Approved RECDD 3
Submitted to AP 4.1.2026
By Kevin McKendree

Kevin McKendree



THANK YOU FOR YOUR BUSINESS



INVOICE

Number: INY0011
Date: Mar 24, 2026

BILL TO:

River Edge CDD III

475 West Town Pl suite 114.
St. Augustine Fl 32092

INVOICE FROM:

KIKI Landscape Services LLC

904-349-0089
kikilandscapeservices@gmail.com
1701 San Pablo Rd S apt 1115

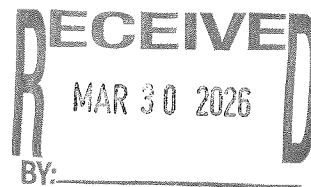
Description	Quantity	Unit price	Amount
KNOCKOUTS ROSES 3G	50	\$40.00	\$2,000.00
LABOR DELIVERY AND DISPOSAL.	10	\$65.00	\$650.00
SUBTOTAL:			\$2,650.00
TOTAL:			\$2,650.00
PAID:			\$0.00
BALANCE DUE			\$2,650.00

Comments

Install Knockouts roses at the River lodge next to the dock.

Approved RECDD 3
Submitted to AP 3.30.2026
By Kevin McKendree

Kevin McKendree





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

Invoice #302	
Issued	Apr 01, 2026
Due	Apr 16, 2026
Total	\$1,200.00

SERVICE ADDRESS:

100 Grand Verde Drive
St. John's, Florida 32259

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Apr 01, 2026				
Customer Responsibilities	<ul style="list-style-type: none"> • Ensure Accessibility: All trees scheduled for trimming or removal must be accessible by Quill's Tree Services equipment and personnel. An area equivalent to or greater than the height of the tree being serviced must be cleared of all vehicles and movable objects to prevent potential damage from falling debris. • Subterranean Fixtures Mapping: Prior to commencing any work, ensure that all subterranean fixtures (such as pipes, cables, etc.) are marked on a map and provided to Quill's Tree Services. This is particularly crucial if stump grinding services are requested, as it ensures the safety of underground utilities. • Authorized Representative on Site: An authorized representative with the authority to sign on behalf of the property owner must be present to sign off on completed work while the crew is still on site. This helps ensure that all parties are in agreement before the crew departs. 	1	\$0.00	\$0.00
Tree Removals	Remove three dead Sabal Palms that are at the Lazy River. Flush cut to the ground as low as possible. Will have to carry sections of the trees by hand and navigate over scaffolding to avoid falling into the water.	2	\$600.00	\$1,200.00
Haul Debris	We will ensure the removal of organic debris from the job site (excluding any chips resulting from stump grinding, if applicable). **Debris will be cleared from the job site within 24 hours of project completion.**	1	\$0.00	\$0.00



Quills Tree Services

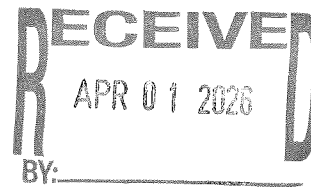
255 Rivertown Shops Drive | Suite 102 #140 | St Johns, Florida
32259
+1 904-788-1185 | brent@quillstreeservices.com |
www.quillstreeservices.com

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	\$1,200.00
--------------	-------------------

Approved RECDD 3
Submitted to AP 4.1.2026
By Kevin McKendree

Kevin McKendree



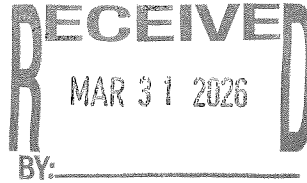
VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

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



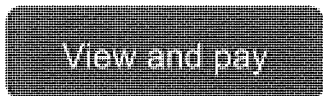
INVOICE # 8363
DATE 03/31/2026
DUE DATE 03/31/2026
TERMS Due on receipt

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

Invoice for Quarter 1 ADA Audit.
Please make check payable to VGlobalTech.

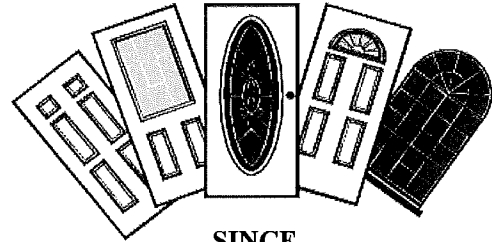
BALANCE DUE \$400.00

Ways to pay



4/3/26

INVOICE



SINCE
1985

Invoice NO.
126-00178

2220 Corporate Square Blvd
 Jacksonville, FL 32216
 Ph (904) 727-6811 Fx (904) 727-6813
 CBC035180 CBC048957 CBC1261470

"Our Success Hinges On Your Satisfaction"

BILL TO	SHIP TO
Rivers Edge CDD 3 475 W Town Place Ste # 114 St Augustine, FL 32092	100 Grand Verde St. Johns, FL 32259

QTY	DESCRIPTION
1	River Lodge Gymm doors
	Replacement motor for electric panic
1	Install replacemnt motor

Unless otherwise noted:

Alarm reconnection, nail fill, permitting & fees, hurricane shuttering, painting and/or staining, are NOT included in the above price. Not responsible for condition of used or customer supplied locks (call backs are subject to service fee on customer supplied locks) Lead times are ESTIMATES, not promises. Home owners are responsible for being on premise during inspections. All balances are due at time of completion of work. Invoices become past due 30 days after completion of work. A late fee of 1.5% per month with a \$35.00 minimum will be added to all past due invoices. We will accept a maximum credit card charge of \$2,500.00 per project. If you wish to use a credit card for more than that we will add a 3.5% convenience fee for all charges over \$2,500.00.

Total	\$1,543.32
Payments/Credits	\$0.00
Balance Due	\$1,543.32

Approved RECDD 3
 Submitted to AP 4/3/2026
 Submitted by Ken Council



3002 PHILIPS HWY
 JACKSONVILLE, FL 32207

CROWNPOOLSINC.COM

Phone # 904-858-4300

Invoice

Date	Invoice #
3/30/2026	VFD REPAIRS
Terms	Due Date
Due upon receipt	3/30/2026

Bill To

RIVER LODGE LAZY RIVER
 120 GRAND VEDRA DRIVE
 ST. JOHNS, FL 32259

Ship To

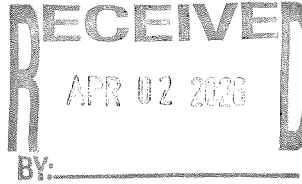
Quantity	Description	Rate	Serviced	Amount
	Danfoss VLT 25hp 230V nema 4X VFD (VF723-L030N-04X) (Electrical Hook-Up by others)	9,500.00		9,500.00
			Total Invoice	\$9,500.00
<p>RECEIVED MAR 30 2026 BY: _____</p> <p>Approved RECDD 3 Submitted to AP 3.30.2026 By Kevin McKendree</p> <p><i>Kevin McKendree</i></p>				
<p>All Credit Card Payments will have a 3% processing fee added.</p>		<p>Payment / Credits Applied</p>		\$0.00
<p>A \$25.00 LATE FEE will automatically be added to account over 60 days.</p>		<p>Invoice Balance</p>		\$9,500.00
		<p>Job Total Balance</p>		\$9,500.00

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

Invoice

Invoice #: 80
Invoice Date: 4/1/26
Due Date: 4/1/26
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 - April 2026		2,752.83	2,752.83
Website Administration - April 2026		177.00	177.00
Information Technology - April 2026		118.00	118.00
Dissemination Agent Services - April 2026		344.08	344.08
Office Supplies		0.57	0.57
Postage		91.27	91.27
Copies		25.20	25.20
Telephone		5.69	5.69
		Total	\$3,514.64
		Payments/Credits	\$0.00
		Balance Due	\$3,514.64

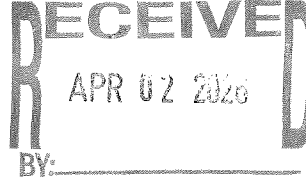
Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Rivers Edge III Community Development District
1001 Bradford Way
Kingston, TN 37763



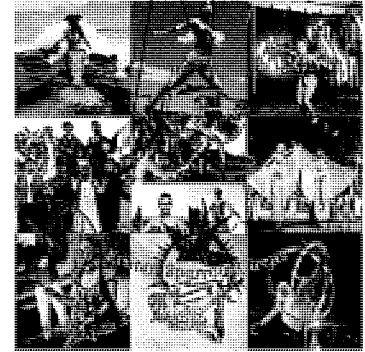
Invoice No. 29136
Date 04/02/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>6,800.00</u>
Current Amount Due	\$ <u>6,800.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
6,800.00	0.00	0.00	0.00	0.00	6,800.00

Payment due upon receipt.

KRISTEN SIECH (KRISTEN SPARROW CIRCUS)



INVOICE
 KRISTEN
 SPARROW
 CIRCUS
 JUGGLER
 ENTERTAINMENT

Attention: Kimberly Fatuch RiverTown
 Bill to : Rivers Edge CDD III 475 West Town PL Suite
 114 St. Augustine, FL 32092
 Email:kfatuch@vestapropertyservices.com
 Client Phone:(904) 679-5523 Cell: +1 (720)285-6311
 Event date: April 11, 2026
 Location:160 RiverGlade Run Saint Johns FL, 32259
 Today's Date: March 30, 2026
 Project Title: Clownin' Around Pool Party
 Quote number :202603304
 Terms: 7 days

(904)945-2243
KristenSparrowCircus@gmail.com

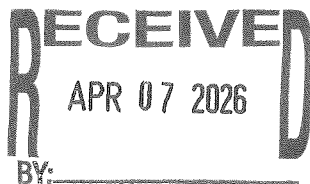
<https://www.kristensparrowcircus.com/>

12735 Dunns View Drive
 Jacksonville Florida
 32218

Description	Quantity	Unit price	Cost
Performance details. Between 12-3:00pm juggling, juggling performances by Kristen 3 hour of roaming juggling performances by Kristen mingling with guests posing for video and pictures. Requirements Access to drinking water, Bathrooms, parking spaces near by for cars.	1	\$500.00	\$500.00
If Payment via check		Subtotal	\$500.00
If payment via Paypal or Square*	Processing fee	3.3 %	\$16.50
		Total	\$516.50

Approved CDD III
 Submitted to AP on 4.7.26
 by Kimberly Fatuch

Kimberly Fatuch



Thank you for your interest in working with my company for your event ! There is a non refundable 50% minimum deposit required by **April 06, 2026**. The remaining balance is to be paid by **April 11, 2026** before performing start time or sooner. If you pay by Square, there are additional fees associated about 3.3% Please note once performers arrive onsite they are considered performing and the obligations are considered fulfilled. If unforeseen weather occurs, we will do our best to accommodate with either adjusting times if or providing alternative entertainment. Cheers! Kristen Siech Owner of Kristen Sparrow

Print. Sign. Date.

Rivers Edge CDD

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

INVOICE

DATE: 4/8/2026
INVOICE # CS-2026-APR

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

DESCRIPTION	AMOUNT
<p>Cost Share - Amenity April 2026 (FY2026 Budget \$109,345)</p> <p>GL Code 1.320.57200.49200</p> <p>RECEIVED APR 08 2026 BY: _____</p>	<p>\$ 9,112.08</p>
<p style="text-align: right;">TOTAL</p>	<p>\$ 9,112.08</p>

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

THANK YOU FOR YOUR BUSINESS!



INVOICE

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: PSI256615
 Invoice Date: 4/2/2026

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

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

Ship Via
 Ship Date 4/2/2026
 Due Date 5/2/2026
 Terms Net 30

Customer ID 20143
 P.O. Number
 P.O. Date 4/2/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,601.00	2,601.00
April Billing					
4/1/2026 - 4/30/2026					
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: PSI256615
Invoice Date: 4/2/2026

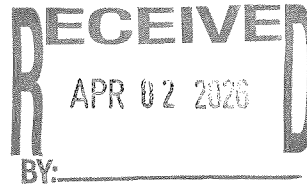
Bill
To: Rivers Edge III CDD
475 West Town Place, Suite 114
Saint Augustin, FL 32092

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

Ship Via
Ship Date 4/2/2026
Due Date 5/2/2026
Terms Net 30

Customer ID 20143
P.O. Number
P.O. Date 4/2/2026
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 4.2.2026
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

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

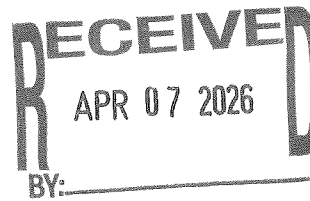
BILL TO
Rivers Edge CDD3
475 West Town Plaza
Suite 114
Saint Augustine, Florida
32092

INVOICE 1188
DATE 04/07/2026
TERMS Net 30
DUE DATE 05/07/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Replaced wires and conduit fittings on new VFD for pool pump at the Riverlodge. Verified correct operation upon completion.	815.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	815.00
TAX	0.00
TOTAL	815.00
BALANCE DUE	\$815.00



Approved RECDD 3
Submitted to AP 4.7.2026
By Kevin McKendree

Kevin McKendree

Tube Pro Inc.
 515 Beaver Creek Rd.
 Waterloo, ON
 N2V 2L3

Phone: 519-885-9554
 Fax: 519-885-2361
 info@tubeproinc.com

Invoice

GST Registration #: 85741 2530
 PST Registration #: 90869397 Blanket

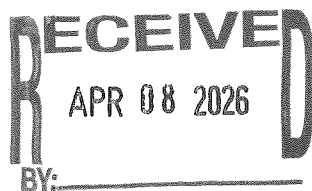
Invoice #: 00067162

Bill To:

Ship To:

Rivers Edge CDD 3
 Rivers Edge Community Development District
 475 W Town Pl, Ste 114
 St Augustine FL 32092

River Town
 Rivers Edge Community Development District
 140 Landing Street
 Saint Johns FL 32259

SALESPERSON	YOUR NO.	SHIP VIA	COL	PPD	SHIP DATE	TERMS	DATE	PG.
Eric Law	Kimberly 1/29	UPS			1/29/2026	Net 15	1/29/2026	1
QTY	ITEM NO.	DESCRIPTION	PRICE	UNIT	DISC %	EXTENDED PRICE	TAX	
60	TP44-TRANS-BLUE-H	Transparent Blue Single 48" Defalted	US\$25.00	each		US\$1,500.00	Z1	
2	Wireless Air Pump	Intelligent Wireless Air Pump	US\$35.00			US\$70.00	Z1	
1	Tariff/China 20%	Tariff On Made In China Origin	\$314.00	each		US\$314.00	Z1	
1	FREIGHT Shipping	UPS Standard & Brokerage for 11 boxes to FL	\$239.00	each		US\$239.00	Z1	
								
		Approved CDD III Submitted to AP on 4.8.26 by Kimberly Fatuch <i>Kimberly Fatuch</i>						
					SALE AMOUNT	US\$2,123.00		
					FREIGHT	US\$.00	Z1	
					GST	US\$.00		
					PST	US\$.00		
					TOTAL AMOUNT	US\$2,123.00		
					PAID TODAY	US\$.00		
					BALANCE DUE	US\$2,123.00		
Memo: We appreciate your business., 1.5% Charge Per Month On Overdue Accounts								



Invoice

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

Invoice # 431727
Date 03/31/2026
Terms Net 30
Due Date 04/30/2026
Memo Lifeguard Hours

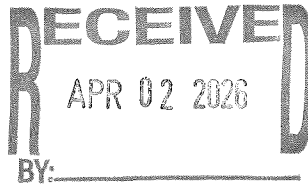
Bill To

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

Description	Quantity	Rate	Amount
Lifeguard hours	173.1	21.40	3,704.34

Thank you for your business.

Total 3,704.34



Corbin deNagy

4/2/2026



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

Billable Services Invoice

Invoice: 2.24.2026 – 3.25.2026

Date: 3.25.2026

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
February 24 th – March 25 th	173.10	\$21.40	\$3704.34
TOTAL			\$3704.34

Thank you for your business!





Invoice

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

Invoice # 431766
Date 03/31/2026
Terms Net 30
Due Date 04/30/2026
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	158.20	158.20

Total 158.20

RECEIVED
APR 02 2026
BY: _____

Corbin deNagy

4/2/2026

Vesta Mileage Report

Name: Kevin McKendree		Month	Mar-26				
Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
3/2	Daily mileage	Rivertown	Rivertown	54.3	Riversedge CDD		54.3
3/3	Daily mileage	Rivertown	Rivertown	36.5	iversedge CDD		36.5
3/4	Daily mileage	Rivertown	Rivertown	38.4	iversedge CDD		38.4
3/5	Daily mileage	Rivertown	Rivertown	20	Riversedge CDD		20
3/6	Daily mileage	Rivertown	Rivertown	24.6	iversedge CDD		24.6
3/9	Daily mileage	Rivertown	Rivertown	51.7	iversedge CDD		51.7
3/10	Daily mileage	Rivertown	Rivertown	58.4	iversedge CDD		58.4
3/11	Daily mileage	Rivertown	Rivertown	28.9	iversedge CDD		28.9
3/12	Daily mileage	Rivertown	Rivertown	23.2	iversedge CDD		23.2
3/13	Daily mileage	Rivertown	Rivertown	31.3	iversedge CDD		31.3
3/16	Daily mileage	Rivertown	Rivertown	62	iversedge CDD		62
3/17	Daily mileage	Rivertown	Rivertown	48.4	iversedge CDD		48.4
3/18	Daily mileage	Rivertown	Rivertown	32.9	iversedge CDD		32.9
3/19	Daily mileage	Rivertown	Rivertown	26.6	iversedge CDD		26.6
3/20	Daily mileage	Rivertown	Rivertown	11.9	iversedge CDD		11.9
3/23	Daily mileage	Rivertown	Rivertown	48.6	iversedge CDD		48.6
3/24	Daily mileage	Rivertown	Rivertown	45.7	iversedge CDD		45.7
3/25	Daily mileage	Rivertown	Rivertown	32.3	iversedge CDD		32.3
3/26	Daily mileage	Rivertown	Rivertown	38.9	iversedge CDD		38.9
3/30	Daily mileage	Rivertown	Rivertown	63.2	iversedge CDD		63.2
3/31	Daily mileage	Rivertown	Rivertown	40.5	iversedge CDD		40.5

Total Mileage	818.30
Reimbursement Rate	\$0.580
Total Reimbursement	\$474.61
Date Submitted in Paycom	4/1/26

\$158.20



Invoice

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

Invoice # 431478
Date 04/01/2026
Terms Net 30
Due Date 05/01/2026
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

4/2/2026



INVOICE
1302801
INVOICE DATE
04/06/2026

**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
858695	RC3001		UPON RCPT	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

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

Please reference invoice number on payment. Thank You!

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

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

Questions Regarding this invoice please contact:

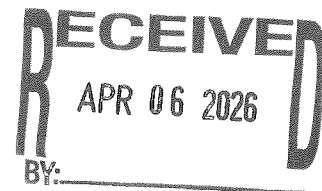
Name: Holly B Bartle
Phone: (904) 268 3030
Email: hbbartle@waynefire.com

SUBTOTAL:	\$109.00
TOTAL:	\$109.00

Remit To:

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

Approved RECDD 3
Submitted to A/P 04-06-26
By Richard Losco
Richard Losco





INVOICE

INVOICE #	INVOICE DATE
1130958	3/17/2026
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

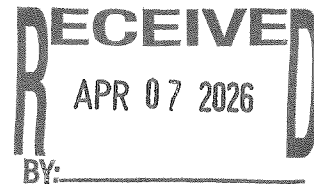
Invoice Due Date: April 16, 2026

Invoice Amount: \$1,257.51

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

Rivers Edge CDD III Spring Annuals 2026	
Flowers/Annuals	\$1,257.51

Invoice Total \$1,257.51



Approved RECDD III
 Submitted to AP on 4.7.2026
 by Jason Davidson

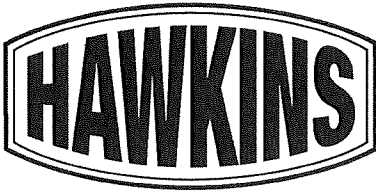
Jason Davidson

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

Original

INVOICE

Total Invoice	\$970.80
Invoice Number	7388504
Invoice Date	4/13/26
Sales Order Number/Type	5117795 SL
Branch Plant	74
Shipment Number	6154511



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

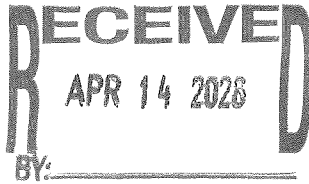
Sold To: 544866
Accounts Payable
RIVERS EDGE CDD 3
475 W Town PI STE 114
St Augustine FL 32092-3649

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 #			
5/13/26	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	N	240.0000	GA	\$2.8700	GA	2,320.8 LB	\$688.80
		1 LB BLK (Mini-Bulk)		240.0000	GA			2,320.8 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	14420	Sodium Bicarbonate	N	6.0000	BG	\$45.0000	BG	300.0 LB	\$270.00
		50 LB BG (Pool Grade)		6.0000	BG			306.0 GW	

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

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



Approved RECDD 3
Submitted to AP 4.14.2026
By Kevin McKendree

Kevin McKendree

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total **\$970.80**

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 Nicolet 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

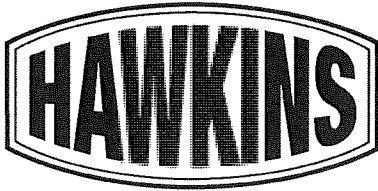
CASH IN ADVANCE/EFT PAYMENTS:

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.

Original

INVOICE



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

Total Invoice	\$527.26
Invoice Number	7389800
Invoice Date	4/14/26
Sales Order Number/Type	5119142 SL
Branch Plant	74
Shipment Number	6156441

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

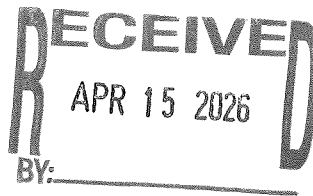
Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #			
5/14/26	Net 30	PPD Origin	HWTG			387			
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	42875	Sulfuric Acid 38-40%	N	100.0000	GA	\$5.1526	GA	1,087.0 LB	\$515.26
		1 GA BLK (Mini-Bulk)		100.0000	GA			1,087.0 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Approved RECDD 3
Submitted to AP 4.15.2026
By Kevin McKendree

Kevin McKendree



Page 1 of 1	Tax Rate 0 %	Sales Tax \$0.00	Invoice Total	\$527.26
-------------	-----------------	---------------------	---------------	----------

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 #: 09100022
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.



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

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

Invoice Number	260977085
Customer Number	C3189841
Invoice Date	03/30/2026
Due Date	04/29/2026
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. Your Registration Code: 5638918228

Looking for an easier way to see and pay bills?

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

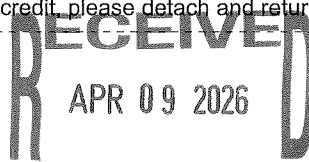
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
RCPD212BLU	MOP SUPER STICH MD BL	1	CT	57.63	57.63

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



BY: Richard Losco
Approved RECDD 3
Submitted to A/P 04-09-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3189841
Invoice Number	260977085
Invoice Date	03/30/2026
Terms	Net 30
Total Due	57.63

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

C31898412609770852609770850000000057633



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

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

Invoice Number	260977306
Customer Number	C3189841
Invoice Date	03/30/2026
Due Date	04/29/2026
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

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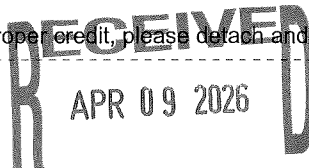
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
RCPD212BLU	MOP SUPER STICH MD BL	1	CT	57.63	57.63

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 04-09-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3189841
Invoice Number	260977306
Invoice Date	03/30/2026
Terms	Net 30
Total Due	57.63

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

C3189841260977306260977306000000057636



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

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

Invoice Number	261068960
Customer Number	C3189841
Invoice Date	04/02/2026
Due Date	05/02/2026
Order Date	03/31/2026
Order Number	S160531206
Order Method	WEB

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

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

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

Important Messages

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

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

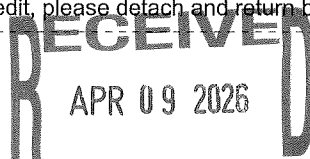
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	55.19	55.19
RCPD253BLU	SUPER STITCH BLEND MOP HEADS, COTTON/SYNTHETIC, BLUE, LRG,6/	1	CT	77.51	77.51
KMWK33475WW	KENSINGTON CA1100E USB-C TO ENET ADAPTER	1	EA	25.53	25.53
TRPN201007BL	CABLE,PATCH,SNGLS,7FT CAT6,BLUE	3	EA	5.93	17.79
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	2	CT	22.48	44.96
BICGSM609BK	PEN,ROUND STIC 60 PACK,BK	1	BX	8.69	8.69

- 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 04-09-26
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	261068960
Invoice Date	04/02/2026
Terms	Net 30
Total Due	268.11

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

C31898412610689602610689600000000268110



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	261068960
Invoice Date	04/02/2026

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
- Continued On From Previous Page -					
CLO31043	DISINFECTANT,4IN1,OR	4	EA	9.61	38.44

SUBTOTAL:	268.11
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	268.11
Total Due:	268.11



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

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

Invoice Number	261232459
Customer Number	C3189841
Invoice Date	04/09/2026
Due Date	05/09/2026
Order Date	04/08/2026
Order Number	S161081763
Order Method	WEB

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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

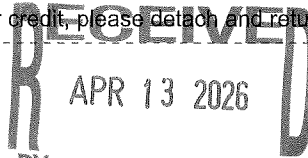
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CLO31043	DISINFECTANT,4IN1,OR	3	EA	9.61	28.83
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	54.89	54.89
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	2	CT	55.19	110.38

SUBTOTAL:	194.10
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	194.10
Total Due:	194.10

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 04-13-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3189841
Invoice Number	261232459
Invoice Date	04/09/2026
Terms	Net 30
Total Due	194.10

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

C31898412612324592612324590000000194104



INVOICE

INVOICE #	INVOICE DATE
1146767	4/1/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD III

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

Remit To:

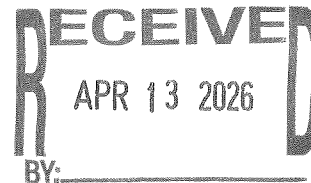
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 1, 2026

Invoice Amount: \$94,899.28

Description	Current Amount
Monthly Landscape Maintenance April 2026	\$94,899.28

Invoice Total **\$94,899.28**



Approved RECDD III
Submitted to AP on 4.13.2026
by Jason Davidson

Jason Davidson

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



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 # 14709
Date: 04/20/2026
Due On: 05/20/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$3,475.08)- (\$0.00	\$3,475.08

RE3CDD-01

River's Edge III - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	03/02/2026	Respond to homeowner regarding pool construction damage.	0.30	\$350.00	\$105.00
Service	MGH	03/03/2026	Review and revise joint Board meeting minutes; review additional correspondence from resident and Vesta regarding pool installation and sod damage; analyze information related to additional resident pool installation and unauthorized use of District property.	0.40	\$295.00	\$118.00
Service	LG	03/03/2026	Review report of pool construction damage at 121 Twilight Tear Way.	0.30	\$350.00	\$105.00
Service	LG	03/04/2026	Advise regarding procedures for pool construction access; prepare cease and desist letter for unauthorized construction access at 121 Twilight Tear Way; respond to homeowner regarding remediation needed for 254 Palomar.	1.10	\$350.00	\$385.00
Service	LG	03/04/2026	Attend conference call regarding	0.20	\$350.00	\$70.00

			retaining wall responsibility.			
Service	LG	03/05/2026	Update cease and desist letter to 121 Twilight Tear Way.	0.30	\$350.00	\$105.00
Service	LG	03/05/2026	Finalize landscape RFP documents.	0.70	\$350.00	\$245.00
Expense	IK	03/05/2026	Certified Mail: Certified Mailing to 121 Twilight Way.	1.00	\$10.77	\$10.77
Service	MGH	03/05/2026	Review draft agenda for upcoming Board meeting and identify legal items needed.	0.20	\$295.00	\$59.00
Service	LG	03/06/2026	Review draft agenda.	0.30	\$350.00	\$105.00
Service	LG	03/06/2026	Prepare first addendum to landscape RFP.	0.10	\$350.00	\$35.00
Service	CD	03/09/2026	Analyze election information and update status on election chart.	0.10	\$190.00	\$19.00
Service	LG	03/16/2026	Review agenda and prepare for Board meeting.	0.40	\$350.00	\$140.00
Service	CD	03/16/2026	Research Website; Draft Fiscal Year 2027 Budget Resolutions, Notices, Affidavits and Notices of Mailings and Appropriation Resolution; Update Tracking Chart.	0.40	\$190.00	\$76.00
Service	MGH	03/17/2026	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting.	0.60	\$295.00	\$177.00
Service	LG	03/18/2026	Travel to and attend board meeting.	2.50	\$350.00	\$875.00
Service	LG	03/18/2026	Transmit invoice for landscaping repairs to homeowners.	0.10	\$350.00	\$35.00
Expense	KB	03/18/2026	Travel: Mileage - LG.	114.20	\$0.725	\$82.80
Expense	KB	03/18/2026	Travel: Hotel - LG.	1.00	\$94.52	\$94.52
Expense	KB	03/18/2026	Travel: Meals - LG.	1.00	\$3.99	\$3.99
Service	LG	03/19/2026	Review and approve landscape RFP addendum #2.	0.20	\$350.00	\$70.00
Service	SH	03/20/2026	Monitor and report on bills affecting special districts, including final bill passage analysis and final distribution of the newsletter.	0.30	\$285.00	\$85.50
Service	MGH	03/25/2026	Review District Manager meeting notes and identify legal follow-up items needed.	0.10	\$295.00	\$29.50

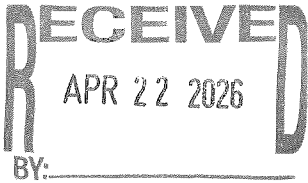
Service	JK	03/26/2026	Review conservation easement/ estoppel request and coordinate with GMS on same	0.20	\$350.00	\$70.00
Service	MGH	03/27/2026	Review and analyze additional homeowner correspondence and photos regarding turf damage and related issues.	0.20	\$295.00	\$59.00
Service	LG	03/29/2026	Review and analyze bills passed in 2026 legislative session and impacts on District operations.	0.10	\$350.00	\$35.00
Service	LG	03/30/2026	Review addendum 3 to landscape RFP; provide information on bid bond requirements; review information regarding Parcel 40 estoppel.	0.40	\$350.00	\$140.00
Service	LG	03/31/2026	Review and revise March minutes.	0.40	\$350.00	\$140.00
					Total	\$3,475.08

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

Please pay within 30 days.

Corbin deNagy

4/22/2026



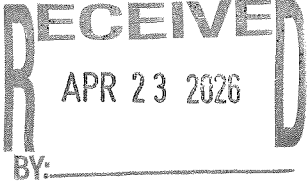
Rivers Edge CDD

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

INVOICE

DATE: April 23, 2026
INVOICE # 4232026

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

DESCRIPTION	AMOUNT
Reimbursement of costs related to Invoice No. 0007644441 from USA Today Co./LocalIQ, dated 03/31/2026. 	\$ 125.47
TOTAL	\$ 125.47

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!

USA TODAY CO.



ACCOUNT NAME Rivers Edge Cdd		ACCOUNT # 764134	INV DATE 03/31/26
INVOICE # 0007644441	INVOICE PERIOD Mar 1- Mar 31, 2026	CURRENT INVOICE TOTAL \$358.32	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included In amt due) \$0.00	TOTAL CASH AMT DUE* \$358.32	

BILLING ACCOUNT NAME AND ADDRESS Rivers Edge Cdd 475 W Town Place, Ste 114 Saint Augustine, FL 32092	PAYMENT DUE DATE: APRIL 30, 2026 Legal Entity: USA TODAY Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
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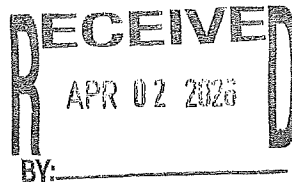
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com FEDERAL ID 47-2390983

Save A Tree! USA TODAY Co. is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
3/1/26	Balance Forward	\$113.52
3/16/26	PAYMENT - THANK YOU	-\$113.52

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
3/4/26	12128442	SAG St Augustine Record	Landscape RFP	Landscape RFP	\$358.32



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$358.32
Service Fee 3.99%	\$14.30
*Cash/Check/ACH Discount	-\$14.30
*Payment Amount by Cash/Check/ACH	\$358.32
Payment Amount by Credit Card	\$372.62

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Rivers Edge Cdd		ACCOUNT NUMBER 764134		INVOICE NUMBER 0007644441		AMOUNT PAID \$358.32
CURRENT DUE \$358.32	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$358.32
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AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

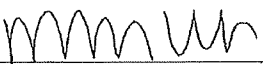
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Govt Bids & Proposals, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 03/04/2026
SAG staugustine.com 03/04/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/04/2026

Legal Clerk



Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$358.32
Tax Amount: \$0.00
Payment Cost: \$358.32
Order No: 12128442 # of Copies:
Customer No: 764134 1
PO #: Landscape RFP

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

**REQUEST FOR PROPOSALS
LANDSCAPE AND IRRIGATION
MAINTENANCE SERVICES FOR
RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT,
RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT, AND
RIVERS EDGE III COMMUNITY
DEVELOPMENT DISTRICT
AND**

**NOTICE OF PUBLIC MEETING TO
OPEN RFP RESPONSES
St. Johns County, Florida**

Request for Proposals
Notice is hereby given that Rivers Edge Community Development Districts ("Rivers Edge"), Rivers Edge II Community Development Districts ("Rivers Edge II"), and Rivers Edge III Community Development Districts ("Rivers Edge III" and all Districts together, the "Districts") will accept proposals from all qualified companies interested in providing landscape and irrigation maintenance services for property within the Rivers Edge, Rivers Edge II, and Rivers Edge III Districts.

The project manual ("Project Manual") for the request for proposals ("RFP") will be available for public inspection and may be obtained beginning on March 6, 2026, at 9:00 a.m. (EST) ("Proposal Pick-Up Time") by e-mailing the District Manager, Corbin deNagy, at cdenagy@gmsnf.com, with a copy to choggo@gmsnf.com, with the subject line "Rivertown RFP Request for Project Manual."

Firms desiring to submit proposals for this project must attend a mandatory pre-proposal meeting, on March 23, 2026, at 10:00 a.m. (EST) at the Riverclub located at 160 Riverglade Run, St. Johns, FL 32259. Firms desiring to submit proposals must submit one (1) original, ten (10) hard copies, and one electronic copy on a thumb drive of the required proposal no later than April 6, 2026, at 1:00 p.m. at 476 West Town Place, Suite 114, St. Augustine, FL 32082, Attention: Corbin deNagy. Additionally, as further described in the Project Manual, each proposer shall supply a bid bond or cashier's check in the amount of ten-thousand dollars (\$10,000.00) with its proposal.

Failure to attend the mandatory pre-proposal meeting as specified may disqualify the proposer. In the Districts' discretion, Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package, and shall clearly identify the project as "Rivers Edge I, II, and III Community Development Districts Landscape and Irrigation Maintenance Services Proposal." Proposals may be either mailed or hand-delivered. No facsimile, telephonic, e-mailed, or telegraphic submittals will be accepted. Proposals received after the scheduled date and time for submittal may not be considered in the Districts' discretion but can be claimed by the owner within ten (10) calendar days of the submittal deadline, or if not retrieved within the aforementioned timeframe, may be destroyed by the Districts.

In order to submit a bid, each bidder must (1) be authorized to do business in Florida, and hold all required state and federal licenses, including those with the Florida Department of Transportation and St. Johns County, in good standing; (2) have at least five (5) years' experience with landscape maintenance projects; and (3) attend the mandatory pre-bid meeting. All proposers should request a copy of the Project Manual prior to the pre-proposal meeting. Copies of the Project Manual will not be available at that meeting. The Districts reserve the right in their sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those proposers who have requested a Project Manual.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual at a noticed public meeting following the opening of the bids. Price will be one factor used in determining the proposal that is in the best interest of the Districts, but the Districts explicitly reserve the right to make such award to other than the lowest price proposal. The Districts have the right to reject any and all proposals and waive any technical errors, informalities or irregularities if they, collectively or individually, determine in their discretion it is in the best interest of the Districts to do so.

Protests

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation

criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing within seventy-two (72) hours after the Proposal Pick-Up Time. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the Districts' Rules of Procedure, which are available from the Districts Manager. Any proposer who files a Notice of Protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the Districts at the time of filing, a protest bond payable to the Districts whose decision or actions are the subject of the protest. If the protest relates to all three Districts, a separate protest bond shall be filed with each District. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the Districts' operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the Districts Staff may approve. All bonds shall be made payable to the Districts. Failure to post such bond within the requested time period shall result in the protest being dismissed by the Districts, with the proposer afforded no relief.

Notice of Public Meeting for Bid Opening
A special joint meeting of the Rivers Edge Community Development Districts, Rivers Edge II Community Development Districts, and Rivers Edge III Community Development Districts will be held on April 6, 2026, at 1:00 p.m. at 475 West Town Place, Suite 114, St. Augustine, FL 32092 for the sole purpose of opening the bids. No official action of the Districts' Boards will be taken at this meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained by contacting the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32259, (904) 940-5850. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when staff or other individuals may participate by speaker telephone. Any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any decision made with respect to any matter considered at a meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. It is anticipated that bidders will be asked to attend a joint meeting of the Districts' Boards to give a brief presentation of their proposal. No substantive amendments will be permitted during the presentations. The date of the presentation meeting will be distributed separately to all bidders who attend the pre-proposal meeting and will be posted on the districts' websites. Any and all questions relative to this request for proposals shall be directed only in writing to the District Manager, Corbin deNagy, at cdnagy@gmsnl.com, with e-mail copies to Lauren Gentry at lauren@cdllawyers.com. Telephone inquiries will NOT be accepted.



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

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

Invoice Number	261362975
Customer Number	C3189841
Invoice Date	04/16/2026
Due Date	05/16/2026
Order Date	04/14/2026
Order Number	S161221968
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

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

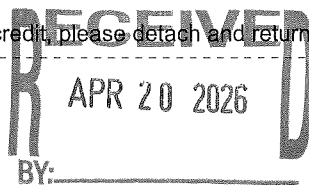
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CLO31043	DISINFECTANT,4IN1,OR	2	EA	9.61	19.22
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	55.19	55.19
BICGSM609BK	PEN,ROUND STIC 60 PACK,BK	1	BX	8.69	8.69
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	1	CT	22.48	22.48
GJO54101	MOP;DUST;W/HANDLE	1	EA	42.28	42.28
GJO00245	DUSTMOP;COTTON;DISP:24X5	1	EA	9.07	9.07

SUBTOTAL: 156.93
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 156.93
Total Due: 156.93

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 04-20-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3189841
Invoice Number	261362975
Invoice Date	04/16/2026
Terms	Net 30
Total Due	156.93

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

C31898412613629752613629750000000156937



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

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

Invoice Number	261390804
Customer Number	C3189841
Invoice Date	04/17/2026
Due Date	05/17/2026
Order Date	04/09/2026
Order Number	S161120148
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

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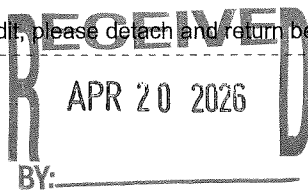
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
FLFBLZP8805BK	MIDBACK BLK MESH SWIVEL TASK OFFICE CHAIR W/GRAY,FLIPUP ARMS	1	EA	219.99	219.99

SUBTOTAL:	219.99
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	219.99
Total Due:	219.99

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



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



Approved RECDD 3
Submitted to A/P 04-20-26
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	261390804
Invoice Date	04/17/2026
Terms	Net 30
Total Due	219.99

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

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

C31898412613908042613908040000000219992

FOURTH ORDER OF BUSINESS

A.



River's Edge CDD I, II & III

Landscape Update – June 2026

General Maintenance

Routine landscape maintenance continues throughout the community and includes mowing, edging, weed-eating, trimming, shrub care, weed control, mulch bed treatments, and removal of tree suckers. Efforts to reduce moss presence are ongoing across all areas. Fallen trees and limbs have been cleared at no additional cost, while larger removals are being addressed by the arbor team.

Monthly inspections are conducted collaboratively by Mattamy, Vesta, and Yellowstone to ensure overall appearance and maintenance standards are being met.

Turf is currently being maintained at appropriate seasonal mowing heights. Residents may notice temporary scalping as part of this process, which supports healthier long-term growth.

Mulch installation across the community has been completed.

Irrigation

The irrigation system is actively monitored, with technicians performing ongoing inspections and repairs as needed.

Irrigation is currently operating three days per week.

Efficiency improvements are being evaluated, including the removal of unnecessary bubblers and the addition or verification of rain sensors to optimize water usage.

Fertilization & Chemical Treatments

Weed control treatments are being applied throughout the community to maintain turf quality.

Granular fertilizer applications are ongoing to promote healthy turf growth.

Roses are receiving targeted care, including applications of bone meal and liquid fertilizers to support blooming and vitality.

Arbor Care

Tree maintenance efforts continue, with low-hanging branches being elevated to improve safety, visibility, aesthetics, and overall tree health.

Overall, the landscape program is progressing well, with coordinated oversight and proactive maintenance ensuring the community maintains a high-quality appearance.

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: 06/17/2026

Submitted by: Kevin McKendree & Richard Losco

RECDD I

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 Marchs 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. Possibly mid-July.

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, as even coned off, kids were continuing to play on them. CDD board 1 elected to go with Kompan's proposal. Although boards 2 and 3 stated they would not want any other company besides Kompan in Rivertown, we will need both boards to officially cast their vote before ordering this new playground.

Umbrellas at RiverHouse:

New umbrellas were approved and ordered for the RiverHouse pool deck. This should be an 8-week lead time.

Basketball Court Vandalism:

Due to the continued vandalism of the basketball court with e-bikes, we recommend fencing 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. This was approved and we have placed our order with Fencescapes. Scheduling to follow.

Feature pump motor at RiverHouse:

The feature pump motor went out last week at the RiverHouse. This controls the bubblers at the beach entry and water shooters on the pergola pillars. A replacement has been ordered and will be replaced as soon as it arrives.

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 in Austin Texas from Denmark on June 17th at which point scheduling 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.

RIVERTOWN

RECDD's Lifestyle Report

Date of report: **06/17/2026**

Submitted by: **Kim Fatuch**

May Events

- 5.22.26 – Dustin Bradley Music
 - Live Music in the café
- 5.25.26 – Annual Luau
 - Residents can enjoy a Hawaiian themed pool party at the Riverhouse
 - Roughly 300 residents attended this event.
 - Dancers were amazing



June Events

- 6.11.26 – Music Bingo
 - Residents' favorite weeknight game in the café
- 6.12.26 – Jeremy Weinglass
 - Live music in the café

- 6.13.26 – Balls, Brews & Bonfire
 - To celebrate the dads, we are holding a dad-centric event at the RiverHouse.
- 6.19.26 – Greg Johnson
 - Live Music in the café
- 6.25.26 – Music Bingo
 - Residents’ favorite weeknight game in the café
- 6.27.26 – Adult Toga Party
 - Residents 21+ are invited to the RiverClub for a kid-free evening at the pool

RIVERTOWN

RECDD’s Amenity Manager Report

Date of Report: 06/17/2026

Submitted by: Ken Council & Richard Losco

Summer is in full effect! Lifeguard hours are 11am – 7pm at the RiverHouse (Tuesday – Sunday), and 10am – 8pm at the RiverLodge (Thursday – Tuesday). The RiverHouse Slide & RiverLodge Water Activity Pool/Splash Park will only be open when lifeguards are on duty. The RiverTown Annual Luau was a major success on Monday, 5/25/2026 at the RiverHouse. Technogym is waiting on parts to repair the Lat Pulldown at the RiverLodge.

RiverHouse

Closed Mondays

Clubhouse Staff Hours:

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

11am - 9pm (Friday & Saturday)

Recreational & Lap Pool:

- Both pools are open 30 minutes after Sunrise until 30 minutes before Sunset
- Lap Pool is for Lap Swim Only!!! No hanging on Lap Lines!! No diving off dive blocks!

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- Lifeguard hours are 11am – 7pm at the RiverHouse (Tuesday – Sunday).
 - The RiverTown Annual Luau was a great success on Monday, 5/25/2026 at the RiverHouse.
-

RiverClub

Closed Tuesdays

Amenity Hours:

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

Other Updates:

- Dynamic Security will be out to repair Southeast pool gate magnetic lock.
-

RiverLodge

Closed Wednesdays

Amenity Hours (Airnasium & Fireplace):

- 10am – 8pm (Thursday - Tuesday)

Water Activity Pool/Splash Pad & Lifeguard Hours:

- The Water Activity Pool/Splash Park will only be open when lifeguards are on duty.
- Lifeguards will be on duty from 10am – 8pm every day (except Wednesdays) for Summer.

Lazy River, Lounge Area, & Volleyball Court Hours:

- 10am – 30 minutes before sunset

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- Technogym is awaiting parts to repair the Lat Pulldown machine.
- ACE Doors came out to repair the broken gate from the Volleyball court to the maintenance parking area on 6.4.2026.

RIVERTOWN

RECDD's Café Report

Date of report: **06/17/2026**

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

The month of April showed no signs of slowing down with strong Total POS Net Sales at \$97,646. Food and Beverage continue to be the primary revenue drivers, with alcoholic beverage sales not far behind. Wages as a percentage of net sales were 22.2%, phenomenal, and food and beverage expense hovered at 43.4% of net sales. We will continue to review purchasing, waste, and pricing to minimize our cost of goods expense to maintain low prices for our residents.

April represents the change of seasons and the beginning of summer, with events and programs scheduled throughout Labor Day! April events included music bingo and live music entertainment. Memorial Day and July 4th festivities have been planned for the community.

Planning will continue for staffing needs, menu design edits, and service-related issues. One of the biggest challenges this summer will be meeting staffing needs. The kitchen is focused on reducing cost of goods sold and managing labor schedules to improve gross margins. Labor costs are well controlled overall but fluctuate significantly with net sales volume.

Square POS Net Sales were up 15.7% for the month of April @ \$97,646 compared to \$84,386 prior year. Revenue was driven by the warm weather and booked events which included live music and music bingo.

Cost of Goods Sold (Food and Beverage) was @ 43.4% in the month of April, compared to 38.8% prior year.

Food & Beverage as % of Revenue:

Target	12-Month	% Rate – 40%
Optimal	12-Month	% Rate – 35%
Actual	April '26	% Rate – 43%

Gross Wages as % of net sales were 22.2% in the month of April, compared to 24.1% prior year.

Gross Wages as % of Revenue:

Target	12-Month	% Rate – 35%
Optimal	12-Month	% Rate – 30%
Actual	April '26	% Rate – 22%

If the current trends continue, summer months could surpass prior peak months in both revenue and net income, reinforcing a strong 2026 performance.



Work Order 00977167

Work Order 00977167
Number

Created Date 6/4/2026

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

Work Details

Specialist Comments to Customer	<p>Report reflects work performed on 6/3/26. Herbicide was used to control invasive and nuisance vegetation along ponds 81,82,110,104,103,102,100 & 101. Water conditioning algaecide was used to treat algae along ponds 110 & 102. Dye was applied in ponds 81,82,110,102 in order to limit light penetration and suppress growth. Any accessible trash was removed from treated ponds. There was a gator in pond 110 that was keeping to itself. Progress on the newer ponds is going well! The water levels are looking better from recent rains and manually refill in 104. Thank you for being a Solitude customer!</p>	Prepared By KYLE FOLLANSBEE
---------------------------------------	--	--------------------------------

Work Order Assets

Asset	Status	Product Work Type
Rivers Edge III CDD Pond 106	Inspected	
Rivers Edge CDD III Pond 85	Inspected	
Rivers Edge CDD III Pond 84	Inspected	
Rivers Edge III CDD Pond 109	Inspected	
Rivers Edge CDD III Pond 87	Inspected	
Rivers Edge CDD III Pond 86	Inspected	
Rivers Edge CDD III Pond 81	Treated	
Rivers Edge CDD III Pond 80	Inspected	
Rivers Edge CDD III Pond 83	Inspected	
Rivers Edge CDD III Pond 82	Treated	
Rivers Edge III CDD Pond 97	Inspected	
Rivers Edge III CDD Pond 104	Treated	
Rivers Edge III CDD Pond 99	Inspected	
Rivers Edge III CDD Pond 98	Inspected	
Rivers Edge III CDD Pond 108	Inspected	
Rivers Edge CDD III Pond II	Inspected	
Rivers Edge CDD III Pond FFF	Inspected	
Rivers Edge CDD III Pond QQ	Inspected	



Work Order	00977167	Account	Rivers Edge III CDD
Work Order	00977167	Contact	Kevin McKendree
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 6/4/2026

Rivers Edge III CDD Pond 107	Inspected	
Rivers Edge CDD III Pond PP	Inspected	
Rivers Edge CDD III Pond CCC	Inspected	
Rivers Edge III CDD Pond 105	Inspected	
Rivers Edge CDD III Pond BBB	Inspected	
Rivers Edge CDD III Pond EEE	Inspected	
Rivers Edge CDD III Pond DDD	Inspected	
Rivers Edge III CDD Pond 101	Treated	
Rivers Edge III CDD Pond 100	Treated	
Rivers Edge III CDD Pond 103	Treated	
Rivers Edge III CDD Pond 102	Treated	
Rivers Edge CDD III Pond VV	Inspected	
Rivers Edge CDD III Pond RR	Inspected	
Rivers Edge CDD III Pond ZZ	Inspected	
Rivers Edge III CDD Pond 110	Treated	
Rivers Edge CDD III Pond YY	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 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 AAA	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	



Work Order	00977167	Account	Rivers Edge III CDD
Work Order	00977167	Contact	Kevin McKendree
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 6/4/2026

Rivers Edge III CDD Pond 109	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	



Work Order	00977167	Account	Rivers Edge III CDD
Work Order	00977167	Contact	Kevin McKendree
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 6/4/2026

Rivers Edge III CDD Pond 98	ALGAE CONTROL	
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	



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Rivers Edge CDD III Pond ZZ	LAKE WEED CONTROL	
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	



Work Order 00977167
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Account Rivers Edge III CDD
 Contact Kevin McKendree
 Address 73 Shinnecock Drive
 Saint Johns, FL 32259
 United States

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Rivers Edge CDD III Pond FFF	MONITORING
Rivers Edge CDD III Pond FFF	LAKE WEED CONTROL
Rivers Edge CDD III Pond FFF	ALGAE CONTROL
Rivers Edge CDD III Pond EEE	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)



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Work Order	00977167	Contact	Kevin McKendree
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

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Rivers Edge CDD III Pond 95	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 95	MONITORING	
Rivers Edge CDD III Pond 95	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 95	ALGAE CONTROL	
Rivers Edge CDD III Pond 94	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	



Work Order	00977167	Account	Rivers Edge III CDD
Work Order	00977167	Contact	Kevin McKendree
Number		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Created Date 6/4/2026

Rivers Edge CDD III Pond 88	TRASH / DEBRIS COLLECTION (IN HOUSE)	
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	



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

Created Date 6/4/2026

Rivers Edge CDD III Pond 82	ALGAE CONTROL	
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 AAA		
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 94		
Rivers Edge CDD III Pond 95		
Rivers Edge CDD III Pond 92		
Rivers Edge CDD III Pond 93		
Rivers Edge CDD III Pond YY		
Rivers Edge III CDD Pond 110		
Rivers Edge CDD III Pond ZZ		
Rivers Edge CDD III Pond RR		
Rivers Edge CDD III Pond VV		
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 DDD		
Rivers Edge CDD III Pond EEE		
Rivers Edge CDD III Pond BBB		
Rivers Edge III CDD Pond 105		



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Work Order 00977167

Number

Account Rivers Edge III CDD

Contact Kevin McKendree

Address 73 Shinnecock Drive
Saint Johns, FL 32259
United States

Created Date 6/4/2026

Rivers Edge CDD III Pond CCC		
Rivers Edge CDD III Pond PP		
Rivers Edge III CDD Pond 107		
Rivers Edge CDD III Pond QQ		
Rivers Edge CDD III Pond FFF		
Rivers Edge CDD III Pond II		
Rivers Edge III CDD Pond 108		
Rivers Edge III CDD Pond 98		
Rivers Edge III CDD Pond 99		
Rivers Edge III CDD Pond 104		
Rivers Edge III CDD Pond 97		
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 CDD III Pond 86		
Rivers Edge CDD III Pond 87		
Rivers Edge III CDD Pond 109		
Rivers Edge CDD III Pond 84		
Rivers Edge CDD III Pond 85		
Rivers Edge III CDD Pond 106		



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:		#10379		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD112826			6

ACTIVITY / COMMENTS:

Total Contacts:6 Citations:1 Warnings:5 Top speed measured by Radar was, **42 MPH on RiverTown Main Street

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6665961



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

NAME / ID:	# 10727			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD108179			6

ACTIVITY / COMMENTS:

Total Contacts:4 Citations:4 Warnings:3 Top speed measured by Radar was, 44 MPH on Rivertown Main St. Multiple patrols conducted throughout neighborhood. Responded to the River Lodge for a vehicle crash. A subject drove his vehicle onto the cart path and through the fence at playground causing significant damage (SJSO26CAD108365). The driver was arrested for DUI and crash info given to CDD employee. Assisted patrol deputies with a large party in the construction area near Appalachian Trail. Fire Rescue also responded due to a large bonfire. There were approximately 200 people present and they dispersed when Fire Rescue arrived to extinguish the fire.

Assisted patrol deputies with multiple calls involving juveniles within the neighborhood.

RollKall Invoice#: I-051626-943



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:	#11210			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO26CAD124669			6

ACTIVITY / COMMENTS:

Traffic Stops - 4

Highest Speed - 37/25

Citations Issued: Tickets - 1 / Warnings - 4

Activities:

Overall patrol/presence within RiverTown and its amenities. No significant events to report. Presence provided in high-traffic areas which yielded minimal violations today. Little to no e-bike traffic.

Total Traffic Violations Summary: x3 Speed Related, x2 Seatbelt Violation, x1 Stop Sign Violation, x1 Expired Registration

RollKall Invoice#: 6720994

FIFTH ORDER OF BUSINESS

COST-SHARE STATUS COVER SHEET

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

Groves Park Playground Equipment

Proposal: _____

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

- Yes (Please proceed to question 2)

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

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: **Rivers Edge CDD** _____

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

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

Replacement of playground equipment at the Groves PlayPark

Total Proposed
Compensation: \$ 71,488.57

Cost Share		
Calculation:	\$ 25,378.44	Rivers Edge
	\$ 21,074.83	Rivers Edge II
	\$ 25,035.30	Rivers Edge III

Methodology
Consultant Approval: Signed by:
Corbin deNagy _____
(Signature) 9C8879D789D84CC...

2026-05-26

(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**


Signed by:

5F58873323B84CB...

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: 2026-05-26

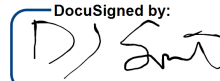
**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

21107AD545A946E...

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

Date: 2026-05-22

RIVERS EDGE III CDD

DocuSigned by:

21107AD545A946E...

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

Date: 2026-05-22



Sales Proposal

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

Quote No. SP169208-1
 Customer No. C016921
 Document Date 05/18/2026
 Expiration Date 07/17/2026

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

Project Name US346430 RiverTown: The Groves

No.	Description	Qty Unit	Unit Price	Discount %	Net Price
TRAIL OPTION 2					
<u>KSW924-CUSTOM</u>	2 Bay swing - 2 infant, 2 belt In-ground 90cm 20453315	1 Pieces	6,190.00	15.00	5,261.50
<u>CRP250901-CUSTOM</u>	Roloway Trail In-ground 20448824	1 Pieces	24,470.00	15.00	20,799.50
INSTALL SPECIAL	Installation of KOMPAN Equipment includes removal/spread of spoils onsite	1 Pieces	32,500.00	5.00	30,875.00
FREIGHT	Freight	1 Pieces	4,503.95		4,503.95
US-BLOWN IN - TOP OFF	Blown in EWF Top off 8"	125 Cubic Yard	84.62	5.00	10,048.62

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
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Sales Proposal

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

Quote No. SP169208-1
Customer No. C016921
Document Date 05/18/2026
Expiration Date 07/17/2026

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

Project Name US346430 RiverTown: The Groves

No. of Products	2			
Subtotal - Products	30,660.00	4,599.00		26,061.00
Subtotal - Surfacing	10,577.50	528.88		10,048.62
Subtotal - Installation	32,500.00	1,625.00		30,875.00
Subtotal - Freight	4,503.95			4,503.95
Total USD				71,488.57

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. SP169208-1
Customer No. C016921
Document Date 05/18/2026
Expiration Date 07/17/2026

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): _____

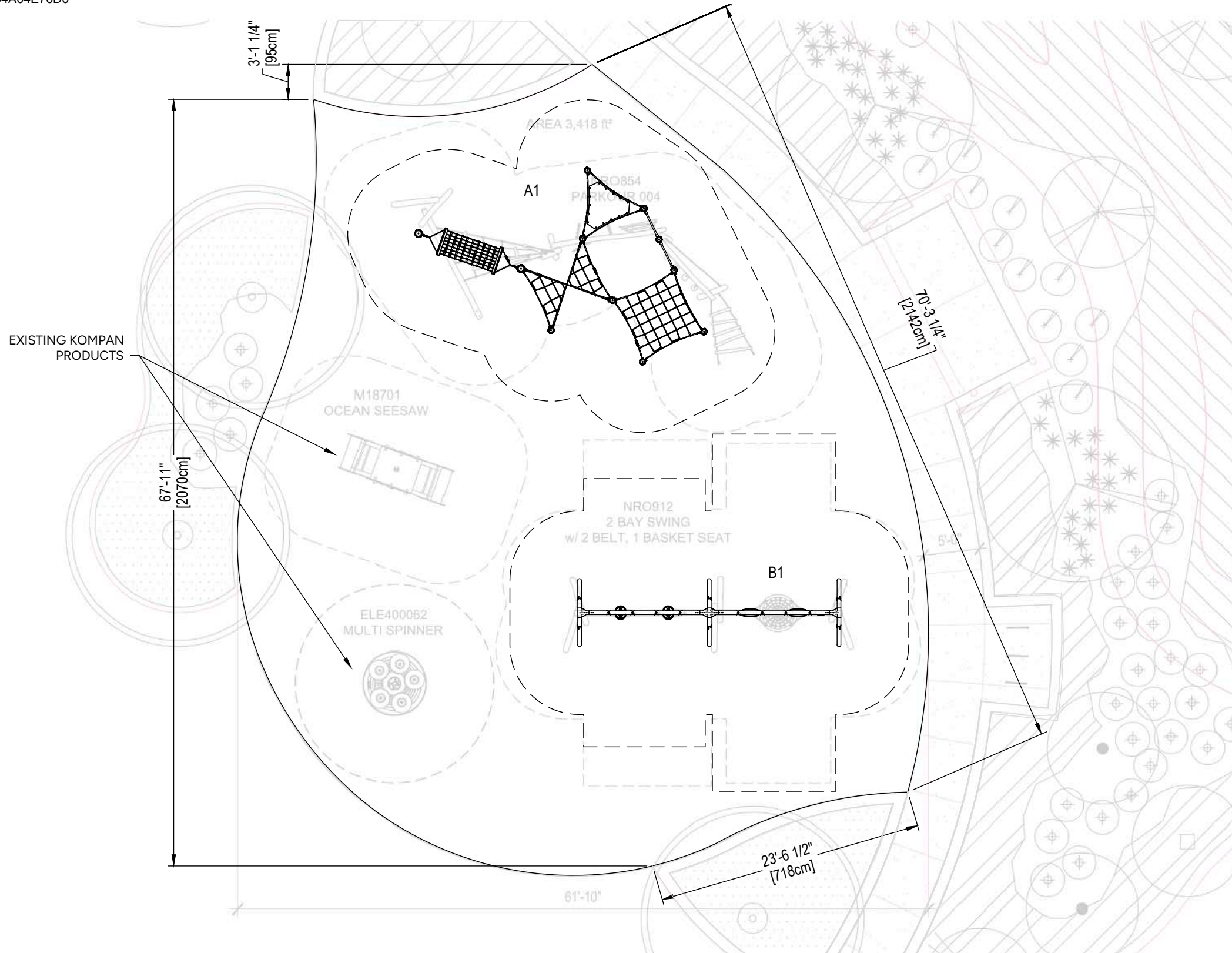
Contact Phone (Cell): _____

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



1"=10'-0" ON 11" x 17" SHEET

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

DIMENSIONS OF PLAY AREA, SIZE AND ORIENTATION, LOCATIONS OF ALL EXISTING UTILITIES, EQUIPMENT AND SITE FURNISHINGS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PREPARED AND PRINTED IN USA BY KOMPAN © 2026 KOMPAN, INC. AUSTIN, TX. USA 800-426-9788



SALES REPRESENTATIVE			SHEET
Stacey Moseley			K1.0-2
REVIEW BY	DRAWN BY	DATE	
DESIGN	JadAnd	260224	REVISION NOTES
REV. NO.	REV. BY	REV. DATE	
-	-	-	-

LAYOUT IS IN ACCORDANCE WITH ASTM F1487

SIXTH ORDER OF BUSINESS

**Rivers Edge III
Community Development District**

FY 2026 Funding Request #52
4-Jun-26

Description	Amount
1 Advanced Funding Request Q3 & Q4 Monthly Expenditures	\$ 600,000.00
Total Amount Due	\$ 600,000.00

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

SEVENTH ORDER OF BUSINESS

Rivers Edge III

Community Development District

*Approved Budget
FY 2027*

Presented by:



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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
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments - Tax Roll	\$ 1,101,765	\$ 1,152,554	\$ 8,038	\$ 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	-	1,101,105	1,101,105	1,040,048
Cost Share Landscaping Rivers Edge II	186,679	108,896	77,783	186,679	74,126
Special Events	1,000	-	1,000	1,000	1,000
Interest Revenue	2,000	7,767	3,500	11,267	2,000
Miscellaneous Income	500	102	398	500	500
Insurance Proceeds	-	2,380	-	2,380	-

TOTAL REVENUES	\$ 3,032,773	\$ 1,935,435	\$ 1,266,319	\$ 3,201,754	\$ 3,197,332
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EXPENDITURES:

Administrative

District Engineer	\$ 15,000	\$ 10,564	\$ 4,436	\$ 15,000	\$ 20,000
District Counsel	30,000	18,375	11,625	30,000	35,000
District Management	33,034	19,270	13,764	33,034	35,000
Assessment Roll Administration	5,899	5,899	-	5,899	6,250
Dissemination Agent	4,129	2,600	1,529	4,129	4,500
Information Technology	1,416	826	590	1,416	1,500
Website Administration	2,124	1,239	885	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	23	127	150	150
Postage & Delivery	500	646	425	1,071	1,000
Printing & Binding	1,000	162	838	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	135	1,615	1,750	1,750
Office Supplies	50	3	47	50	50
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 118,958	\$ 79,855	\$ 42,023	\$ 121,878	\$ 135,908
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Operations & Maintenance

Grounds Maintenance

Field Operations Management (Vesta)	\$ 41,230	\$ 24,051	\$ 17,179	\$ 41,230	\$ 43,294
Landscape Maintenance	869,028	558,552	490,113	1,048,665	1,021,317
Landscape Maintenance New Units	85,000	-	85,000	85,000	85,000
Landscape Contingency	100,000	62,723	37,277	100,000	100,000
Irrigation Repairs and Maintenance	65,000	30,724	30,000	60,724	65,000
Lake Maintenance	40,360	18,207	22,153	40,360	40,360
Irrigation Water Use	243,090	99,951	143,140	243,090	243,307
Electric	51,500	3,033	4,500	7,533	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

TOTAL GROUNDS MAINTENANCE	\$ 1,518,207	\$ 806,740	\$ 842,862	\$ 1,649,603	\$ 1,628,323
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Rivers Edge III
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
Amenity Center					
Cost Share Amenity - Rivers Edge	\$ 109,345	\$ 63,785	\$ 45,561	\$ 109,345	\$ 79,995
General Manager (Vesta)	48,911	29,557	19,354	48,911	51,354
Amenity Manager (Vesta)	53,680	31,313	22,367	53,680	56,588
Maintenance Service (Vesta)	109,264	63,737	45,527	109,264	115,761
Lifestyle Director (Vesta)	45,426	26,499	18,928	45,426	47,792
Lifeguards (Vesta)	58,043	7,538	50,505	58,043	62,078
Guest Services (Vesta)	66,861	39,002	27,859	66,861	71,511
Janitorial (Vesta)	34,833	20,319	14,514	34,833	36,904
Security Monitoring	1,800	1,110	690	1,800	1,800
Security Guards	25,000	-	-	-	-
Internet & Cable	17,000	7,682	9,318	17,000	15,600
Insurance	87,147	80,103	-	80,103	75,792
Fitness Equipment Lease	68,896	40,189	28,707	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	13,519	6,481	20,000	40,000
Natural Gas	500	690	550	1,240	1,320
Electric	20,000	29,960	30,000	59,960	57,000
Water & Sewer	17,000	10,932	12,000	22,932	25,111
Amenity Repairs and Replacement	35,000	26,082	30,000	56,082	50,000
Refuse	15,000	10,497	9,000	19,497	19,200
Pest Control	3,600	1,270	2,330	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	-	-	-	-
TOTAL AMENITY CENTER	\$ 895,607	\$ 506,941	\$ 423,333	\$ 930,274	\$ 933,101
Reserves					
General Reserves Funding	\$ 500,000	\$ -	\$ 500,000	\$ 500,000	\$ 500,000
TOTAL RESERVES	\$ 500,000	\$ -	\$ 500,000	\$ 500,000	\$ 500,000
TOTAL EXPENDITURES	\$ 3,032,773	\$ 1,393,536	\$ 1,808,218	\$ 3,201,754	\$ 3,197,332
Other Sources/(Uses)					
Interlocal Transfer In/(Out)	\$ -	\$ 50,000 (50,000)	\$ -	\$ 50,000 (50,000)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 541,899	\$ (541,899)	\$ -	\$ -

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.

Vendor	Description	Monthly	Annual
GMS	Dissemination Agent	\$ 333	\$ 4,000
Disclosure Services	Revised Amortization Schedules		500
	Total		\$ 4,500

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 District has contracted with Grau & Associates to conduct this annual audit, with the budgeted amount representing the estimated cost.

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
	Total		\$ 40,360

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
Total		\$	20,109	\$ 243,307

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
Total		\$	504	\$ 7,046

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
Total			\$ 1,300	\$ 15,600

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
Total			\$ 110 \$ 1,320

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
Total			\$ 5,154 \$ 62,842

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
Total			\$ 1,843 25,111

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

Expenditures – Amenity Center (continued)
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Refuse

Garbage disposal services for the Amenity Center provided by Republic Services, including one 8-cubic-yard waste container with two pickups per week.

Vendor	Description	Monthly	Annual
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

Approved Budget Debt Service Series 2021 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 552,665	\$ 546,768	\$ 3,813	\$ 550,581	\$ 552,665
Interest Income	10,000	15,681	3,000	18,681	10,000
Carry Forward Surplus ⁽¹⁾	255,152	265,927	-	265,927	276,834
TOTAL REVENUES	\$ 817,817	\$ 828,376	\$ 6,813	\$ 835,189	\$ 839,499
EXPENDITURES:					
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	-
TOTAL EXPENDITURES	\$ 548,355	\$ 169,178	\$ 389,178	\$ 558,355	\$ 547,875
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 548,355	\$ 169,178	\$ 389,178	\$ 558,355	\$ 547,875
EXCESS REVENUES (EXPENDITURES)	\$ 269,462	\$ 659,199	\$ (382,364)	\$ 276,834	\$ 291,624

⁽¹⁾ 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
Total			\$ 8,755,000	\$ 4,847,788	\$ 13,602,788

Rivers Edge III
Community Development District
Approved Budget
Debt Service Series 2024 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 67,018	\$ 62,021	\$ 4,997	\$ 67,018	\$ 62,454
Special Assessments - Direct Bill	628,501	628,501	-	628,501	628,501
Prepayments	-	36,465	-	36,465	-
Interest Income	10,000	13,773	3,000	16,773	10,000
Carry Forward Surplus ⁽¹⁾	334,797	344,541	-	344,541	389,600
TOTAL REVENUES	\$ 1,040,316	\$ 1,085,300	\$ 7,997	\$ 1,093,297	\$ 1,090,554
EXPENDITURES:					
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	-
TOTAL EXPENDITURES	\$ 693,698	\$ 286,849	\$ 416,849	\$ 703,698	\$ 696,863
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 693,698	\$ 286,849	\$ 416,849	\$ 703,698	\$ 696,863
EXCESS REVENUES (EXPENDITURES)	\$ 346,619	\$ 798,452	\$ (408,852)	\$ 389,600	\$ 393,692

⁽¹⁾ 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
Total			\$ 9,535,000	\$ 10,685,485	\$ 20,220,485

Rivers Edge III

Community Development District

Approved Budget Debt Service Series 2025 Capital Improvement Revenue Bonds

Description	Approved Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessment	\$ -	\$ -	\$ -	\$ -	\$ 718,965
Interest Income	10,000	22,038	3,000	25,038	10,000
Carry Forward Surplus ⁽¹⁾	1,148,950	798,236	-	798,236	323,858
TOTAL REVENUES	\$ 1,158,950	\$ 820,274	\$ 3,000	\$ 823,274	\$ 1,052,823
EXPENDITURES:					
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
TOTAL EXPENDITURES	\$ 499,416	\$ 210,365	\$ 289,051	\$ 499,416	\$ 718,103
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	-
TOTAL OTHER SOURCES / (USES)	\$ -	\$ -	\$ -	\$ -	-
TOTAL EXPENDITURES	\$ 499,416	\$ 210,365	\$ 289,051	\$ 499,416	\$ 718,103
EXCESS REVENUES (EXPENDITURES)	\$ 659,534	\$ 609,909	\$ (286,051)	\$ 323,858	\$ 334,720

⁽¹⁾ 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					
Total			\$ 10,115,000	\$ 12,155,354	\$ 22,270,354

Rivers Edge III
Community Development District
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
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
TOTAL REVENUES	\$ 928,982	\$ -	\$ 928,907	\$ 928,907	\$ 797,951
EXPENDITURES:					
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
TOTAL EXPENDITURES	\$ 411,814	\$ 58,250	\$ 572,807	\$ 631,057	\$ 654,336
Other Sources/(Uses)					
Transfer in	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer (Out)	-	-	-	-	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 411,814	\$ 58,250	\$ 572,807	\$ 631,057	\$ 654,336
EXCESS REVENUES (EXPENDITURES)	\$ 517,168	\$ (58,250)	\$ 356,100	\$ 297,851	\$ 143,615

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	\$2,181.45	\$1,788.07	\$393.37	22%
Single Family - 50' - 59 Lot	114	\$2,675.90	\$2,193.36	\$482.54	22%
Single Family - 60' - 69 Lot	179	\$2,908.59	\$2,384.09	\$524.50	22%
Single Family - 70' - 79 Lot	21	\$3,635.72	\$2,980.10	\$655.62	22%
Single Family - 80'+ Lot	0	-	-	-	-
Total	591				

EIGHTH ORDER OF BUSINESS

**RIVERS EDGE III
COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Rivers Edge III Community Development District
St. Johns County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Rivers Edge III Community Development District, St. Johns County, Florida (the "District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 2, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 2, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Rivers Edge III Community Development District, St. Johns County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$4,364,914.
- The change in the District's total net position in comparison with the prior fiscal year was \$4,798,984, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$2,322,031, an increase of \$598,516 in comparison with the prior fiscal year. The total fund balance is restricted for debt service, non-spendable for prepaid items, unassigned deficit fund balance in the capital projects fund, and the remainder is unassigned fund balance in the general fund which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions and assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 2,914,914	\$ 1,982,166
Capital assets, net of depreciation	31,769,058	17,357,313
Total assets	34,683,972	19,339,479
Liabilities, excluding long-term liabilities	1,139,876	612,685
Long-term liabilities	29,179,182	19,160,864
Total liabilities	30,319,058	19,773,549
Net Position		
Net investment in capital assets	2,360,263	(1,803,551)
Restricted	1,844,614	1,398,534
Unrestricted	160,037	(29,053)
Total net position	\$ 4,364,914	\$ (434,070)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 1,567,694	\$ 1,086,474
Operating grants and contributions	2,093,599	1,116,327
Capital grants and contributions	5,181,801	15,815
General revenues		
Miscellaneous income	968	-
Unrestricted investment earnings	3,642	2,088
Total revenues	<u>8,847,704</u>	<u>2,220,704</u>
Expenses:		
General government	116,704	104,704
Maintenance and operations	1,589,379	944,989
Culture and recreation	844,828	550,249
Interest on long-term debt	1,103,709	549,974
Bond issue costs	394,100	412,425
Total expenses	<u>4,048,720</u>	<u>2,562,341</u>
Change in net position	<u>4,798,984</u>	<u>(341,637)</u>
Net position - beginning	<u>(434,070)</u>	<u>(92,433)</u>
Net position - ending	<u>\$ 4,364,914</u>	<u>\$ (434,070)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$4,048,720. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of Developer contributions and assessments. The remainder of the current fiscal year revenue includes interest revenue. The increase in program revenue is a result of the increase in assessments and Developer contributions. The increase in current fiscal year expenses is primarily the result of an increase in maintenance costs and interest expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025, was amended to increase revenues by \$1,122,707 and increase appropriations by \$1,085,983.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$31,824,940 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$55,882 has been taken, which resulted in a net book value of \$31,769,058. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$28,910,000 Bonds outstanding and \$198,717 in Notes payable for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is expected that the general operations of the District will increase as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Rivers Edge III Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida, 32092.

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 233,736
Investments	109
Assessments receivable	15,851
Due from Developer	200,000
Prepaid items and deposits	6,700
Restricted assets:	
Investments	2,458,518
Capital assets:	
Nondepreciable	31,585,444
Depreciable, net	183,614
Total assets	34,683,972
 LIABILITIES	
Accounts payable	66,046
Contracts and retainage payable	526,837
Accrued interest payable	546,993
Non-current liabilities:	
Due within one year	391,218
Due in more than one year	28,787,964
Total liabilities	30,319,058
 NET POSITION	
Net investment in capital assets	2,360,263
Restricted for debt service	1,844,614
Unrestricted	160,037
Total net position	\$ 4,364,914

See notes to the financial statements

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 116,704	\$ 1,008,560	\$ -	\$ -	891,856
Maintenance and operations	1,589,379	-	1,951,058	5,181,801	5,543,480
Culture and recreation	844,828	-	-	-	(844,828)
Interest on long-term debt	1,103,709	559,134	142,541	-	(402,034)
Bond issue costs	394,100	-	-	-	(394,100)
Total governmental activities	4,048,720	1,567,694	2,093,599	5,181,801	4,794,374
General revenues:					
Miscellaneous					968
Unrestricted investment earnings					3,642
Total general revenues					4,610
Change in net position					4,798,984
Net position - beginning					(434,070)
Net position - ending					\$ 4,364,914

See notes to the financial statements

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 4,014	\$ -	\$ 229,722	\$ 233,736
Investments	109	2,385,665	72,853	2,458,627
Assessments receivable	9,909	5,942	-	15,851
Due from Developer	200,000	-	-	200,000
Due from other funds	5,351	-	-	5,351
Prepaid items and deposits	6,700	-	-	6,700
Total assets	<u>\$ 226,083</u>	<u>2,391,607</u>	<u>302,575</u>	<u>\$ 2,920,265</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 66,046	\$ -	\$ -	\$ 66,046
Contracts and retainage payable	-	-	526,837	526,837
Due to other funds	-	-	5,351	5,351
Total liabilities	<u>66,046</u>	<u>-</u>	<u>532,188</u>	<u>598,234</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	6,700	-	-	6,700
Restricted for:				
Debt service	-	2,391,607	-	2,391,607
Unassigned	153,337	-	(229,613)	(76,276)
Total fund balances	<u>160,037</u>	<u>2,391,607</u>	<u>(229,613)</u>	<u>2,322,031</u>
Total liabilities and fund balances	<u>\$ 226,083</u>	<u>\$ 2,391,607</u>	<u>\$ 302,575</u>	<u>\$ 2,920,265</u>

See notes to the financial statements

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
FOR SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 2,322,031

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	31,824,940	
Accumulated depreciation	<u>(55,882)</u>	31,769,058

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(546,993)	
Note payable	(198,717)	
Bonds payable	<u>(28,980,465)</u>	<u>(29,726,175)</u>

Net position of governmental activities		<u><u>\$ 4,364,914</u></u>
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See notes to the financial statements

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 1,008,560	\$ 559,134	\$ -	\$ 1,567,694
Developer contributions	1,951,058	-	5,139,420	7,090,478
Interest	3,642	142,541	42,381	188,564
Miscellaneous revenues	968	-	-	968
Total revenues	<u>2,964,228</u>	<u>701,675</u>	<u>5,181,801</u>	<u>8,847,704</u>
EXPENDITURES				
Current:				
General government	116,434	-	270	116,704
Maintenance and operations	1,589,379	-	-	1,589,379
Culture and recreation	788,946	-	-	788,946
Debt Service:				
Principal	40,779	285,000	-	325,779
Interest	39,600	874,140	-	913,740
Bond issue costs	-	-	394,100	394,100
Capital outlay	239,496	-	14,228,131	14,467,627
Total expenditures	<u>2,814,634</u>	<u>1,159,140</u>	<u>14,622,501</u>	<u>18,596,275</u>
Excess (deficiency) of revenues over (under) expenditures	149,594	(457,465)	(9,440,700)	(9,748,571)
OTHER FINANCING SOURCES (USES)				
Interfund transfer in	-	-	200,000	200,000
Interfund transfer (out)	(200,000)	-	-	(200,000)
Original issue discount	-	-	(7,409)	(7,409)
Bond proceeds	-	1,147,950	8,967,050	10,115,000
Note proceeds	239,496	-	-	239,496
Total other financing sources (uses)	<u>39,496</u>	<u>1,147,950</u>	<u>9,159,641</u>	<u>10,347,087</u>
Net change in fund balances	189,090	690,485	(281,059)	598,516
Fund balances - beginning	<u>(29,053)</u>	<u>1,701,122</u>	<u>51,446</u>	<u>1,723,515</u>
Fund balances - ending	<u>\$ 160,037</u>	<u>\$ 2,391,607</u>	<u>\$ (229,613)</u>	<u>\$ 2,322,031</u>

See notes to the financial statements

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ 598,516
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(55,882)
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	14,467,627
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(10,115,000)
In connection with the issuance of the Bonds, the original issue discount is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	7,409
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	2,990
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	325,779
Governmental funds report notes payable as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(239,496)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	(192,959)
Change in net position of governmental activities	\$ 4,798,984

See notes to the financial statements

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Rivers Edge III Community Development District ("District") was created by Ordinance 2020-07 of the County Commission of St. Johns County, Florida enacted on March 3, 2020, and effective on March 5, 2020 and established pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025 one of the Board seats is vacant and the remaining seats are held by affiliates of Mattamy Jacksonville, LLC the ("Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Operation and maintenance assessments are levied each September 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Roadways	30
Stormwater/reclaim	30
Infrastructure - other	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are reported as an expense in the year incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget was legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized cost	Credit Risk	Maturities
First American Government Obligations Fund - Class Z	\$ 535,643	S&P AAAm	Weighted average of the fund portfolio: 45 days
US Bank Money Market	1,922,875	N/A	N/A
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	109	S&P AAAm	Weighted average of the fund portfolio: 47 days
Investments Total	<u>\$ 2,458,627</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption rates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure in progress	\$ 17,357,313	\$ 14,228,131	\$ -	\$ 31,585,444
Total capital assets, not being depreciated	17,357,313	14,228,131	-	31,585,444
Capital assets, being depreciated				
Finance purchased equipment	-	239,496	-	239,496
Total capital assets, being depreciated	-	239,496	-	239,496
Less accumulated depreciation for:				
Finance purchased equipment	-	55,882	-	55,882
Total accumulated depreciation	-	55,882	-	55,882
Total capital assets, being depreciated, net	-	183,614	-	183,614
Governmental activities capital assets, net	\$ 17,357,313	\$ 14,411,745	\$ -	\$ 31,769,058

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$66.2 million. The infrastructure will include drainage and stormwater management, roads, landscaping, and recreational facilities. Upon completion, the roads are to be conveyed to other entities for ownership and maintenance. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. During the current fiscal year, the District paid \$8,560,191 to the Developer for the acquisition of infrastructure improvements.

NOTE 6 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025, were as follows:

Fund	Transfers in	Transfers out
General	\$ -	\$ 200,000
Capital projects	200,000	-
	<u>\$ 200,000</u>	<u>\$ 200,000</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the general fund to the capital projects fund were made to fund capital reserves.

NOTE 7 – LONG-TERM LIABILITIES

Series 2021

On April 7, 2021, the District issued \$9,880,000 of Capital Improvement Revenue Bonds, Series 2021 consisting of multiple term bonds with due dates ranging from May 1, 2026, to May 1, 2051, and fixed interest rates ranging from 2.4% to 4%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022, through May 1, 2051.

The Series 2021 Bonds are subject to optional redemption, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts, and the redemption prices more fully described in the Redemption Provision as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$70,000 of the Series 2021 Bonds. In addition, see Note – 13 Subsequent Events for extraordinary redemption amounts subsequent to fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the debt service reserve requirement at September 30, 2025.

Series 2024

On May 17, 2024, the District issued \$9,815,000 of Capital Improvement Revenue Bonds, Series 2024 consisting of multiple term bonds with due dates ranging from May 1, 2031, to May 1, 2055, and fixed interest rates ranging from 4.8% to 5.95%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2026, through May 1, 2055.

The Series 2024 Bonds are subject to optional redemption, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts, and the redemption prices more fully described in the Redemption Provision as outlined in the Bond Indenture. See Note – 13 Subsequent Events for extraordinary redemption amounts subsequent to fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be transferred to the acquisition and construction trust account to pay for project costs in accordance with the bond indenture; this did not occur during the current fiscal year. The District was in compliance with the debt service reserve requirement at September 30, 2025.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2025

On June 20, 2025, the District issued \$10,115,000 of Capital Improvement Revenue Bonds, Series 2025 consisting of multiple term bonds with due dates ranging from May 1, 2030, to May 1, 2056, and fixed interest rates ranging from 4.25% to 6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2027, through May 1, 2056.

The Series 2025 Bonds are subject to optional redemption, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts, and the redemption prices more fully described in the Redemption Provision as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be transferred to the acquisition and construction trust account to pay for project costs in accordance with the bond indenture; this did not occur during the current fiscal year. The District was in compliance with the debt service reserve requirement at September 30, 2025.

Note Payable

In August 2024, the District entered into a 60-month equipment lease agreement for fitness equipment as a lessee. The agreement includes an end-of-term purchase option for \$1 and therefore has recognized the liability as a financed purchase note. As a result, an initial long-term liability and capital asset acquisition was recorded in the amount of \$239,496. The Note requires monthly payments of \$5,741, matures in July 2029 and has an interest rate of 15.35%. The associated equipment has a net book value of \$183,614 as of September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2021	\$ 9,265,000	\$ -	\$ 285,000	\$ 8,980,000	\$ 220,000
Plus: original issue premium	80,864	-	3,052	77,812	-
Series 2024	9,815,000	-	-	9,815,000	130,000
Series 2025	-	10,115,000	-	10,115,000	-
Less: original issue discount	-	(7,409)	(62)	(7,347)	-
Direct borrowings:					
Note payable - financed purchase	-	239,496	40,779	198,717	41,218
Total	<u>\$ 19,160,864</u>	<u>\$ 10,347,087</u>	<u>\$ 328,769</u>	<u>\$ 29,179,182</u>	<u>\$ 391,218</u>

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2025, the scheduled debt service requirements on the Bonds payable were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 350,000	\$ 1,391,469	\$ 1,741,469
2027	505,000	1,458,635	1,963,635
2028	525,000	1,439,215	1,964,215
2029	550,000	1,418,981	1,968,981
2030	565,000	1,397,753	1,962,753
2031-2035	3,230,000	6,612,980	9,842,980
2036-2040	4,075,000	5,792,738	9,867,738
2041-2045	5,210,000	4,688,861	9,898,861
2046-2050	6,760,000	3,191,024	9,951,024
2051-2055	6,445,000	1,331,620	7,776,620
2056	695,000	41,700	736,700
Total	<u>\$ 28,910,000</u>	<u>\$ 28,764,976</u>	<u>\$ 57,674,976</u>

At September 30, 2025, the scheduled debt service requirements on the Notes payable were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 41,218	\$ 27,678	\$ 68,896
2027	48,008	20,888	68,896
2028	55,917	12,979	68,896
2029	53,574	3,840	57,414
Total	<u>\$ 198,717</u>	<u>\$ 65,385</u>	<u>\$ 264,102</u>

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund certain general operations of the District. In connection with that agreement, Developer contributions to the District were \$1,951,058 and \$5,139,420 in the general fund capital projects fund, respectively. The general fund reports a receivable from the Developer of \$200,000 as of September 30, 2025.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 12 – COST SHARE AGREEMENT

In November 2019, the District entered into an interlocal cost share agreement with Rivers Edge Community Development District (“Rivers Edge”) and Rivers Edge II Community Development District (“Rivers Edge II”). In accordance with the agreement, all three Districts are to share in certain grounds maintenance and amenity operating costs as well as provide for the joint use of amenity facilities. For the fiscal year ended September 30, 2025, the District recognized \$355,396 of expenses associated with the cost share agreement.

NOTE 13 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$5,000 for the Series 2021 Bonds and \$5,000 for the Series 2024 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 994,297	\$ 1,008,576	\$ 1,008,560	\$ (16)
Developer contributions	845,241	1,951,058	1,951,058	-
Interest	2,000	4,611	3,642	(969)
Miscellaneous income	-	-	968	968
Total revenues	1,841,538	2,964,245	2,964,228	(17)
EXPENDITURES				
Current:				
General government	96,989	123,740	116,434	7,306
Maintenance and operations	723,535	1,633,253	1,589,379	43,874
Culture and recreation	821,014	970,528	788,946	181,582
Capital outlay	200,000	200,000	239,496	(39,496)
Debt Service:				
Principal	-	-	40,779	(40,779)
Interest	-	-	39,600	(39,600)
Total expenditures	1,841,538	2,927,521	2,814,634	112,887
Excess (deficiency) of revenues over (under) expenditures	-	36,724	149,594	112,870
OTHER FINANCING SOURCES (USES)				
Note proceeds	-	-	239,496	239,496
Transfer in (out)	-	-	(200,000)	(200,000)
Total other financing sources (uses)	-	-	39,496	39,496
Net change in fund balance	\$ -	\$ 36,724	189,090	\$ 152,366
Fund balance - beginning			(29,053)	
Fund balance - ending			\$ 160,037	

See notes to required supplementary information

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025, was amended to increase revenues by \$1,122,707 and increase appropriations by \$1,085,983.

**RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	17
Employee compensation	\$0
Independent contractor compensation	\$7,434,833
Construction projects to begin on or after October 1; (\$65K)	SR 13 Roundabout Project
	Contracts: \$5,475,344.18
	Expensed: \$5,025,403.85
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$1,490.06 - 1,986.74 Debt service 2021 - \$506.40 - 675.23
Special assessments collected	\$1,567,694
Outstanding Bonds:	
Series 2021, due May 1, 2051	\$8,980,000
Series 2024, due May 1, 2055	\$9,815,000
Series 2025, due May 1, 2056	\$10,115,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Rivers Edge III Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Rivers Edge III Community Development District, St. Johns County, Florida (the "District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 2, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 2, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Rivers Edge III Community Development District
St. Johns County, Florida

We have examined Rivers Edge III Community Development District, St. Johns County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Rivers Edge III Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties

June 2, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Rivers Edge III Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Rivers Edge III Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 2, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 2, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Rivers Edge III Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Rivers Edge III Community Development District, St. Johns County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 2, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 26.