

Rivers Edge III
Community Development District

August 19, 2026

AGENDA

**Rivers Edge III
Community Development District**

475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.RiversEdge3CDD.com

August 12, 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, August 19, 2026 at 9:00 a.m. at the RiverHouse, 156 Landing Street, St. Johns, Florida 32259.**

Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of Consent Agenda
 - A. Minutes of the June 17, 2026 Meeting
 - B. Financial Statements as of June 30, 2026
 - C. Check Register
- IV. Staff Reports
 - A. Landscape Maintenance – Report
 - B. District Engineer – Acceptance of the Public Facilities Report
 - C. District Counsel
 - D. District Manager
 - 1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027
 - 2. Consideration of Goals & Objectives for Fiscal Year 2027
 - E. General Manager – Monthly Operations and Pond Reports

- V. Ratification of the Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit
- VI. Consideration of Cost Share Requests
 - A. Maintenance Golf Cart
 - B. RiverLodge Playground Mulch
 - C. RiverHouse Renovation Project
- VII. Consideration of Temporary Modification of Pool Rules
- VIII. Public Hearings for the Purpose of Adopting the Budget and Imposing Special Assessments for Fiscal Year 2027
 - A. Consideration of Resolution 2026-05, Relating to Annual Appropriations and Adopting the Budget
 - B. Consideration of Resolution 2026-06, Imposing Special Assessments and Certifying an Assessment Roll
 - C. Consideration of Deficit Funding Agreement with Mattamy
- IX. Consideration of Funding Request No. 53
- X. Supervisor Requests
- XI. Audience Comments
- XII. Next Scheduled Meeting – September 16, 2026 at 9:00 a.m. at the RiverHouse
- XIII. Adjournment

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

THIRD ORDER OF BUSINESS

A.

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, June 17, 2026 at 9:02 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Corbin deNagy	District Manager
Lauren Gentry <i>by phone</i>	District Counsel
Mary Grace Henley	District Counsel
Jeff Mason	District Engineer
Jason Davidson	Regional General Manager
Richard Losco	General Manager
Kevin McKendree	Field Operations Manager
Kimberly Fatuch	Assistant General Manager
Mike Scuncio	Yellowstone Landscape
Garrett Cannady	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the June 17, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 9:02 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 May 20, 2026 Meeting**
- B. Financial Statements as of April 30, 2026**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$190399.60 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**

Mr. Scuncio presented Yellowstone’s monthly landscape maintenance report, which was included in the agenda package for the Board’s review.

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel

Ms. Henley reminded the board members to complete their Form 1 by July 1st.

D. District Manager – Update on Landscape RFP

Mr. deNagy informed the Board that the landscape bids are due by June 23rd and a special joint meeting will be held on July 1st for the boards to review the proposals. Three vendors attended the mandatory pre-bid meeting.

E. General Manager - Monthly Operations and Pond Reports

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

Mr. Losco informed the Board that the St. Johns County traffic division has received multiple complaints of speeding and pedestrian issues at the Ruskin and Rivertown Main intersection. The traffic engineer is reviewing whether a crosswalk with lighted beacons is necessary. If so, the project would be funded and planned for 2028.

FIFTH ORDER OF BUSINESS**Ratification of Cost Share Request for
The Groves Playground**

Mr. Losco presented the cost share request for replacement of The Groves playground, noting the Rivers Edge I board chose Kompan as the provider for a total of \$71,488.57. Rivers Edge III’s portion would come to \$25,035.30.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for replacement of The Groves playground was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Funding Request No. 52

Mr. deNagy presented a funding request in the amount of \$600,000 for advanced funding to cover quarter four's expenditures.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor funding request number 52 was approved.

SEVENTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Budget

Mr. deNagy stated that there were no changes to the budget since the previous meeting. The budget adoption hearing will be held in August.

EIGHTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2025 Audit Report

Mr. deNagy presented the fiscal year 2025 audit report, noting there were no deficiencies in internal controls or negative findings to report.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the fiscal year 2025 audit report was accepted.

NINTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments

Sheila Cabelleros asked if the garage doors of the RiverClub can be looked at as rain is coming in and it could be a safety issue.

Ryan Dixon asked what can be expected for the annual maintenance assessment increases in the future.

Mr. deNagy responded that the increase in assessments is still under the phased approach to the developer decreasing their contribution to the budget and the residents increasing their contribution to the budget. Once the developer is gone, the revenue from

residents need to be sufficient to meet the annual budgetary needs. The expectation is that the increase would be closer to inflation levels than the current 22% increases once the development is complete.

Jim Charles commented that he has heard reports of a large alligator in one of the ponds and asked what the process is to remove it.

Mr. deNagy responded that if the alligator is not aggressive, it remains in place. If it becomes a nuisance, there is a FWC alligator nuisance hotline that can be called and a trapper would coordinate with District staff to come out and remove it.

ELEVENTH ORDER OF BUSINESS

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

Mr. deNagy noted the July 15th meeting may need to be canceled due to lack of quorum.

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
June 30, 2026



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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 159,904	\$ -	\$ 21,473	\$ -	\$ 181,377
Investments:					
State Board of Administration (SBA)	14	-	150,016	-	150,030
Custody	4,611	-	-	-	4,611
Series 2021					
Reserve	-	273,144	-	-	273,144
Prepayment	-	206	-	-	206
Revenue	-	278,985	-	-	278,985
Construction	-	-	-	466	466
Series 2024					
Reserve	-	347,462	-	-	347,462
Prepayment	-	36,613	-	-	36,613
Revenue	-	289,093	-	-	289,093
Construction	-	-	-	79,338	79,338
Series 2025					
Reserve	-	359,483	-	-	359,483
Capital Interest	-	325,663	-	-	325,663
Revenue	-	10	-	-	10
Construction	-	-	-	45,877	45,877
Prepaid Expenses	344	-	-	-	344
Deposits	1,550	-	-	-	1,550
Total Assets	\$ 166,424	\$ 1,910,659	\$ 171,488	\$ 125,681	\$ 2,374,252
Liabilities:					
Accounts Payable	\$ 32,568	\$ -	\$ 6,050	\$ -	\$ 38,618
Accrued Expenses	35,569	-	-	-	35,569
Total Liabilities	\$ 68,137	\$ -	\$ 6,050	\$ -	\$ 74,187
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 344	\$ -	\$ -	\$ -	\$ 344
Deposits	1,550	-	-	-	1,550
Restricted for:					
Debt Service - Series	-	1,910,659	-	-	1,910,659
Capital Project - Series	-	-	-	125,681	125,681
Assigned for:					
Capital Reserve Fund	-	-	165,438	-	165,438
Unassigned	96,393	-	-	-	96,393
Total Fund Balances	\$ 98,287	\$ 1,910,659	\$ 165,438	\$ 125,681	\$ 2,300,065
Total Liabilities & Fund Balance	\$ 166,424	\$ 1,910,659	\$ 171,488	\$ 125,681	\$ 2,374,252

Rivers Edge III
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,101,765	\$ 1,101,765	\$ 1,156,910	\$ 55,145
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	140,009	140,009	-
Special Events	1,000	750	-	(750)
Interest Revenue	2,000	2,000	11,698	9,698
Miscellaneous Income	500	375	102	(273)
Insurance Proceeds	-	-	2,380	2,380
Total Revenues	\$ 3,032,773	\$ 1,244,899	\$ 1,974,835	\$ 729,936
Expenditures:				
<u>General & Administrative:</u>				
District Engineer	\$ 15,000	\$ 11,250	\$ 10,750	\$ 500
District Counsel	30,000	22,500	20,995	1,505
District Management	33,034	24,775	24,775	-
Assessment Roll Administration	5,899	5,899	5,899	-
Dissemination Agent	4,129	3,097	3,288	(191)
Information Technology	1,416	1,062	1,062	-
Website Administration	2,124	1,593	1,593	-
Website Maintenance	800	800	800	-
Annual Audit	6,800	6,800	6,800	-
Trustee Fees	6,600	6,600	9,251	(2,651)
Arbitrage Rebate	600	450	450	-
Telephone	150	113	26	87
Postage & Delivery	500	500	901	(401)
Printing & Binding	1,000	750	221	529
Insurance General Liability	6,932	6,530	6,530	-
Legal Advertising	2,000	1,500	274	1,226
Other Current Charges	1,750	1,313	231	1,082
Office Supplies	50	38	4	33
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 118,958	\$ 95,743	\$ 94,025	\$ 1,719
<u>Operations & Maintenance</u>				
<u>Grounds Maintenance:</u>				
Field Operations Management (Vesta)	\$ 41,230	\$ 30,922	\$ 30,922	\$ -
Landscape Maintenance	869,028	651,771	748,350	(96,580)
Landscape Maintenance New Units	85,000	63,750	-	63,750
Landscape Contingency	100,000	100,000	258,808	(158,808)
Irrigation Repairs and Maintenance	65,000	48,750	40,073	8,677
Lake Maintenance	40,360	30,270	26,710	3,560
Irrigation Water Use	243,090	182,318	160,940	21,378
Electric	51,500	38,625	4,044	34,581
Street Lighting	10,000	7,500	-	7,500
Street and Drainage Maintenance	3,000	2,250	-	2,250
Other Repair & Replacements	10,000	7,500	9,500	(2,000)
Subtotal Grounds Maintenance	\$ 1,518,207	\$ 1,163,656	\$ 1,279,347	\$ (115,692)

Rivers Edge III
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<u>Amenity Center:</u>				
Cost Share Amenity - Rivers Edge	\$ 109,345	\$ 82,009	\$ 82,009	\$ -
General Manager (Vesta)	48,911	36,683	37,981	(1,298)
Amenity Manager (Vesta)	53,680	40,260	40,260	-
Maintenance Service (Vesta)	109,264	81,948	81,948	-
Lifestyle Director (Vesta)	45,426	34,070	34,070	-
Lifeguards (Vesta)	58,043	18,725	18,725	-
Guest Services (Vesta)	66,861	50,146	50,146	-
Janitorial (Vesta)	34,833	26,125	26,125	-
Security Monitoring	1,800	1,800	3,241	(1,441)
Security Guards	25,000	18,750	-	18,750
Telephone	17,000	12,750	9,525	3,225
Insurance	87,147	80,103	80,103	-
Fitness Equipment Lease	68,896	51,672	51,672	-
Window Cleaning	1,500	1,125	-	1,125
Pressure Washing	5,000	3,750	430	3,320
Pool Chemicals	20,000	20,000	20,577	(577)
Natural Gas	500	500	883	(383)
Electric	20,000	20,000	39,340	(19,340)
Water & Sewer	17,000	12,750	13,806	(1,056)
Amenity Repairs and Replacement	35,000	35,000	51,939	(16,939)
Refuse	15,000	11,250	13,841	(2,591)
Pest Control	3,600	2,700	2,166	534
Fire Alarm System and Maintenance	2,000	1,500	-	1,500
Access Cards	1,000	750	-	750
License & Permits	1,800	1,350	1,451	(101)
Special Events	30,000	22,500	2,975	19,525
Holiday Decorations	10,000	7,500	-	7,500
Office Supplies & Postage	1,500	1,125	-	1,125
Capital Expenditures	5,500	4,125	-	4,125
Subtotal Amenity Center	\$ 895,607	\$ 680,966	\$ 663,212	\$ 17,754
Total Operations & Maintenance	\$ 2,413,814	\$ 1,844,621	\$ 1,942,559	\$ (97,938)
Total Expenditures	\$ 2,532,773	\$ 1,940,365	\$ 2,036,584	\$ (96,219)
Excess (Deficiency) of Revenues over Expenditures	\$ 500,000	\$ (695,465)	\$ (61,750)	\$ 633,716
<u>Other Financing Sources/(Uses):</u>				
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	\$ -	\$ (695,465)	\$ (61,750)	\$ 633,716
Fund Balance - Beginning	\$ -		\$ 160,036	
Fund Balance - Ending	\$ -		\$ 98,287	

Rivers Edge III
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll	\$ -	\$ 194,924	\$ 892,763	\$ 2,530	\$ 40,244	\$ 15,386	\$ 6,706	\$ -	\$ 4,356	\$ -	\$ -	\$ -	\$ 1,156,910
Special Assessments - Direct Bill	331,868	165,934	165,934	-	-	-	-	-	-	-	-	-	663,736
Administrative Assessments on Unplatted Land	-	-	-	-	-	-	-	-	-	-	-	-	-
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-
Cost Share Landscaping Rivers Edge II	15,557	15,557	15,557	15,557	15,557	15,557	15,557	15,557	15,557	-	-	-	140,009
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Revenue	0	4	120	271	1,759	2,715	2,898	2,364	1,567	-	-	-	11,698
Miscellaneous Income	-	-	-	-	-	-	102	-	-	-	-	-	102
Insurance Proceeds	2,380	-	-	-	-	-	-	-	-	-	-	-	2,380
Total Revenues	\$ 349,805	\$ 376,418	\$ 1,074,374	\$ 18,358	\$ 57,559	\$ 33,658	\$ 25,263	\$ 17,921	\$ 21,479	\$ -	\$ -	\$ -	\$ 1,974,835
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
District Engineer	\$ 452	\$ 1,259	\$ 3,802	\$ 2,694	\$ 1,890	\$ 466	\$ 186	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,750
District Counsel	3,198	2,217	-	1,105	2,496	6,821	2,538	2,620	-	-	-	-	20,995
District Management	2,753	2,753	2,753	2,753	2,753	2,753	2,753	2,753	2,753	-	-	-	24,775
Assessment Roll Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Dissemination Agent	336	344	344	344	344	344	544	344	344	-	-	-	3,288
Information Technology	118	118	118	118	118	118	118	118	118	-	-	-	1,062
Website Administration	177	177	177	177	177	177	177	177	177	-	-	-	1,593
Website Maintenance	-	-	400	-	-	400	-	-	-	-	-	-	800
Annual Audit	-	-	-	-	-	-	6,800	-	-	-	-	-	6,800
Trustee Fees	5,150	-	-	-	-	-	-	4,101	-	-	-	-	9,251
Arbitrage Rebate	-	-	-	450	-	-	-	-	-	-	-	-	450
Telephone	3	-	14	-	-	-	6	-	3	-	-	-	26
Postage & Delivery	32	194	110	175	29	16	91	184	71	-	-	-	901
Printing & Binding	18	54	6	11	24	24	25	28	31	-	-	-	221
Insurance General Liability	6,530	-	-	-	-	-	-	-	-	-	-	-	6,530
Legal Advertising	-	82	-	-	-	125	-	66	-	-	-	-	274
Other Current Charges	-	-	-	-	-	41	94	71	25	-	-	-	231
Office Supplies	0	1	0	1	0	1	1	0	1	-	-	-	4
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 24,842	\$ 7,198	\$ 7,724	\$ 7,828	\$ 7,831	\$ 11,287	\$ 13,332	\$ 10,461	\$ 3,522	\$ -	\$ -	\$ -	\$ 94,025
<u>Operations & Maintenance</u>													
<u>Grounds Maintenance:</u>													
Field Operations Management (Vesta)	\$ 3,436	\$ 3,436	\$ 3,436	\$ 3,436	\$ 3,436	\$ 3,436	\$ 3,436	\$ 3,436	\$ 3,436	\$ -	\$ -	\$ -	\$ 30,922
Landscape Maintenance	70,999	70,999	70,999	77,877	77,877	94,899	94,899	94,899	94,899	-	-	-	748,350
Landscape Maintenance New Units	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Contingency	14,560	5,140	-	4,480	24,675	12,268	1,600	180,461	15,625	-	-	-	258,808
Irrigation Repairs and Maintenance	726	1,458	3,804	8,191	7,563	5,889	3,093	8,271	1,078	-	-	-	40,073
Lake Maintenance	2,601	2,601	2,601	2,601	2,601	2,601	2,601	4,594	3,909	-	-	-	26,710
Irrigation Water Use	11,437	7,103	16,355	16,136	12,534	10,034	26,351	27,036	33,953	-	-	-	160,940
Electric	363	415	398	481	468	445	464	510	500	-	-	-	4,044
Street Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-
Street and Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Repair & Replacements	-	-	-	-	-	9,500	-	-	-	-	-	-	9,500
Subtotal Grounds Maintenance	\$ 104,122	\$ 91,152	\$ 97,592	\$ 113,203	\$ 129,154	\$ 139,071	\$ 132,445	\$ 319,207	\$ 153,401	\$ -	\$ -	\$ -	\$ 1,279,347

Rivers Edge III
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Amenity Center:</u>													
Cost Share Amenity - Rivers Edge	\$ 9,112	\$ 9,112	\$ 9,112	\$ 9,112	\$ 9,112	\$ 9,112	\$ 9,112	\$ 9,112	\$ 9,112	\$ -	\$ -	\$ -	\$ 82,009
General Manager (Vesta)	4,251	4,200	4,208	4,223	4,218	4,234	4,223	4,201	4,224	-	-	-	37,981
Amenity Manager (Vesta)	4,473	4,473	4,473	4,473	4,473	4,473	4,473	4,473	4,473	-	-	-	40,260
Maintenance Service (Vesta)	9,105	9,105	9,105	9,105	9,105	9,105	9,105	9,105	9,105	-	-	-	81,948
Lifestyle Director (Vesta)	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	-	-	-	34,070
Lifeguards (Vesta)	-	-	-	-	518	3,704	3,316	3,555	7,633	-	-	-	18,725
Guest Services (Vesta)	5,572	5,572	5,572	5,572	5,572	5,572	5,572	5,572	5,572	-	-	-	50,146
Janitorial (Vesta)	2,903	2,903	2,903	2,903	2,903	2,903	2,903	2,903	2,903	-	-	-	26,125
Security Monitoring	-	-	555	-	-	555	-	-	2,131	-	-	-	3,241
Security Guards	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	963	1,009	1,120	1,148	1,148	1,148	1,148	1,148	695	-	-	-	9,525
Insurance	79,781	-	-	-	-	-	322	-	-	-	-	-	80,103
Fitness Equipment Lease	5,741	5,741	5,741	5,741	5,741	5,741	5,741	5,741	5,741	-	-	-	51,672
Window Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	430	-	-	-	-	-	-	-	-	-	-	430
Pool Chemicals	1,502	2,466	770	1,177	1,808	2,888	2,907	4,998	2,060	-	-	-	20,577
Natural Gas	80	80	86	116	125	104	100	95	97	-	-	-	883
Electric	4,590	4,244	4,046	4,410	4,696	3,781	4,192	4,675	4,705	-	-	-	39,340
Water & Sewer	1,665	1,846	1,846	1,558	1,271	1,427	1,318	1,343	1,532	-	-	-	13,806
Amenity Repairs and Replacement	3,890	1,634	1,070	2,662	6,154	6,120	4,552	5,829	20,028	-	-	-	51,939
Refuse	1,457	1,456	1,463	1,523	1,523	1,468	1,607	1,672	1,672	-	-	-	13,841
Pest Control	80	80	80	83	83	783	83	448	448	-	-	-	2,166
Fire Alarm System and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
License & Permits	-	-	-	-	-	751	-	-	700	-	-	-	1,451
Special Events	-	-	-	500	-	1,475	-	500	500	-	-	-	2,975
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies & Postage	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Expenditures	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center	\$ 138,952	\$ 58,138	\$ 55,935	\$ 58,092	\$ 62,237	\$ 69,129	\$ 64,459	\$ 69,155	\$ 87,117	\$ -	\$ -	\$ -	\$ 663,212
Total Operations & Maintenance	\$ 243,074	\$ 149,291	\$ 153,527	\$ 171,295	\$ 191,391	\$ 208,201	\$ 196,903	\$ 388,361	\$ 240,517	\$ -	\$ -	\$ -	\$ 1,942,559
Total Expenditures	\$ 267,915	\$ 156,488	\$ 161,251	\$ 179,123	\$ 199,222	\$ 219,487	\$ 210,236	\$ 398,823	\$ 244,039	\$ -	\$ -	\$ -	\$ 2,036,584
Excess (Deficiency) of Revenues over Expenditures	\$ 81,889	\$ 219,930	\$ 913,123	\$ (160,765)	\$ (141,663)	\$ (185,829)	\$ (184,973)	\$ (380,902)	\$ (222,560)	\$ -	\$ -	\$ -	\$ (61,750)
Other Financing Sources/Uses:													
Capital Reserve Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Transfer In	50,000	-	-	-	-	-	-	-	-	-	-	-	50,000
Transfer (Out)	(50,000)	-	-	-	-	-	-	-	-	-	-	-	(50,000)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ 81,889	\$ 219,930	\$ 913,123	\$ (160,765)	\$ (141,663)	\$ (185,829)	\$ (184,973)	\$ (380,902)	\$ (222,560)	\$ -	\$ -	\$ -	\$ (61,750)

Rivers Edge III
Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 552,665	\$ 552,665	\$ 548,834	\$ (3,831)
Interest Income	10,000	10,000	20,021	10,021
Total Revenues	\$ 562,665	\$ 562,665	\$568,856	\$ 6,191
Expenditures:				
Interest - 11/1	\$ 164,178	\$ 164,178	\$ 164,178	\$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	164,178	164,178	164,078	100
Principal - 5/1	220,000	220,000	220,000	-
Principal Prepayment - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 548,355	\$ 548,355	\$ 558,255	\$ (9,900)
Excess (Deficiency) of Revenues over Expenditures	\$ 14,310	\$ 14,310	\$ 10,601	\$ (3,709)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 14,310	\$ 14,310	\$ 10,601	\$ (3,709)
Fund Balance - Beginning	\$ 255,152		\$ 541,735	
Fund Balance - Ending	\$ 269,462		\$ 552,335	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 67,018	\$ 67,018	\$ 62,255	\$ (4,763)
Special Assessments - Direct Bill	628,501	628,501	628,501	-
Prepayments	-	-	36,465	36,465
Interest Income	10,000	10,000	18,589	8,589
Total Revenues	\$ 705,519	\$ 705,519	\$ 745,810	\$ 40,291
Expenditures:				
Interest - 11/1	\$ 281,849	\$ 281,849	\$ 281,849	\$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	281,849	281,849	281,700	149
Principal - 5/1	130,000	130,000	130,000	-
Principal Prepayment - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 693,698	\$ 693,698	\$ 703,549	\$ (9,851)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,822	\$ 11,822	\$ 42,261	\$ 30,440
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	\$ 11,822	\$ (18,984)	\$ (30,805)
Fund Balance - Beginning	\$ 339,550		\$ 692,152	
Fund Balance - Ending	\$ 351,372		\$ 673,168	

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

	Proposed	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessment ⁽¹⁾	\$ -	\$ -	\$ -	\$ -
Interest Income	10,000	10,000	26,852	16,852
Total Revenues	\$ 10,000	\$ 10,000	\$ 26,852	\$ 16,852
Expenditures:				
Interest - 11/1	\$ 210,365	\$ 210,365	\$ 210,365	\$ -
Interest - 5/1	289,051	289,051	289,051	-
Total Expenditures	\$ 499,416	\$ 499,416	\$ 499,416	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (489,416)	\$ (489,416)	\$ (472,564)	\$ 16,852
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (489,416)	\$ (489,416)	\$ (472,564)	\$ 16,852
Fund Balance - Beginning	\$ 1,148,950		\$ 1,157,719	
Fund Balance - Ending	\$ 659,534		\$ 685,155	

(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 June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Capital Reserve Funding	\$ 500,000	\$ -	\$ -	\$ -
Interest	100	75	16	(59)
Total Revenues	\$ 500,100	\$ 75	\$ 16	\$ (59)
Expenditures:				
Repair and Replacements	\$ 10,000	\$ 10,000	\$ 17,750	\$ (7,750)
Capital Outlay	150,000	112,500	-	112,500
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	\$ 167,054	\$ 64,300	\$ 102,754
Excess (Deficiency) of Revenues over Expenditures	\$ 88,286	\$ (166,979)	\$ (64,284)	\$ (102,813)
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		\$ (64,284)	
Fund Balance - Beginning	\$ 428,882		\$ 229,722	
Fund Balance - Ending	\$ 517,168		\$ 165,438	

Rivers Edge III
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending June 30, 2026

Description	SE 2021	SE 2024	SE 2025	Total
<u>Revenues</u>				
<i><u>Interest Income:</u></i>				
Construction	\$ 13	\$ 1,689	\$ 1,155	\$ 2,857
Cost of Issuance	-	-	85	85
Developer Contributions	-	546,542	-	546,542
Bond Proceeds	-	-	-	-
Transfer In	5,351	61,245	-	66,596
Total Revenues	\$ 5,364	\$ 609,476	\$ 1,240	\$ 616,080
<u>Expenditures</u>				
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)	\$ 5,364	\$ 51,785	\$ 1,030	\$ 58,179
Fund Balance - Beginning	\$ (4,897)	\$ 27,553	\$ 44,847	\$ 67,502
Fund Balance - Ending	\$ 466	\$ 79,338	\$ 45,877	\$ 125,681

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	\$	273,144
Reserve Fund Balance		273,144
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)
Less: May 1, 2026 (Mandatory)		(220,000)
Less: May 1, 2026 (Prepayment)		(5,000)
Current Bonds Outstanding	\$	8,750,000

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	\$	347,462
Reserve Fund Balance		347,462
Bonds outstanding - 5/17/2024	\$	9,815,000
Less: November 1, 2025 (Prepayment)		(5,000)
Less: May 1, 2026 (Mandatory)		(130,000)
Less: May 1, 2026 (Prepayment)		(5,000)
Current Bonds Outstanding	\$	9,675,000

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				
ASSESSED TO	# UNITS	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	-
548,834.48	62,255.39	1,156,910.04	1,767,999.91	5,627.21
548,834.48	690,756.34	1,820,645.61	3,060,236.43	5,627.21

DIRECT BILL PERCENT COLLECTED	0.00%	100.00%	0.00%	100.00%	100.00%
TAX ROLL PERCENT COLLECTED	99.68%	99.68%	0.00%	99.68%	99.68%
TOTAL PERCENT COLLECTED	99.68%	99.97%	0.00%	99.80%	99.82%

(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
INTEREST	4/8/2026	484.07	54.91	-	1,020.39	1,559.37
9	4/23/2026	2,697.33	305.96	-	5,685.80	8,689.09
TAX CERTIFICATE	6/23/2026	2,066.38	234.39	-	4,355.81	6,656.59
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
TOTAL TAX ROLL RECEIPTS		548,834.48	62,255.39	-	1,156,910.04	1,767,999.91

C.

Rivers Edge III

Community Development District

Check Run Summary

5/1/2026 - 6/30/2026

Fund	Date	Check No.	Amount
General Fund			
<i>Accounts Payable</i>	5/1/26	1219-1223	\$ 4,356.79
	5/11/26	1224-1230	51,018.99
	5/18/26	1231-1233	200,390.29
	5/22/26	1234-1238	10,980.97
	6/1/26	1239-1252	13,235.17
	6/8/26	1253-1263	43,745.65
	6/17/26	1264-1275	304,879.65
	6/26/26	1276-1283	7,108.70
Sub-Total			\$ 635,716.21
Capital Reserve Fund			
<i>Accounts Payable</i>			\$ -
Sub-Total			\$ -
Total			\$ 635,716.21

GENERAL FUND
 BANK A RIVERS EDGE III CDD

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/01/26	00051	4/27/26 7404979	202604 320-57200-45210	POOL CHEMICALS	*	1,409.10	
				HAWKINS INC			1,409.10 001219
5/01/26	00062	4/27/26 22012088	202601 310-51300-31100	JAN-APR REIMBURSABLE EXPS	*	11.68	
		4/27/26 22012088	202601 310-51300-31100	JAN-APR PROFESSIONAL SRVC	*	1,878.75	
				PRIME AE GROUP INC			1,890.43 001220
5/01/26	00071	4/24/26 337	202604 320-57200-46101	TREE REMOVAL	*	400.00	
				QUILLS TREE SERVICES LLC			400.00 001221
5/01/26	00046	4/20/26 26142265	202604 320-57200-60000	JANITORIAL SUPPLIES	*	22.43	
		4/21/26 26145053	202604 320-57200-60000	JANITORIAL SUPPLIES	*	70.30	
		4/23/26 26151195	202604 320-57200-60000	JANITORIAL SUPPLIES	*	193.22	
				W B MASON CO INC			285.95 001222
5/01/26	00090	4/29/26 175229	202604 320-57200-60000	VOLLEYBALL NET	*	371.31	
				TENNIS HOLDINGS ACQUISITION LLC			371.31 001223
5/11/26	00068	4/14/26 4	202604 310-51300-32400	AMORT SCHED SE2021 PREPAY	*	100.00	
		4/14/26 4	202604 310-51300-32400	AMORT SCHED SE2024 PREPAY	*	100.00	
				DISCLOSURE SERVICES LLC			200.00 001224
5/11/26	00001	4/29/26 32214	202604 320-57200-45000	ADDED STREET LIGHTS	*	322.00	
				EGIS INSURANCE ADVISORS, LLC			322.00 001225
5/11/26	00011	5/05/26 CS-2026-	202605 320-57200-49200	CS AMENITY MAY 2026	*	9,112.08	
				RIVERS EDGE CDD			9,112.08 001226
5/11/26	00036	5/02/26 PSI26681	202605 320-57200-46800	MAY LAKE MAINTENANCE	*	3,909.00	
				SOLITUDE LAKE MANAGEMENT LLC			3,909.00 001227
5/11/26	00035	4/30/26 432305	202604 330-53800-34000	APR BILLABLE MILEAGE 1/3	*	146.95	

RE3C RV ED III OKUZMUK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		4/30/26	432329 202604 330-53800-34500 APR LIFEGUARD HOURS		*	3,315.50	
		5/01/26	432083 202605 330-53800-34000 MAY GEN MANAGEMENT SRVCS		*	4,075.93	
		5/01/26	432083 202605 320-57200-44000 MAY FIELD OPS		*	3,435.82	
		5/01/26	432083 202605 330-53800-34300 MAY LIFESTYLE SRVCS		*	3,785.53	
		5/01/26	432083 202605 330-53800-34100 MAY AMEN MANAGEMENT SRVCS		*	4,473.35	
		5/01/26	432083 202605 330-53800-34600 MAY FACILITY MAINT SRVCS		*	9,105.31	
		5/01/26	432083 202605 330-53800-45300 MAY JANITORIAL SRVCS		*	2,902.75	
		5/01/26	432083 202605 330-53800-34400 MAY FACILITY ATTENDANT		*	5,571.75	
				VESTA PROPERTY SERVICES INC			36,812.89 001228
5/11/26	00046	4/30/26	26166707 202604 320-57200-60000 JANITORIAL SUPPLIES		*	122.63	
		5/01/26	26169161 202605 320-57200-60000 JANITORIAL SUPPLIES		*	17.17	
				W B MASON CO INC			139.80 001229
5/11/26	00028	4/21/26	1154065 202604 320-57200-46200 MAINLINE RPR		*	523.22	
				YELLOWSTONE LANDSCAPE			523.22 001230
5/18/26	00003	5/01/26	81 202605 310-51300-34000 MAY MANAGEMENT FEES		*	2,752.83	
		5/01/26	81 202605 310-51300-35200 MAY WEBSITE ADMIN		*	177.00	
		5/01/26	81 202605 310-51300-35100 MAY INFO TECH		*	118.00	
		5/01/26	81 202605 310-51300-32400 MAY DISSEM AGENT SRVCS		*	344.08	
		5/01/26	81 202605 310-51300-51000 OFFICE SUPPLIES		*	.45	
		5/01/26	81 202605 310-51300-42000 POSTAGE		*	183.77	
		5/01/26	81 202605 310-51300-42500 COPIES		*	27.60	
				GOVERNMENTAL MANAGEMENT SERVICES			3,603.73 001231
5/18/26	00046	5/07/26	26181289 202605 320-57200-60000 JANITORIAL SUPPLIES		*	110.08	
				W B MASON CO INC			110.08 001232
				RE3C RV ED III OKUZMUK			

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 8/07/26		PAGE 3	
*** CHECK DATES 05/01/2026 - 06/30/2026 ***		GENERAL FUND													
		BANK A RIVERS EDGE III CDD													
CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME			STATUS	AMOUNT	CHECK..... AMOUNT #						
5/18/26	00028	1/01/26 1078781- JAN 2026 UNDERBILLING	202601 320-57200-46100				*	3,438.96							
		2/01/26 1098566- FEB 2026 UNDERBILLING	202602 320-57200-46100				*	3,438.96							
		3/01/26 1123203 MAR LANDSCAPE MAINTENANCE	202603 320-57200-46100				*	94,899.28							
		5/01/26 1169210 MAY LANDSCAPE MAINTENANCE	202605 320-57200-46100				*	94,899.28							
YELLOWSTONE LANDSCAPE									196,676.48	001233					
5/22/26	00091	5/20/26 437 50% DEP FENCE RPR	202605 320-57200-60000				*	3,593.00							
FENCESCAPE LLC									3,593.00	001234					
5/22/26	00051	5/12/26 7419835 POOL CHEMICALS	202605 320-57200-45210				*	3,102.66							
HAWKINS INC									3,102.66	001235					
5/22/26	00013	5/15/26 14976 APR GENERAL COUNSEL	202604 310-51300-31500				*	2,537.71							
KILINSKI VAN WYK									2,537.71	001236					
5/22/26	00071	5/18/26 354 TREE REMOVAL	202605 320-57200-46101				*	1,300.00							
QUILLS TREE SERVICES LLC									1,300.00	001237					
5/22/26	00045	5/13/26 62222842 MAY PEST CONTROL	202605 320-57200-43500				*	82.60							
		5/13/26 62229585 COMMERCIAL LAWN SERVICE	202605 320-57200-43500				*	365.00							
TURNER PEST CONTROL									447.60	001238					
6/01/26	00049	5/26/26 52526 5/25 3HR DJ SERVICES	202605 320-57200-49400				*	500.00							
ANDREW B RATLIFF									500.00	001239					
6/01/26	00043	5/26/26 47186 TROUBLE SHOT ACCESS CTRL	202605 320-57200-60000				*	255.00							
DYNAMIC SECURITY PROFESSIONALS INC									255.00	001240					
6/01/26	00051	5/26/26 7436522 POOL CHEMICALS	202605 320-57200-45210				*	1,895.71							
HAWKINS INC									1,895.71	001241					
6/01/26	00062	5/19/26 22012266 APR PROFESSIONAL SERVICES	202604 310-51300-31100				*	466.26							
PRIME AE GROUP INC									466.26	001242					
RE3C RV ED III				OKUZMUK											

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	8/07/26	PAGE	4
***	CHECK DATES 05/01/2026 - 06/30/2026 ***										GENERAL FUND			
BANK A RIVERS EDGE III CDD														
CHECK DATE	VEND#	INVOICE.....		...EXPENSED TO...			VENDOR NAME		STATUS	AMOUNT	CHECK.....			
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT	AMOUNT	#	
6/01/26	00071	5/22/26	362	202605	320-57200-	46101			*		700.00			
TREE REMOVAL														
QUILLS TREE SERVICES LLC												700.00	001243	
6/01/26	00046	5/14/26	26195801	202605	320-57200-	60000			*		109.32			
JANITORIAL SUPPLIES														
W B MASON CO INC												109.32	001244	
6/01/26	00046	5/21/26	26210646	202605	320-57200-	60000			*		399.74			
JANITORIAL SUPPLIES														
W B MASON CO INC												399.74	001245	
6/01/26	00028	5/05/26	1166685	202604	320-57200-	46200			*		956.92			
APR IRR RPR-THE HAVEN PK														
YELLOWSTONE LANDSCAPE												956.92	001246	
6/01/26	00028	5/05/26	1166686	202605	320-57200-	46200			*		250.00			
ARBORIST REPORT-MEDJ00L														
YELLOWSTONE LANDSCAPE												250.00	001247	
6/01/26	00028	5/05/26	1166687	202604	320-57200-	46200			*		1,124.78			
APR IRRIG RPR-161 PALOMAR														
YELLOWSTONE LANDSCAPE												1,124.78	001248	
6/01/26	00028	5/14/26	1174117	202605	320-57200-	46200			*		5,586.00			
INSTALL SLEEVES-MAIN ST														
YELLOWSTONE LANDSCAPE												5,586.00	001249	
6/01/26	00028	5/19/26	1176143	202605	320-57200-	46200			*		272.56			
MAY IRRIG RPR-RIVERCLUB														
YELLOWSTONE LANDSCAPE												272.56	001250	
6/01/26	00028	5/19/26	1176144	202605	320-57200-	46200			*		230.36			
MAY IRRIG RPR-3604 SR 13														
YELLOWSTONE LANDSCAPE												230.36	001251	
6/01/26	00028	4/28/26	1157230	202604	320-57200-	46200			*		488.52			
APR IRRIGATION REPAIRS														
YELLOWSTONE LANDSCAPE												488.52	001252	
6/08/26	00037	5/13/26	48115	202605	320-57200-	60000			*		198.00			
INSPECT CERTIFIED														
DOLPHIN BACKFLOW INC												198.00	001253	
6/08/26	00021	5/31/26	7735036	202605	310-51300-	48000			*		65.92			
5/14 NTC OF MTG #12316692														
USA TODAY MEDIA CORP												65.92	001254	
RE3C RV ED III OKUZMUK														

RE3C RV ED III OKUZMUK

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 8/07/26		PAGE 5	
*** CHECK DATES 05/01/2026 - 06/30/2026 ***		GENERAL FUND													
		BANK A RIVERS EDGE III CDD													
CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME				STATUS	AMOUNT	CHECK..... AMOUNT #					
6/08/26	00088	6/01/26 INV0019	202606 320-57200-46101 JAPANESE BLUEBERRY 65G	KIRENIA TAMAYO				*	1,850.00		1,850.00	001255			
6/08/26	00071	5/28/26 370	202605 320-57200-46101 TREE REMOVAL					*	900.00						
		5/28/26 371	202605 320-57200-46101 TREE REMOVAL	QUILLS TREE SERVICES LLC				*	1,200.00		2,100.00	001256			
6/08/26	00053	5/28/26 417098	202605 320-57200-60000 REMOTE - INFRASTRUCTURE	MATRIX ITG INC DBA SECURESI				*	175.00		175.00	001257			
6/08/26	00020	5/22/26 8197148	202605 310-51300-32300 FY26 TRUSTEE FEES SE2021					*	3,781.25						
		5/22/26 8197148	202605 300-15500-10100 FY27 TRUSTEE FEES SE2021					*	343.75						
		5/22/26 8197148	202605 310-51300-32300 INCIDENTAL	U.S. BANK				*	319.69		4,444.69	001258			
6/08/26	00035	5/31/26 432752	202605 330-53800-34000 MAY BILLABLE MILEAGE 1/3	VESTA PROPERTY SERVICES INC				*	124.60		124.60	001259			
6/08/26	00035	6/01/26 432539	202606 330-53800-34000 JUN GEN MANAGEMENT SRVCS					*	4,075.93						
		6/01/26 432539	202606 320-57200-44000 JUN FIELD OPS					*	3,435.82						
		6/01/26 432539	202606 330-53800-34300 JUN LIFESTYLE SRVCS					*	3,785.53						
		6/01/26 432539	202606 330-53800-34100 JUN AMEN MANAGEMENT SRVCS					*	4,473.35						
		6/01/26 432539	202606 330-53800-34600 JUN FACILITY MAINT SRVCS					*	9,105.31						
		6/01/26 432539	202606 330-53800-45300 JUN JANITORIAL SRVCS					*	2,902.75						
		6/01/26 432539	202606 330-53800-34400 JUN FACILITY ATTENDANT	VESTA PROPERTY SERVICES INC				*	5,571.75		33,350.44	001260			
6/08/26	00046	5/26/26 26215874	202605 320-57200-60000 JANITORIAL SUPPLIES					*	127.56						
		5/29/26 26226124	202605 320-57200-60000 JANITORIAL SUPPLIES	W B MASON CO INC				*	693.84		821.40	001261			
				RE3C RV ED III		OKUZMUK									

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/08/26	00069	5/29/26 1316174	202605 320-57200-60000 QURTRLY SPRINKLER INSPECT	WAYNE AUTOMATIC FIRE SPRINKLERS INC	*	150.00	150.00 001262
6/08/26	00060	4/16/26 23551	202604 320-57200-60000 DISINFECTANT WIPES CASE	WIPES.COM	*	465.60	465.60 001263
6/17/26	00049	6/04/26 71126	202606 320-57200-49400 7/11 3HR DJ SERVICES	ANDREW B RATLIFF	*	500.00	500.00 001264
6/17/26	00043	6/08/26 47204	202606 320-57200-60000 FIRE ALARM-RPLC RELAY	DYNAMIC SECURITY PROFESSIONALS INC	*	350.00	350.00 001265
6/17/26	00003	6/01/26 82	202606 310-51300-34000 JUN MANAGEMENT FEES		*	2,752.83	
		6/01/26 82	202606 310-51300-35200 JUN WEBSITE ADMIN		*	177.00	
		6/01/26 82	202606 310-51300-35100 JUN INFO TECH		*	118.00	
		6/01/26 82	202606 310-51300-32400 JUN DISSEM AGENT SRVCS		*	344.08	
		6/01/26 82	202606 310-51300-51000 OFFICE SUPPLIES		*	.54	
		6/01/26 82	202606 310-51300-42000 POSTAGE		*	70.67	
		6/01/26 82	202606 310-51300-42500 COPIES		*	31.20	
		6/01/26 82	202606 310-51300-41000 TELEPHONE		*	3.16	
				GOVERNMENTAL MANAGEMENT SERVICES			3,497.48 001266
6/17/26	00051	6/08/26 7450616	202606 320-57200-34520 POOL CHEMICALS	HAWKINS INC	*	2,130.90	2,130.90 001267
6/17/26	00088	6/05/26 INV0025	202606 320-57200-46101 LIVE OAK 100G	KIRENIA TAMAYO	*	3,635.00	3,635.00 001268
6/17/26	00071	6/09/26 389	202606 320-57200-46101 TREE REMOVAL		*	1,400.00	
		6/10/26 395	202606 320-57200-46101 TREE REMOVAL		*	1,500.00	
				QUILLS TREE SERVICES LLC			2,900.00 001269

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/17/26	00011	6/04/26	CS-2026- CS AMENITY JUN 2026	202606 320-57200-49200	RIVERS EDGE CDD	*	9,112.08	9,112.08	001270
6/17/26	00036	4/06/26	PSI25909 APR POND MAINTENANCE	202604 320-57200-46800		*	685.00		
		6/02/26	PSI27554 JUN LAKE MAINTENANCE	202606 320-57200-46800	SOLITUDE LAKE MANAGEMENT LLC	*	3,909.00	4,594.00	001271
6/17/26	00029	6/04/26	1207 STREETLIGHT-RMV FIXTURE	202606 320-57200-60000	TMT ELECTRIC LLC	*	350.00	350.00	001272
6/17/26	00035	5/31/26	432782 MAY LIFEGUARD HOURS	202605 330-53800-34500	VESTA PROPERTY SERVICES INC	*	3,554.54	3,554.54	001273
6/17/26	00046	6/04/26	26237789 JANITORIAL SUPPLIES	202606 320-57200-60000		*	173.45		
		6/05/26	26239675 JANITORIAL SUPPLIES	202606 320-57200-60000	W B MASON CO INC	*	75.06	248.51	001274
6/17/26	00028	5/20/26	1177124 MULCH/PINESTRAW (SUB)	202605 320-57200-46101		*	176,360.67		
		6/01/26	1187525 JUN LANDSCAPE MAINTENANCE	202606 320-57200-46100		*	94,899.28		
		6/03/26	1190310 MAY IRRIG RPR	202605 320-57200-46200		*	202.93		
		6/03/26	1190311 ARBORIST REPORT	202606 320-57200-46101		*	250.00		
		6/03/26	1190312 ARBOR INJECTION SAMPLE	202606 320-57200-46101		*	200.00		
		6/03/26	1190313 ARB JET 3 STEP INJECT	202606 320-57200-46101		*	975.00		
		6/03/26	1190314 MAY IRRIG RPR	202605 320-57200-46200	YELLOWSTONE LANDSCAPE	*	1,119.26	274,007.14	001275
6/26/26	00092	6/21/26	APC-2372 PLUMBING SERVICES	202606 320-57200-60000	ROBERT CHICOSKI	*	506.25	506.25	001276
6/26/26	00051	6/15/26	7460592 POOL CHEMICALS	202606 320-57200-45210		*	449.97		

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		6/22/26 7468019	202606 320-57200-45210		*	1,610.00	
		POOL CHEMICALS					
				HAWKINS INC			2,059.97 001277
6/26/26 00013	6/17/26 15221	202605 310-51300-31500			*	2,619.65	
		MAY GENERAL COUNSEL					
				KILINSKI VAN WYK			2,619.65 001278
6/26/26 00062	6/19/26 22012558	202605 310-51300-31100			*	186.26	
		MAY CDD MEETING					
				PRIME AE GROUP INC			186.26 001279
6/26/26 00071	6/19/26 412	202606 320-57200-46101			*	300.00	
		TREE REMOVAL					
				QUILLS TREE SERVICES LLC			300.00 001280
6/26/26 00045	6/16/26 62235673	202606 320-57200-43500			*	82.60	
		JUN PEST CONTROL					
	6/16/26 62235857	202606 320-57200-43500			*	365.00	
		JUN COMMERCIAL LAWN SRVCS					
				TURNER PEST CONTROL			447.60 001281
6/26/26 00046	6/08/26 26244633	202606 320-57200-60000			*	73.98	
		JANITORIAL SUPPLIES					
	6/11/26 26252308	202606 320-57200-60000			*	305.57	
		JANITORIAL SUPPLIES					
				W B MASON CO INC			379.55 001282
6/26/26 00028	2/23/26 1113412	202602 320-57200-46200			*	609.42	
		MAINLINE REPAIR					
				YELLOWSTONE LANDSCAPE			609.42 001283
						TOTAL FOR BANK A	635,716.21
						TOTAL FOR REGISTER	635,716.21

Original



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

INVOICE

Total Invoice	\$1,409.10
Invoice Number	7404979
Invoice Date	4/27/26
Sales Order Number/Type	5131573 SL
Branch Plant	74
Shipment Number	6172801

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

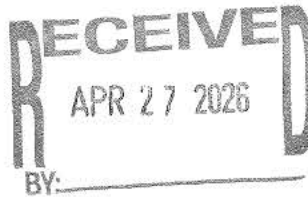
Net Due Date		Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
5/27/26		Net 30	PPD Origin	HWTG						387
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price	
1.000	41930	Azone - EPA Reg. No. 7870-1	N	330.0000	GA	\$2.8700	GA	3,191.1 LB	\$947.10	
		1 LB BLK (Mini-Bulk)		330.0000	GA			3,191.1 GW		
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00	
2.000	14420	Sodium Bicarbonate	N	10.0000	BG	\$45.0000	BG	500.0 LB	\$450.00	
		50 LB BG (Pool Grade)		10.0000	BG			510.0 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 4.28.2026
By Kevin McKendree

Kevin McKendree



Page 1 of 1

Tax Rate
0 %

Sales Tax
\$0.00

Invoice Total

\$1,409.10

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

ACH PAYMENTS:

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

CASH IN ADVANCE/EFT PAYMENTS:

Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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

www.hawkinsinc.com

Job# 2667200



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

April 27, 2026

Project No: P0113094.80

Invoice No: 22012088

Oksana Kuzmuk
Rivers Edge Community Development District
Rivers Edge III CDD
c/o Government Management Services, LLC
Attn: Corbin deNagy
475 West Town Place, Suite 114
St. Augustine, FL 32092

Project P0113094.80 Rivers Edge III CDD

For services including attending January meeting.

Professional Services from January 31, 2026 to April 03, 2026

Expense Billing

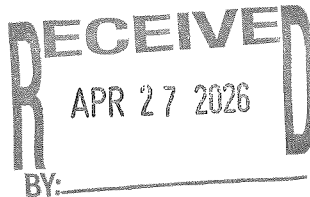
Reimbursable Expenses

Travel - Reimbursable - Mileage		6.24	
Travel - Reimbursable- Mileage Client OV		3.92	
Total Reimbursables	1.15 times	10.16	11.68
	Total this Task		\$11.68

Fee Billing

Professional Personnel

	Hours	Rate	Amount	
Project Director	4.25	235.00	998.75	
Graphics Arts Designer	4.00	130.00	520.00	
Sr. Planner/Sr L.A./Sr. Graphic Arts	2.00	180.00	360.00	
Totals	10.25		1,878.75	
Total Labor				1,878.75
		Total this Task		\$1,878.75
		Total this Invoice		\$1,890.43



Corbin deNagy

4/27/2026

REMITTANCE:

CHECKS: PRIME AEI 13901 Sutton Park Dr. S., Suite 200A, Jacksonville FL 32224I

If paying via ACH or wire, please send a remittance advice to cashreceipt@primeeng.com



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

SERVICE ADDRESS:

175 Orangedale Circle
St. Johns County, Florida 32259

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Tree Removal	Complete removal of a tree, including cutting it down to ground level, and tossing the wood into the preserve.	1	\$400.00	\$400.00

Invoice #337

Issued Apr 24, 2026

Due May 09, 2026

Total \$400.00



Approved RECDD 3
Submitted to AP 4.24.2026
By Kevin McKendree

Kevin McKendree

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

Total \$400.00



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

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

PM

Invoice Number	261422653
Customer Number	C3189841
Invoice Date	04/20/2026
Due Date	05/20/2026
Order Date	01/06/2026
Order Number	S158705472
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.

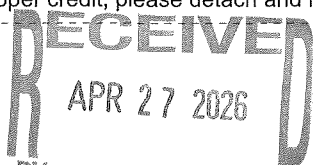
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
JELCL4PROEA	CLEANER,CLR,GALLON, 4/CT	1	GL	22.43	22.43
WBMUPSFREIGHT	UPS FREIGHT	1	EA	0.00	0.00

SUBTOTAL: 22.43
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 22.43
Total Due: 22.43

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 04-27-26
By Richard Losco

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

Remittance Section	
Customer Number	C3189841
Invoice Number	261422653
Invoice Date	04/20/2026
Terms	Net 30
Total Due	22.43

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

C31898412614226532614226530000000022432



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

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

Invoice Number	261450539
Customer Number	C3189841
Invoice Date	04/21/2026
Due Date	05/21/2026
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
CSD34200	WIPES, SCRIM, 4PLY, POPUP, WH(W202)	1	CT	70.30	70.30

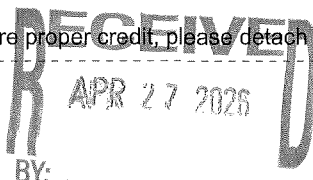
SUBTOTAL: 70.30
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 70.30
Total Due: 70.30

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



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

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



Approved RECDD 3
Submitted to A/P 04-27-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3189841
Invoice Number	261450539
Invoice Date	04/21/2026
Terms	Net 30
Total Due	70.30

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

C31898412614505392614505390000000070305



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

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

(Page 1)

PM

Invoice Number	261511955
Customer Number	C3189841
Invoice Date	04/23/2026
Due Date	05/23/2026
Order Date	04/21/2026
Order Number	S161400923
Order Method	WEB

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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	55.19	55.19
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	2	CT	22.48	44.96
SJN668006	WASP & HORNET KILLER, 14OZ AEROSOL	1	CT	93.07	93.07

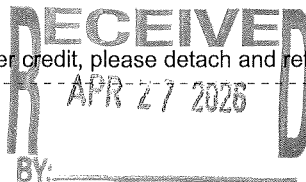
SUBTOTAL: 193.22
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 193.22
Total Due: 193.22

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



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

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



Approved RECDD 3
Submitted to A/P 04-27-26
By Richard Losco
Richard Losco

Remittance Section

Customer Number	C3189841
Invoice Number	261511955
Invoice Date	04/23/2026
Terms	Net 30
Total Due	193.22

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

C31898412615119552615119550000000193226



10-S Tennis Supply & Dinkshot Pickleball
1400 NW 13th Avenue
Pompano Beach, FL 33069
Toll-Free: (800) 247-3907
Local: (954) 969-5440
www.10-S.com / www.dinkshot.com

Invoice

#175229

Date: 4/29/2026

Bill To

Rivers Edge CDD 3
475 West Town Place Suite 114
World Golf Village
St Augustine FL 32092
United States

Ship To

RiverTown Amenity Center
140 Landing St
St Johns FL 32259
United States

Terms	Due Date	PO #	Sales Rep	Ship Via
Net 30	5/29/2026	Kevin McKendree	Kimberly Valencia	FedEx Ground®

Quantity	Item	Options	Customer Description	Rate	Amount
3	VB5000-W			\$113.99	\$341.97
	Volleyball Net with Steel				
	Cable - Welch				

Subtotal \$341.97

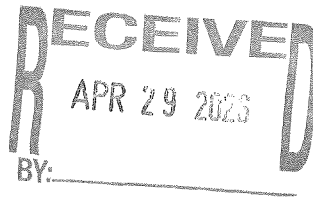
Shipping Costs \$29.34
(FedEx Ground®)

Tax (0%) \$0.00

Total \$371.31

Amount Paid \$0.00

Amount Due \$371.31



Approved RECDD 3
Submitted to AP 4.29.2026
By Kevin McKendree

Kevin McKendree

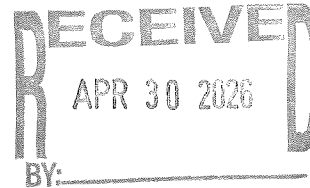


175229

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
4/14/2026	4

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



Terms	Due Date
	4/14/2026

Description	Amount
Amortization Schedule	100.00
Series 2021 5-1-26 Prepay \$5,000	
Amortization Schedule	100.00
Series 2024 5-1-26 Prepay \$5,000	

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

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



INVOICE

Customer	Rivers Edge III Community Development District
Acct #	1017
Date	04/29/2026
Customer Service	Brendan Callen
Page	1 of 1

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

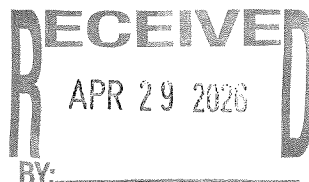
Payment Information	
Invoice Summary	\$ 322.00
Payment Amount	
Payment for:	Invoice#32314
100125475	

Thank You

Please detach and return with payment

Customer: Rivers Edge III Community Development District

Invoice	Effective	Transaction	Description	Amount
32314	04/29/2026	Policy change	Policy #100125475 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Added Street Lights Due Date: 4/29/2026	322.00



Please Remit Payment To: Egis Insurance and Risk Advisors P.O. Box 748555				Total
				\$ 322.00
FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349 TO PAY VIA ACH: Accretive Global Insurance Services LLC Routing ACH: 121000358 Account: 1291776914				Thank You

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		04/29/2026
Atlanta, GA 30374-8555	accounting@egisadvisors.com	



Coverage Agreement Endorsement

Endorsement No.: 1 Effective Date: 04/29/2026
Member: Rivers Edge III Community Development District Agreement No.: 100125475
Coverage Period: October 1, 2025 to October 1, 2026

In consideration of **an additional premium of \$322.00**, the coverage agreement is amended as follows:

Inland Marine

Added:

4) Street Lights along SR-13 (35 @ \$3K each)

Subject otherwise to the terms, conditions and exclusions of the coverage agreement.

Issued: April 29, 2026

Authorized by: 



Inland Marine Schedule

Schedule Items Effective As of: 10/01/2025

Rivers Edge III Community Development District

Policy No.: 100125475
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

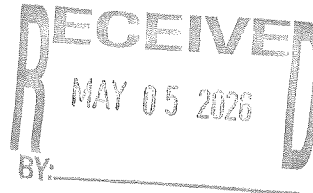
Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Other inland marine	10/01/2025	\$135,000	\$1,000
	Street Lights (45 @ \$3K)			10/01/2026		
2			Other inland marine	10/01/2025	\$18,000	\$1,000
	Street Signs			10/01/2026		
3			Rented, borrowed, leased equipment	10/01/2025	\$239,496	\$1,000
	Gym Equipment			10/01/2026		
4			Other inland marine	04/29/2026	\$105,000	\$1,000
	Street Lights along SR-13 (35 @ \$3K each)			10/01/2026		
Total					\$497,496	

Rivers Edge CDD

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

INVOICE

DATE: 5/5/2026
INVOICE # CS-2026-MAY



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

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

Make check payable to:

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

THANK YOU FOR YOUR BUSINESS!



Please Remit Payment to:

Solitude Lake Management, LLC
*****ADDRESS CHANGED*****
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI266817
Invoice Date: 5/2/2026

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 5/2/2026
Due Date 6/1/2026
Terms Net 30

Customer ID 20143
P.O. Number
P.O. Date 5/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	3,909.00	3,909.00
May Billing					
5/1/2026 - 5/31/2026					
Rivers Edge CDD III Pond 80					
Rivers Edge CDD III Pond 81					
Rivers Edge CDD III Pond 82					
Rivers Edge CDD III Pond 83					
Rivers Edge CDD III Pond 84					
Rivers Edge CDD III Pond 85					
Rivers Edge CDD III Pond 86					
Rivers Edge CDD III Pond 87					
Rivers Edge CDD III Pond 88					
Rivers Edge CDD III Pond 89					
Rivers Edge CDD III Pond 90					
Rivers Edge CDD III Pond 91					
Rivers Edge CDD III Pond 92					
Rivers Edge CDD III Pond 93					
Rivers Edge CDD III Pond 94					
Rivers Edge CDD III Pond 95					
Rivers Edge CDD III Pond 96					
Rivers Edge CDD III Pond AAA					
Rivers Edge CDD III Pond BBB					
Rivers Edge CDD III Pond CCC					
Rivers Edge CDD III Pond DDD					
Rivers Edge CDD III Pond EEE					
Rivers Edge CDD III Pond FFF					
Rivers Edge CDD III Pond II					
Rivers Edge CDD III Pond QQ					
Rivers Edge CDD III Pond RR					



Please Remit Payment to:

Solitude Lake Management, LLC
*****ADDRESS CHANGED*****
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 2

Invoice Number: PSI266817
Invoice Date: 5/2/2026

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 5/2/2026
Due Date 6/1/2026
Terms Net 30

Customer ID 20143
P.O. Number
P.O. Date 5/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Rivers Edge CDD III Pond VV					
Rivers Edge CDD III Pond YY					
Rivers Edge CDD III Pond ZZ					
Rivers Edge III CDD Pond 100					
Rivers Edge III CDD Pond 101					
Rivers Edge III CDD Pond 102					
Rivers Edge III CDD Pond 103					
Rivers Edge III CDD Pond 104					
Rivers Edge III CDD Pond 97					
Rivers Edge III CDD Pond 98					
Rivers Edge III CDD Pond 99					
Rivers Edge III CDD Pond 105					
Rivers Edge III CDD Pond 106					
Rivers Edge III CDD Pond 107					
Rivers Edge III CDD Pond 108					
Rivers Edge III CDD Pond 109					
Rivers Edge III CDD Pond 110					
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					



Please Remit Payment to:

Solitude Lake Management, LLC

*****ADDRESS CHANGED*****

PO BOX 85529

CHICAGO, IL 60689-5529

Phone #: (888) 480-5253

Fax #: (888) 358-0088

INVOICE

Page: 3

Invoice Number: PS1266817

Invoice Date: 5/2/2026

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 5/2/2026

Due Date 6/1/2026

Terms Net 30

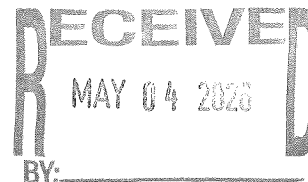
Customer ID 20143

P.O. Number

P.O. Date 5/2/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
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					
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 5.4.2026
By Kevin McKendree

Kevin McKendree

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 3,909.00

Subtotal: 3,909.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 3,909.00



Invoice

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

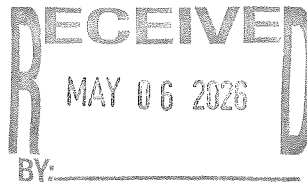
Invoice # 432305
Date 04/30/2026
Terms Net 30
Due Date 05/30/2026
Memo Billable Mileage split

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	146.95	146.95

Total 146.95



Corbin deVagy

5/6/2026

Vesta Mileage Report

Name: **Kevin McKendree**

Month

Apr-26

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
4/1	Daily mileage	Rivertown	Rivertown	31	Riversedge CDD		31
4/2	Daily mileage	Rivertown	Rivertown	36.7	iversedge CDD		36.7
4/3	Daily mileage	Rivertown	Rivertown	29.2	iversedge CDD		29.2
4/6	Daily mileage	Rivertown	Rivertown	54.3	Riversedge CDD		54.3
4/7	Daily mileage	Rivertown	Rivertown	43.8	iversedge CDD		43.8
4/8	Daily mileage	Rivertown	Rivertown	40	iversedge CDD		40
4/9	Daily mileage	Rivertown	Rivertown	31.2	iversedge CDD		31.2
4/10	Daily mileage	Rivertown	Rivertown	28.8	iversedge CDD		28.8
4/13	Daily mileage	Rivertown	Rivertown	57.8	iversedge CDD		57.8
4/14	Daily mileage	Rivertown	Rivertown	37.4	iversedge CDD		37.4
4/15	Daily mileage	Rivertown	Rivertown	19.6	iversedge CDD		19.6
4/16	Daily mileage	Rivertown	Rivertown	18.5	iversedge CDD		18.5
4/17	Daily mileage	Rivertown	Rivertown	29.8	iversedge CDD		29.8
4/20	Daily mileage	Rivertown	Rivertown	61.3	iversedge CDD		61.3
4/21	Daily mileage	Rivertown	Rivertown	34.5	iversedge CDD		34.5
4/22	Daily mileage	Rivertown	Rivertown	25.3	iversedge CDD		25.3
4/23	Daily mileage	Rivertown	Rivertown	34.3	iversedge CDD		34.3
4/24	Daily mileage	Rivertown	Rivertown	18.7	iversedge CDD		18.7
4/28	Daily mileage	Rivertown	Rivertown	59.2	iversedge CDD		59.2
4/29	Daily mileage	Rivertown	Rivertown	43.9	iversedge CDD		43.9
4/30	Daily mileage	Rivertown	Rivertown	24.8	iversedge CDD		24.8
						Total Mileage	760
						Reimbursement Rate	\$0.580
						Total Reimbursement	\$440.86
						Date Submitted in Paycom	5/4/26

\$146.95



Invoice

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

Invoice # 432329
Date 04/30/2026
Terms Net 30
Due Date 05/30/2026
Memo Lifeguard Hours

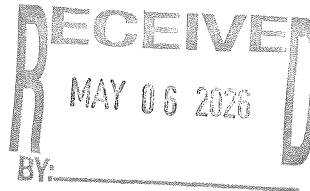
Bill To

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

Description	Quantity	Rate	Amount
Lifeguard hours	154.93	21.40	3,315.50

Thank you for your business.

Total 3,315.50



Corbin deNagy

5/6/2026



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

Billable Services Invoice

Invoice: 3.26.2026 – 4.25.2026

Date: 4.30.2026

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
March 26 th – April 25 th	154.93	\$21.40	\$3315.50
TOTAL			\$3315.50

Thank you for your business!





Invoice

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

Invoice # 432083
Date 05/01/2026
Terms Net 30
Due Date 05/31/2026
Memo Rivers Edge CDDIII

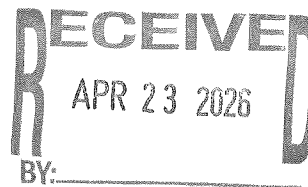
Bill To

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

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

Thank you for your business.

Total 33,350.44



Corbin deNagy

04/23/2026



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

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

(Page 1)

PM

Invoice Number	261667071
Customer Number	C3189841
Invoice Date	04/30/2026
Due Date	05/30/2026
Order Date	04/28/2026
Order Number	S161565432
Order Method	WEB

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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

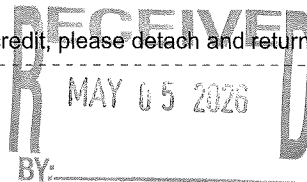
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	55.19	55.19
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	3	CT	22.48	67.44

SUBTOTAL: 122.63
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 122.63
Total Due: 122.63

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 05-05-26
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	261667071
Invoice Date	04/30/2026
Terms	Net 30
Total Due	122.63

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

C31898412616670712616670710000000122639



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

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

PM

Invoice Number	261691610
Customer Number	C3189841
Invoice Date	05/01/2026
Due Date	05/31/2026
Order Date	04/28/2026
Order Number	S161565432
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
JOJ11507800	BANDAGES,BANDAID FLEX,100	1	BX	17.17	17.17

SUBTOTAL: 17.17
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 17.17
Total Due: 17.17

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



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

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

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

Remittance Section

Customer Number	C3189841
Invoice Number	261691610
Invoice Date	05/01/2026
Terms	Net 30
Total Due	17.17

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

C31898412616916102616916100000000017177



INVOICE

INVOICE #	INVOICE DATE
1154065	4/21/2026
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

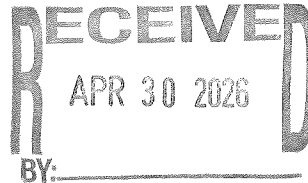
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 21, 2026

Invoice Amount: \$523.22

Description	Current Amount
Mainline repair*****Sir Barton and Claiborne***** Irrigation Repairs	\$523.22



Invoice Total **\$523.22**

Approved RECDD 3
Submitted to A/P 04-30-26
By Richard Losco
Richard Losco

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

CLIENT

Governmental Management Services, LLC

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

Invoice

Invoice #: 81

Invoice Date: 5/1/26

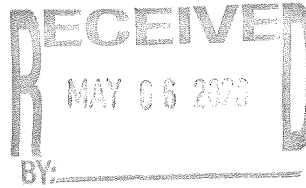
Due Date: 5/1/26

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 - May 2026		2,752.83	2,752.83
Website Administration - May 2026		177.00	177.00
Information Technology - May 2026		118.00	118.00
Dissemination Agent Services - May 2026		344.08	344.08
Office Supplies		0.45	0.45
Postage		183.77	183.77
Copies		27.60	27.60
Total			\$3,603.73
Payments/Credits			\$0.00
Balance Due			\$3,603.73



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

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

PM

Invoice Number	261812893
Customer Number	C3189841
Invoice Date	05/07/2026
Due Date	06/06/2026
Order Date	05/06/2026
Order Number	S161572032
Order Method	WEB

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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	55.19	55.19
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	54.89	54.89

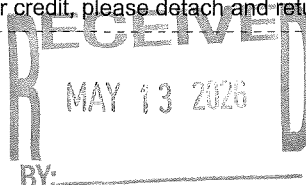
SUBTOTAL: 110.08
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 110.08
Total Due: 110.08

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



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

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



BY: _____
Approved RECDD 3
Submitted to A/P 05-13-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3189841
Invoice Number	261812893
Invoice Date	05/07/2026
Terms	Net 30
Total Due	110.08

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

C31898412618128932618128930000000110080



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1078781-A	1/1/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD III

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

Remit To:

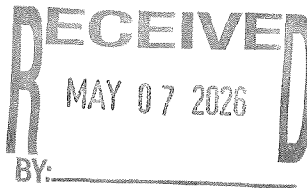
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: January 31, 2026

Invoice Amount: \$3,438.96

Description	Current Amount
Monthly Landscape Maintenance January 2026	\$3,438.96

Underbilling January 2026



Invoice Total **\$3,438.96**

Approved RECDD 3
Submitted to A/P - 05-07-26
By Richard Losco
Richard Losco

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

**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**INVOICE**

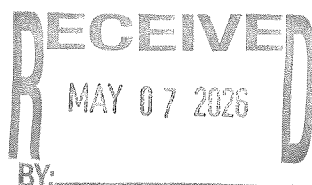
INVOICE #	INVOICE DATE
1098566-A	2/1/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 3, 2026**Invoice Amount:** \$3,438.96

Description	Current Amount
Monthly Landscape Maintenance February 2026	\$3,438.96

February 2026 Underbilling amount**Invoice Total** **\$3,438.96**

Approved RECDD 3
Submitted to A/P 05-07-26
By Richard Losco
Richard Losco

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



INVOICE

INVOICE #	INVOICE DATE
1123203	3/1/2026
TERMS	PO NUMBER
Net 30	

Bill To:

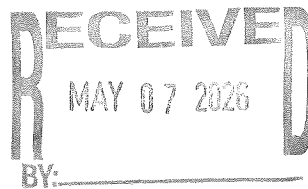
Rivers Edge CDD III
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD III**Address:** 475 West Town Place Suite 114
St. Augustine, FL 32092**Invoice Due Date:** March 31, 2026**Invoice Amount:** \$94,899.28

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

Invoice Total **\$94,899.28**

Approved RECDD 3
Submitted to A/P 05-07-26
By Richard Losco
Richard Losco

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



INVOICE

INVOICE #	INVOICE DATE
1169210	5/1/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD III
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

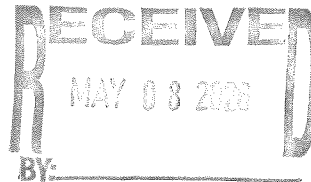
Property Name: Rivers Edge CDD III

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

Invoice Due Date: May 31, 2026

Invoice Amount: \$94,899.28

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



Invoice Total **\$94,899.28**

Approved RECDD 3
Submitted to A/P 05-08-26
By Richard Losco
Richard Losco

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

Fencescape LLC
450-106 SR 13 N #402
St. Johns, FL 32259 904-465-0423
fencer74@yahoo.com
V1250606

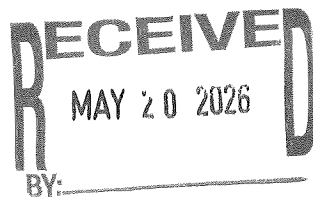


Rivers Edge CDD 3
475 West Town Place
STE 114
St. Augustine, FL 32092

INVOICE

Invoice # 437
Invoice Date 05/20/2026
Due Date 05/20/2026

Item	Description	Unit Price	Quantity	Amount
Product	50% deposit towards materials to install 34' of 48" tall commercial grade 2-rail black aluminum fence to include one, 8' wide double drive gate and one, 4' wide access gate with lockable latches for River Lodge fence repair d/t vehicle damage.	3593.00	1.00	3,593.00
		Subtotal		3,593.00
		Total		3,593.00
		Amount Paid		0.00
		Balance Due		\$3,593.00



Approved RECDD 3
Submitted to AP 5.20.2026
By Kevin McKendree

Kevin McKendree

Original



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

INVOICE

Total Invoice	\$3,102.66
Invoice Number	7419835
Invoice Date	5/12/26
Sales Order Number/Type	5147479 SL
Branch Plant	74
Shipment Number	6193955

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

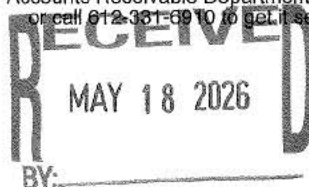
Net Due Date		Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release	Sales Agent #
6/11/26		Net 30	PPD Origin	HWTG					387
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	390.0000	GA	\$2.8700	GA	3,771.3 LB	\$1,119.30
		1 LB BLK (Mini-Bulk)		390.0000	GA			3,771.3 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	60259	NuClo Quick Kill	N	2.0000	PA	\$400.0000	PA	100.0 LB	\$800.00
		50 LB PA		2.0000	PA			105.0 GW	
3.000	14420	Sodium Bicarbonate	N	10.0000	BG	\$45.0000	BG	500.0 LB	\$450.00
		50 LB BG (Pool Grade)		10.0000	BG			510.0 GW	
4.000	42875	Sulfuric Acid 38-40%	N	140.0000	GA	\$5.1526	GA	1,521.8 LB	\$721.36
		1 GA BLK (Mini-Bulk)		140.0000	GA			1,521.8 GW	

Approved RECDD 3
Submitted to AP 5.18.2026
By Kevin McKendree

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

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

Kevin McKendree



Page 1 of 1

Tax Rate
0 %

Sales Tax
\$0.00

Invoice Total

\$3,102.66

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

ACH PAYMENTS:

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

CASH IN ADVANCE/EFT PAYMENTS:

Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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

www.hawkinsinc.com

Job# 2745451



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 # 14976
Date: 05/15/2026
Due On: 06/14/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,537.71	) - (\$0.00	) = \$2,537.71

RE3CDD-01

River's Edge III - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MGH	04/01/2026	Review draft agenda for upcoming Board meeting and identify legal follow-up items needed.	0.20	\$295.00	-	\$59.00
Service	LG	04/02/2026	Advise regarding responses to Landscape RFP questions.	0.10	\$350.00	-	\$35.00
Service	LG	04/03/2026	Respond to auditor letter request.	0.20	\$350.00	-	\$70.00
Service	SD	04/03/2026	Draft Rivers Edge III CDD Auditor Letter Response FY25 and transmit to auditor.	0.70	\$180.00	-	\$126.00
Service	MGH	04/06/2026	Prepare for and attend agenda planning call for upcoming Board meeting and special joint meeting; preliminary review of landscape RFP responses.	0.40	\$295.00	-	\$118.00

Service	LG	04/06/2026	Attend joint meeting planning call.	0.10	\$350.00	-	\$35.00
Service	LG	04/08/2026	Confer with Davidson regarding landscape RFP responses; coordinate rescheduled RFP evaluation.	0.20	\$350.00	-	\$70.00
Service	MGH	04/09/2026	Begin comprehensive legal review of landscape RFP responses; analyze Vesta feedback on landscape RFP responses.	0.40	\$295.00	-	\$118.00
Service	LG	04/10/2026	Confer with District staff regarding evaluation of landscape bids.	0.20	\$350.00	-	\$70.00
Service	MGH	04/10/2026	Attend landscape RFP discussion with District staff; further conduct comprehensive legal review of landscape RFP responses.	0.50	\$295.00	-	\$147.50
Service	MGH	04/13/2026	Further review landscape RFP responses and prepare legal sufficiency summary/chart; confirm status of joint meeting for review.	0.70	\$295.00	-	\$206.50
Service	LG	04/14/2026	Review agenda and prepare for Board meeting.	0.40	\$350.00	-	\$140.00
Service	LG	04/14/2026	Review legal sufficiency of landscape RFP responses.	0.30	\$350.00	-	\$105.00
Service	MGH	04/14/2026	Review and analyze agenda package and materials for Board consideration; prepare for Board meeting; further review landscape RFP responses and finalize legal sufficiency summary/chart.	1.40	\$295.00	-	\$413.00
Service	LG	04/15/2026	Call in to board meeting.	0.20	\$350.00	100.0%	\$0.00
Service	MGH	04/15/2026	Further review agenda package; prepare for and attend Board meeting.	1.70	\$295.00	-	\$501.50

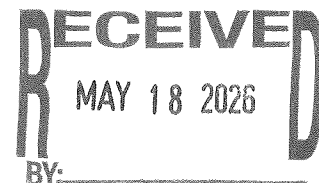
Expense	KB	04/15/2026	Travel: Mileage - MGH.	26.50	\$0.725	-	\$19.21
Service	LG	04/17/2026	Confer with DeNagy regarding evaluation of landscape bids.	0.20	\$350.00	-	\$70.00
Service	MGH	04/20/2026	Confer with counsel regarding status of land transfers and pond maintenance responsibilities between CDD and developer; review District Manager meeting notes and identify legal follow-up items needed.	0.20	\$295.00	-	\$59.00
Service	LG	04/28/2026	Confer with deNagy regarding landscape bid evaluations.	0.20	\$350.00	-	\$70.00
Service	LG	04/29/2026	Confer with district staff regarding timeline for landscape RFP.	0.10	\$350.00	-	\$35.00
Service	MGH	04/29/2026	Review proposed scheduling updates for landscape RFP.	0.10	\$295.00	100.0%	\$0.00
Service	LG	04/30/2026	Prepare Q2 updates and deadlines for board.	0.20	\$350.00	-	\$70.00
Line Item Discount Subtotal							-\$99.50
Total							\$2,537.71

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

Please pay within 30 days.

Corbin deNagy

5/18/2026





Quills Tree Services

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

RECIPIENT:

Rivers Edge

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

Invoice #354

Issued May 18, 2026

Due Jun 02, 2026

Total \$1,300.00

SERVICE ADDRESS:

94 Black Horse Way
St Johns, Florida 32259

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
May 15, 2026				
Customer Responsibilities	• 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 Removal	Remove one hazardous tree located out back that is leaning heavily over the fence on the right side of the property. Leave all wood in the preserve.	1	\$700.00	\$700.00
Tree Removal	Remove one dead tree located out back in the preserve to mitigate any damage to fencing when it falls over. Leave all wood in the preserve.	1	\$300.00	\$300.00



Quills Tree Services

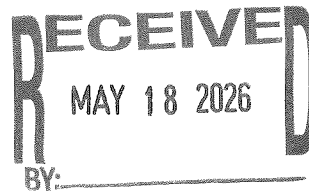
255 Rivertown Shops Drive | Suite 102 #140 | St Johns, Florida

32259

+1 904-788-1185 | brent@quillstreeservices.com |

www.quillstreeservices.com

Product/Service	Description	Qty.	Unit Price	Total
Tree Removal	Meet with homeowner on a third possible tree removal that was missed during inspection. Verify that the tree is actually dead or failing. Attach photo.	2	\$150.00	\$300.00



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

Total **\$1,300.00**

Approved RECDD 3
Submitted to AP 5.18.2026
By Kevin McKendree

Kevin McKendree



Turner
Pest Control

turnerpest.com

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

Service Slip/Invoice

INVOICE: 622228421
DATE: 05/13/2026
ORDER: 622228421

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

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

Work Date	Time	Target Pest	Technician	Time In
05/13/2026	02:37 PM			02:37 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/13/2026		02:37 PM

Service	Description	Price	
CPCM	Commercial Pest Control - Monthly Service	\$82.60	
RECEIVED MAY 14 2026 BY: _____ Approved RECDD 3 Submitted to A/P - 05-14-26 By Richard Losco <i>Richard Losco</i>		SUBTOTAL	\$82.60
		TAX	\$0.00
		AMT. PAID	\$0.00
		TOTAL	\$82.60
		AMOUNT DUE	\$82.60
		TECHNICIAN SIGNATURE	
		CUSTOMER SIGNATURE	

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

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

PLEASE PAY FROM THIS INVOICE



Turner
Pest Control
turnerpest.com

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

Service Slip/Invoice

INVOICE: 622295857
DATE: 05/13/2026
ORDER: 622295857

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

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

Work Date	Time	Target Pest	Technician	Time In
05/13/2026	02:37 PM			02:37 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/13/2026		03:04 PM

Service	Description	Price
LANDOCOMI	INITIAL COMMERCIAL LAWN SERVICE	\$365.00
RECEIVED MAY 14 2026 BY: _____ Approved RECDD 3 Submitted to A/P - 05-14-26 By Richard Losco <i>Richard Losco</i>		
SUBTOTAL		\$365.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$365.00
AMOUNT DUE		\$365.00
 TECHNICIAN SIGNATURE		
CUSTOMER SIGNATURE		

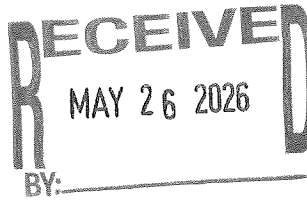
Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

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

PLEASE PAY FROM THIS INVOICE

**Andrew B. Ratliff DBA
Entertain Jax LLC**

2778 Taylor Hill Dr.
Jacksonville, FL 32221
andrewratliff17@yahoo.com
904-923-7194



Approved CDD III
Submitted to AP on 5.26.26
by Kimberly Fatuch

Kimberly Fatuch

Invoice #52526

Rivers Edge III CDD

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

Attn: Kimberly A. Fatuch (904) 679-5523
kfatuch@vestapropertyservices.com

Event Date: 5/25/2026 Time: 12:00 PM - 3:00 PM

Location: RiverLodge 100 Grand Verde Dr Saint Johns, FL 32259

Services to be provided: DJ services including family friendly party
dance music and children entertainment.

Fee for services: \$500

Payment can be made to Entertain Jax, LLC in the form of cash, check,
money order or electronic payment.

Thank you for your business!

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
5/26/2026	47186

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

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

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
2	Technicians trouble shot access control software at RiverLodge not connecting with database computer at Riverclub. Worked with Jacob at Secure SI and found that the IP Address for Database computer had been changed. Reprogrammed IP parameters and connection was re-established.	85.00	170.00
1	Trip Fee	85.00	85.00

RECEIVED
MAY 26 2026

Thank you for your business.

BY: _____

Subtotal \$255.00

Sales Tax (7.5%) \$0.00

Total \$255.00

Payments/Credits \$0.00

Balance Due \$255.00

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

Original



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

INVOICE

Total Invoice	\$1,895.71
Invoice Number	7436522
Invoice Date	5/26/26
Sales Order Number/Type	5161879 SL
Branch Plant	74
Shipment Number	6212787

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 #	
6/25/26		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	450.0000	GA	\$2.8700	GA	4,351.5 LB	\$1,291.50	
		1 LB BLK (Mini-Bulk)		450.0000	GA			4,351.5 GW		
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00	
2.000	14420	Sodium Bicarbonate	N	4.0000	BG	\$45.0000	BG	200.0 LB	\$180.00	
		50 LB BG (Pool Grade)		4.0000	BG			204.0 GW		
3.000	42875	Sulfuric Acid 38-40%	N	80.0000	GA	\$5.1526	GA	869.6 LB	\$412.21	
		1 GA BLK (Mini-Bulk)		80.0000	GA			869.6 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 5.27.2026
By Kevin McKendree

Kevin McKendree



Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total

\$1,895.71

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

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

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

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

www.hawkinsinc.com

Job# 2813751



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

May 19, 2026

Project No: P0113094.80

Invoice No: 22012266

Oksana Kuzmuk
Rivers Edge Community Development District
Rivers Edge III CDD
c/o Government Management Services, LLC
Attn: Corbin deNagy
475 West Town Place, Suite 114
St. Augustine, FL 32092

Project P0113094.80 Rivers Edge III CDD

For services including attending April meeting.

Professional Services from April 04, 2026 to May 01, 2026

Expense Billing

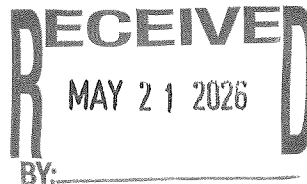
Reimbursable Expenses

Travel - Reimbursable - Mileage		6.68	
Travel - Reimbursable- Mileage Client OV		4.20	
Total Reimbursables	1.15 times	10.88	12.51
	Total this Task		\$12.51

Fee Billing

Professional Personnel

	Hours	Rate	Amount	
CADD Technician	.75	105.00	78.75	
Engineer	2.50	150.00	375.00	
Totals	3.25		453.75	
Total Labor				453.75
		Total this Task		\$453.75
		Total this Invoice		\$466.26



Corbin deNagy

5/21/2026

REMITTANCE:

CHECKS: PRIME AEI 13901 Sutton Park Dr. S., Suite 200A, Jacksonville FL 32224I

If paying via ACH or wire, please send a remittance advice to cashreceipt@primeeng.com



Quills Tree Services

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

RECIPIENT:

Rivers Edge

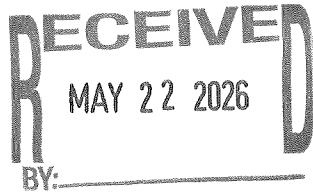
Rivers Edge CDD 3
475 West Town Place Suite 114
St Augustine, Florida 32092
Phone: 904-607-1038

Invoice #362

Issued	May 22, 2026
Due	Jun 06, 2026
Total	\$700.00

86 Black Horse Way

Product/Service	Description	Qty.	Unit Price	Total
May 21, 2026				
Tree Removal	Remove two hazardous trees that are leaning over the fence and are at risk of failing.	2	\$350.00	\$700.00



Approved RECDD 3
Submitted to AP 5.22.2026
By Kevin McKendree

Kevin McKendree

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

Total **\$700.00**



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

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

(Page 1)

PM

Invoice Number	261958014
Customer Number	C3189841
Invoice Date	05/14/2026
Due Date	06/13/2026
Order Date	05/12/2026
Order Number	S161919156
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.

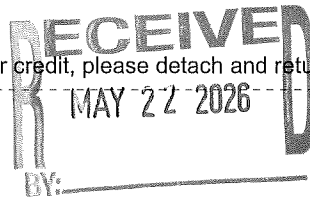
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX7658AK	LINER,REPRO,38X58,1.5ML,BK 100/CT	1	CT	69.61	69.61
PGC79009	PAD,ERASER,ORIG,6/PK, 6PK/CT	1	CT	39.71	39.71

SUBTOTAL: 109.32
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 109.32
Total Due: 109.32



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

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



Approved RECDD 3
Submitted to A/P 05-22-26
By Richard Losco
Richard Losco

Remittance Section

Customer Number	C3189841
Invoice Number	261958014
Invoice Date	05/14/2026
Terms	Net 30
Total Due	109.32

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

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

C31898412619580142619580140000000109325



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

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

(Page 1)

PM

Invoice Number	262106462
Customer Number	C3189841
Invoice Date	05/21/2026
Due Date	06/20/2026
Order Date	05/19/2026
Order Number	S162094612
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
HERX7658AK	LINER,REPRO,38X58,1.5ML,BK 100/CT	1	CT	69.61	69.61
PGC79009	PAD,ERASER,ORIG,6/PK, 6PK/CT	1	CT	39.71	39.71
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	55.19	55.19
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	54.89	54.89
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	4	CT	22.48	89.92
CLO31043	DISINFECTANT,4IN1,OR	2	EA	9.61	19.22
FAO4001	PADS,ALCHL CLEANSNG,20BX	5	BX	8.58	42.90

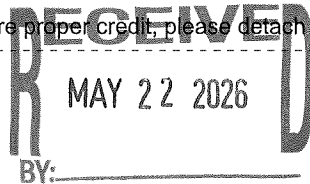
- Please See Next Page for Continuation -

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

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



BY:

Approved RECDD 3
Submitted to A/P 05-22-26
By Richard Losco

Richard Losco

Remittance Section

Customer Number	C3189841
Invoice Number	262106462
Invoice Date	05/21/2026
Terms	Net 30
Total Due	399.74

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

C31898412621064622621064620000000399745



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	262106462
Invoice Date	05/21/2026

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
- Continued On From Previous Page -					
FAO12001	REFILL,ANTIBIOTIC OINTMENT,12/BX	5	BX	5.66	28.30

SUBTOTAL:	399.74
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	399.74
Total Due:	399.74



INVOICE

INVOICE #	INVOICE DATE
1166685	5/5/2026
TERMS	PO NUMBER
Net 30	

Bill To:

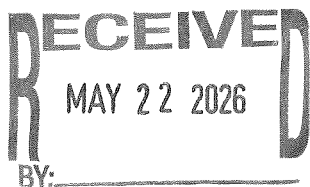
Rivers Edge CDD III
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD III**Address:** 475 West Town Place Suite 114
St. Augustine, FL 32092**Invoice Due Date:** June 4, 2026**Invoice Amount:** \$956.92

Description	Current Amount
April irrigation repairs-2026*****The Haven Park*****	
Irrigation Repairs	\$956.92

**Invoice Total** **\$956.92**

Approved RECDD 3
Submitted to A/P 05-22-26
By Richard Losco
Richard Losco

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



COMPLETED WORK

W. O. # The haven play park
 NAME RIVER TOWN
 ADDRESS meadow creek dr
 DATE 4/22/2026
 cdd 3

#	repairs made after irrigation inspection		EXTENTION
2	BROKEN 12" SPRAY HEAD	\$ 25.00	\$ 50.00
1	CLOG AND BROKEN NOZZLE	\$ 2.55	\$ 2.55
1	BROKEN 6" SPRAY HEAD + NOZZLES	\$ 11.61	\$ 11.61
2	SOLENOID	\$ 84.98	\$ 169.96
1	RAINBIRD DECODER	\$ 443.80	\$ 443.80
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 677.92

DATE	DESCRIPTION	HOURS	RATE	TOTAL
4/22/2026	TECH	3	\$ 93.00	\$ 279.00
				\$ -
				\$ -
				\$ -
				\$ 279.00

COMMENTS :ZONE 4,11 AND 24 WAS NOT WORKING REPLACE SOLENOID
 AND DECODER

	MATERIALS	\$ 677.92
	LABOR & RENTAL	\$ 279.00
	TOTAL	\$ 956.92

DATE COMPLETED 4/22/26 TECHNICIAN DAVON ALBERT CLIENT



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1166686	5/5/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD III
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

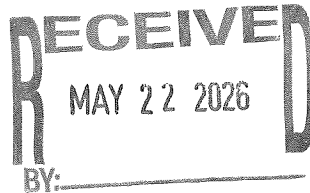
Property Name: Rivers Edge CDD III

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

Invoice Due Date: June 4, 2026

Invoice Amount: \$250.00

Description	Current Amount
Arborist report for declining Medjool	
Arbor Injection	\$250.00



Invoice Total **\$250.00**

Approved RECDD 3
Submitted to A/P 05-22-26
By Richard Losco
Richard Losco

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



INVOICE

INVOICE #	INVOICE DATE
1166687	5/5/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD III
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

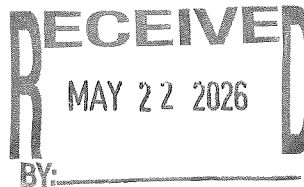
Property Name: Rivers Edge CDD III

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

Invoice Due Date: June 4, 2026

Invoice Amount: \$1,124.78

Description	Current Amount
April irrigation repairs-2026*****161 Palomar*****	
Irrigation Repairs	\$1,124.78



Invoice Total **\$1,124.78**

Approved RECDD 3
Submitted to A/P 05-22-26
By Richard Losco
Richard Losco

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



COMPLETED WORK

W. O. # _____
 NAME Rivertown CDD 3
 ADDRESS 161 palomar drive
 DATE 4/2026.

#			EXTENTION
17	Rainbird nozzle	\$ 2.55	\$ 43.35
10	Rainbird 1806	\$ 17.08	\$ 170.80
3	Funny pipe coupling	\$ 0.61	\$ 1.83
1	Rainbird FD101 Deocder	\$ 443.80	\$ 443.80
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 659.78

DATE	DESCRIPTION	HOURS	RATE	TOTAL
4/2026.	labor	5	\$ 93.00	\$ 465.00
				\$ -
				\$ -
				\$ -
				\$ 465.00

COMMENTS :

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

	MATERIALS	\$ 659.78
	LABOR & RENTAL	\$ 465.00
	TOTAL	\$ 1,124.78

DATE COMPLETED 4/2026.

TECHNICIAN Andrew J

CLIENT



YELLOWSTONE

LANDSCAPE

Bill To:

Rivers Edge CDD III
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Property Name: Rivers Edge CDD III

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

INVOICE

INVOICE #	INVOICE DATE
1174117	5/14/2026
TERMS	PO NUMBER
Net 30	

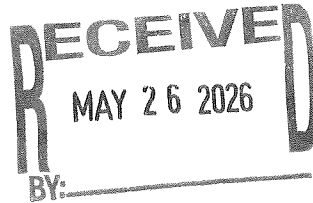
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: June 13, 2026

Invoice Amount: \$5,586.00

Description	Current Amount
Install sleeves, mainline and wire under Main St.	
Irrigation Repairs	\$5,586.00



Invoice Total **\$5,586.00**

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

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



PROPOSED WORK

W. O. # _____
 NAME Rivertown CDD 3
 ADDRESS _____
 DATE 4/21/2026

#			EXTENTION
1	Misc. PVC Pipe and Fittings	\$ 570.00	\$ 570.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
1	4" Bore	\$ 3,900.00	\$ 3,900.00
PARTS TOTAL			\$ 4,470.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
		12	\$ 93.00	\$ 1,116.00
				\$ -
				\$ -
				\$ -
				\$ 1,116.00

COMMENTS Price is to install 2 bores across Albright at Rivertown Main.
 One for 3" mainline and the other is for new wire. Due to no leak under the
 road and the mainline is not inside a sleeve.

	MATERIALS	\$ 4,470.00
	LABOR & RENTAL	\$ 1,116.00
	TOTAL	\$ 5,586.00

DATE PROPOSED: 3/30/2026 TECHNICIAN: Earl CLIENT _____



INVOICE

INVOICE #	INVOICE DATE
1176143	5/19/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD II
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

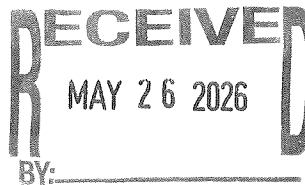
Property Name: Rivers Edge CDD II

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

Invoice Due Date: June 18, 2026

Invoice Amount: \$272.56

Description	Current Amount
May irrigation repairs-2026*****Riverclub*****	
Irrigation Repairs	\$272.56



Invoice Total \$272.56

Approved RECDD 2
Submitted to A/P 05-26-26
By Richard Losco
Richard Losco

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



COMPLETED WORK

W. O. #	CDD 2
NAME	RIVER TOWN
ADDRESS	RIVERCLUB
DATE	5/7/2026

#			EXTENTION
2	REPLACE BAD RAINBIRD SOLENOID	\$ 84.98	\$ 169.96
4	DBY	\$ 2.40	\$ 9.60
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 179.56

DATE	DESCRIPTION	HOURS	RATE	TOTAL
5/7/2026	TECH	1	\$ 93.00	\$ 93.00
				\$ -
				\$ -
				\$ -
				\$ 93.00

COMMENTS :Replace two bad solenoid on zone 16 and 17 infront river

club club house ZONE WAS NOT WORKING

CDD 2

	MATERIALS	\$ 179.56
	LABOR & RENTAL	\$ 93.00
	TOTAL	\$ 272.56

DATE COMPLETED 5/7/26	TECHNICIAN DAVON ALBERT	CLIENT
-----------------------	-------------------------	--------



INVOICE

INVOICE #	INVOICE DATE
1176144	5/19/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD III
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

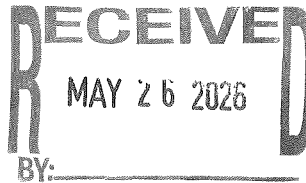
Property Name: Rivers Edge CDD III

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

Invoice Due Date: June 18, 2026

Invoice Amount: \$230.36

Description	Current Amount
May irrigation repairs-2026*****3604 SR 13*****	
Irrigation Repairs	\$230.36



Invoice Total **\$230.36**

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

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

CLIENT



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1157230	4/28/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD III

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

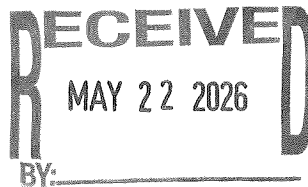
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 28, 2026

Invoice Amount: \$488.52

Description	Current Amount
April irrigation repairs-2026	
Irrigation Repairs	\$488.52



Invoice Total **\$488.52**

Approved RECDD 3
Submitted to A/P 05-22-26
By Richard Losco
Richard Losco

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



COMPLETED WORK

W. O. #	
NAME	Rivertown CDD 3
ADDRESS	153 Grand Lakes drive
DATE	4/2026.

#			EXTENTION
4	Funny pipe adapter for spray head	\$ 0.83	\$ 3.32
5	Rainbird 1806	\$ 17.08	\$ 85.40
9	Rainbird nozzle	\$ 2.55	\$ 22.95
1	Flood bubbler	\$ 4.85	\$ 4.85
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 116.52

DATE	DESCRIPTION	HOURS	RATE	TOTAL
4/2026.	labor	4	\$ 93.00	\$ 372.00
				\$ -
				\$ -
				\$ -
				\$ 372.00

COMMENTS :

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

	MATERIALS	\$ 116.52
	LABOR & RENTAL	\$ 372.00
	TOTAL	\$ 488.52

DATE COMPLETED 4/2026.	TECHNICIAN Andrew J	CLIENT
------------------------	---------------------	--------

Dolphin Backflow, Inc.

Plumbing Contractor

P. O. Box 2591
Orange Park, FL 32067-2591
www.dolphinbackflow.com

Phone: (904) 269-5489 FAX (904) 215-6025

Invoice

Plumbing CFC1428994
Underground Utilities: CUC 1224448
Fire Protection: FPC11-000004

BILL TO

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

DATE	INVOICE #
5/13/2026	48115

P.O. NO.	TERMS
	Due on receipt

WE SEND INSPECTION REPORT TO UTILITY

DESCRIPTION	QUANTITY	PRICE	AMOUNT
Inspection and Certification of Backflow Preventer: Rivers Edge III, 2308 Rivertown Main Street, St. Johns, FL 32259	4	45.00	180.00
Wilkins RP 2.0" Model: 975XL2 SN: ACN7267 Meter #94648265 - Potable Wilkins RP 2.0" Model: 975XL2 SN: ACN7214 Meter #94648253 - Potable Wilkins RPDA 8.0" Model: 375DA SN: M15349 Meter # Fire Wilkins RP 0.75" Model: 975XL2 SN: ABA15009 Meter # Fire Bypass			
JEA Report Submission Fee Account #4535331315	4	4.50	18.00
RECEIVED MAY 29 2026 BY: _____ Approved RECDD 3 Submitted to A/P 05-29-26 By Richard Losco <i>Richard Losco</i>			
EMAIL ADDRESS OR TEXT NUMBER NEEDED FOR CREDIT CARD RECEIPTS			
We Accept Visa, Mastercard, AMX, Discover			
Credit Card #	Exp.	CVV	Billing Zip Code
			BALAN... \$198.00
A 10% fee will be charged on all invoices unpaid after 60 days.			
Thank you for your continued business.			

*Insulation not guaranteed to protect against all freeze damage.



Environmental Services
Cross Connection Control
21 W. Church St. T-8
Jacksonville, FL 32202

BACKFLOW PREVENTER TEST REPORT

C/O VESTA

Name of premises (company, person) RIVERS EDGE III		Owner or agent's name	
Service address ST. JOHNS, FL 32259 2308 RIVERTOWN MAIN ST.		Mailing address	
Physical location of device By Exit FRONT RIGHT COT		Contact phone number 514/126 JBF	
JEA account number (required) 4535331315		Meter number (required) 94648265	
Commercial test purpose ☒ Annual ☐ Repair ☐ Replacement ☐ New installation Commercial service type ☐ Fire ☐ Irrigation ☐ Process/isolation ☒ Potable ☐ Fire bypass ☐ Is reclaimed water supplied? ☐ Yes ☒ No			
Residential test purpose ☐ Annual ☐ Repair ☐ Replacement ☐ New installation Residential service type ☐ Potable ☐ Irrigation / Is reclaimed water supplied? ☐ Yes ☐ No			
Device type RP	Manufacturer WICKINS	Size 2.0	Model Number 975X02
Serial Number ACN 9267		Installation date	
INITIAL TEST	Check valve #1 ☒ Closed tight at <u>10.0</u> psi ☐ Leaked	Check valve #2 ☒ Closed tight at <u>2.6</u> psi ☐ Leaked	Differential pressure relief valve ☒ Opened at <u>2.0</u> lbs reduced pressure ☐ Did not open
	Pressure vacuum breaker ☐ Air inlet opened at _____ psi ☐ Did not open		
FINAL TEST	☐ Closed tight at _____ psi	☐ Closed tight at _____ psi	☐ Opened at _____ lbs reduced pressure ☐ Satisfactory
Repairs/unusual installation conditions/replacement details:			

Please print/type information below

Initial test performed by Cory Boehnke	Company name Dolphin Backflow	BFDI certificate number PR-15130	Test Date 5-13-26
Repaired by	Company name	BFDI certificate number	Repaired Date
Final test performed by Cory Boehnke	Company name Dolphin Backflow	BFDI certificate number PR-15130	Test Date 5-13-26
PASS/FAIL CERTIFICATION I hereby certify the assembly described above ☒ passed / ☐ failed and supportive data is accurate. Signature <u>Cory Boehnke</u> Date <u>5-13-26</u>			



Environmental Services
Cross Connection Control
21 W. Church St. T-8
Jacksonville, FL 32202

BACKFLOW PREVENTER TEST REPORT

C/O VESTA

Name of premise (company, person) RIVERS EDGE III		Owner or agent's name	
Service address ST. JOHNS FL 32259 2308 RIVERTOWN MAIN ST.		Mailing address	
Physical location of device FRONT RIGHT LOT 4 EXIT		Contact phone number 514126 JBF	
JEA account number (required) 4535331315		Meter number (required) 94648253	
Commercial test purpose ☒ Annual ☐ Repair ☐ Replacement ☐ New installation Commercial service type ☐ Fire ☐ Irrigation ☐ Process/Isolation ☒ Potable ☐ Fire bypass ☐ Is reclaimed water supplied? ☐ Yes ☒ No			
Residential test purpose ☐ Annual ☐ Repair ☐ Replacement ☐ New installation Residential service type ☐ Potable ☐ Irrigation / Is reclaimed water supplied? ☐ Yes ☐ No			
Device type RP	Manufacturer WILKINS	Size 2.0	Model Number 995XL2 Serial Number ACN7214
INITIAL TEST	Check valve #1 ☒ Closed tight at 9.4 psi ☐ Leaked	Check valve #2 ☒ Closed tight at 1.6 psi ☐ Leaked	Differential pressure relief valve ☒ Opened at 2.0 lbs reduced pressure ☐ Did not open
	Pressure vacuum breaker ☐ Air inlet opened at ____ psi ☐ Did not open		
FINAL TEST	☐ Closed tight at ____ psi	☐ Closed tight at ____ psi	☐ Opened at ____ lbs reduced pressure ☐ Satisfactory
Repairs/unusual installation conditions/replacement details:			

Please print/type information below

Initial test performed by Cory Boehnke	Company name Dolphin Backflow	BFDT certificate number PR-15130	Test Date 5-13-26
Repaired by	Company name	BFDT certificate number	Repaired Date
Final test performed by Cory Boehnke	Company name Dolphin Backflow	BFDT certificate number PR-15130	Test Date 5-13-26
PASS/FAIL CERTIFICATION I hereby certify the assembly described above ☒ passed / ☐ failed and supportive data is accurate.			
Signature Cory Boehnke		Date 5-13-26	



Environmental Services
Cross Connection Control
21 W. Church St. T-8
Jacksonville, FL 32202

BACKFLOW PREVENTER TEST REPORT

C/O VESTA

Name of premises (company, person) RIVERS EDGE III		Owner or agent's name			
Service address ST. JOHNS, FL 32259 2308 RIVERTOWN MAIN ST.		Mailing address			
Physical location of device FRONT RIGHT AT EXIT.		Contact phone number 514/26 185			
JEA account number (required) 4535331315		Meter number (required) FIRE			
Commercial test purpose ☒ Annual ☐ Repair ☐ Replacement ☐ New Installation					
Commercial service type ☒ Fire ☐ Irrigation ☐ Process/Isolation ☐ Potable ☐ Fire bypass Is reclaimed water supplied? ☐ Yes ☒ No					
Residential test purpose ☐ Annual ☐ Repair ☐ Replacement ☐ New Installation					
Residential service type ☐ Potable ☐ Irrigation / Is reclaimed water supplied? ☐ Yes ☐ No					
Device type RPSA	Manufacturer WILKINS	Size 8.0	Model Number 375DA	Serial Number M15349	Installation date
INITIAL TEST	Check valve #1 ☒ Closed tight at <u>7.6</u> psi ☐ Leaked	Check valve #2 ☒ Closed tight at <u>2.6</u> psi ☐ Leaked	Differential pressure relief valve ☒ Opened at <u>2.2</u> lbs reduced pressure ☐ Did not open	Pressure vacuum breaker ☐ Air inlet opened at _____ psi ☐ Did not open	
	FINAL TEST	☐ Closed tight at _____ psi	☐ Closed tight at _____ psi	☐ Opened at _____ lbs reduced pressure	☐ Satisfactory
Repairs/unusual installation conditions/replacement details: FILE BYPASS SN-ABA15009					

Please print/type information below

Initial test performed by Cory Boehmke	Company name Dolphin Backflow	BFD certificate number PR-15130	Test Date 5-13-26
Repaired by	Company name	BFD certificate number	Repaired Date
Final test performed by Cory Boehmke	Company name Dolphin Backflow	BFD certificate number PR-15130	Test Date 5-13-26
PASS/FAIL CERTIFICATION I hereby certify the assembly described above ☒ passed / ☐ failed and supportive data is accurate. Signature <u>Cole</u> Date <u>5-13-26</u>			



Environmental Services
Cross Connection Control
21 W. Church St. T-8
Jacksonville, FL 32202

BACKFLOW PREVENTER TEST REPORT

C/O VESTA

Name of premises (company, person) RIVERS EDGE III		Owner or agent's name	
Service address ST. JOHNS, FL 32259 2308 RIVERTOWN MAIN ST.		Mailing address	
Physical location of device FRONT LEFT LOT		Contact phone number 5/13/26 JBF	
JEA account number (required) 4535331315		Meter number (required) FIRE BYPASS	
Commercial test purpose ☒ Annual ☐ Repair ☐ Replacement ☐ New Installation			
Commercial service type ☐ Fire ☐ Irrigation ☐ Process/Isolation ☐ Potable ☒ Fire bypass Is reclaimed water supplied? ☐ Yes ☒ No			
Residential test purpose ☐ Annual ☐ Repair ☐ Replacement ☐ New Installation			
Residential service type ☐ Potable ☐ Irrigation / Is reclaimed water supplied? ☐ Yes ☐ No			
Device type RP	Manufacturer WILKINS	Size 0.75	Model Number 975XL2
Serial Number ABA15009		Installation date	
INITIAL TEST	Check valve #1 ☒ Closed tight at 8.4 psi ☐ Leaked	Check valve #2 ☒ Closed tight at 1.8 psi ☐ Leaked	Differential pressure relief valve ☒ Opened at 2.0 lbs reduced pressure ☐ Did not open
	Pressure vacuum breaker ☐ Air inlet opened at _____ psi ☐ Did not open		
FINAL TEST	☐ Closed tight at _____ psi	☐ Closed tight at _____ psi	☐ Opened at _____ lbs reduced pressure ☐ Satisfactory
Repairs/unusual installation conditions/replacement details:			

Please print/type information below

Initial test performed by Cory Boehke	Company name Dolphin Backflow	BFD certificate number PR-15130	Test Date 5-13-26
Repaired by	Company name	BFD certificate number	Repaired Date
Final test performed by Cory Boehke	Company name Dolphin Backflow	BFD certificate number PR-15130	Test Date 5-13-26
PASS/FAIL CERTIFICATION I hereby certify the assembly described above ☒ passed / ☐ failed and supportive data is accurate. Signature Cory Date 5-13-26			

USA TODAY CO.



ACCOUNT NAME Rivers Edge Iii Cdd		ACCOUNT # 760855	INV DATE 05/31/26
INVOICE # 0007735036	INVOICE PERIOD May 1- May 31, 2026	CURRENT INVOICE TOTAL \$65.92	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$65.92	

BILLING ACCOUNT NAME AND ADDRESS Rivers Edge Iii Cdd 475 W Town PL # 114 Saint Augustine, FL 32092-3649	PAYMENT DUE DATE: JUNE 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

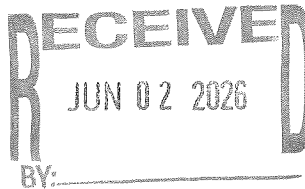
FEDERAL ID 47-2390983

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
5/1/26	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/14/26	12316692	SAG St Augustine Record	Notice of Meeting		\$65.92



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	\$65.92
Service Fee 3.99%	\$2.63
*Cash/Check/ACH Discount	-\$2.63
*Payment Amount by Cash/Check/ACH	\$65.92
Payment Amount by Credit Card	\$68.55

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Rivers Edge Iii Cdd		ACCOUNT NUMBER 760855		INVOICE NUMBER 0007735036		AMOUNT PAID \$65.92
CURRENT DUE \$65.92	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* \$65.92
REMITTANCE ADDRESS (Include Account# & Invoice# on check) USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$68.55
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00007608550000000000000077350360000659267179

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Rivers Edge Iii Cdd
Rivers Edge Iii Cdd
475 W Town PL # 114
Saint Augustine FL 32092-3649

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 Public Notices, 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 05/14/2026
SAG staugustine.com 05/14/2026

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 05/14/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$65.92	
Tax Amount:	\$0.00	
Payment Cost:	\$65.92	
Order No:	12316692	# of Copies:
Customer No:	760855	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE

RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Rivers Edge III Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at the 4455 Avenue A #101, St. Augustine, Florida 32095; Ph: (904) 823-2238. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes. The Rivers Edge III Community Development District has two (2) seats up for election, specifically Seat 1 and Seat 2. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections. For additional information, please contact the St. Johns County Supervisor of Elections.



INVOICE

Number: INV0019

Date: Jun 1, 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
JAPANESE BLUEBERRY 65G	2	\$600.00	\$1,200.00
Remove death Magnolias and replace it with Japanease Blueberries			
LABOR AND DISPOSAL	10	\$65.00	\$650.00

SUBTOTAL: \$1,850.00
TOTAL: \$1,850.00
PAID: \$0.00

BALANCE DUE \$1,850.00

Comments

Mailbox common area at Vista Neighborhood.



Approved RECDD 3
Submitted to AP 6.1.2026
By Kevin McKendree

Kevin McKendree

THANK YOU FOR YOUR BUSINESS



Quills Tree Services

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

RECIPIENT:

Rivers Edge

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

Invoice #370

Issued May 28, 2026

Due Jun 12, 2026

Total \$900.00

SERVICE ADDRESS:

94 Black Horse Way
St Johns, Florida 32259

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
May 28, 2026				
Customer Responsibilities	• 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 Removal	Remove one dead and hazardous sweet gum located on the back on the property that is at risk of failing. Leave all wood and debris in the preserve.	1	\$900.00	\$900.00



Quills Tree Services

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

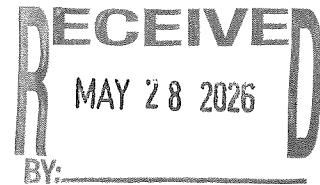
Thank you so much for your business. It was an absolute pleasure serving you today. Don't hesitate to contact us with any questions regarding this invoice.

Total

\$900.00

Approved RECDD 3
Submitted to AP 5.28.2026
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

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

Invoice #371

Issued May 28, 2026

Due Jun 12, 2026

Total \$1,200.00

SERVICE ADDRESS:

410 Wambaw Drive
St Johns, Florida 32259

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Customer Responsibilities	• 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 Removal	Remove one completely dead pine tree that is at risk of failing.	1	\$0.00	\$0.00
Additional Pictures		1	\$0.00	\$0.00
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	\$1,200.00	\$1,200.00



Quills Tree Services

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

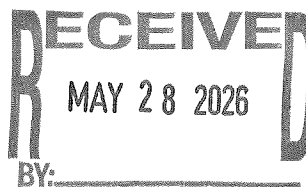
Thank you so much for your business. It was an absolute pleasure serving you today. Don't hesitate to contact us with any questions regarding this invoice.

Total

\$1,200.00

Approved RECDD 3
Submitted to AP 5.28.2026
By Kevin McKendree

Kevin McKendree





SecureSI
P.O. Box 600947
Saint Johns, FL 32260
(904) 854-9990

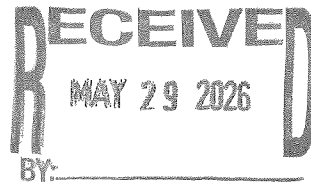
Bill To:
Rivers Edge CDD 3 - RiverLodge
Attn: Jason Davidson
100 Grand Verde Drive
St Johns, FL 32259
United States

Date	Invoice
05/28/2026	417098
Account	
Rivers Edge CDD 3	

Terms	Due Date	PO Number	Reference	
Net 14 days	06/11/2026			

Services	Work Type	Hours	Rate	Amount
Billable Services				
Technician	Remote - Infrastructure	1.00	175.00	\$175.00
Total Services:				\$175.00

New online payment portal available. Go to: https://securepay.securesi.net Make checks payable to SecureSI Please update our mailing address starting July 26, 2023 to: SecureSI P.O Box 600947 Saint Johns, FL 32260	Invoice Subtotal:	\$175.00
	Sales Tax:	\$0.00
	Invoice Total:	\$175.00
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$175.00



Approved RECDD 3
Submitted to A/P 05-29-26
By Richard Losco
Richard Losco

Invoice Time Detail

Invoice Number: 417098
Company: Rivers Edge CDD 3 - RiverLodge

Date: 5/22/2026 **Work Type:** Remote - Infrastructure

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
05/22/2026	Whitehurst, Jacob	Service Ticket: 2745861 -Worked with Ike to troubleshoot network connectivity between lodge and club -updated documentation for lodge and club in meraki portal -updated dhcp reservation for aurora database computer to 10.1.10.135 -tested app access from laptop at lodge -worked with Ken to make sure all panels were active	Y	1.00	175.00	\$175.00

Subtotal: \$175.00

Invoice Time Total: **Billable Hours:** 1.00



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:

8197148

Invoice Date:

05/22/2026

Direct Inquiries To:

Schuhle, Scott A

Phone:

(954)-938-2476

Rivers Edge III Community Development District
c/o GMS - North Florida, LLC
475 West Town Place
Suite 114
St Augustine, FL 32092
United States
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2021

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

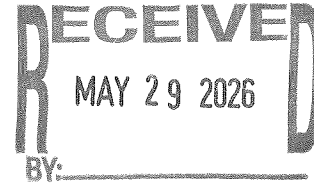
STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,444.69

All invoices are due upon receipt.



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

RIVERS EDGE III COMMUNITY DEVELOPMENT
DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES
2021

Invoice Number:	8197148
Current Due:	\$4,444.69
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

RIVERS EDGE III COMMUNITY DEVELOPMENT
DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES
2021

3/3

Invoice Number: 8197148
Invoice Date: 05/22/2026
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

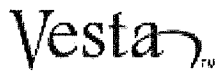


In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,125.00	100.00%	\$4,125.00
Subtotal Administration Fees - In Advance 05/01/2026 - 04/30/2027				\$4,125.00
Incidental Expenses 05/01/2026 to 04/30/2027	4,125.00	0.0775		\$319.69
Subtotal Incidental Expenses				\$319.69
TOTAL AMOUNT DUE				\$4,444.69





Invoice

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

Invoice # 432752
Date 05/31/2026
Terms Net 30
Due Date 06/30/2026
Memo Billable Mileage split

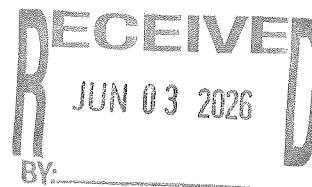
Bill To

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	124.60	124.60

Total 124.60

Corbin deNagy
6/3/2026



Vesta Mileage Report

Name: *Kevin McKendree*

Month

May-26

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
5/1	Daily mileage	Rivertown	Rivertown	38.5	Riversedge CDD		38.5
5/4	Daily mileage	Rivertown	Rivertown	67.9	iversedge CDD		67.9
5/5	Daily mileage	Rivertown	Rivertown	52.2	iversedge CDD		52.2
5/6	Daily mileage	Rivertown	Rivertown	33.5	Riversedge CDD		33.5
5/7	Daily mileage	Rivertown	Rivertown	40	iversedge CDD		40
5/18	Daily mileage	Rivertown	Rivertown	64.3	iversedge CDD		64.3
5/19	Daily mileage	Rivertown	Rivertown	47.3	iversedge CDD		47.3
5/20	Daily mileage	Rivertown	Rivertown	45.2	iversedge CDD		45.2
5/21	Daily mileage	Rivertown	Rivertown	51.1	iversedge CDD		51.1
5/22	Daily mileage	Rivertown	Rivertown	19.3	iversedge CDD		19.3
5/26	Daily mileage	Rivertown	Rivertown	59.8	iversedge CDD		59.8
5/27	Daily mileage	Rivertown	Rivertown	47.2	iversedge CDD		47.2
5/28	Daily mileage	Rivertown	Rivertown	43.8	iversedge CDD		43.8
5/29	Daily mileage	Rivertown	Rivertown	34.4	iversedge CDD		34.4
						Total Mileage	645
						Reimbursement Rate	\$0.580
						Total Reimbursement	\$373.81
						Date Submitted in Paycom	6/1/26

\$124.60



Invoice

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

Invoice # 432539
Date 06/01/2026

Terms Net 30
Due Date 07/01/2026
Memo Rivers Edge CDDIII

Bill To

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

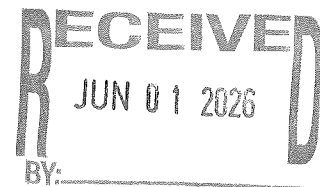
Description	Quantity	Rate	Amount
General management services	1	4,075.93	4,075.93
Field Ops	1	3,435.82	3,435.82
Lifestyle services	1	3,785.53	3,785.53
Amenity management services	1	4,473.35	4,473.35
Facility maintenance services	1	9,105.31	9,105.31
Janitorial services	1	2,902.75	2,902.75
Facility Attendant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

Thank you for your business.

Total 33,350.44

Corbin deNagy

6/1/2026





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

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

PM

Invoice Number	262158749
Customer Number	C3189841
Invoice Date	05/26/2026
Due Date	06/25/2026
Order Date	05/19/2026
Order Number	S162094612
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
OXO12241700	OXO GG TOILET PLUNGER- WHITE 1EA	4	EA	31.89	127.56

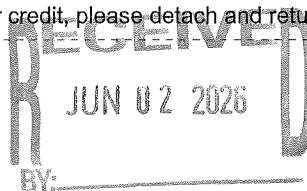
SUBTOTAL: 127.56
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 127.56
Total Due: 127.56

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



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

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



Approved RECDD 3
Submitted to A/P 06-02-26
By Richard Losco
Richard Losco

Remittance Section

Customer Number	C3189841
Invoice Number	262158749
Invoice Date	05/26/2026
Terms	Net 30
Total Due	127.56

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

C31898412621587492621587490000000127569



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

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

PM

Invoice Number	262261246
Customer Number	C3189841
Invoice Date	05/29/2026
Due Date	06/28/2026
Order Date	05/28/2026
Order Number	S162299007
Order Method	WEB

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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	55.19	55.19
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	54.89	54.89
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	2	CT	22.48	44.96
GJO00245	DUSTMOP;COTTON;DISP;24X5	3	EA	9.07	27.21
GJO54101	MOP;DUST;W/HANDLE	1	EA	42.28	42.28
KIK11008635042	BLEACH,1 GAL,LIQUID,PURE WHITE,6/CT	1	CT	61.76	61.76
RCP2132426	FLAT MOP KIT,19.5X5.5 BLU MICROFIBER,48"-72" YELLOW HANDLE	1	KT	75.06	75.06

- 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

RECEIVED
JUN 02 2026
Approved RECDD 3
Submitted to A/P 06-02-26
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	262261246
Invoice Date	05/29/2026
Terms	Net 30
Total Due	693.84

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

C31898412622612462622612460000000693840



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	262261246
Invoice Date	05/29/2026

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
- Continued On From Previous Page -					
RCP2134282	WIPES,MF SINGLEUSE PAD,WH	3	CT	110.83	332.49

SUBTOTAL:	693.84
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	693.84
Total Due:	693.84



INVOICE
1316174
INVOICE DATE
05/29/2026

**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

Saint Johns, FL 32259

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
853241	RC3001		UPON RCPT	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

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

Please reference invoice number on payment. Thank You!

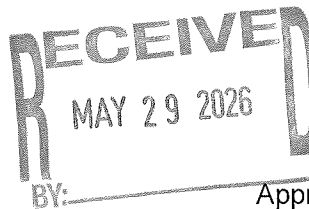
Credit card: a surcharge of 3% will be applied to purchases.
Questions Regarding this invoice please contact:

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

SUBTOTAL:	\$150.00
TOTAL:	\$150.00

Remit To:

Wayne Automatic Fire Sprinklers Inc.
PO Box 530740
Atlanta, GA 30353
Phone: (407) 656-3030
Fax: (407) 656-8026



Approved RECDD 3
Submitted to A/P 05-29-26
By Richard Losco
Richard Losco

Wipes LLC

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

**INVOICE**

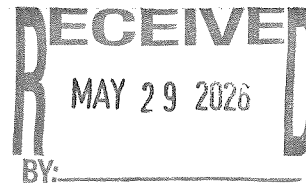
BILL TO	SHIP TO	SHIP DATE	04/16/2026	INVOICE	23551
Vesta Property Services - (100 Grand Verde) St. Johns FL	Vesta Property Services - (100 Grand Verde) St. Johns FL	SHIP VIA	UPS	DATE	04/16/2026
Rivers Edge CDD 3, 475 West Town Place, Suite 114, St. Augustine, FL 32092	Rivers Edge CDD 3, RiverLodge, 100 Grand Verde Drive St. Johns, FL 32259			TERMS	Due on receipt
				DUE DATE	04/16/2026

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

INVOICE # MUST APPEAR ON ALL EFT & CHECK PAYMENTS.

Ways to pay[View and pay](#)

SUBTOTAL	465.60
TAX	0.00
TOTAL	465.60
BALANCE DUE	\$465.60



Approved RECDD 3
Submitted to A/P 05-29-26
By Richard Losco

Richard Losco

Andrew B. Ratliff DBA

Entertain Jax LLC

2778 Taylor Hill Dr.

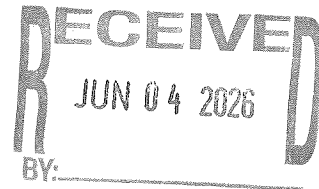
Jacksonville, FL 32221

andrewratliff17@yahoo.com

904-923-7194

Approved CDD III
Submitted to AP on 6.4.26
by Kimberly Fatuch

Kimberly Fatuch



Invoice #71126

Rivers Edge III CDD

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

Attn: Kimberly A. Fatuch (904) 679-5523

kfatuch@vestapropertyservices.com

Event Date: 7/11/2026 Time: 11:00 PM - 2:00 PM

Location: RiverLodge 100 Grand Verde Dr Saint Johns, FL 32259

Services to be provided: DJ services including family friendly party
dance music and children entertainment.

Fee for services: \$500

Payment can be made to Entertain Jax, LLC in the form of cash, check,
money order or electronic payment.

Thank you for your business!

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
6/8/2026	47204

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

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

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
1	Fire Alarm system sending invalid response troubles from Egress Lighting Activation Relay. Technician went to site and found relay in failure. Replaced relay and reset system trouble.	85.00	85.00
1	Trip Fee	85.00	85.00
1	Firelite Addressable Control Relay Module	180.00	180.00
RECEIVED JUN 09 2026 BY: _____			

Thank you for your business.

Approved RECDD 3
Submitted to A/P 6.9.2026
Submitted by Ken Council
Ken Council

Subtotal	\$350.00
Sales Tax (6.5%)	\$0.00
Total	\$350.00
Payments/Credits	\$0.00
Balance Due	\$350.00

Governmental Management Services, LLC

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

Invoice

Invoice #: 82

Invoice Date: 6/1/26

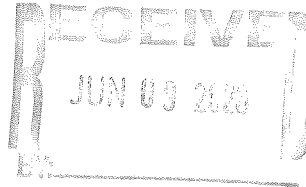
Due Date: 6/1/26

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 - June 2026		2,752.83	2,752.83
Website Administration - June 2026		177.00	177.00
Information Technology - June 2026		118.00	118.00
Dissemination Agent Services - June 2026		344.08	344.08
Office Supplies		0.54	0.54
Postage		70.67	70.67
Copies		31.20	31.20
Telephone		3.16	3.16
		Total	\$3,497.48
		Payments/Credits	\$0.00
		Balance Due	\$3,497.48

Original



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

INVOICE

Total Invoice	\$2,130.90
Invoice Number	7450616
Invoice Date	6/8/26
Sales Order Number/Type	5177161 SL
Branch Plant	74
Shipment Number	6232081

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 #	
7/8/26 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	42924	AK410W Clear 1/4" Tubing	N	100.0000	FT	\$1.5500	FT	20.0 LB	\$155.00
		100' Rolls		100.0000	FT			20.0 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	41930	Azone - EPA Reg. No. 7870-1	N	470.0000	GA	\$2.8700	GA	4,544.9 LB	\$1,348.90
		1 LB BLK (Mini-Bulk)		470.0000	GA			4,544.9 GW	
3.000	14420	Sodium Bicarbonate	N	10.0000	BG	\$45.0000	BG	500.0 LB	\$450.00
		50 LB BG (Pool Grade)		10.0000	BG			510.0 GW	
4.000	42927	Tubing, Black 1/4"	N	100.0000	FT	\$1.6500	FT	20.0 LB	\$165.00
		ECH FT		100.0000	FT			20.0 GW	

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

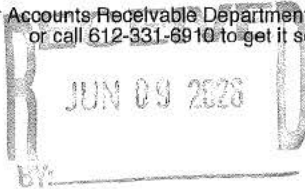
Approved RECDD 3

Submitted to AP 6.9.2026

By Kevin McKendree

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

Kevin McKendree



Page 1 of 1

Tax Rate

Sales Tax

Invoice Total

\$2,130.90

0 %

\$0.00

No Discounts on Freight

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

CHECK REMITTANCE:

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

WIRING CONTACT INFORMATION:

Email: Credit.Dept@HawkinsInc.com

Phone Number: (612) 331-6910

Fax Number: (612) 225-6702

ACH PAYMENTS:

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

CASH IN ADVANCE/EFT PAYMENTS:

Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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

www.hawkinsinc.com

Job# 2881254



INVOICE

Number: INV0025

Date: Jun 5, 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
LIVE OAK 100G	3	\$800.00	\$2,400.00
LABOR AND DISPOSAL	19	\$65.00	\$1,235.00
SUBTOTAL:			\$3,635.00
TOTAL:			\$3,635.00
PAID:			\$0.00
BALANCE DUE			\$3,635.00

Comments

Oak trees install at Claiborne Ln.



Approved RECDD 3
Submitted to AP 6.5.2026
By Kevin McKendree

Kevin McKendree

THANK YOU FOR YOUR BUSINESS



Quills Tree Services

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

RECIPIENT:

Rivers Edge

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

SERVICE ADDRESS:

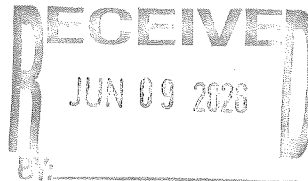
Rivertown Main Street
St Johns, Florida 32259

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Jun 08, 2026				
Tree Removal	Fell five dead and hazardous pine trees into the preserve. Leave all wood and debris in the preserve.	5	\$200.00	\$1,000.00
Tree Pruning	Prune one Speciman Oak tree located in the Forest by removing a couple of larger limbs. Prune back to healthy points and leave all debris in the preserve. See Brent for specifics on this line item.	1	\$400.00	\$400.00

Approved RECDD 3
Submitted to AP 6.9.2026
By Kevin McKendree

Kevin McKendree



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

Invoice #389

Issued	Jun 09, 2026
Due	Jun 24, 2026
Total	\$1,400.00

Total

\$1,400.00



Quills Tree Services

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

RECIPIENT:

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

SERVICE ADDRESS:

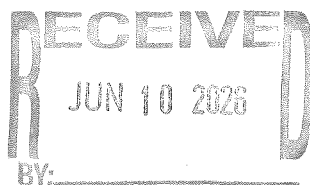
Grand Lakes Drive
St. John's, Florida 32259

CDD 3

Invoice #395

Issued	Jun 10, 2026
Due	Jun 25, 2026
Total	\$1,500.00

Product/Service	Description	Qty.	Unit Price	Total
Jun 10, 2026				
Tree Removal	Remove one very large and very dead pine tree located in the Forest off of Grand Lakes Dr	1	\$1,500.00	\$1,500.00



Approved RECDD 3
Submitted to AP 6.10.2026
By Kevin McKendree

Kevin McKendree

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

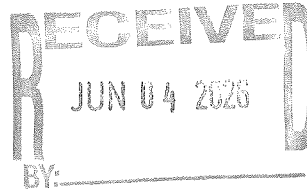
Total **\$1,500.00**

Rivers Edge CDD

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

INVOICE

DATE: 6/4/2026
INVOICE # CS-2026-JUNE



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

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

Make check payable to:

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

THANK YOU FOR YOUR BUSINESS!



Please Remit Payment to:

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

INVOICE

Page: 1

Invoice Number: PSI259095
Invoice Date: 4/6/2026

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

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

Ship Via
Ship Date 4/6/2026
Due Date 5/6/2026
Terms Net 30

Customer ID 20143
P.O. Number
P.O. Date 4/6/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	685.00	685.00
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					
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Rivers Edge CDD III Pond 90					
Rivers Edge CDD III Pond 91					
Rivers Edge CDD III Pond 92					
Rivers Edge CDD III Pond 93					
Rivers Edge CDD III Pond 94					
Rivers Edge CDD III Pond 95					
Rivers Edge CDD III Pond 96					
Rivers Edge CDD III Pond AAA					
Rivers Edge CDD III Pond BBB					
Rivers Edge CDD III Pond CCC					
Rivers Edge CDD III Pond DDD					
Rivers Edge CDD III Pond EEE					
Rivers Edge CDD III Pond FFF					
Rivers Edge CDD III Pond II					
Rivers Edge CDD III Pond PP					
Rivers Edge CDD III Pond QQ					



Please Remit Payment to:

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

INVOICE

Page: 2

Invoice Number: PSI259095
Invoice Date: 4/6/2026

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

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

Ship Via
Ship Date 4/6/2026
Due Date 5/6/2026
Terms Net 30

Customer ID 20143
P.O. Number
P.O. Date 4/6/2026
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					
Rivers Edge III CDD Pond 100					
Rivers Edge III CDD Pond 101					
Rivers Edge III CDD Pond 102					
Rivers Edge III CDD Pond 103					
Rivers Edge III CDD Pond 104					
Rivers Edge III CDD Pond 97					
Rivers Edge III CDD Pond 98					
Rivers Edge III CDD Pond 99					
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					



Please Remit Payment to:

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

INVOICE

Page: 3

Invoice Number: PSI259095
Invoice Date: 4/6/2026

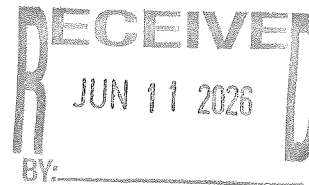
Bill
To: Rivers Edge III CDD
475 West Town Place, Suite 114
Saint Augustine, FL 32092

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

Ship Via
Ship Date 4/6/2026
Due Date 5/6/2026
Terms Net 30

Customer ID 20143
P.O. Number
P.O. Date 4/6/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
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					
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 6.11.2026
By Kevin McKendree

Kevin McKendree

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 685.00

Subtotal: 685.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 685.00



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
*****ADDRESS CHANGED*****
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI275541
Invoice Date: 6/2/2026

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

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

Ship Via
Ship Date 6/2/2026
Due Date 7/2/2026
Terms Net 30

Customer ID 20143
P.O. Number
P.O. Date 6/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	3,909.00	3,909.00
June Billing					
6/1/2026 - 6/30/2026					
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					



Please Remit Payment to:

Solitude Lake Management, LLC
*****ADDRESS CHANGED*****
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 2

Invoice Number: PSI275541
Invoice Date: 6/2/2026

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

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

Ship Via
Ship Date 6/2/2026
Due Date 7/2/2026
Terms Net 30

Customer ID 20143
P.O. Number
P.O. Date 6/2/2026
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					
Rivers Edge III CDD Pond 100					
Rivers Edge III CDD Pond 101					
Rivers Edge III CDD Pond 102					
Rivers Edge III CDD Pond 103					
Rivers Edge III CDD Pond 104					
Rivers Edge III CDD Pond 97					
Rivers Edge III CDD Pond 98					
Rivers Edge III CDD Pond 99					
Rivers Edge III CDD Pond 105					
Rivers Edge III CDD Pond 106					
Rivers Edge III CDD Pond 107					
Rivers Edge III CDD Pond 108					
Rivers Edge III CDD Pond 109					
Rivers Edge III CDD Pond 110					
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					



Please Remit Payment to:

Solitude Lake Management, LLC
*****ADDRESS CHANGED*****
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 3

Invoice Number: PSI275541
Invoice Date: 6/2/2026

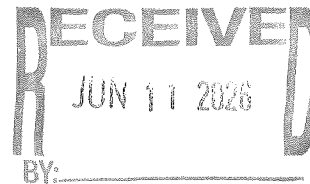
Bill
To: Rivers Edge III CDD
475 West Town Place, Suite 114
Saint Augustin, FL 32092

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

Ship Via
Ship Date 6/2/2026
Due Date 7/2/2026
Terms Net 30

Customer ID 20143
P.O. Number
P.O. Date 6/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
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					
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 6.11.2026
By Kevin McKendree

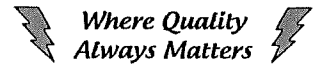
Kevin McKendree

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 3,909.00

Subtotal: 3,909.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 3,909.00

TMT Electric, LLC

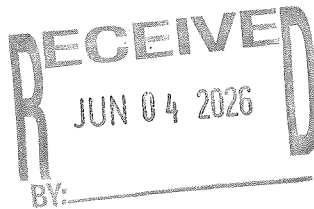
290 Circle Dr S
Saint Augustine, FL 32084 US
(904) 315-1248
tmtelectricllc@gmail.com

TMT ELECTRIC**904-789-0193***Veteran Owned***INVOICE**

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

INVOICE 1207
DATE 06/04/2026
TERMS Net 30
DUE DATE 07/04/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	Streetlight on Rivertown Main Street in front of the lodge not working. Removed fixture from pole and palletized for shipment back to manufacturer for warranty replacement.	350.00
Please make check payable to TMT Electric LLC.			
SUBTOTAL			350.00
TAX			0.00
TOTAL			350.00
BALANCE DUE			\$350.00



Approved RECDD 3
Submitted to AP 6.4.2026
By Kevin McKendree

Kevin McKendree



Invoice

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

Invoice # 432782
Date 05/31/2026

Terms Net 30
Due Date 06/30/2026
Memo Lifeguard Hours

Bill To

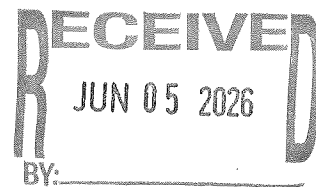
Rivers Edge CDD III
c/o GMS LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Lifeguard hours	166.1	21.40	3,554.54

Thank you for your business.

Total 3,554.54

Corbin deNagy
6/5/2026





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

Billable Services Invoice

Invoice: 4.26.2026 – 5.25.2026

Date: 5.28.2026

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
April 26 th – May 25 th	166.10	\$21.40	\$3554.54
TOTAL			\$3554.54

Thank you for your business!





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

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

(Page 1)

PM

Invoice Number	262377894
Customer Number	C3189841
Invoice Date	06/04/2026
Due Date	07/04/2026
Order Date	06/02/2026
Order Number	S162409874
Order Method	WEB

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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	55.19	55.19
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	2	CT	22.48	44.96
CSD34200	WIPES, SCRIM,4PLY,POPOP,WH(W202)	1	CT	73.30	73.30

SUBTOTAL: 173.45
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 173.45
Total Due: 173.45

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



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

Approved RECDD 3
Submitted to A/P 06-08-26
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	262377894
Invoice Date	06/04/2026
Terms	Net 30
Total Due	173.45

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

C31898412623778942623778940000000173454



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

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

(Page 1)

PM

Invoice Number	262396759
Customer Number	C3189841
Invoice Date	06/05/2026
Due Date	07/05/2026
Order Date	05/28/2026
Order Number	S162299007
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
RCP2132426	FLAT MOP KIT,19.5X5.5 BLU MICROFIBER,48"-72" YELLOW HANDLE	1	KT	75.06	75.06

SUBTOTAL: 75.06
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 75.06
Total Due: 75.06

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



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

Approved RECDD 3
Submitted to A/P 06-08-26
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	262396759
Invoice Date	06/05/2026
Terms	Net 30
Total Due	75.06

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

C31898412623967592623967590000000075066



INVOICE

INVOICE #	INVOICE DATE
1177124	5/20/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD III
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD III

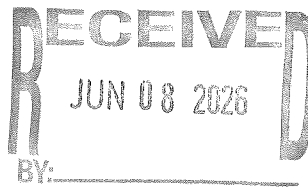
Address: 475 West Town Place Suite 114
St. Augustine, FL 32092

Invoice Due Date: June 19, 2026

Invoice Amount: \$176,360.67

Description	Current Amount
Rivers Edge CDD III Mulch Install 2026	
Mulch/Pinestraw (Sub)	\$176,360.67

Invoice Total **\$176,360.67**



Approved RECDD 3
Submitted to A/P 06-08-26
By Richard Losco

Richard Losco

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1187525	6/1/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD III
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

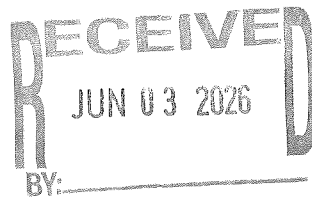
Property Name: Rivers Edge CDD III

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

Invoice Due Date: July 1, 2026

Invoice Amount: \$94,899.28

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



Invoice Total **\$94,899.28**

Approved RECDD III
Submitted to A/P 06-03-26
By Richard Losco

Richard Losco

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

**Bill To:**

Rivers Edge CDD III
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Property Name: Rivers Edge CDD III

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

INVOICE

INVOICE #	INVOICE DATE
1190310	6/3/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 3, 2026

Invoice Amount: \$202.93

Description	Current Amount
May irrigation repairs-2026*****The Ravines***** Irrigation Repairs	\$202.93

Invoice Total **\$202.93**

Approved RECDD 3
Submitted to A/P 06-08-26
By Richard Losco
Richard Losco

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



COMPLETED WORK

W. O. #	cdd 3
NAME	RIVERTOWN
ADDRESS	the ravines
DATE	5/21/2026

#	work orders		EXTENTION
4	broken 6" sprays + nozzles	\$ 11.61	\$ 46.44
5	clog nozzles	\$ 2.55	\$ 12.75
2	repair broken 1/2 lateral fittings 1/2" street ell	\$ 2.12	\$ 4.24
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 63.43

DATE	DESCRIPTION	HOURS	RATE	TOTAL
5/21/2026	tech	1.5	\$ 93.00	\$ 139.50
				\$ -
				\$ -
				\$ -
				\$ 139.50

COMMENTS :right side 380 palomar dr and right side 424 palomar dr

	MATERIALS	\$ 63.43
	LABOR & RENTAL	\$ 139.50
	TOTAL	\$ 202.93



YELLOWSTONE
LANDSCAPE

Bill To:

Rivers Edge CDD III
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Property Name: Rivers Edge CDD III

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

INVOICE

INVOICE #	INVOICE DATE
1190311	6/3/2026
TERMS	PO NUMBER
Net 30	

Remit To:

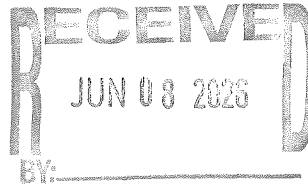
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 3, 2026

Invoice Amount: \$250.00

Description	Current Amount
Arborist report for Specialty palms at The River Lodge Phase 111 Rivers Edge	
Arbor Injection	\$250.00

Invoice Total **\$250.00**



Approved RECDD 3
Submitted to A/P 06-08-26
By Richard Losco

Richard Losco

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



INVOICE

INVOICE #	INVOICE DATE
1190312	6/3/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD III
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

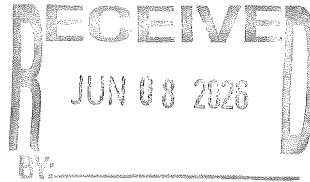
Property Name: Rivers Edge CDD III

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

Invoice Due Date: July 3, 2026

Invoice Amount: \$200.00

Description	Current Amount
sample taken and sent to UF lab declining Date palm	
Arbor Injection	\$200.00



Invoice Total **\$200.00**

Approved RECDD 3
Submitted to A/P 06-08-26
By Richard Losco
Richard Losco

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1190313	6/3/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD III
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD III

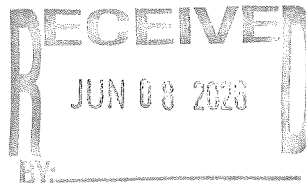
Address: 475 West Town Place Suite 114
St. Augustine, FL 32092

Invoice Due Date: July 3, 2026

Invoice Amount: \$975.00

Description	Current Amount
Arbor Jet 3 step injections of 5 Date palms in decline	
Arbor Injection	\$975.00

Invoice Total **\$975.00**



Approved RECDD 3
Submitted to A/P 06-08-26
By Richard Losco
Richard Losco

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



INVOICE

INVOICE #	INVOICE DATE
1190314	6/3/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD III
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD III

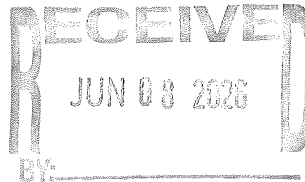
Address: 475 West Town Place Suite 114
St. Augustine, FL 32092

Invoice Due Date: July 3, 2026

Invoice Amount: \$1,119.26

Description	Current Amount
May Irrigation repairs-2026*****Main St.*****	
Irrigation Repairs	\$1,119.26

Invoice Total **\$1,119.26**



Approved RECDD 3
Submitted to A/P 06-08-26
By Richard Losco

Richard Losco

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



DATE _____

5/28/2026 • PG OF

Please stamp here

Not Approved

PROPOSED WORK

CLIENT

INVOICE

Affordable Plumbing Company
4565 Saint Augustine Road
Jacksonville, FL 32207

tracey@affordableplumbingjacksonville.com
+1 (904) 288-9003
CFC057228



Bill to

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

Ship to

Rivers Edge CDD 3
100 Grande Verde Drive
Saint Johns, Florida 32259

Invoice details

Sales Rep: Ron Stage

Invoice no.: APC-23726
Terms: Due on receipt
Invoice date: 06/21/2026
Due date: 07/01/2026

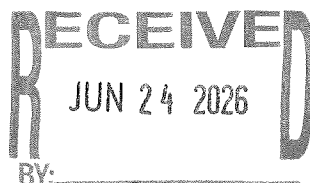
#	Description	Qty	Rate	Amount
1.	Plumbing Services/Pool Bathrooms Stoppages *After Hours Call*	2.25	\$225.00	\$506.25
2.	Work Description: Pool house bathrooms are stopped up *After Hours Call* Adam called in for service	1	\$0.00	\$0.00
3.	Work Resolution: Ran cable through floor drain in womens bathroom (Under lavatory sink). Cleared stoppage at about 60'. Pulled back what looked to be a rag. Everything is draining and flushing as it should.	1	\$0.00	\$0.00

Total \$506.25

Ways to pay

VISA BANK

[View and pay](#)



Approved RECDD 3
Submitted to AP 6.24.2026
By Kevin McKendree
Kevin McKendree

Original



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

INVOICE

Total Invoice	\$449.97
Invoice Number	7460592
Invoice Date	6/15/26
Sales Order Number/Type	5185476 SL
Branch Plant	74
Shipment Number	6243016

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

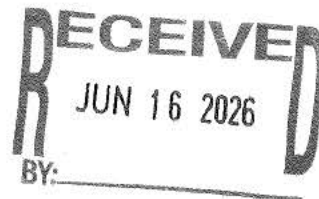
Net Due Date		Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release	Sales Agent #
7/15/26		Net 30	PPD Origin	HWTG					387
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	42875	Sulfuric Acid 38-40%	N	85.0000	GA	\$5.1526	GA	924.0 LB	\$437.97
		1 GA BLK (Mini-Bulk)		85.0000	GA			924.0 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 6.16.2026
By Kevin McKendree

Kevin McKendree



Page 1 of 1

Tax Rate
0 %

Sales Tax
\$0.00

Invoice Total

\$449.97

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

CASH 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), 60-300.6(a) and 60-300.8(a) regarding non-discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

www.hawkinsinc.com

Job# 2918281

Original



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

INVOICE

Total Invoice	\$1,610.00
Invoice Number	7468019
Invoice Date	6/22/26
Sales Order Number/Type	5193450 SL
Branch Plant	74
Shipment Number	6253393

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 #
7/22/26		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	400.0000	GA	\$2.8700	GA	3,868.0 LB	\$1,148.00
		1 LB BLK (Mini-Bulk)		400.0000	GA			3,868.0 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	14420	Sodium Bicarbonate	N	10.0000	BG	\$45.0000	BG	500.0 LB	\$450.00
		50 LB BG (Pool Grade)		10.0000	BG			510.0 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 6.23.2026
By Kevin McKendree

Kevin McKendree



Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total **\$1,610.00**

IMPORTANT: No Discounts on Freight
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

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

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

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

www.hawkinsinc.com

Job# 2955366



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

INVOICE

Invoice # 15221
Date: 06/17/2026
Due On: 07/17/2026

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,619.65	) - (\$0.00	) = \$2,619.65

RE3CDD-01

River's Edge III - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	05/04/2026	Confirm revised schedule for landscape RFP.	0.10	\$350.00	-	\$35.00
Service	MGH	05/06/2026	Review draft agenda for upcoming Board meeting and identify legal items needed.	0.20	\$295.00	-	\$59.00
Service	LG	05/11/2026	Update RFP ad for re-bid.	0.10	\$350.00	-	\$35.00
Service	MGH	05/12/2026	Review District Manager feedback on policy definitions and Patron/ Access Card policies.	0.10	\$295.00	-	\$29.50
Service	MGH	05/13/2026	Further prepare, revise, and transmit FY27 budget approval resolution options.	0.30	\$295.00	-	\$88.50
Service	LG	05/13/2026	Advise regarding documents needed for agenda.	0.10	\$350.00	-	\$35.00

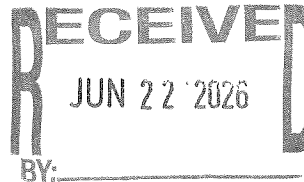
Service	LG	05/15/2026	Review agenda and prepare for board meeting.	0.60	\$350.00	-	\$210.00
Service	LG	05/17/2026	Review and provide comments to FY25 audit.	0.50	\$350.00	-	\$175.00
Service	MGH	05/20/2026	Prepare for and attend Board meeting.	1.70	\$295.00	100.0%	\$0.00
Service	LG	05/20/2026	Travel to and attend meeting.	2.30	\$350.00	-	\$805.00
Service	LG	05/20/2026	Prepare notice of re-bid for landscape RFP.	0.20	\$350.00	-	\$70.00
Expense	KB	05/20/2026	Travel: Mileage - LG.	87.80	\$0.725	-	\$63.66
Expense	KB	05/20/2026	Travel: Hotel - LG.	1.00	\$65.53	-	\$65.53
Expense	KB	05/20/2026	Travel: Meals - LG.	1.00	\$5.96	-	\$5.96
Service	MGH	05/20/2026	Further prepare notice letters to bidders regarding reissuance of landscape and irrigation maintenance RFP.	0.20	\$295.00	-	\$59.00
Expense	KB	05/20/2026	Travel: Mileage - MGH.	27.10	\$0.725	100.0%	\$0.00
Service	LG	05/21/2026	Update landscape RFP project manual for re-bid.	0.50	\$350.00	-	\$175.00
Service	CD	05/21/2026	Review email from District Staff regarding further actions after May meeting; Research District Website regarding August meeting date; Revise Mailed and Published Notices for FY 27 Budget and Affidavit of Mailing; Email Draft Notice to District Staff for review.	0.80	\$190.00	-	\$152.00
Service	MGH	05/21/2026	Analyze overall status of District matters and outline strategy for follow-up legal items following Board meeting; review revised landscape scope document.	0.40	\$295.00	-	\$118.00
Service	LG	05/22/2026	Review and revise mailed and published notices for FY27 budget and assessment hearings.	0.40	\$350.00	-	\$140.00

Service	LG	05/22/2026	Strategize legal approach for action items from board meeting.	0.20	\$350.00	-	\$70.00
Service	CD	05/22/2026	Confer with District Staff; Finalize Mailed and Published Notices of FY 2702 Budgets and Affidavit of Mailing; Email to District Staff and District Manager's office.	0.70	\$190.00	100.0%	\$0.00
Service	MGH	05/22/2026	Further analyze strategy for meeting follow-up items, including agreements and legal correspondence needed.	0.20	\$295.00	-	\$59.00
Service	LG	05/23/2026	Prepare form of addendum for landscape RFP schedule update.	0.10	\$350.00	-	\$35.00
Service	LG	05/26/2026	Retrieve documentation requested by auditor.	0.30	\$350.00	-	\$105.00
Service	MGH	05/27/2026	Review District Manager meeting notes.	0.10	\$295.00	-	\$29.50
Line Item Discount Subtotal							-\$654.15
Total							\$2,619.65

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

Please pay within 30 days.

Corbin deVagy
6/22/2026





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

June 19, 2026

Project No: P0113094.80

Invoice No: 22012558

Oksana Kuzmuk
Rivers Edge Community Development District
Rivers Edge III CDD
c/o Government Management Services, LLC
Attn: Corbin deNagy
475 West Town Place, Suite 114
St. Augustine, FL 32092

Project P0113094.80 Rivers Edge III CDD

For services including attending May CDD meeting.

Professional Services from May 02, 2026 to May 29, 2026

Expense Billing

Reimbursable Expenses

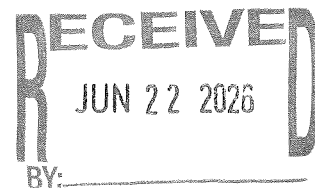
Travel - Reimbursable - Mileage		5.34	
Travel - Reimbursable- Mileage Client OV		3.36	
Total Reimbursables	1.15 times	8.70	10.01
	Total this Task		\$10.01

Fee Billing

Professional Personnel

	Hours	Rate	Amount	
Project Director	.75	235.00	176.25	
Totals	.75		176.25	
Total Labor				176.25
		Total this Task		\$176.25
		Total this Invoice		\$186.26

Corbin deNagy
6/22/2026



REMITTANCE:

CHECKS: PRIME AEI 13901 Sutton Park Dr. S., Suite 200A, Jacksonville FL 32224I

If paying via ACH or wire, please send a remittance advice to cashreceipt@primeeng.com



Quills Tree Services

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

RECIPIENT:

Rivers Edge

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

Invoice #412

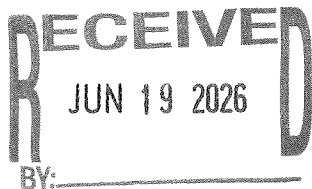
Issued Jun 19, 2026

Due Jul 04, 2026

Total \$300.00

For Services Rendered, CDD 3

Product/Service	Description	Qty.	Unit Price	Total
Jun 19, 2026				
Tree Removal	Remove one large and hazardous pine tree to mitigate falling onto the street and destroying a street light. Leave all wood and debris in the preserve.	1	\$300.00	\$300.00



Approved RECDD 3
Submitted to AP 6.19.2026
By Kevin McKendree

Kevin McKendree

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

Total \$300.00



Turner
Pest Control
turnerpest.com

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

Service Slip/Invoice

INVOICE: 622356734
DATE: 06/16/2026
ORDER: 622356734

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

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

Work Date	Time	Target Pest	Technician	Time In
06/16/2026	01:57 PM			01:57 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	06/16/2026		01:57 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$82.60
RECEIVED JUN 18 2026 BY: _____ Approved RECDD 3 Submitted to A/P 06-18-26 By Richard Losco <i>Richard Losco</i>		
		SUBTOTAL \$82.60
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$82.60
		AMOUNT DUE \$82.60
		TECHNICIAN SIGNATURE <i>[Signature]</i>
		Haley CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



Turner
Pest Control
turnerpest.com

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

Service Slip/Invoice

INVOICE: 622358571
DATE: 06/16/2026
ORDER: 622358571

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

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

Work Date	Time	Target Pest	Technician	Time In
06/16/2026	01:57 PM			01:57 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	06/16/2026		02:29 PM

Service	Description	Price	
LANDOCOM	COMMERCIAL LAWN SERVICE	\$365.00	
RECEIVED JUN 18 2026 BY: _____ Approved RECDD 3 Submitted to A/P 06-18-26 By Richard Losco <i>Richard Losco</i>		SUBTOTAL	\$365.00
		TAX	\$0.00
		AMT. PAID	\$0.00
		TOTAL	\$365.00
		AMOUNT DUE	\$365.00
		TECHNICIAN SIGNATURE <i>[Signature]</i>	
		Haley CUSTOMER SIGNATURE	

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

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

PLEASE PAY FROM THIS INVOICE



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

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

(Page 1)

PM

Invoice Number	262446333
Customer Number	C3189841
Invoice Date	06/08/2026
Due Date	07/08/2026
Order Date	06/05/2026
Order Number	S162522588
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
LLR60997	CLOCK;WALL;12";BLACK	2	EA	36.99	73.98

SUBTOTAL: 73.98
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 73.98
Total Due: 73.98

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



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

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

RECEIVED
JUN 17 2026
BY: _____
Approved RECDD 3
Submitted to A/P 06-17-26
By Richard Losco
Richard Losco

Remittance Section

Customer Number	C3189841
Invoice Number	262446333
Invoice Date	06/08/2026
Terms	Net 30
Total Due	73.98

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

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

C31898412624463332624463330000000073989



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

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

(Page 1)

PM

Invoice Number	262523082
Customer Number	C3189841
Invoice Date	06/11/2026
Due Date	07/11/2026
Order Date	06/09/2026
Order Number	S162579050
Order Method	WEB

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

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

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

Important Messages

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	55.19	55.19
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	3	CT	22.48	67.44
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	54.89	54.89
HERX7658AK	LINER,REPRO,38X58,1.5ML,BK 100/CT	1	CT	69.61	69.61
NWLENGAPFXL	NITRILE EXAM PF GLOVES - BLUE- XLARGE - 4MIL - 100/BX	2	BX	9.99	19.98
NWLENGAPFM	NITRILE EXAM PF GLOVES - BLUE- MEDIUM - 4MIL - 100/BX	1	BX	9.99	9.99

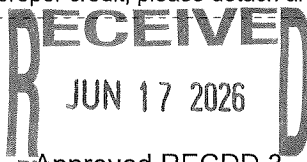
- Please See Next Page for Continuation -

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

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



Approved RECDD 3
Submitted to A/P 06-17-26
By Richard Losco

Richard Losco

Remittance Section

Customer Number	C3189841
Invoice Number	262523082
Invoice Date	06/11/2026
Terms	Net 30
Total Due	305.57

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

C31898412625230822625230820000000305576



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	262523082
Invoice Date	06/11/2026

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
- Continued On From Previous Page -					
CLO35417	CLOROX CLEAN-UP CLOROX PRO DISINFECTANT SPRAY 9/32FO	3	EA	9.49	28.47

SUBTOTAL:	305.57
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	305.57
Total Due:	305.57

**Bill To:**

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

Property Name: Rivers Edge CDD III

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

INVOICE

INVOICE #	INVOICE DATE
1113412	2/23/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 25, 2026

Invoice Amount: \$609.42

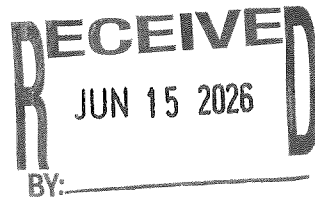
Description	Current Amount
-------------	----------------

Mainline repair at Main St and the Rivean near sidewalk

Caused by increased pressure from JEA.

Irrigation Repairs

\$609.42



Invoice Total

\$609.42

Approved RECDD 3
Submitted to A/P 06-15-26
By Richard Losco

Richard Losco

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



PG OF

CLIENT

FOURTH ORDER OF BUSINESS

A.



Subject: River's Edge CDD I, II & III Landscape Update – August 2026

Hello,

Below is the August 2026 landscape update for River's Edge CDD I, II & III.

General Maintenance

Regular landscape maintenance remains underway throughout the community and includes mowing, edging, weed-eating, trimming, shrub care, weed control, mulch bed treatments, and removal of tree suckers.

Work to minimize moss growth is continuing across all areas. Fallen trees and limbs have been removed at no additional cost, while larger removals are being addressed by the arbor team.

Monthly inspections are being completed jointly by Mattamy, Vesta, and Yellowstone to help confirm that community appearance and maintenance standards continue to be 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.

Playground mulch installation throughout the community should be completed by the end of next week.

Irrigation

The irrigation system remains under active review, with technicians completing inspections and making repairs as needed.

Irrigation is currently operating three days per week.

Efficiency improvements are **also** 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 applications are continuing throughout the community to help preserve turf quality.

Granular fertilizer applications are ongoing to promote healthy turf growth.

Arbor Care

Tree care activities are ongoing, with low-hanging branches being raised to enhance safety, visibility, aesthetics, and overall tree health.

Overall, the landscape program is progressing well. **Coordinated** oversight and proactive maintenance continue to support a clean, attractive, and well-maintained community appearance.

Thank you,

B.

PUBLIC FACILITIES REPORT

For the:

RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

ST. JOHNS COUNTY, FLORIDA

September 30, 2025

Prepared by:

Prime AE, INC.

Project No. 113094.85

September 30, 2025

Board of Supervisors
Rivers Edge II Community Development District

RE: Public Facilities Report

Dear Board Members:

As requested we are pleased to present herein a report on the Public Facilities within the Rivers Edge Community Development District's ("District") boundaries. The Special District Public Facilities Report was prepared to provide the data required pursuant to Section, 189.08, Florida Statutes..

We appreciate the opportunity to service the District in the matter and wish to thank your staff for their assistance. Should you have any questions or comments, please feel free to contact me directly.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jeffery L. Mason".

Jeffery L. Mason, P.E.
District Engineer

CC: Ms. Lauren Gentry, Kilinski | Van Wyk, P.A., District Counsel
Mr. Corbin deNagy, GMS, District Manager

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EXHIBIT D	MASTER DRAINAGE PLAN

PURPOSE AND SCOPE

This Special District Public Facilities Report was prepared at the request of the Rivers Edge III Community Development District (the “District”) to comply with the requirements of Section 189.08, *Florida Statutes* (“Report”). This Report provides general descriptions of the public facilities owned by the District.

GENERAL INFORMATION

The Development

RiverTown is a 4,176.53-acre mixed-use master planned development (the “Development” or “RiverTown”) located along the east bank of the St. Johns River, approximately thirty-three (33) miles southwest of downtown Jacksonville in northwest St. Johns County, Florida. A map identifying the general location of the Development is attached as **Exhibit A**.

The Development is an approved Development of Regional Impact, approximately 3,995 acres of which is the RiverTown Planned Unit Development. The balance of the Development is located in the RiverTown Planned Rural Development (“PRD”). Approved development within RiverTown generally consists of single and multi-family residential, commercial, retail, office, educational, light industrial, and various open space, recreational and park uses. The master development plan and the current expected land uses in the Development are further described in **Exhibit B** to this Report.

In March 2014, Mattamy RiverTown, LLC, a Delaware limited liability company purchased from the original developer of RiverTown, The St. Joe Company, all of its remaining land and collateral rights in and became the Master Developer of RiverTown. On December 1, 2017, Mattamy RiverTown, LLC transferred all of its land and rights to its affiliate, Mattamy Jacksonville, LLC (the “Master Developer”),

The District

The Rivers Edge III Community Development District “District was established by Rule 42FFF-1, *Florida Administrative Code* (the “Rivers Edge Rule”), adopted by the Florida Land and Water Adjudicatory Commission (“FLWAC”), and Ordinance 2020-7, adopted by the Board of County Commissioners in and for St. Johns County, Florida (the “County”), respectively. This District, local unit of special-purpose governments, were established for purposes of, among other things, financing and managing the acquisition, construction, maintenance and operation of public infrastructure necessary for development to occur within RiverTown. The District consists of approximately 989 acres all within the Development as shown in **Exhibit B**. The project infrastructure required to service the District has been funded directly by the Master Developer pursuant to a completion agreement. All known future development has been referenced in the following sections of this Report.

PUBLIC FACILITIES

Water Facilities

The District is supplied potable water and fire protection from the Jacksonville Electric Authority (“JEA”).

The District’s primary source of potable water is located at the intersection of Greenbriar Rd and Rivertown Main Street, a second connection is on Swamp Oak Trail at Sir Barton Way, and the final connection is the looped connection made at Grand Bridge Drive and Rivertown Main Street. The layout is further described in **Exhibit C**.

From the primary point, a major pipeline system flows into the District, along RiverTown Main Street where it intercepts a looped system. Once within each parcel, there is a network of 10, 8, 6, 4, and 2-inch water mains that disseminate the water to the end users.

All water mains constructed within the rights-of-way (“ROW”) have been dedicated to JEA. Where construction within the ROW was not practical or possible, JEA has been provided an easement by the land owner. Additionally, the water distribution system described above details multiple points of connection for each of the individual districts; however, the system connects to the master JEA systems at additional locations throughout the PUD. This includes the locations identified above, along with the following locations: Rivertown Main Street and Longleaf Pine Parkway (RECDD), Keystone Corners and Longleaf Pine Parkway (RECDD II), SR 13 and Rafter Tail Ln (RECDD II).

Wastewater Facilities

Wastewater collection facilities are also located throughout the District. Generally, there is a network of underground sewer pipes and manholes, which collect the individual household and commercial waste water flows. These flows travel by gravity through the system to an intermediate location to sanitary lift stations. From these local lift stations, the waste water is mechanically lifted through the use of pumps. The discharge (“effluent”) from each lift station is then manifolded into one (1) master lift station (“Master Lift Station”). All local lift stations are owned and operated by JEA.

The Master Lift Station is owned by JEA. It is located on the north side of Keystone Corners Boulevard just west of the intersection with Long Leaf Pine Parkway, within the Highpointe subdivision. From the Master Lift Station, the effluent wastewater is pumped to JEA for final treatment.

Like the potable water system, all of the wastewater facilities are owned by JEA. Most of the system resides in Right-of-Ways, but some exist on private property. In such a case, an easement has been granted to JEA by the land owner.

Irrigation (Reuse) Facilities

The County allows the use of various methods for irrigation, including Stormwater Management Facilities (SWMF's), stormwater harvesting, shallow aquifer wells and reclaimed water. Furthermore, the St. Johns River Water Management District ("SJRWMD") regulates the use of aquifer wells. Therefore, the District utilizes JEA provided reuse water to irrigate the common areas. All reuse water lines throughout the District are owned and operated by JEA.

Stormwater Management Facilities

The District-wide stormwater system consists of wet detention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained as well as the rate of release. See **Exhibit D** for a map identifying the District's stormwater systems.

In general, the stormwater runoff will flow from the developed parcels to the roads and conveyance swales and into the ponds via inlet structures and pipes. The primary form of treatment is wet detention pursuant to accepted design criteria. The pond control structures consist of weirs for attenuation and bleed-down orifices sized to recover the treatment volume.

The stormwater system is designed and permitted such that post-development flow does not exceed the flows from the site in a pre-development state. All areas within the District currently drain into an un-named wetland slough and Kendall Creek. Stormwater then flows out to the St. Johns River. As parcels within the District are developed, the detention ponds will temporarily detain stormwater runoff for treatment and then gradually discharge water in the same receiving waters. Ponds have been designed to provide attenuation of the 25-year/24-hour storm and provide treatment for a volume of runoff established by county, state and federal regulations.

The master stormwater system is generally complete through the core of the District along Keystone Corners Blvd and associated minor collector roadways consists of approximately thirty-three (33) created wet detention lakes, many of which are interconnected. The ponds are currently operational and are owned and operated by the District. See **Exhibit B** for locations of constructed and proposed lakes within the District.

The Master Developer transfers St. Johns River Water Management District Permits to the District for on-going maintenance of the property associated with the stormwater system owned by the District as the master systems are completed. These transfers also include a bill of sale for all easements and property associated with the stormwater system that had not been conveyed previously.

Recreational Facilities and Landscape

The District has many active and passive recreation opportunities available. The majority of the facilities have been completed and are currently operational:

RiverLodge – Sited on approximately 22 acres along Rivertown Main Street and Grand Verde Dr. on the northwest side of the District. The RiverLodge Amenity includes a Clubhouse, pool, lazy river, covered pavilion, exercise room, Kayak Launch, 14 acre recreation pond, playground, kayak storage building, and sand volleyball courts.

Entry Features/Signage – The Master Developer has conveyed through a bill of sale for numerous monument signs, landscaping, and associated appurtenances throughout the District for ongoing maintenance and ownership by the District.

Boardwalks – To facilitate the ease of flow for pedestrian traffic, the District has constructed many boardwalks that connect various uses.

Parks - Numerous passive parks exist throughout the District. The Master Developer conveyed all the property, landscaping, and associated appurtenances for these parks to the District for ongoing maintenance and ownership.

Landscape – Throughout the District are common landscape areas that enhance the passive recreation areas and provide additional screening between homes and infrastructure improvements throughout the community.

Walking Trails – Natural walking trails throughout the District.

Offsite Transportation Improvements

The District funded offsite improvements that include Long Leaf Pine Parkway, County Road 223 and roundabouts along SR 13. These offsite improvements have been dedicated to the County and/or FDOT. However, enhanced landscaping improvements associated with these roadways are maintained by the District.

CURRENTLY PROPOSED EXPANSIONS OVER THE NEXT SEVEN YEARS

Within the next seven (7) years, it is anticipated that the construction of the following public facilities will occur with the District:

- Forest Subdivision, Phases 3 and 4 (Parcel 39):
 - Landscape and open spaces
 - Master Stormwater ponds
 - Park space – active and passive
 - Monument Signage
- Oasis Subdivision (Parcel 40):
 - Landscape and open spaces

- Monument Signage
 - Master Stormwater pond
- Windrow Subdivision (Parcel 41):
 - Landscape and open spaces
 - Monument Signage
- Pines Subdivison (Parcel 42):
 - Landscape and open spaces
 - Monument Signage
 - Master Stormwater pond

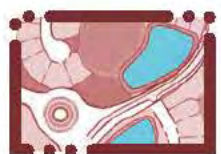
These proposed improvements are to be funded by the Master Developer through the funding agreement in place and then dedicated to the District, JEA and/or the County as appropriate.

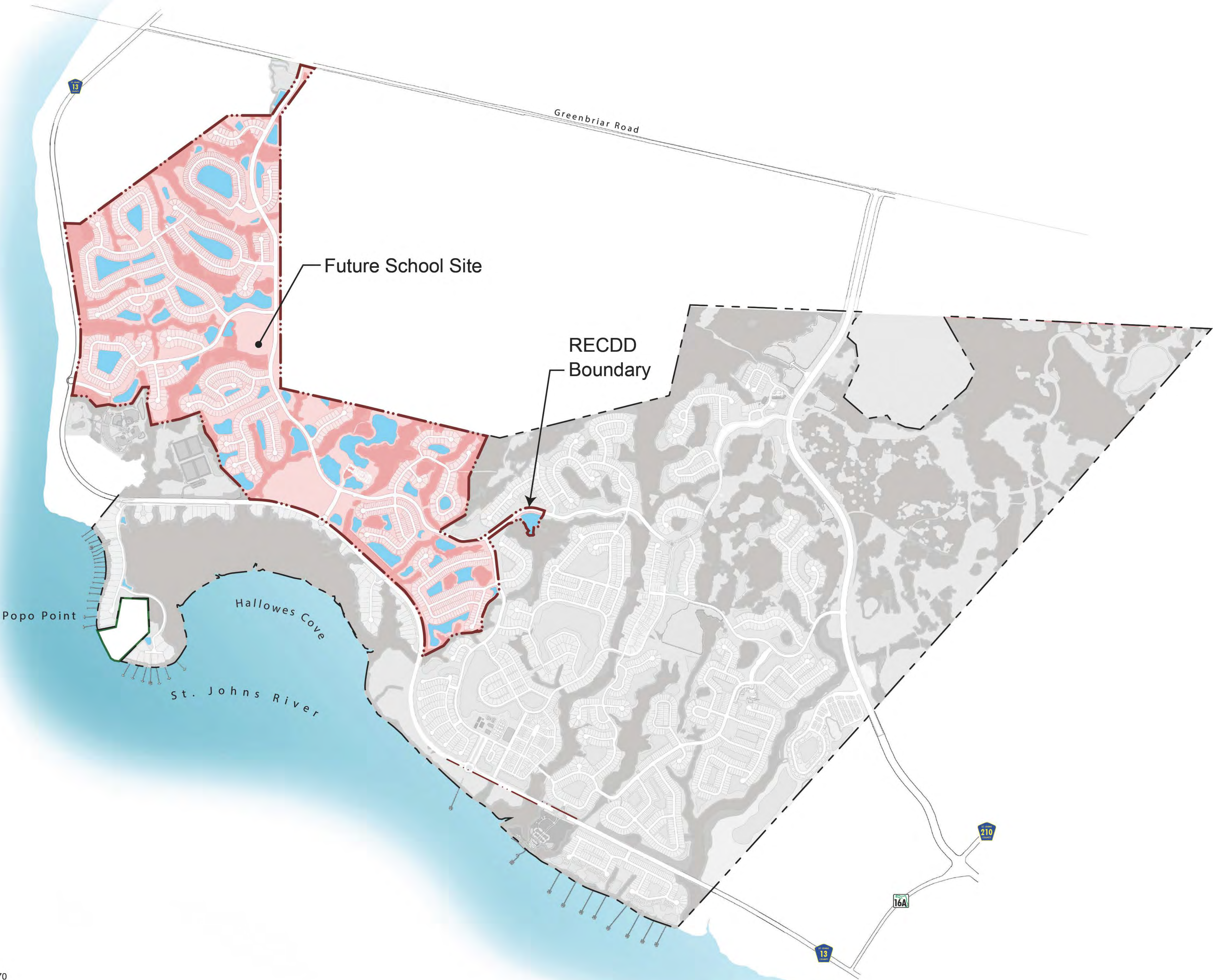


RIVERTOWN

Rivers Edge CDD III Exhibit B

LEGEND

-  Contracted RECDD Boundary
-  Stormwater Pond

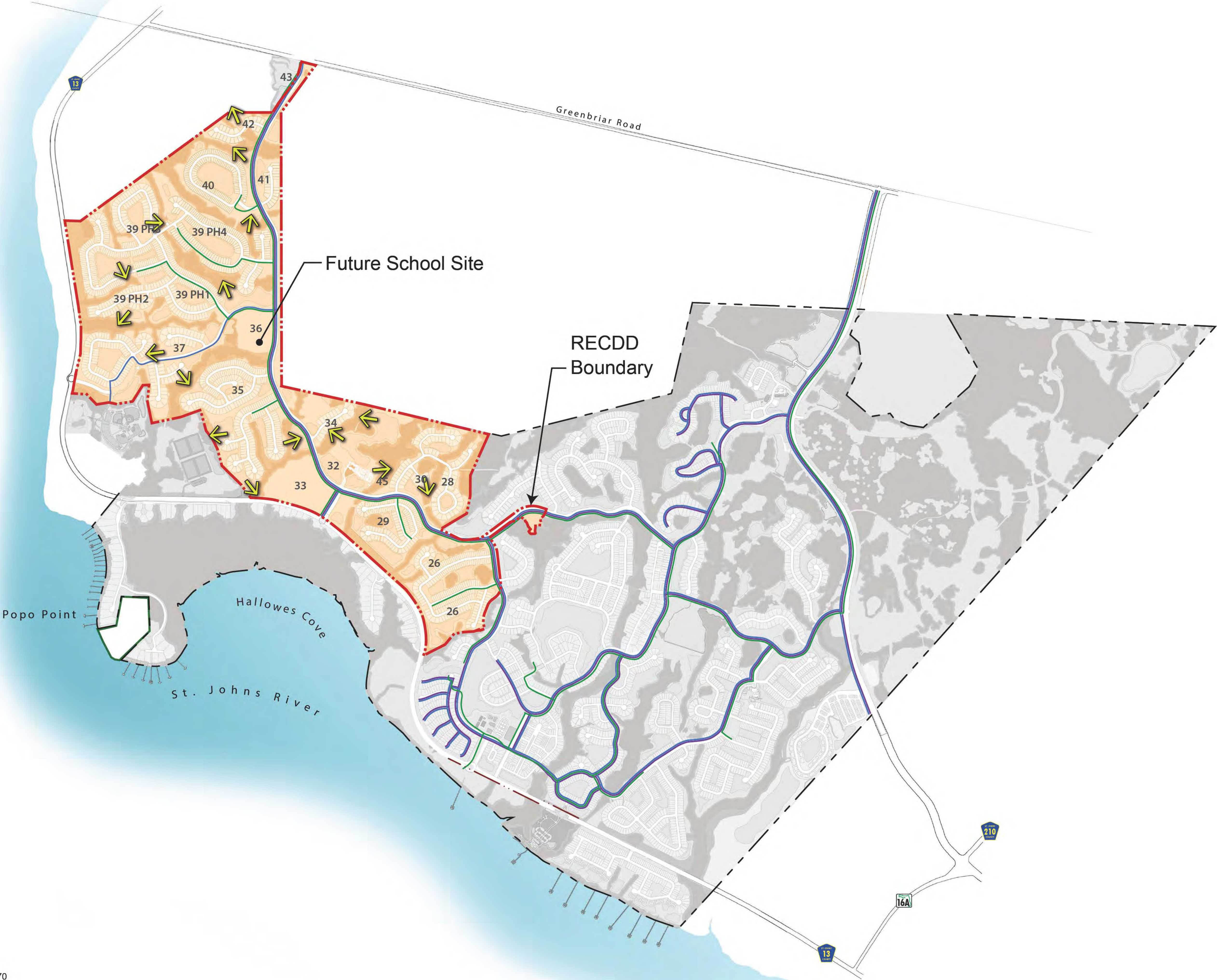


RIVERTOWN

RE III CDD MASTER PLAN Exhibit C

LEGEND

- RECDD Boundary
- RECDD #2 Boundary
- Stormwater Discharge
- Water
- Sewer
- Reuse Water



RIVERTOWN

Master Drainage Plan 2026 RECDD 3 Exhibit D

- | | |
|--|--|
|  RECDD 1 Boundary |  Existing Stormwater Ponds |
|  RECDD 2 Boundary |  Future Stormwater Ponds |
|  RECDD 3 Boundary |  Stormwater Discharge |
| |  Control Structure Location |
| | FF Pond Name/Number |



March 20, 2026

0 500' 1000' 2000' 113004.09

Site plan is conceptual in nature and is merely an artist's rendition. This plan is solely for illustrative purposes and should never be relied upon. ©2022 Mattamy Homes. All rights reserved.

D.

1.

**BOARD OF SUPERVISORS MEETING DATES
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2026-2027**

The Board of Supervisors of the Rivers Edge III Community Development District will hold their regular meetings for Fiscal Year 2026-2027 on the third Wednesday of each month at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259 at 9:00 a.m. unless otherwise indicated as follows:

**October 21, 2026
November 18, 2026
December 16, 2026
January 20, 2027
February 17, 2027
March 17, 2027
April 21, 2027
May 19, 2027
June 16, 2027
July 21, 2027
August 18, 2027
September 15, 2027**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850, or by visiting the District's website, www.RiversEdge3CDD.com.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Corbin deNagy
District Manager

2.

Rivers Edge III Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Rivers Edge III Community Development District

District Manager: _____

Date: _____

Print Name: _____

Rivers Edge III Community Development District

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: 08/19/2026

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. Exterior gym side is complete. We are working on rental side 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. First Coast Collective has been hired as the design firm on this project. We will present this to the board in August.

Tennis Court Fencing:

Tennis court fencing was approved in March meeting for B and B Tennis to execute. We are working on scheduling now as the courts will be shut down for 2 weeks to complete this. Courts are closing July 27th for this project. This is now complete.

Groves Playground:

During playground inspections we discovered extensive rot at the base of the Robinia wood structures at the Groves playground. This is very similar to the pirate ship playground at the RiverClub with signs of termite damage. We went ahead and demolished the old wood parts of the playground, as even coned off, kids were continuing to play on them. CDD board 1 elected to go with Kompan's proposal. This is due to arrive in port by 8/27 after which scheduling for install will begin.

Umbrellas at RiverHouse:

New umbrellas were approved and ordered for the RiverHouse pool deck. These should be delivered in the week of July 27th. This is now complete.

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 performed by Fencescapes. This is now complete.

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. This is now complete.

Filtration pump on Family Pool:

The storms on Sunday night 6/14 sent a power surge to the equipment of the RiverHouse. The filtration pump of the family pool was shorted out in the windings thus causing the need for a full replacement. This is now complete.

Washouts on Waterfall Bridge:

We had a good-sized washout in front of one of the pillars above the waterfall on the entrance side of the Longleaf and Rivertown Main entrance. It appears water has found the path of least resistance at every handhole electrical box cover in front of each pillar. We are working to add more suitable boxes and covers and have them concreted in to avoid issues in the future that could undermine the integrity of the wall that supports the waterfall itself. Flowable fill concrete was applied into the deep hole to fill all voids this week. Concrete will need to be poured around the top of the new J boxes as well and existing pavers will need to be retrofitted around that. This will be a rather large-scale emergency project with multiple vendors. This is now complete.

Washout on alleyway near corner of OBT and Sternwheel:

Some residents let me know of a pothole forming where this entrance alleyways asphalt meets the sidewalk. After performing a water test it appears the storm water pipe is compromised and taking in water from a crack, likely where the pipe is connected to the manhole cover box. Burnham construction will be cutting away the concrete/asphalt and making the necessary repairs as they are on site daily and this is a emergency repair. This is now complete.

Adventure Playpark Sidewalk:

The sidewalk in front of the adventure playpark collapsed this week 7/21. This was fully repaired and is now complete.

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. This warranty claim saved the community \$200,000-\$250,000 vs replacing the unit. This project began on 6/30 and was fully completed 7/17. The header for the swing set on this playground has internal rot where the swings mount inside the beam, this is a new warranty claim that they are honoring and due to arrive 9/9. The ship is now open except for the swing set.

Tile and coping of Club Pool:

We had about 10 feet of tile and coping collapse at the RiverClub pool in the same area as previous occurrences. We had it repaired to keep the pool open. I am in the process of evaluating as to why this keeps occurring regardless of what vendor makes the repairs.

Pool Shower:

The old pool shower had been band aided for years to keep it up and running so after its latest break we decided to replace it entirely. Our in-house team poured a new concrete footer for this and installed the new unit. This is now complete.

Tile at RiverClub:

The tile inside of the kitchen, dining area, bathrooms and game room were treated with an anti-slip coating to make them less slick for wet feet. This is now complete.

CDD III

Tile in Bathrooms:

The tile inside of the bathrooms were treated with an anti-slip coating to make them less slick for wet feet. This is now complete

Inner Tubes:

Inventory of inner tubes dwindled so we ordered another shipment.

Dog Stations:

We installed 10 new dog waste stations spread through the Cove, Settlement, Bluffs, Springs and Forrest.

RIVERTOWN

RECDD's Lifestyle Report

Date of report: **08/19/2026**

Submitted by: **Kim Fatuch**

July Events

- 7.4.26 – Golf Cart Parade
 - Annual golf cart parade from Riverlodge to RiverClub
 - Roughly 100 golf carts participated in the parade. Looking at changing the format for the Holidays.



- 7.11.26 – Shark Bash
 - Residents are invited to a shark party at the Riverlodge



- 7.17.26 – Alex Affronti
 - Live music in the café
- 7.24.26 – MnN Duo
 - Live Music in the café
- 7.31.26 – Vann Hardin
 - Live music in the café

August Events

- 8.7.26 –Live Music Friday
 - Welcoming Joy Ride band for their first appearance at the RiverClub

- 8.8.26 – Minions Back – to – School
 - Residents are invited to a fun-filled day by the pool minion style with banana locos food truck, banana flavored cotton candy, bounce houses and more.
- 8.14.26 – Jeremy Weinglass
 - Live in the café
- 8.13 & 27. 26 – Music Bingo
 - Residents favorite game night every second and fourth Thursday
- 8.28.26 – Violette Lani live in the café
 - The requested duo is back with their Taylor Swift covers

RIVERTOWN

RECDD's Amenity Manager Report

Date of Report: 8/19/2026

Submitted by: Ken Council & Richard Losco

The RiverHouse Slide hours are 11am – 7pm (Tuesday – Sunday), through Sunday, 8/9/2026, as SJC Schools are back in session on Monday, 8/10/2026. Beginning Monday, 8/10/2026, the RiverHouse lifeguards will be on duty, and the slide will only be open on Saturdays & Sundays until Labor Day. The RiverHouse Pools and Slide will be open on Labor Day, Monday, 9/7/2026. The RiverLodge WAP Pool with Splash Park will be open from 10am – 8pm at the RiverLodge (Thursday – Tuesday) until Labor Day. The WAP pool with Splash Park will be open on Labor Day, Monday, 9/7/2026. The RiverHouse Slide & RiverLodge Water Activity Pool/Splash Park will only be open when lifeguards are on duty. The Quarterly Fire Safety Inspection was completed by Wayne Automatic on 8/6/2026 at the RiverHouse. We Do Locksmith LLC came out on 8/5/2026 to repair the door handle for the RiverClub mop room door. 5 Smooth Stones was out on Tuesday, 8/3/2026 to ensure proper connection/functioning of the RiverClub Control 4 system. A service request has been entered for the Hip Abductor/Adductor machine in the RiverLodge Gym, the estimated service date is Tuesday, 8/11/2026. The annual Fire Safety Inspection was completed by Wayne Automatic on 8/6/2026 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!
- Lifeguard hours are 11am – 7pm at the RiverHouse (Tuesday – Sunday).

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- The RiverHouse Slide hours are 11am – 7pm (Tuesday – Sunday), through Sunday, 8/9/2026, as SJC Schools are back in session on Monday, 8/10/2026. Beginning Monday, 8/10/2026, the RiverHouse lifeguards will be on duty, and the slide will only be open on Saturdays & Sundays until Labor Day.
 - The RiverHouse Pools and Slide will be open on Labor Day, Monday, 9.7.2026.
 - We Do Locksmith LLC came out on 7.30.2026 to install new door handles and deadbolts on the RiverHouse East Men's and Women's Restroom doors.
 - The Quarterly Fire Safety Inspection was completed by Wayne Automatic on 8/6/2026 at the RiverHouse.
-

RiverClub

Closed Tuesdays

Amenity Hours:

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

Other Updates:

- We Do Locksmith LLC came out on 8/5/2026 to repair the door handle for the RiverClub mop room door.
 - 5 Smooth Stones was out on Tuesday, 8/3/2026 to ensure proper connection/functioning of the RiverClub Control 4 system.
-

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:

- The RiverLodge WAP Pool with Splash Park will be open from 10am – 8pm at the RiverLodge (Thursday – Tuesday) until Labor Day.
 - The WAP pool with Splash Park will be open on Labor Day, Monday, 9/7/2026.
 - A service request has been entered for the Hip Abductor/Adductor machine in the RiverLodge Gym, the estimated service date is Tuesday, 8/11/2026.
 - The annual Fire Safety Inspection was completed by Wayne Automatic on 8/6/2026 at the RiverLodge.
-

RIVERTOWN

RECDD's Café Report

Date of report: 08/19/2026

Submitted by: Lisa McCormick & Richard Losco

June was a fantastic month at the RiverClub Café featuring music bingo, live music entertainment, and our famous Toga Pool Party. Great food and drinks were had for all ages! The residents enjoyed the relaxing atmosphere on the pool deck sipping those specialty drinks and watching the sunsets. The Café served over 2,000 customers, 15,856 total items sold, and our famous chicken wings were our top selling item!

The Café's financial performance included strong sales revenue driven by consistent summer foot traffic. Net operating profit margins expanded due to disciplined expense controls matching the increased customer volume. Managing labor and inventory were key metrics in achieving our target cost percentages.

Net Sales totaled \$103,115.25 compared to \$91,120.64 prior year, a 13.2% increase. Wages as a percentage of net sales were 25.4% and Food and Beverage at 43.1% of net sales.

Cost of Goods Sold (Food and Beverage) was @ 43.1% in the month of June, compared to 38.1% prior year.

Food & Beverage as % of Revenue:

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

Gross Wages as % of net sales were 25.4% in the month of June, compared to 28.5% prior year.

Gross Wages as % of Revenue:

Target	12-Month	% Rate – 35%
Optimal	12-Month	% Rate – 30%
Actual	June '26	% Rate – 25%

We will continue to capitalize on our peak summer demand and sustain operational and resource efficiency to maximize net profit margin and operational cash flows; which will be reinvested in the Café operations.



Work Order	01017501	Account	Rivers Edge III CDD
Actual Start	8/4/2026 9:15 AM	Contact	Kevin McKendree
		Address	73 Shinnecock Drive Saint Johns, FL 32259 United States

Appointment Information

Specialist	Today (8/4) i removed	Name	MICHAEL HOWARD JR
Comments to	accessible trash debris from in	Specialist State	
Customer	and around the ponds. Since i	License	
	mainly focused on grasses last	Number	
	month, I am focusing on algae		
	this month. I treated ponds 81,		
	83, 85, 86, 87 & 89 for shoreline		
	algae. I treated ponds 85 & 89		
	for lake weeds. I also treated		
	ponds 80, 81, 82, 83, 85, 86, 87,		
	88 & 90 with lake dye to help		
	prevent the growth of algae and		
	to help with the overall color of		
	them. Overall everything looks		
	good and no other chemical		
	treatments were used at this		
	time. Have a great day and		
	thanks for choosing Solitude		
	lake management		

Assets Serviced

Work Order Line Item

Asset Name	Status	Product Work Type Name
Rivers Edge CDD III Pond AAA	Inspected	
Rivers Edge CDD III Pond 96	Inspected	
Rivers Edge CDD III Pond 92	Inspected	
Rivers Edge CDD III Pond 93	Inspected	
Rivers Edge CDD III Pond 94	Inspected	
Rivers Edge CDD III Pond 95	Inspected	
Rivers Edge CDD III Pond 88	Treated	

SOLITUDE

LAKE MANAGEMENT

Asset Name	Status	Product Work Type Name
Rivers Edge CDD III Pond 89	Treated	
Rivers Edge CDD III Pond 90	Treated	
Rivers Edge CDD III Pond 91	Inspected	
Rivers Edge III CDD Pond 100	Inspected	
Rivers Edge III CDD Pond 101	Inspected	
Rivers Edge III CDD Pond 102	Inspected	
Rivers Edge III CDD Pond 103	Inspected	
Rivers Edge CDD III Pond RR	Inspected	
Rivers Edge CDD III Pond VV	Inspected	
Rivers Edge CDD III Pond YY	Inspected	
Rivers Edge CDD III Pond ZZ	Inspected	
Rivers Edge III CDD Pond 110	Inspected	
Rivers Edge CDD III Pond FFF	Inspected	
Rivers Edge CDD III Pond II	Inspected	
Rivers Edge CDD III Pond PP	Inspected	
Rivers Edge CDD III Pond QQ	Inspected	
Rivers Edge III CDD Pond 107	Inspected	
Rivers Edge CDD III Pond BBB	Inspected	
Rivers Edge CDD III Pond CCC	Inspected	
Rivers Edge III CDD Pond 105	Inspected	
Rivers Edge CDD III Pond DDD	Inspected	
Rivers Edge CDD III Pond EEE	Inspected	
Rivers Edge III CDD Pond 104	Inspected	
Rivers Edge III CDD Pond 97	Inspected	
Rivers Edge III CDD Pond 98	Inspected	
Rivers Edge III CDD Pond 108	Inspected	
Rivers Edge III CDD Pond 99	Inspected	
Rivers Edge CDD III Pond 84	Treated	



Asset Name	Status	Product Work Type Name
Rivers Edge III CDD Pond 109	Inspected	
Rivers Edge CDD III Pond 85	Treated	
Rivers Edge CDD III Pond 86	Treated	
Rivers Edge CDD III Pond 87	Treated	
Rivers Edge CDD III Pond 80	Treated	
Rivers Edge CDD III Pond 81	Treated	
Rivers Edge CDD III Pond 82	Treated	
Rivers Edge CDD III Pond 83	Treated	
Rivers Edge III CDD Pond 106	Inspected	

Service Parameters Applied

Work Order Line Item

Asset Name	Product Work Type Name	Specialist Comments
Rivers Edge CDD III Pond 80	ALGAE CONTROL	
Rivers Edge CDD III Pond 80	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 80	MONITORING	
Rivers Edge CDD III Pond 80	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 80	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 81	ALGAE CONTROL	
Rivers Edge CDD III Pond 81	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 81	MONITORING	
Rivers Edge CDD III Pond 81	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 81	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 82	ALGAE CONTROL	
Rivers Edge CDD III Pond 82	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 82	MONITORING	
Rivers Edge CDD III Pond 82	SHORELINE WEED CONTROL	

SOLITUDE

LAKE MANAGEMENT

Asset Name	Product Work Type Name	Specialist Comments
Rivers Edge CDD III Pond 82	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 83	ALGAE CONTROL	
Rivers Edge CDD III Pond 83	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 83	MONITORING	
Rivers Edge CDD III Pond 83	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 83	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 84	ALGAE CONTROL	
Rivers Edge CDD III Pond 84	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 84	MONITORING	
Rivers Edge CDD III Pond 84	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 84	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 85	ALGAE CONTROL	
Rivers Edge CDD III Pond 85	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 85	MONITORING	
Rivers Edge CDD III Pond 85	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 85	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 86	ALGAE CONTROL	
Rivers Edge CDD III Pond 86	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 86	MONITORING	
Rivers Edge CDD III Pond 86	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 86	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 87	ALGAE CONTROL	
Rivers Edge CDD III Pond 87	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 87	MONITORING	
Rivers Edge CDD III Pond 87	SHORELINE WEED CONTROL	

SOLITUDE

LAKE MANAGEMENT

Asset Name	Product Work Type Name	Specialist Comments
Rivers Edge CDD III Pond 87	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 88	ALGAE CONTROL	
Rivers Edge CDD III Pond 88	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 88	MONITORING	
Rivers Edge CDD III Pond 88	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 88	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 89	ALGAE CONTROL	
Rivers Edge CDD III Pond 89	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 89	MONITORING	
Rivers Edge CDD III Pond 89	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 89	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 90	ALGAE CONTROL	
Rivers Edge CDD III Pond 90	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 90	MONITORING	
Rivers Edge CDD III Pond 90	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 90	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 91	ALGAE CONTROL	
Rivers Edge CDD III Pond 91	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 91	MONITORING	
Rivers Edge CDD III Pond 91	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 91	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 92	ALGAE CONTROL	
Rivers Edge CDD III Pond 92	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 92	MONITORING	
Rivers Edge CDD III Pond 92	SHORELINE WEED CONTROL	

SOLITUDE

LAKE MANAGEMENT

Asset Name	Product Work Type Name	Specialist Comments
Rivers Edge CDD III Pond 92	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 93	ALGAE CONTROL	
Rivers Edge CDD III Pond 93	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 93	MONITORING	
Rivers Edge CDD III Pond 93	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 93	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 94	ALGAE CONTROL	
Rivers Edge CDD III Pond 94	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 94	MONITORING	
Rivers Edge CDD III Pond 94	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 94	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 95	ALGAE CONTROL	
Rivers Edge CDD III Pond 95	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 95	MONITORING	
Rivers Edge CDD III Pond 95	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 95	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond 96	ALGAE CONTROL	
Rivers Edge CDD III Pond 96	LAKE WEED CONTROL	
Rivers Edge CDD III Pond 96	MONITORING	
Rivers Edge CDD III Pond 96	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond 96	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond AAA	ALGAE CONTROL	
Rivers Edge CDD III Pond AAA	LAKE WEED CONTROL	
Rivers Edge CDD III Pond AAA	MONITORING	
Rivers Edge CDD III Pond AAA	SHORELINE WEED CONTROL	

SOLITUDE

LAKE MANAGEMENT

Asset Name	Product Work Type Name	Specialist Comments
Rivers Edge CDD III Pond AAA	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond BBB	ALGAE CONTROL	
Rivers Edge CDD III Pond BBB	LAKE WEED CONTROL	
Rivers Edge CDD III Pond BBB	MONITORING	
Rivers Edge CDD III Pond BBB	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond BBB	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond CCC	ALGAE CONTROL	
Rivers Edge CDD III Pond CCC	LAKE WEED CONTROL	
Rivers Edge CDD III Pond CCC	MONITORING	
Rivers Edge CDD III Pond CCC	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond CCC	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond DDD	ALGAE CONTROL	
Rivers Edge CDD III Pond DDD	LAKE WEED CONTROL	
Rivers Edge CDD III Pond DDD	MONITORING	
Rivers Edge CDD III Pond DDD	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond DDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond EEE	ALGAE CONTROL	
Rivers Edge CDD III Pond EEE	LAKE WEED CONTROL	
Rivers Edge CDD III Pond EEE	MONITORING	
Rivers Edge CDD III Pond EEE	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond EEE	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond FFF	ALGAE CONTROL	
Rivers Edge CDD III Pond FFF	LAKE WEED CONTROL	
Rivers Edge CDD III Pond FFF	MONITORING	
Rivers Edge CDD III Pond FFF	SHORELINE WEED CONTROL	

SOLITUDE

LAKE MANAGEMENT

Asset Name	Product Work Type Name	Specialist Comments
Rivers Edge CDD III Pond FFF	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond II	ALGAE CONTROL	
Rivers Edge CDD III Pond II	LAKE WEED CONTROL	
Rivers Edge CDD III Pond II	MONITORING	
Rivers Edge CDD III Pond II	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond II	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond PP	ALGAE CONTROL	
Rivers Edge CDD III Pond PP	LAKE WEED CONTROL	
Rivers Edge CDD III Pond PP	MONITORING	
Rivers Edge CDD III Pond PP	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond PP	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond QQ	ALGAE CONTROL	
Rivers Edge CDD III Pond QQ	LAKE WEED CONTROL	
Rivers Edge CDD III Pond QQ	MONITORING	
Rivers Edge CDD III Pond QQ	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond QQ	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond RR	ALGAE CONTROL	
Rivers Edge CDD III Pond RR	LAKE WEED CONTROL	
Rivers Edge CDD III Pond RR	MONITORING	
Rivers Edge CDD III Pond RR	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond RR	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond VV	ALGAE CONTROL	
Rivers Edge CDD III Pond VV	LAKE WEED CONTROL	
Rivers Edge CDD III Pond VV	MONITORING	
Rivers Edge CDD III Pond VV	SHORELINE WEED CONTROL	

SOLITUDE

LAKE MANAGEMENT

Asset Name	Product Work Type Name	Specialist Comments
Rivers Edge CDD III Pond VV	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond YY	ALGAE CONTROL	
Rivers Edge CDD III Pond YY	LAKE WEED CONTROL	
Rivers Edge CDD III Pond YY	MONITORING	
Rivers Edge CDD III Pond YY	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond YY	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge CDD III Pond ZZ	ALGAE CONTROL	
Rivers Edge CDD III Pond ZZ	LAKE WEED CONTROL	
Rivers Edge CDD III Pond ZZ	MONITORING	
Rivers Edge CDD III Pond ZZ	SHORELINE WEED CONTROL	
Rivers Edge CDD III Pond ZZ	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge III CDD Pond 100	ALGAE CONTROL	
Rivers Edge III CDD Pond 100	LAKE WEED CONTROL	
Rivers Edge III CDD Pond 100	MONITORING	
Rivers Edge III CDD Pond 100	SHORELINE WEED CONTROL	
Rivers Edge III CDD Pond 100	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge III CDD Pond 101	ALGAE CONTROL	
Rivers Edge III CDD Pond 101	LAKE WEED CONTROL	
Rivers Edge III CDD Pond 101	MONITORING	
Rivers Edge III CDD Pond 101	SHORELINE WEED CONTROL	
Rivers Edge III CDD Pond 101	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge III CDD Pond 102	ALGAE CONTROL	
Rivers Edge III CDD Pond 102	LAKE WEED CONTROL	
Rivers Edge III CDD Pond 102	MONITORING	
Rivers Edge III CDD Pond 102	SHORELINE WEED CONTROL	

SOLITUDE

LAKE MANAGEMENT

Asset Name	Product Work Type Name	Specialist Comments
Rivers Edge III CDD Pond 102	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge III CDD Pond 103	ALGAE CONTROL	
Rivers Edge III CDD Pond 103	LAKE WEED CONTROL	
Rivers Edge III CDD Pond 103	MONITORING	
Rivers Edge III CDD Pond 103	SHORELINE WEED CONTROL	
Rivers Edge III CDD Pond 103	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge III CDD Pond 104	ALGAE CONTROL	
Rivers Edge III CDD Pond 104	LAKE WEED CONTROL	
Rivers Edge III CDD Pond 104	MONITORING	
Rivers Edge III CDD Pond 104	SHORELINE WEED CONTROL	
Rivers Edge III CDD Pond 104	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge III CDD Pond 97	ALGAE CONTROL	
Rivers Edge III CDD Pond 97	LAKE WEED CONTROL	
Rivers Edge III CDD Pond 97	MONITORING	
Rivers Edge III CDD Pond 97	SHORELINE WEED CONTROL	
Rivers Edge III CDD Pond 97	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge III CDD Pond 98	ALGAE CONTROL	
Rivers Edge III CDD Pond 98	LAKE WEED CONTROL	
Rivers Edge III CDD Pond 98	MONITORING	
Rivers Edge III CDD Pond 98	SHORELINE WEED CONTROL	
Rivers Edge III CDD Pond 98	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge III CDD Pond 99	ALGAE CONTROL	
Rivers Edge III CDD Pond 99	LAKE WEED CONTROL	
Rivers Edge III CDD Pond 99	MONITORING	
Rivers Edge III CDD Pond 99	SHORELINE WEED CONTROL	

SOLITUDE

LAKE MANAGEMENT

Asset Name	Product Work Type Name	Specialist Comments
Rivers Edge III CDD Pond 99	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge III CDD Pond 106	ALGAE CONTROL	
Rivers Edge III CDD Pond 106	LAKE WEED CONTROL	
Rivers Edge III CDD Pond 106	MONITORING	
Rivers Edge III CDD Pond 106	SHORELINE WEED CONTROL	
Rivers Edge III CDD Pond 106	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge III CDD Pond 108	ALGAE CONTROL	
Rivers Edge III CDD Pond 108	LAKE WEED CONTROL	
Rivers Edge III CDD Pond 108	MONITORING	
Rivers Edge III CDD Pond 108	SHORELINE WEED CONTROL	
Rivers Edge III CDD Pond 108	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge III CDD Pond 107	ALGAE CONTROL	
Rivers Edge III CDD Pond 107	LAKE WEED CONTROL	
Rivers Edge III CDD Pond 107	MONITORING	
Rivers Edge III CDD Pond 107	SHORELINE WEED CONTROL	
Rivers Edge III CDD Pond 107	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge III CDD Pond 105	ALGAE CONTROL	
Rivers Edge III CDD Pond 105	LAKE WEED CONTROL	
Rivers Edge III CDD Pond 105	MONITORING	
Rivers Edge III CDD Pond 105	SHORELINE WEED CONTROL	
Rivers Edge III CDD Pond 105	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Rivers Edge III CDD Pond 109	ALGAE CONTROL	
Rivers Edge III CDD Pond 109	LAKE WEED CONTROL	
Rivers Edge III CDD Pond 109	MONITORING	
Rivers Edge III CDD Pond 109	SHORELINE WEED CONTROL	



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

Service Photos



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

NAME / ID:		Detective Samuel Wampler #11319		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Saturday, July 11, 2026	SJSO26CAD158491	10:15A.M.	4:15P.M.	6

ACTIVITY / COMMENTS:

SJSO26CAD158499, SJSO26CAD158547, SJSO26CAD158573, SJSO26CAD158576, SJSO26CAD158680

5 written warnings for excessive speed

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6874580



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

NAME / ID:	Detective [REDACTED] #11319			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Friday, July 31, 2026	SJSO26CAD175280	[REDACTED]	[REDACTED]	5

ACTIVITY / COMMENTS:

SJSO26OFF007779, SJSO26CAD175481

Took a report for a victim in the neighborhood whose Bitcoin wallet was hacked resulting in a loss of approximately \$80,000. Briefed financial crimes detectives and forwarded the case to them. Also conducted a traffic stop resulting in a written warning for excessive speed.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6933210



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

NAME / ID:	Corporal [REDACTED] # 10727			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Saturday, July 25, 2026	SJSO26CAD170778	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

Total Contacts:9 Citations:0 Warnings:9 Top speed measured by Radar was, 51 MPH on Rivertown Main St. Multiple patrols conducted throughout neighborhood. Stopped a juvenile on an E-moto traveling on the cart path at approximately 30 MPH. He advised he was riding the trails behind the dog park. I informed him E-motos are not permitted anywhere in the neighborhood and the trails are for walking / bicycles. Observed a group of juveniles on a golf cart at the River Lodge at 11 PM. They attempted to gain access to the pool utilizing both outside gates but were denied access. They gained access through the gym but left after seeing my patrol car.

RollKall Invoice#: I-072626-2872



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:	Deputy [REDACTED] #10775			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Thursday, July 23rd, 2026	SJSO26CAD168901	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

Total Contacts:7 Citations:0 Warnings:9 Top speed measured by Radar was **37 MPH on RiverTown Main Street

Majority of radar ran along Rivertown Main / Multiple juveniles contacted for operating illegal electric dirt bikes

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6922839



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:	Deputy [REDACTED] #10775			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Saturday, July 25, 2026	SJSO26CAD170308	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

Total Contacts: 6 Citations:0 Warnings: 8 Top speed measured by Radar was 33 MPH on RiverTown Main Street

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6922845



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:	Deputy [REDACTED] #10775			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Wednesday, August 5, 2026	SJSO26CAD179747	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

Total Contacts:6 Citations:0 Warnings:6 Top speed measured by Radar was, **41 MPH on RiverTown Main Street

2 Juveniles Stopped in reference to E-Bike / E-Moto

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 6999693

FIFTH ORDER OF BUSINESS



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 30, 2026

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

We are pleased to confirm our understanding of the services we are to provide Rivers Edge III Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Rivers Edge III Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT:

**GMS-NF, LLC
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE, FL 32092
TELEPHONE: 904-940-5850**

Our fee for these services will not exceed \$6,900 for the September 30, 2026 audit, unless there is a change in activity by the District, which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Rivers Edge III Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Rivers Edge III Community Development District.

By: 
Title: Secretary
Date: 8/13/2026



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

SIXTH ORDER OF BUSINESS

A.

COST-SHARE STATUS COVER SHEET

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

Proposal: **Replacement of Maintenance Golf Cart**

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

☒ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by:

(Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge III CDD

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

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

Purchase of a new maintenance golf cart

Total Proposed
Compensation: \$ 8,800.00

Cost Share		
Calculation:	<u>\$3,124.00</u>	Rivers Edge
	<u>\$2,594.24</u>	Rivers Edge II
	<u>\$3,081.76</u>	Rivers Edge III

Methodology
Consultant Approval: _____
(Signature)

(Date)

If requesting addition of new improvements:

Engineer
Approval: _____
(Signature)

(Date)

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

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

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____



ESTIMATE

Date: 27 July, 2026

Billed to:

Rivers Edge CDD3
475 west town pl. suite 114
St. Augustine FL, 32092

From:

Mad Dog Customs, LLC
831 Leonard C Taylor Parkway
Green Cove Springs, FL
32043

Item	Price
2026 Club Car Tempo	\$8,800
48 volt /770 ah Lithium Rhino Battery - 8 Year Warranty	
72" Rims with A/T Tires	
Diamond-plated Cargo Box	
Heavy-duty leaf spring set	
Trailer Hitch	
LED light kit w/ Headlights and Taillights	
New Black Body w/ 360 kit	

*Tax Exempt

Payment method: Check *Tax Exempt

Total **\$8,800**

Note: Proud to continue supporting the RiverTown Community!

Thank You

B.

COST-SHARE STATUS COVER SHEET

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

Proposal: Mulching of the RiverLodge Playground

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

☒ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by:

(Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge III CDD

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

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

Mulching of the RiverLodge Playground

Total Proposed
Compensation: \$ 6,080.00

Cost Share		
Calculation:	<u>\$2,158.40</u>	Rivers Edge
	<u>\$1,792.38</u>	Rivers Edge II
	<u>\$2,129.22</u>	Rivers Edge III

Methodology
Consultant Approval: _____
(Signature)

(Date)

If requesting addition of new improvements:

Engineer
Approval: _____
(Signature)

(Date)

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

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

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____



Proposal#: 732662

Date: 7/21/2026

From: Malcolm Santos

Landscape Enhancement Proposal for
Rivers Edge CDD III

Kevin McKendree

Kevin McKendree Residence

475 West Town Place

suite 114

St. Augustine, FL 32092

kmckendree@vestapropertyservices.com

LOCATION OF PROPERTY

475 West Town Place Suite 114

St. Augustine, FL 32092

River Lodge Playground mulch

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Mulch (Sub)	80	\$76.00	\$6,080.00

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Rivers Edge COD III

Subtotal	\$6,080.00
Sales Tax	\$0.00
Proposal Total	\$6,080.00

THIS IS NOT AN INVOICE

C.

RIVERTOWN

Request for Funds

Date of request : 8/10/26

Submitted By : Kevin McKendree and Kim Fatuch

Project: Riverhouse Interior Renovation

Renovate the RiverHouse Amenity Center to improve functionality by relocating the kitchen to the current conference room, creating a larger serving and catering area for resident events. The project also includes new flooring throughout (excluding bathrooms), updated lounge furnishings, new event tables and chairs, and refreshed finishes to create a modern, welcoming space for residents and guests.

Scope

Permits: Create and file notice of commencement with county recording office :: apply for building permitting with county building dept :: includes permit fee

Demolition: Remove and dispose of existing kitchen, community table, backsplash, cabinetry, floor moulding, flooring in main and conference room, conference table :: Dumpster provided by contractor

Flooring: Install designer selected glue down vinyl plank flooring of approx. 2267 sq/ft :: Install transitions at each entry door :: Install floor molding matching existing throughout approx. 340 LF :: Caulk and fill nail holes

Storage Door Install: Install door, casing and handle matching janitorial door

Painting: Drywall and repaint affected walls and trim with Sherwin Williams Emerald line

New Kitchen: Install cabinetry on back wall of conference room approx 16 LF with cabinets constructed of solid plywood boxes and soft close hinges, dovetail drawer box and toe kick :: Include fridge, pantry and sink:: Install floating shelves on back wall :: Install 9ft community table :: Install designer selected quartz countertops, sink, faucet, pulls, knobs, refrigerator, microwave, and backsplash tile.

Plumbing: Contractor to cap existing kitchen plumbing and relocating to new kitchen area:: Plumb new sink and faucet

Electrical: Disconnect and terminate existing floor outlets :: Relocate existing kitchen backsplash outlets :: Terminate pendant lighting :: Install new light fixtures :: Relocate back wall outlets:: Install electrical for the refrigerator and microwave :: Install electrical in community table

Kitchen Flooring: Install designer selected tile for new kitchen approx. 320sq/ft

Vendor	Total Estimate	FY26 Budgeted Amount	Variance
Houser Construction	\$99,808	\$ 80,000.00	\$ (19,808.42)
	RE 1 Contribution	RE 2 Contribution	RE 3 Contribution
	\$35,431.99	\$29,423.52	\$34,952.91

Notables

All electrical and plumbing included:: All decorative light fixtures installed including new can lights and trim in new kitchen ::

Allowances

Quartz countertops: Level 3 Quartz

Backsplash Tile: \$30 sq/ft

Vinyl Plank Floor: \$7 sq/ft

Kitchen Tile: \$5 sq/ft

Vendor	Total Estimate	FY26 Budgeted Amount	Variance
First Coast Renovations	\$101,596	\$ 80,000.00	\$ (21,596.10)
	RE 1 Contribution	RE 2 Contribution	RE 3 Contribution
	\$36,066.62	\$29,950.53	\$35,578.95

Notables

Includes up to 8 tons of disposal, 7-year limited manufacturers warranty on the cabinetry :: Plumbing and electrical allowances will not cover full job scope

Allowances

Quartz countertops: \$125 sq/ft

Electrical: \$1500

Plumbing: \$1000

Backsplash Tile: \$15 sq/ft

Vinyl Plank Floor: \$5 sq/ft

Kitchen Tile: \$5 sq/ft

	Column1		Column3
Empire Kitchen & Bath	\$82,095	\$ 80,000.00	\$ (2,095.00)
	<u>RE 1 Contribution</u>	<u>RE 2 Contribution</u>	<u>RE 3 Contribution</u>
	\$29,143.73	\$24,201.61	\$28,749.67

Notables

Choice of Pompeii or Hanstone Quartz, any other choice will increase price:: Glue-down LVP will increase price (Glue-down was a requirement in our scope):: Lowest cost material allowances compared to other bids (Lower Quality)

Allowances

Quartz countertops: Pompeii or Hanstone

Electrical: Not Included

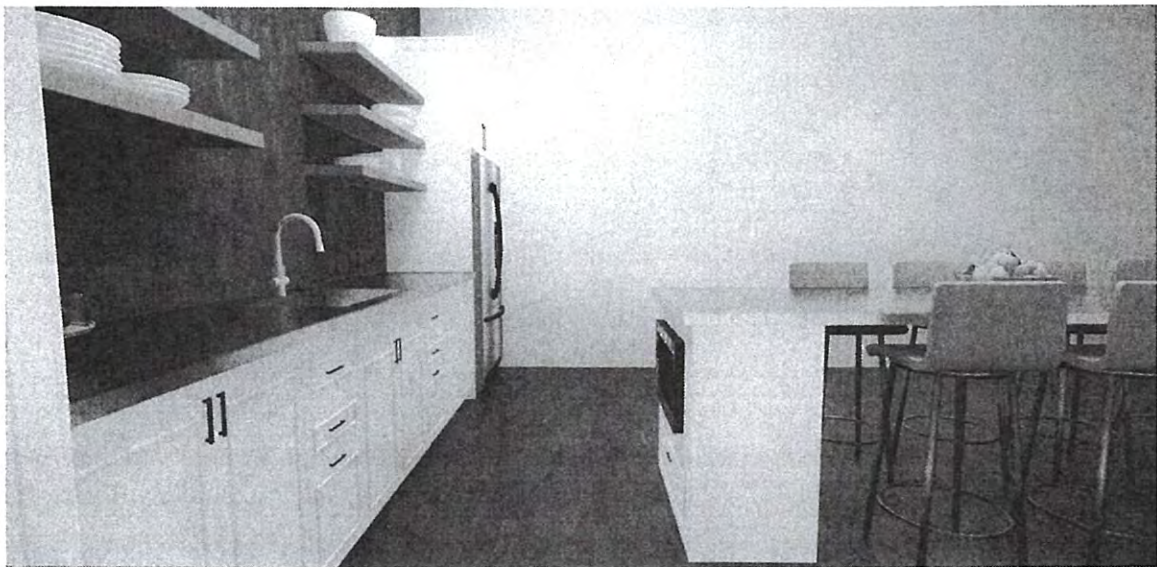
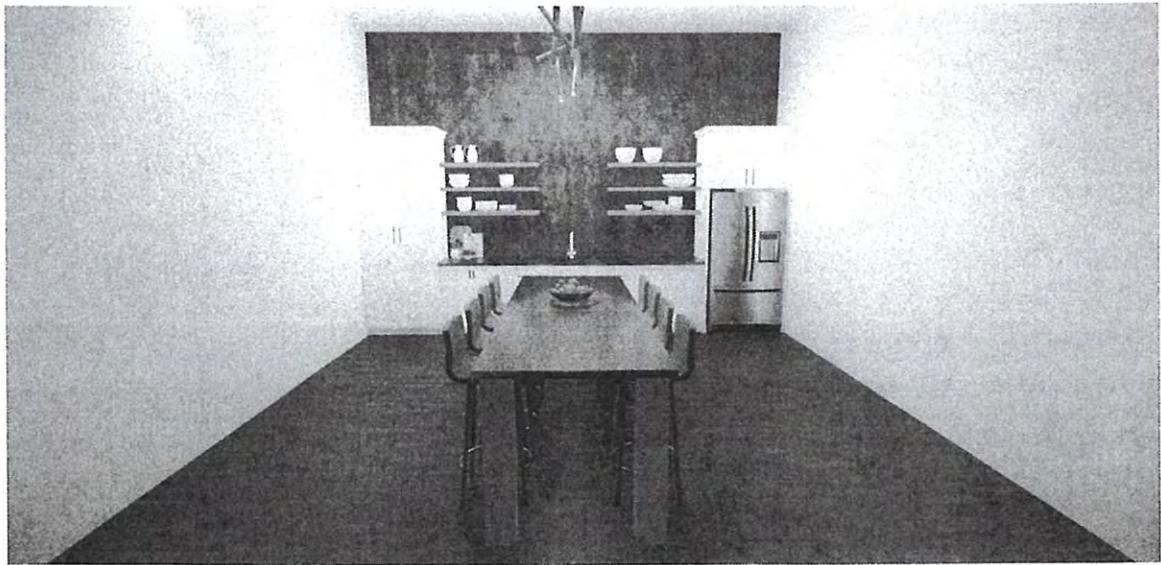
Plumbing: Not Included

Backsplash Tile: \$10 sq/ft

Vinyl Plank Floor: \$4 sq/ft

Kitchen Tile: \$4.50 sq/ft







Proposal 5-4

Issue Date August 6, 2026

Expires September 5, 2026

PREPARED BY

Houser Construction

Adam Houser

(904) 763-9550

houserconstructionfl@gmail.com

301 W Bay St, Jacksonville, FL 32202, USA

PREPARED FOR

Kevin W. McKendree

River House

(904) 679-5523

kfatuch@vestapropertyservices.com

160 Riverglade Run, St Johns, FL 32259, USA

PROPOSAL DETAILS

160 Riverglade Run, St Johns, FL 32259, USA

DESCRIPTION

DEMO

Contractor shall furnish all labor, supervision, equipment, tools, transportation, and disposal necessary to complete the following demolition work:

Protect adjacent finishes, walls, doors, and areas not designated for demolition prior to beginning work.

Demolish and remove all existing flooring throughout the main area and conference room, including carpet, carpet pad, resilient flooring, transitions, base materials (where required), adhesives, and miscellaneous flooring accessories necessary to expose the existing subfloor.

Remove all carpet tack strips, staples, nails, fasteners, and adhesive residue to provide a clean substrate for future flooring installation.

Demolish and remove all existing kitchen cabinetry, countertops, toe kicks, shelving, trim and backsplash.

Disconnect and remove miscellaneous non-salvageable fixtures and finishes associated with the demolition work as directed.

Remove all debris from the work area on an ongoing basis to maintain a clean and safe jobsite.

Load, haul, transport, and legally dispose of all demolition debris and construction waste at an approved disposal facility.

Perform a final broom-clean of all demolition areas upon completion, leaving the space ready for the next phase of construction.

Exclusions

Structural demolition not specifically identified above.

Hazardous material abatement, including asbestos, lead-based paint, mold, or other environmental contaminants.

Utility relocation or modifications unless specifically noted.

Repair or replacement of concealed conditions discovered during demolition.

Plumbing

-Demo existing kitchen plumbing. Disconnect and remove all existing water, drain, and vent piping serving the kitchen-Verify existing plumbing locations and field conditions prior to beginning work.

-Coordinate all rough-in locations with the approved architectural drawings, cabinetry shop drawings, countertop layout, and Owner prior to installation.

-Furnish and install new domestic hot and cold water piping from the nearest existing water source to serve the future kitchenette sink.

-Furnish and install new sanitary waste piping from the sink location to the existing sanitary sewer system.

-Furnish and install new vent piping and connect to the existing vent system as required by local plumbing code.

-Core drill, trench, or open walls/floors as required to install new piping. Patch-back by others unless specifically noted.

-Install all required pipe supports, hangers, sleeves, fire stopping, escutcheons, and protection plates where piping passes through framing members or rated assemblies.

Install accessible quarter-turn hot and cold water shut-off valves at the sink location.

-Cap and pressure-test all new water lines prior to concealment.

-Test sanitary and vent piping for leaks in accordance with applicable plumbing code requirements.

-Fixture Installation

Furnish and install one (1) kitchen sink drain assembly, P-trap, waste arm, tailpiece, and all required fittings.

-Furnish and install final water supply connections to the sink faucet.

-Install all exposed plumbing trim, stops, supply lines, escutcheons, and required accessories.

-Connect sink drain to the sanitary system and verify proper drainage.

-Verify proper operation of all shut-off valves and plumbing fixtures upon completion.

-Coordinate final rough-in dimensions with cabinet manufacturer to ensure proper alignment with sink base cabinet, faucet location, drain outlet, and countertop openings.

-Verify all plumbing stub-outs are properly centered and located before cabinet installation to minimize field modifications.

-Coordinate with other trades to avoid conflicts with electrical, HVAC, framing, and millwork.

-Pressure test domestic water piping.

-Perform operational testing of all installed plumbing fixtures.

-Check all connections for leaks and make adjustments as necessary.

-Flush water lines after installation.

-Remove all excess materials, packaging, and construction debris from the work area.

Leave the work area broom-clean and ready for cabinet and countertop installation.

Exclusions

Relocation or replacement of existing underground utilities not shown on project documents.

Water heater installation or modifications unless specifically noted.

Grease interceptor installation.

Gas piping.

Specialty filtration systems or instant hot water dispensers.

Repair of unforeseen concealed conditions encountered during demolition or rough-in.

Kitchen

- Verify field dimensions prior to ordering all cabinetry and related materials.
 - Coordinate final cabinet layout, dimensions, door and drawer configuration, finish, color, hardware, and accessories with the Owner prior to fabrication.
 - Furnish all cabinetry, fillers, trim, panels, and accessories required for a complete installation.
 - Review cabinet shop drawings, if applicable, and coordinate with the -Owner before fabrication begins.
 - Furnish and install all upper and lower kitchen cabinets as shown on the approved plans.
 - Install all required filler strips, finished end panels, toe kicks, scribes, trim pieces, and miscellaneous components necessary to achieve a complete, finished appearance.
 - Furnish and install adjustable shelving, shelf clips, and interior cabinet hardware.
 - Install all doors, drawers, hinges, drawer slides, pulls, knobs, and standard manufacturer hardware.
 - Secure all cabinets to wall framing and adjoining cabinets using manufacturer-recommended fastening methods.
 - Shim and align cabinetry as required to ensure cabinets are plumb, level, square, and properly aligned.
 - Maintain consistent reveals and spacing between doors, drawers, and adjacent cabinetry.
 - Coordinate cabinet installation with plumbing, electrical, HVAC, and other trades to prevent conflicts with utility rough-ins and finish materials.
 - Verify proper clearances for appliances, sink base cabinet, and countertop overhangs prior to final installation.
 - Adjust all doors, drawer fronts, hinges, and drawer slides to ensure smooth operation and uniform alignment.
 - Install all finished panels, cover panels, trim, and exposed finished surfaces to provide a complete appearance.
 - Touch up minor installation-related blemishes where permitted by the manufacturer.
 - Remove protective packaging and labels from cabinetry upon completion of installation.
 - Clean cabinet interiors and exterior surfaces following installation.
 - Inspect all cabinetry for damage, defects, and proper operation prior to project completion.
 - Verify that all doors and drawers operate freely without binding and that hardware is securely fastened.
 - Confirm all cabinetry is securely anchored and ready for countertop installation.
 - Provide and install stacker crown molding as part of the cabinetry package. Crown molding to be coordinated with the selected cabinet style.
 - Complete final punch-list adjustments as required before turnover.
 - Coordinate final countertop color, finish, edge profile, and layout with the Owner prior to fabrication.
 - Verify field dimensions after cabinetry installation and prior to fabrication to ensure proper fit and alignment.
 - Fabricate and install Owner-selected Level 3 quartz countertops, including all required cutouts for sink and other fixtures as indicated on the approved plans.
- 2 Slabs Included in this proposal.
- Provide and install standard edge profile, finished exposed edges, and all necessary fabrication required for a complete installation.
 - Set countertops level, securely supported, and properly aligned with adjoining surfaces.
 - Seal all countertop seams and joints in accordance with the manufacturer's recommendations to provide a clean, finished appearance.
 - Perform final cleaning of countertop surfaces upon completion of installation.
 - Furnish, fabricate, and install the Owner-selected backsplash to match the approved design and material selection.
 - Verify dimensions and coordinate installation with countertops and cabinetry to ensure proper fit and alignment.
 - Install backsplash plumb, level, and securely fastened in accordance with the manufacturer's installation requirements.
 - Seal all joints and transitions between the countertop, backsplash, and adjoining finished surfaces with a color-matched sealant where required.
 - Clean all installed surfaces and remove excess adhesive, sealant, and installation debris upon completion.

Tile

- Inspect and verify the existing substrate is suitable for tile installation.
 - Prepare the floor surface by removing minor debris, dust, and surface contaminants that may interfere with proper adhesion.
 - Perform minor floor preparation as required to provide a clean, sound, and stable substrate for tile installation.
 - Verify finished floor elevations and coordinate with adjacent flooring to minimize transitions where possible.
 - Coordinate final tile layout, pattern, grout joint spacing, and installation direction with the Owner prior to installation.
 - Establish control lines to ensure a balanced layout and minimize small cut pieces at walls, doorways, and other visible areas.
 - Furnish and install the Owner-approved floor tile using manufacturer-recommended thin-set mortar and installation methods.
 - Cut and fit tile as required around walls, cabinets, door frames, floor penetrations, and other obstructions to provide a clean, finished appearance.
 - Install all required movement joints, expansion joints, and control joints in accordance with industry standards and manufacturer's recommendations.
 - Furnish and install transition strips, edge trim, and termination profiles where tile meets adjacent flooring materials or finished surfaces.
 - Grout all tile joints using the Owner-approved grout color and clean excess grout from the tile surface.
- Seal grout if required by the selected grout manufacturer.

-Tile material allowance of \$5.00 per square foot has been included in this proposal.

- Verify tile installation is level, properly aligned, and free of lippage beyond acceptable industry tolerances.
- Inspect all tile, grout joints, and trim for defects or damage and make necessary corrections prior to project completion.
- Remove excess mortar, grout residue, packaging, and construction debris from the work area.
- Perform a final cleaning of all tile surfaces and leave the installation complete, clean, and ready for occupancy.

Major floor leveling or self-leveling underlayment beyond minor substrate preparation.

Structural floor repairs or replacement of damaged subfloor discovered after demolition.

Repairs resulting from concealed or unforeseen site conditions.

Owner-requested changes to tile material, layout, pattern, or grout selection after materials have been ordered or installation has begun.

Flooring

- Remove all remaining existing flooring materials within the designated work area as required for the installation of the new flooring system.
- Remove existing adhesives, fasteners, transition strips, tack strips, and miscellaneous flooring accessories as necessary to prepare the substrate.
- Inspect the existing substrate for suitability prior to installation.
- Perform minor floor preparation, including scraping, cleaning, patching, and sanding as required to provide a clean, smooth, and stable substrate.
- Furnish and install underlayment where required by the flooring manufacturer or project specifications.
- Verify finished floor elevations and coordinate with adjacent flooring to ensure proper transitions between materials.

- Coordinate final flooring material, pattern, layout, and installation direction with the Owner prior to installation.
 - Establish layout lines to provide a balanced installation and minimize narrow cuts at walls, doorways, and other visible locations.
 - Furnish and install the Owner-selected flooring in accordance with the manufacturer's recommendations.
 - Furnish and install all required adhesives, fastening systems, underlayment, moisture barriers (if required), and installation accessories necessary for a complete installation.
 - Install flooring to provide a uniform appearance with tight seams, consistent alignment, and proper fit around walls, door frames, millwork, and other permanent fixtures.
 - Furnish and install transition strips, reducers, thresholds, edge trim, and termination profiles where new flooring meets adjacent flooring materials or finished surfaces.
 - Reinstall or install new floor trim, base shoe, or other finish trim as required to provide a complete and finished appearance.
-
- Inspect all installed flooring for proper adhesion, alignment, and workmanship.
 - Verify that all seams, transitions, and trim components are securely installed and free of visible defects.
 - Remove excess adhesive, installation materials, packaging, and construction debris from the work area.
 - Protect newly installed flooring from damage during the remaining phases of construction until substantial completion or turnover to the Owner.
-
- Premium commercial Luxury Vinyl Plank (LVP) flooring material allowance of \$7.00 per square foot has been included in this proposal.

This proposal is based on the approved flooring layout, Owner-selected materials, and existing field conditions at the time of estimating. Any changes to flooring selections, layout, installation pattern, substrate conditions, or unforeseen conditions requiring additional labor or materials shall be considered outside the original scope of work. The work described herein shall be performed on a Not-to-Exceed (NTE) basis and shall not exceed the total amount of this proposal without prior written authorization from the Owner or the Owner's Representative. Any additional work outside the original scope will be documented and approved before proceeding.

Dumpsters

Provide and maintain construction dumpsters throughout the duration of the project. Include all hauling, disposal fees, landfill charges, loading, and removal of demolition and construction debris. Maintain clean and organized jobsite in accordance with project requirements.

Backsplash Tile

Provide and install ceramic or porcelain backsplash tile on the entire designated wall area of the new kitchen. Price includes all labor, thinset mortar, grout, edge trim where required, caulking, surface preparation, and cleanup. Installation to be completed in accordance with manufacturer recommendations and industry standards for a clean, finished appearance. Budget allowance: \$30.00 per square foot installed.

Drywall & Painting

Provide all necessary drywall repairs and patching in areas impacted by the renovation work. Scope includes patching openings, repairing damaged drywall, taping, mudding, sanding, and blending repaired surfaces to match adjacent finishes. Upon completion of repairs, prepare all affected surfaces and apply primer and paint to provide a uniform, finished appearance.

Electrical

- Disconnect, remove, and permanently terminate existing floor-mounted electrical outlets no longer required by the new layout.
- Relocate existing kitchen backsplash receptacles to standard mounting height to accommodate the new backsplash and cabinetry configuration.
- Disconnect and permanently terminate existing pendant light wiring and fixtures as required.
- Provide and install new owner-selected light fixtures within the existing kitchen area.
- Remove existing light fixtures in the conference rooms and install new replacement fixtures.
- Remove existing recessed can light trims in the conference room and replace them with new LED retrofit trim lights.
- Relocate existing electrical receptacles on the rear wall above the cabinetry as required to coordinate with the new cabinet layout.
- Provide and install a dedicated electrical connection for the new refrigerator.
- Provide and install a dedicated electrical receptacle for the microwave.
- Provide and install electrical power to the new community table, including all wiring, receptacles, and connections required for a complete and operational installation.

Door & Trim

- Provide and install a new door assembly for the new storage area.
-
- Furnish a new door, frame, casing, and hardware to match the existing interior doors throughout the facility as closely as possible in style, size, material, finish, color, and overall appearance for a seamless, cohesive look. Scope includes all required framing modifications, blocking, installation, hardware, adjustments, trim, and finish work necessary to deliver a complete, code-compliant, fully functional door assembly.

Final Cleaning

Contractor shall provide all labor, supervision, materials, equipment, and supplies necessary to perform a final construction cleaning upon completion of the work. Scope shall include removal of all construction debris, dust, packaging materials, labels, and temporary protections generated by the Contractor's work. Clean all newly installed flooring, cabinetry, countertops, backsplash, plumbing fixtures, and other finished surfaces to remove dirt, dust, fingerprints, adhesive residue, grout haze, and other installation-related debris. Vacuum and damp mop all finished floor surfaces as appropriate for the installed flooring material. Wipe down interior and exterior cabinet surfaces, countertops, backsplash, doors, trim, window sills, and other accessible finished surfaces. Remove all waste materials from the project site and dispose of them in accordance with applicable regulations. Leave the work area in a clean, broom-swept, and move-in-ready condition.

General Not-to-Exceed

This proposal is based on the agreed-upon scope of work, Owner selections, and existing field conditions at the time of estimating. The proposed scope includes demolition, plumbing, floor preparation, flooring installation, kitchen floor tile installation, cabinetry, Level 1 quartz countertops and backsplash, and

plumbing fixture installation as specifically described herein.

Any concealed conditions, unforeseen site conditions, deteriorated materials, code-required modifications, Owner-requested changes, revisions to layouts, dimensions, material selections, or additional work beyond the scope of this proposal shall be considered outside the original scope of work. Such work will not be performed without prior written authorization from the Owner or the Owner's Representative.

The work described herein shall be performed on a Not-to-Exceed (NTE) basis and shall not exceed the total amount of this proposal unless approved in writing by the Owner or the Owner's Representative through a written change order or other authorized approval.

Owner-Furnished / Excluded Items

All decorative light fixtures shall be furnished by the Owner. Contractor's scope includes installation of Owner-furnished light fixtures only, unless otherwise noted.

All painting, touch-up painting, surface preparation for painting, and painting-related materials are excluded from this proposal unless specifically identified herein.

SUBTOTAL	\$99,808.42
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TAX	\$0.00
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TOTAL	\$99,808.42
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The above specifications, costs, and terms are hereby accepted.

CUSTOMER'S SIGNATURE

DATE

RIVER HOUSE

6-Week Construction Schedule

160 Riverglade Run, St. Johns, FL 32259

Contractor: Houser Construction Prepared for: Kevin W. McKendree

6-WEEK OVERVIEW

Week	Primary Work	Other Work
1	Demo & Prep	Protection, demolition, dumpster and cleanup.
2	Plumbing & Electrical	Rough-ins, electrical work, door framing and drywall start.
3	Drywall, Paint & Floor Prep	Drywall repairs, painting and floor layout/prep.
4	Flooring & Tile	LVP, kitchen tile, grout, transitions and protection.
5	Cabinets	Cabinets, hardware, crown and countertop field measure.
6	Countertops & Closeout	Quartz, backsplash, fixtures, punch list and final cleaning.

WEEK 1 — DEMO & PREP

- Protect existing areas.
- Remove flooring, cabinets, countertops and backsplash.
- Remove fixtures, fasteners and adhesive.
- Dumpster, debris removal and jobsite cleanup.

WEEK 2 — ROUGH-IN

- Complete kitchen plumbing rough-in and testing.
- Complete electrical relocations and new connections.
- Begin storage-area door framing.
- Begin drywall repairs.

WEEK 3 — DRYWALL, PAINT & FLOOR PREP

- Complete drywall patching, taping, mudding and painting.
- Clean and prepare floors for installation.
- Verify floor elevations and transitions.
- Establish tile and flooring layout.

WEEK 4 — FLOORING & TILE

- Install LVP flooring.
- Install kitchen floor tile.
- Complete grout, transitions and trim.
- Inspect and protect finished flooring.

WEEK 5 — CABINET INSTALLATION

- Install base and upper cabinets.
- Install fillers, panels, shelving, hardware and crown.

- Level, align and secure cabinetry.
- Field-measure countertops after cabinets are installed.

WEEK 6 — COUNTERTOPS, BACKSPLASH & CLOSEOUT

- Install quartz countertops.
- Install backsplash.
- Complete sink, faucet and lighting connections.
- Complete door/trim, punch list and final cleaning.
- Owner walkthrough and turnover.

Scheduling Note

This is a proposed six-week sequencing schedule based on the River House proposal. Countertop fabrication should be coordinated after cabinet field measurements to avoid delaying installation.

Proposal Total: \$99,808.42

Prepared from River House Proposal 5-4, August 6, 2026.

ESTIMATE

010145



Estimate Date: Jul 22, 2026
Expiry Date: Aug 22, 2026

FROM:

First Coast Renovations

License: RR282812081
5020 Scaff Road
St. Augustine, FL, 32092
Email: sales@firstcoastrenovations.com
Phone: (904) 863-5250

TO:

River's Edge CDD

Attn: Kimberly Fatuch
(Rivertown Amenity center)
140 Landing Street
FL, 32259
Phone: (720) 285-6311

JOB LOCATION:

River's Edge CDD

140 Landing Street
FL, 32259
Phone: (720) 285-6311

JOB:

River's Edge CDD: Amenity Center Renovation

Services

1 Design, Filings, and Permits

Aid managers in design selections

Create and File Notice of Commencement with county recording office

Create and apply for for Level 2 Alteration Building Permit with county building department

Includes permit fee

2 Demolition

Remove and dispose existing kitchen
Remove and dispose community table
Remove and dispose backsplash
Remove cabinetry in closet

Remove and dispose of floor molding

Remove and dispose of all flooring
Approximately 2587 sq/ft

Includes up to 8 tons disposal fee

Note: with glue down floors, grinding the old adhesive is almost a certainty. That fee is included in this line item.

3 Pantry Door

Install matching door in pantry
Install matching casing
Install matching door handle

Painting by others

4 Kitchen

Install cabinetry on back wall of conference room
Approximately 16 LF
Fridge on left side
Pantry cabinet on right
Sink in middle
Floating shelves on wall

1/2" Thick Plywood Box
3/4" Thick Solid Wood Face Frame
5/8" Solid Wood Dovetail Drawer Box
3/4" Thick Plywood Shelves
6-Way Adjustable Soft Close Hinges
Steel Soft Closing Drawer Glides
1/2" Thick Plywood Toe Kick
7-year limited manufacturers warranty
Proudly designed, engineered, tested, and assembled in USA

Community table to have no base cabinets

Install manager selected Quartz countertops
Approximately 64 sq/ft
Allowance of \$125 sq/ft for countertop material

Install manager selected sink and faucet
Allowance of \$300 for each sink and faucet

Install manager selected pulls or knobs
Allowance of \$5.00 per pull/knob

Allowance of up to \$1500 for electrical work
Allowance of up to \$1000 for plumbing work
Appliances not included in this line item

5 Backsplash

Install manager selected backsplash tile
Entire wall
Running bond installation
Approximately 192 sq/ft
Allowance of \$15 sq/ft for tile

Install manager selected grout

6 Flooring

Install manager selected vinyl plank flooring
Glue down installation
Approximately 2267 sq/ft
Allowance of \$5 sq/ft for vinyl plank flooring

Install transitions at each entry door
Utilize existing transitions at bathrooms and janitorial closet

Install manager selected tile for new kitchen
Approximately 320 sq/ft
Allowance of \$5 sq/ft for tile
1/8" grout lines
Install manager selected grout

7 Floor Molding

Install floor molding throughout
5/4x2 square stock material (matches existing)
Approximately 340 LF
Caulk to baseboard
Fill nail holes

8 Painting

Drywall repair where old backsplash was removed
Finish to Level 3 consistency, smooth

Paint walls with Sherwin Williams Duration
Color and sheen match existing
2 coats

Paint all floor molding with Sherwin Williams Pro Mar 200
Color and sheen match existing
2 coats

Subtotal \$101,596.10

Grand Total (\$) \$101,596.10

Deposit Due \$10,159.61

Payment Schedule

Deposit (10.00%)	\$10,159.61
Permit Received (45.37%)	\$46,098.05
1st Day of Work (14.22%)	\$14,449.61
Demolition Complete (10.06%)	\$10,219.61
Cabinets Ready for Templating (10.06%)	\$10,219.61
Flooring Installed (8.32%)	\$8,449.61
Project Complete (1.97%)	\$2,000.00

Accepted payment methods

Credit Card, Check, Cash

From: [Joe Spak](#)
To: [Kimberly A. Fatuch](#)
Subject: RE: Board Meeting
Date: Tuesday, August 11, 2026 3:25:21 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image010.png](#)

External Sender - From: (Joe Spak
<joe@firstcoastrenovations.com>)

This message came from outside your organization.

Good Afternoon,

Here is what the project looks like to me:

- 3-5 Days to obtain the building permit after acceptance of proposal
- 2-4 Days for demo
- 2 Days of plumbing and electric
- 2 Days to install the kitchen
- 5 Days to install the floor
- 2 Days to install all applicable trim
- 2 Days to paint trim and drywall repairs

From acceptance we are looking at 18-22 working days.

I hope that helps.

Please let me know if you need anything additional.

FIRST COAST
RENOVATIONS
DESIGN + BUILD



JOE SPAK

Owner/Operator

📞 904.863.5250

✉️ joe@firstcoastrenovations.com

🌐 firstcoastrenovations.com

State License: RR282812081

From: Kimberly A. Fatuch <kfatuch@vestapropertyservices.com>

Sent: Tuesday, August 11, 2026 2:52 PM

Empire Kitchen & Bath

5285 Shad Road Unit 301
Jacksonville 32257
+19042307448
office@empireknb.com



Estimate

ADDRESS

Kevin McKendree
RiverTown
160 Riverglade Run
Saint Johns, FL 32259 USA

ESTIMATE

2175

DATE

08/07/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Clubhouse	Cabinetry: KCD (Color Selection TBD) **KCD Pearl is shown in rendering Hardware: Selection TBD (Allowance of \$500) Quartz Countertops: Pompeii or Hanstone Quartz (TBD) Kitchen Sink (Stainless Steel Single or Double Bowl Included) TBD -Supply New Kitchen Faucet (Allowance of \$500.00) -Demo existing kitchen cabinets and countertops -Demo current kitchen backsplash -Disconnect Appliances -Drywall Repair/Work NEW KITCHEN AREA: -Remove Carpet from New Kitchen Area -Install Tile floor in New Kitchen Area -New Tile Selection for New Kitchen Area Flooring (Allowance of \$4.50 per square foot) -New Kitchen Area Backsplash Tile Selection (Allowance of \$10.00 per square foot) -Install Backsplash on Back Wall in New Kitchen Area (take to Ceiling) -Install Floating Shelves in New Kitchen Area on Back Wall (3 qt.) -Build and Install Cabinetry -Install stack crown molding -Install toe kick and shoe molding -Install hardware (TBD) -Install pantry cabinet	1	50,125.00	50,125.00

- Install refrigerator end panel
- Bump out refrigerator (Refrigerator supplied by client)
- Install/Modify Microwave Cabinet (Microwave provided by client)
- Connect Refrigerator in new Kitchen Area
- Build and Install 6 leg table

-Supply and Install 6 panel door

Painting:

- Paint Repaired Walls and New Shoe Molding Color to be Specified by Client (Paint Included)

Plumbing: (Cost TDB upon plumber's inspection of site)

- Cut Slab to allow for new sink location
- Install Drain in new kitchen area for new sink base
- Connect new sink in New Kitchen Area
- Disconnect existing dishwasher and close off line

- Delivery materials and disposal trash
- Rough materials

Note: This estimate is based on what is visible at the time of the site visit. If after demolition additional damage is found, a change order will be addressed at that time.

Not included (Kitchen)

The following are not included in this estimate:

Electrical- can get quote
Appliances- Garbage Disposal, Disposer button, Dishwasher, Microwave, Fridge, Range

1

0.00

0.00

Note: This estimate is based on what is visible at the time of the site visit. If after demolition additional damage is found, a change order will be addressed at that time.

LVP Flooring

Total Square Footage-2,100

1

29,470.00

29,470.00

- Commercial Grade LVP (Allowance of \$4.00 per square foot)
- Demo Existing Laminate on clubhouse main area, hallway, former kitchen floors
- Remove and Replace Quarter Round
- Floor Preparation
- Install Commercial Grade LVP (Glue Down) on clubhouse main area, hallway, former kitchen
- Replace Missing Baseboards

-Install Transitions

Note: This estimate is based on what is visible at the time of the site visit. If after demolition additional damage is found, a change order will be addressed at that time.

Permits and Inspections

- Permit Application
- Architectural Drawings
- City Inspection

1	2,500.00	2,500.00
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**Plumbing Permitting not included

SUBTOTAL

82,095.00

TAX

0.00

TOTAL

\$82,095.00

Accepted By

Accepted Date



DESIGN PLAN SCHEDULE

RIVERHOUSE
140 Landing Street
Saint Johns, FL 32259

Design by First Coast Collective Design Team

DESIGN SCHEDULE: SEATING AREA 1

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A001		<u>Trade Sourced</u>	Furniture	<u>Margaritaville Negril 8 ft. Skirted Sofa</u>	1	
A002		<u>Trade Sourced</u>	Furniture	Margaritaville Napa Exposed Wood Chair	2	
A003		<u>Serena & Lily</u>	Accent Pillow	<u>Cayucos Pillow Cover, Coastal Blue/ Blue, 20" square</u>	2	
A005		<u>Lumens</u>	Lighting	Xavier Chandelier, Vibrant gold with blue, 46"	1	

DESIGN SCHEDULE: SEATING AREA 1

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A006		<u>Trade Sourced</u>	Furniture	Caya End Table Caramel Burl	1	
A007		<u>Trade Sourced</u>	Furniture	Toli Coffee Table, Italian white marble, rustic grey veneer	1	
A008		<u>Trade Sourced</u>	Furniture	Rivero Outdoor End Table Aged Fog Concrete	2	
A009		<u>Trade Sourced</u>	Decor	Faux Olive tree, 31.50"w x 31.50"d x 94.00"h	1	
A010		<u>Pottery Barn</u>	Decor	Artisan Hand Painted Terracotta Outdoor Planters, Tall planter	1	

DESIGN SCHEDULE: SEATING AREA 2

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A001		<u>Interior</u> <u>Define</u>	Furniture	Ines Bench, Spa, 70"	2	

DESIGN SCHEDULE: SEATING AREA 3

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A001		<u>Trade Sourced</u>	Furniture	<u>Margaritaville Negril 8 ft. Skirted Sofa</u>	1	
A002		<u>Trade Sourced</u>	Furniture	Charleston Three-Drawer Chest	1	
A003		<u>Trade Sourced</u>	Furniture	Caldwell Stone Coffee Table, White Marble	1	
A004		<u>Serena & Lilly</u>	Furniture	Beckett Chair, in Driftwood finish, Performance Granada Seaglass	2	
A005		<u>Serena & Lilly</u>	Accent Pillows	Granada Pillow Cover, Seaglass, 20" x 20"	2	Pillow to pair with chairs on the couch

DESIGN SCHEDULE: SEATING AREA 3

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A006		<u>Trade</u> <u>Sourced</u>	Furniture	Serenity Swale Round Side Table	1	
A007		<u>Pottery</u> <u>Barn</u>	Artwork	Boat House Heron Watch By Lauren Herrera - Set of 2 24" x 40"	1	
A008		<u>Trade</u> <u>Sourced</u>	Decor	Faux Olive tree, wide, 83.00"w x 83.00"d x 97.00"h	1	
A009		<u>Trade</u> <u>Sourced</u>	Decor	Olivos Paper Mache Vessel-Tall	1	

DESIGN SCHEDULE: SEATING AREA 4

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A001		<u>Trade Sourced</u>	Furniture	<u>Margaritaville Negril 8 ft. Skirted Sofa</u>	1	
A002		<u>Trade Sourced</u>	Furniture	Charleston Three-Drawer Chest	1	
A003		<u>Trade Sourced</u>	Furniture	Caldwell Stone Coffee Table, White Marble	1	
A004		<u>Serena & Lilly</u>	Furniture	Beckett Chair, in Driftwood finish, Performance Granada Seaglass	2	
A005		<u>Serena & Lilly</u>	Accent Pillows	Granada Pillow Cover, Seaglass, 20" x 20"	2	Pillow to pair with chairs on the couch

DESIGN SCHEDULE: SEATING AREA 4

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A006		<u>Perigold</u>	Artwork	Flight Of Passage 1, Print by Thom Filicia	1	
A007		<u>Trade Sourced</u>	Furniture	Serenity Swale Round Side Table	1	
A008		<u>Trade Sourced</u>	Decor	Faux Olive tree, wide, 83.00"w x 83.00"d x 97.00"h	1	
A009		<u>Trade Sourced</u>	Decor	Olivos Paper Mache Vessel-Tall	1	
A010		<u>Pottery Barn</u>	Artwork	Palm Leaf Shadow Box Wall Art	1	

DESIGN SCHEDULE: KITCHEN

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A001		<u>Pottery Barn</u>	Counter Stool	Cline Swivel Counter Stool in Seadrift	8	Original suggestion
A002		<u>Serena & Lily</u>	Counter Stool	Riviera Étoile Rattan Counter Stool, Natural/Coastal Blue	8	Alternative option, highly recommend a chair with a back
A003		<u>Fine Art America</u>	Decor	St. John's River Florida Art, Framed print, 36" x 25", natural, SLW5, French blue mat, 1.5" width, matte paper	1	
A004		<u>Pompeii Quartz</u>	Countertop	Polished Bella Pietra	TBD	
A005		<u>Pompeii Quartz</u>	Splash Option	Polished Bella Pietra	TBD	

DESIGN SCHEDULE: KITCHEN

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A006		<u>Home Depot</u>	Sink	White fireclay rectangular single bowl undermount sink, 33' x 19"	1	
A007		<u>Delta</u>	Faucet	Renaldi 1.8 GPM Single Hole Pull Down Kitchen Faucet with Magnetic Docking Spray Head, Lumicoat Champagne Bronze	1	
A008		<u>LG</u>	Refrigerator	LG Counter-Depth 36-in Wide French Door Refrigerator with Ice Maker	1	
A009		<u>Frigidaire</u>	Under Cabinet Micro/Convection	Professional 1.6 cu.ft. Electric 30" Built-In Convection Microwave Oven in Stainless Steel with Air Fry	1	
A010		Visual Comforts	Lighting	Whitby Grande Pendant	3	

DESIGN SCHEDULE: KITCHEN

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A011		<u>Ferguson</u> <u>Home</u>	Hardware Pulls	Top Knobs Ulster 5-1/16 Inch Center to Center Bar Cabinet Pull, Honey Bronze	TBD	
A012		<u>Kitchen</u> <u>Cabinet</u> <u>Distributors</u>	Cabinet Crown	Shaker sand	TBD	
A013		<u>Kitchen</u> <u>Cabinet</u> <u>Distributors</u>	Cabinets	Shaker sand	TBD	

DESIGN SCHEDULE: THROUGHOUT INTERIOR

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	QTY.	REMARKS
A001		<u>Aladdin</u>	Flooring	LVT, Bentwood 5.0 Pierre Color # 822	TBD	
A002		<u>Aladdin</u>	Flooring	LVT, Bentwood 5.0 Wyndale Color # 848	TBD	
A003		<u>Sherwin Williams</u>	Paint	Alabaster SW 7008	TBD	
A004		Custom	Drapery	Linen with border detail 50" x 168"	10	
A005		<u>BizChair</u>	Chair	HERCULES PREMIUM Series Resin Stacking Chiavari Chair, White	60	

DESIGN SCHEDULE: GRAND TOTAL

CODE	IMAGE	BRAND	DESCRIPTION	MATERIAL/FINISH TYPE	TOTAL	REMARKS
A006			Kitchen		\$11,640	
A007			All Other Interiors		\$13,270	
A008			All Seating Areas + Kitchen Total (Not including TBD items)		\$72,137	
A009			Shipping	This is an estimate and could vary slightly	\$18,035	
A010			Grand Total		\$90,172	



DESIGN BOARDS

RIVERHOUSE
140 Landing Street
Saint Johns, FL 32259

Design by First Coast Collective Design Team

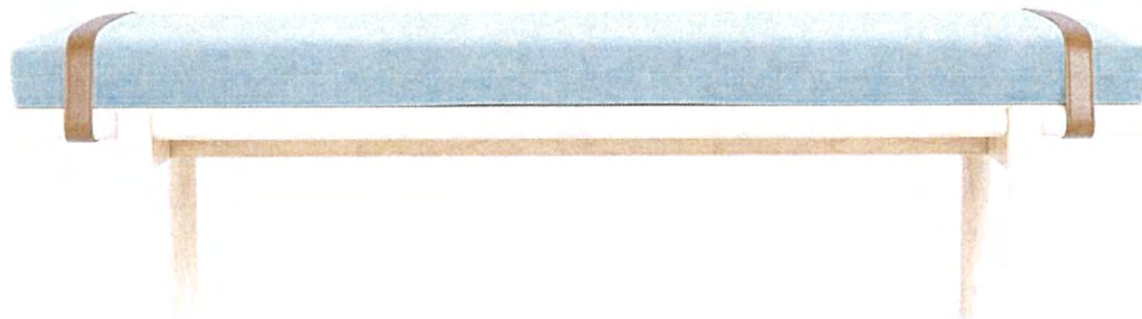
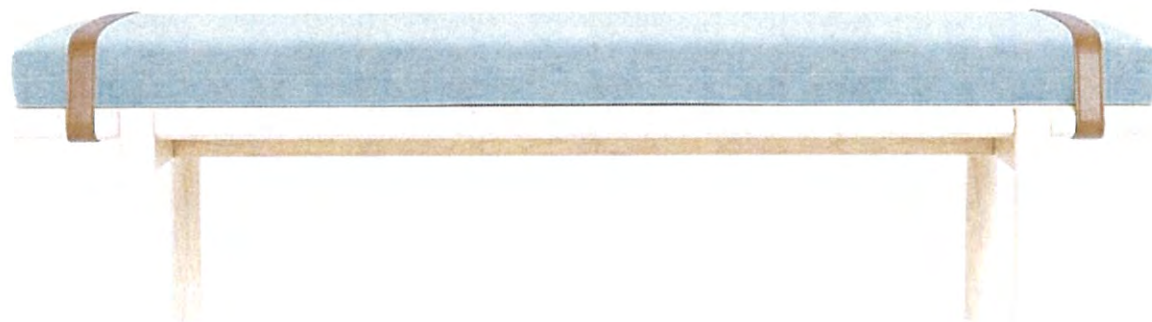


SEATING AREA 1, TIER 2





SEATING AREA 2





SEATING AREA 3



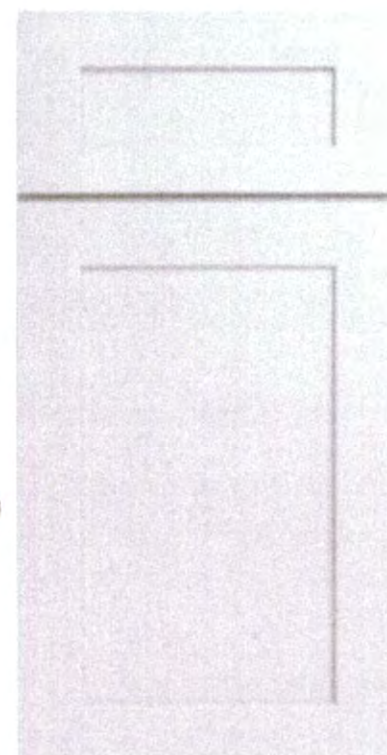


SEATING AREA 4





KITCHEN





THROUGHOUT INTERIORS



SW 7008
Alabaster



EIGHTH ORDER OF BUSINESS

Rivers Edge III

Community Development District

Approved Budget
FY 2027

Presented by:



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Rivers Edge III
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments - Tax Roll	\$ 1,101,765	\$ 1,156,910	\$ 3,682	\$ 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	-	1,449,115	1,449,115	1,040,048
Cost Share Landscaping Rivers Edge II	186,679	140,009	46,670	186,679	74,126
Special Events	1,000	-	1,000	1,000	1,000
Interest Revenue	2,000	11,698	1,500	13,198	2,000
Miscellaneous Income	500	102	398	500	500
Insurance Proceeds	-	2,380	-	2,380	-

TOTAL REVENUES	\$ 3,032,773	\$ 1,974,835	\$ 1,576,860	\$ 3,551,695	\$ 3,197,332
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EXPENDITURES:

Administrative

District Engineer	\$ 15,000	\$ 10,750	\$ 4,250	\$ 15,000	\$ 20,000
District Counsel	30,000	20,995	9,005	30,000	35,000
District Management	33,034	24,775	8,258	33,034	35,000
Assessment Roll Administration	5,899	5,899	-	5,899	6,250
Dissemination Agent	4,129	3,288	841	4,129	4,500
Information Technology	1,416	1,062	354	1,416	1,500
Website Administration	2,124	1,593	531	2,124	2,250
Website Maintenance	800	800	-	800	800
Annual Audit	6,800	6,800	-	6,800	6,900
Trustee Fees	6,600	9,251	3,750	13,001	8,900
Arbitrage Rebate	600	450	600	1,050	1,500
Telephone	150	26	124	150	150
Postage & Delivery	500	901	425	1,326	1,000
Printing & Binding	1,000	221	779	1,000	1,000
Insurance General Liability	6,932	6,530	-	6,530	7,183
Legal Advertising	2,000	274	1,726	2,000	2,000
Other Current Charges	1,750	231	1,519	1,750	1,750
Office Supplies	50	4	46	50	50
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 118,958	\$ 94,025	\$ 32,208	\$ 126,233	\$ 135,908
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Operations & Maintenance

Grounds Maintenance

Field Operations Management (Vesta)	\$ 41,230	\$ 30,922	\$ 10,307	\$ 41,230	\$ 43,294
Landscape Maintenance	869,028	748,350	490,113	1,238,463	1,021,317
Landscape Maintenance New Units	85,000	-	85,000	85,000	85,000
Landscape Contingency	100,000	258,808	-	258,808	100,000
Irrigation Repairs and Maintenance	65,000	40,073	15,000	55,073	65,000
Lake Maintenance	40,360	26,710	13,650	40,360	40,360
Irrigation Water Use	243,090	160,940	90,000	250,940	243,307
Electric	51,500	4,044	1,500	5,544	7,046
Street Lighting	10,000	-	2,000	2,000	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	\$ 1,279,347	\$ 711,070	\$ 1,990,418	\$ 1,628,323
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Rivers Edge III
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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Amenity Center

Cost Share Amenity - Rivers Edge	\$ 109,345	\$ 82,009	\$ 27,336	\$ 109,345	\$ 79,995
General Manager (Vesta)	48,911	37,981	10,930	48,911	51,354
Amenity Manager (Vesta)	53,680	40,260	13,420	53,680	56,588
Maintenance Service (Vesta)	109,264	81,948	27,316	109,264	115,761
Lifestyle Director (Vesta)	45,426	34,070	11,357	45,426	47,792
Lifeguards (Vesta)	58,043	18,725	39,318	58,043	62,078
Guest Services (Vesta)	66,861	50,146	16,715	66,861	71,511
Janitorial (Vesta)	34,833	26,125	8,708	34,833	36,904
Security Monitoring	1,800	3,241	-	3,241	1,800
Security Guards	25,000	-	-	-	-
Internet & Cable	17,000	9,525	3,000	12,525	15,600
Insurance	87,147	80,103	-	80,103	75,792
Fitness Equipment Lease	68,896	51,672	17,224	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	20,577	5,000	25,577	40,000
Natural Gas	500	883	330	1,213	1,320
Electric	20,000	39,340	15,000	54,340	57,000
Water & Sewer	17,000	13,806	12,000	25,806	25,111
Amenity Repairs and Replacement	35,000	51,939	15,000	66,939	50,000
Refuse	15,000	13,841	4,800	18,641	19,200
Pest Control	3,600	2,166	1,434	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	1,451	349	1,800	1,800
Special Events	30,000	2,975	27,025	30,000	30,000
Holiday Decorations	10,000	-	5,000	5,000	10,000
Office Supplies & Postage	1,500	-	1,500	1,500	1,500
Capital Expenditures	5,500	-	-	-	-

TOTAL AMENITY CENTER	\$ 895,607	\$ 663,212	\$ 271,832	\$ 935,044	\$ 933,101
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Reserves

General Reserves Funding	\$ 500,000	\$ -	\$ 500,000	\$ 500,000	\$ 500,000
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TOTAL RESERVES	\$ 500,000	\$ -	\$ 500,000	\$ 500,000	\$ 500,000
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TOTAL EXPENDITURES	\$ 3,032,773	\$ 2,036,584	\$ 1,515,111	\$ 3,551,695	\$ 3,197,332
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Other Sources/(Uses)

Interlocal Transfer In/(Out)	\$ -	\$ 50,000 (50,000)	\$ -	\$ 50,000 (50,000)	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
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EXCESS REVENUES (EXPENDITURES)	\$ -	\$ (61,750)	\$ 61,750	\$ -	\$ -
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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.

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
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)

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 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 552,665	\$ 548,834	\$ 1,747	\$ 550,581	\$ 552,665
Interest Income	10,000	20,021	1,500	21,521	10,000
Carry Forward Surplus ⁽¹⁾	255,152	265,927	-	265,927	274,774
TOTAL REVENUES	\$ 817,817	\$ 834,782	\$ 3,247	\$ 838,029	\$ 837,439
EXPENDITURES:					
Interest - 11/1	\$ 164,178	\$ 164,178	\$ -	\$ 164,178	\$ 161,250
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	164,178	164,078	-	164,078	161,250
Principal - 5/1	220,000	220,000	-	220,000	225,000
Principal Prepayment - 5/1	-	5,000	-	5,000	-
Principal Prepayment - 8/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$ 548,355	\$ 558,255	\$ 5,000	\$ 563,255	\$ 547,500
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 548,355	\$ 558,255	\$ 5,000	\$ 563,255	\$ 547,500
EXCESS REVENUES (EXPENDITURES)	\$ 269,462	\$ 276,527	\$ (1,753)	\$ 274,774	\$ 289,939

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 157,875

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	8,745,000	3.000%		161,250	
05/01/27	8,745,000	3.000%	225,000	161,250	547,500
11/01/27	8,520,000	3.000%		157,875	
05/01/28	8,520,000	3.000%	230,000	157,875	545,750
11/01/28	8,290,000	3.000%		154,425	
05/01/29	8,290,000	3.000%	240,000	154,425	548,850
11/01/29	8,050,000	3.000%		150,825	
05/01/30	8,050,000	3.000%	245,000	150,825	546,650
11/01/30	7,805,000	3.000%		147,150	
05/01/31	7,805,000	3.000%	255,000	147,150	549,300
11/01/31	7,550,000	3.500%		143,325	
05/01/32	7,550,000	3.500%	260,000	143,325	546,650
11/01/32	7,290,000	3.500%		138,775	
05/01/33	7,290,000	3.500%	270,000	138,775	547,550
11/01/33	7,020,000	3.500%		134,050	
05/01/34	7,020,000	3.500%	280,000	134,050	548,100
11/01/34	6,740,000	3.500%		129,150	
05/01/35	6,740,000	3.500%	290,000	129,150	548,300
11/01/35	6,450,000	3.500%		124,075	
05/01/36	6,450,000	3.500%	300,000	124,075	548,150
11/01/36	6,150,000	3.500%		118,825	
05/01/37	6,150,000	3.500%	310,000	118,825	547,650
11/01/37	5,840,000	3.500%		113,400	
05/01/38	5,840,000	3.500%	320,000	113,400	546,800
11/01/38	5,520,000	3.500%		107,800	
05/01/39	5,520,000	3.500%	335,000	107,800	550,600
11/01/39	5,185,000	3.500%		101,938	
05/01/40	5,185,000	3.500%	345,000	101,938	548,875
11/01/40	4,840,000	3.500%		95,900	
05/01/41	4,840,000	3.500%	360,000	95,900	551,800
11/01/41	4,480,000	4.000%		89,600	
05/01/42	4,480,000	4.000%	370,000	89,600	549,200
11/01/42	4,110,000	4.000%		82,200	
05/01/43	4,110,000	4.000%	385,000	82,200	549,400
11/01/43	3,725,000	4.000%		74,500	
05/01/44	3,725,000	4.000%	405,000	74,500	554,000
11/01/44	3,320,000	4.000%		66,400	
05/01/45	3,320,000	4.000%	420,000	66,400	552,800
11/01/45	2,900,000	4.000%		58,000	
05/01/46	2,900,000	4.000%	435,000	58,000	551,000
11/01/46	2,465,000	4.000%		49,300	
05/01/47	2,465,000	4.000%	455,000	49,300	553,600
11/01/47	2,010,000	4.000%		40,200	
05/01/48	2,010,000	4.000%	475,000	40,200	555,400
11/01/48	1,535,000	4.000%		30,700	
05/01/49	1,535,000	4.000%	490,000	30,700	551,400
11/01/49	1,045,000	4.000%		20,900	
05/01/50	1,045,000	4.000%	510,000	20,900	551,800
11/01/50	535,000	4.000%		10,700	
05/01/51	535,000	4.000%	535,000	10,700	556,400
Total			\$ 8,745,000	\$ 5,002,525	\$ 13,747,525

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

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments - Tax Roll	\$ 67,018	\$ 62,255	\$ 4,763	\$ 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	18,589	1,000	19,589	10,000
Carry Forward Surplus ⁽¹⁾	334,797	344,541	-	344,541	291,320

TOTAL REVENUES	\$ 1,040,316	\$ 1,090,351	\$ 5,763	\$ 1,096,114	\$ 992,274
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EXPENDITURES:

Interest - 11/1	\$ 281,849	\$ 281,849	\$ -	\$ 281,849	\$ 277,285
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	281,849	281,700	-	281,700	277,285
Principal - 5/1	130,000	130,000	-	130,000	140,000
Principal Prepayment - 5/1	-	5,000	-	5,000	-
Principal Prepayment - 8/1	-	-	40,000	40,000	-

TOTAL EXPENDITURES	\$ 693,698	\$ 703,549	\$ 40,000	\$ 743,549	\$ 694,570
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Other Sources/(Uses)

Interfund transfer In/(Out)	\$ -	\$ (61,245)	\$ -	\$ (61,245)	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ -	\$ (61,245)	\$ -	\$ (61,245)	\$ -
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TOTAL EXPENDITURES	\$ 693,698	\$ 764,794	\$ 40,000	\$ 804,794	\$ 694,570
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EXCESS REVENUES (EXPENDITURES)	\$ 346,619	\$ 325,557	\$ (34,237)	\$ 291,320	\$ 297,704
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	<u>\$ 273,925</u>
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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	9,635,000	4.800%	-	277,285	277,285
05/01/27	9,635,000	4.800%	140,000	277,285	
11/01/27	9,495,000	4.800%	\$ -	273,925	691,210
05/01/28	9,495,000	4.800%	145,000	273,925	
11/01/28	9,350,000	4.800%	-	270,445	689,370
05/01/29	9,350,000	4.800%	150,000	270,445	
11/01/29	9,200,000	4.800%	-	266,845	687,290
05/01/30	9,200,000	4.800%	160,000	266,845	
11/01/30	9,040,000	4.800%	-	263,005	689,850
05/01/31	9,040,000	4.800%	170,000	263,005	
11/01/31	8,870,000	4.800%	-	258,925	691,930
05/01/32	8,870,000	5.650%	175,000	258,925	
11/01/32	8,695,000	5.650%	-	253,981	687,906
05/01/33	8,695,000	5.650%	185,000	253,981	
11/01/33	8,510,000	5.650%	-	248,755	687,736
05/01/34	8,510,000	5.650%	200,000	248,755	
11/01/34	8,310,000	5.650%	-	243,105	691,860
05/01/35	8,310,000	5.650%	210,000	243,105	
11/01/35	8,100,000	5.650%	-	237,173	690,278
05/01/36	8,100,000	5.650%	220,000	237,173	
11/01/36	7,880,000	5.650%	-	230,958	688,130
05/01/37	7,880,000	5.650%	235,000	230,958	
11/01/37	7,645,000	5.650%	-	224,319	690,276
05/01/38	7,645,000	5.650%	250,000	224,319	
11/01/38	7,395,000	5.650%	-	217,256	691,575
05/01/39	7,395,000	5.650%	265,000	217,256	
11/01/39	7,130,000	5.650%	-	209,770	692,026
05/01/40	7,130,000	5.650%	280,000	209,770	
11/01/40	6,850,000	5.650%	-	201,860	691,630
05/01/41	6,850,000	5.650%	295,000	201,860	
11/01/41	6,555,000	5.650%	-	193,526	690,386
05/01/42	6,555,000	5.650%	310,000	193,526	
11/01/42	6,245,000	5.650%	-	184,769	688,295
05/01/43	6,245,000	5.650%	330,000	184,769	
11/01/43	5,915,000	5.650%	-	175,446	690,215
05/01/44	5,915,000	5.650%	350,000	175,446	
11/01/44	5,565,000	5.650%	-	165,559	691,005
05/01/45	5,565,000	5.950%	370,000	165,559	
11/01/45	5,195,000	5.950%	-	154,551	690,110
05/01/46	5,195,000	5.950%	390,000	154,551	
11/01/46	4,805,000	5.950%	-	142,949	687,500
05/01/47	4,805,000	5.950%	415,000	142,949	
11/01/47	4,390,000	5.950%	-	130,603	688,551
05/01/48	4,390,000	5.950%	440,000	130,603	
11/01/48	3,950,000	5.950%	-	117,513	688,115
05/01/49	3,950,000	5.950%	470,000	117,513	
11/01/49	3,480,000	5.950%	-	103,530	691,043
05/01/50	3,480,000	5.950%	495,000	103,530	
11/01/50	2,985,000	5.950%	-	88,804	687,334
05/01/51	2,985,000	5.950%	530,000	88,804	
11/01/51	2,455,000	5.950%	-	73,036	691,840
05/01/52	2,455,000	5.950%	560,000	73,036	
11/01/52	1,895,000	5.950%	-	56,376	689,413
05/01/53	1,895,000	5.950%	595,000	56,376	
11/01/53	1,300,000	5.950%	-	38,675	690,051
05/01/54	1,300,000	5.950%	630,000	38,675	
11/01/54	670,000	5.950%	-	19,933	688,608
05/01/55	670,000	5.950%	670,000	19,933	
9/18/2055		5.950%	-	\$-	689,932.50
Total			\$ 9,635,000	\$ 10,645,750	\$ 20,280,750

Rivers Edge III
Community Development District
Approved Budget
Debt Service Series 2025 Capital Improvement Revenue Bonds

Description	Approved Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessment	\$ -	\$ -	\$ -	\$ -	\$ 718,965
Interest Income	10,000	26,852	1,000	27,852	10,000
Carry Forward Surplus ⁽¹⁾	1,148,950	798,236	-	798,236	326,672
TOTAL REVENUES	\$ 1,158,950	\$ 825,088	\$ 1,000	\$ 826,088	\$ 1,055,637
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	\$ 499,416	\$ -	\$ 499,416	\$ 718,103
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 499,416	\$ 499,416	\$ -	\$ 499,416	\$ 718,103
EXCESS REVENUES (EXPENDITURES)	\$ 659,534	\$ 325,672	\$ 1,000	\$ 326,672	\$ 337,534

⁽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 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Interest Income	\$ 100	\$ 16	\$ 25	\$ 41	\$ 100
Capital Reserve Funding	500,000	-	500,000	500,000	500,000
Carry Forward Balance	428,882	229,722	-	229,722	92,656

TOTAL REVENUES	\$ 928,982	\$ 229,738	\$ 500,025	\$ 729,763	\$ 592,756
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EXPENDITURES:

Repair and Replacements	\$ 10,000	\$ 17,750	\$ 5,000	\$ 22,750	\$ 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	-
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 Patio Furniture (C/S)	-	-	-	-	10,763
RiverTown Blvd. Asphalt Resurfacing (C/S)	-	-	-	-	44,845
NorthLake Park Renovation (C/S)	-	-	-	-	21,526
RiverTown Blvd. Fencing Replacement (C/S)	-	-	-	-	32,288
RiverFront Park Parking Lot (C/S)	-	-	-	-	28,701
RiverTown Entrance Pump/Filtration (C/S)	-	-	-	-	35,876
Tennis Court Resurfacing (C/S)	-	-	-	-	7,893
RiverClub Expansion Joint (C/S)	-	-	-	-	17,938

TOTAL EXPENDITURES	\$ 411,814	\$ 64,300	\$ 572,807	\$ 637,107	\$ 250,730
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Other Sources/(Uses)

Transfer in	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
Transfer (Out)	-	(50,000)	-	(50,000)	-

TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL EXPENDITURES	\$ 411,814	\$ 64,300	\$ 572,807	\$ 637,107	\$ 250,730
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EXCESS REVENUES (EXPENDITURES)	\$ 517,168	\$ 165,438	\$ (72,782)	\$ 92,656	\$ 342,026
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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				

A.

RESOLUTION 2026-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2026, submitted to the Board of Supervisors (“**Board**”) of the Rivers Edge III Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Rivers Edge III Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2021	\$ _____
DEBT SERVICE FUND – SERIES 2024	\$ _____
DEBT SERVICE FUND – SERIES 2025	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST 2026.

ATTEST:

**RIVERS EDGE III COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2027

B.

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge III Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget (together, “**O&M Assessments**”); and

WHEREAS, the developer has agreed to directly fund through contributions any funds necessary to provide the operation and maintenance of the services and facilities provided by the District which are not funded through said special assessments; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit B**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The O&M Assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.

- B. Direct Bill Assessments.** The O&M Assessments and previously levied debt service special assessments imposed on the Direct Collect Property, including debt service special assessments imposed for the Series 2021 Capital Improvement Revenue Bonds, Series 2024 Capital Improvement Revenue Bonds, and Series 2025 Capital Improvement Revenue Bonds (together, “**Debt Assessments**”), shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in full on October 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule for O&M Assessments: **50% due no later than October 31, 2026; 25% due no later than November 30, 2026; and 25% due no later than December 31, 2026**, and the following schedule for Debt Assessments: **50% due no later than December 1, 2026, 25% due no later than February 1, 2027 and 25% due no later than May 1, 2027**. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST 2026.

ATTEST:

**RIVERS EDGE III COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

C.

FISCAL YEAR 2027 BUDGET DEFICIT FUNDING AGREEMENT

THIS AGREEMENT (“**Agreement**”), is entered into this 19th day of August 2026, by and between:

RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”), and

MATTAMY JACKSONVILLE, LLC, a foreign limited liability company, the owner of certain lands within the boundaries of the District, with a principal address of 7800 Belfort Parkway, Suite 195, Jacksonville, Florida 32256, and its successors and assigns (“**Developer**”); and

RECITALS

WHEREAS, the District was established by Ordinance No. 2020-7, adopted by the Board of County Commissioners of St. Johns County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District’s activities and services; and

WHEREAS, the District has adopted its operations and maintenance budget (“**O&M Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, Developer is developing certain real property within the District and presently owns a portion of the real property identified in the District’s Fiscal Year 2027 Assessment Roll (“**Assessment Roll**”), attached hereto as **Exhibit A** and incorporated herein by reference, which real property is located entirely within the District and which real property will benefit from the timely construction and acquisition of the District’s facilities, activities and services and from the continued operations of the District (“**Property**”); and

WHEREAS, following the adoption of the Fiscal Year 2027 O&M Budget, the District has the option of levying non-ad valorem assessments on all land within its boundaries that will benefit from the activities, operations and services set forth in such budget (hereinafter referred to as the “**O&M Assessment(s)**”), or utilizing such other revenue sources as may be available to it; and

WHEREAS, due to the nature of the ownership of the Property, the District cannot predict with absolute certainty the amount of monies necessary to fund the District’s activities, operations and services set forth in the Fiscal Year 2027 O&M Budget; and

WHEREAS, in contemplation of the foregoing, and in lieu of levying an increased amount in O&M Assessments on the Property to fund the Fiscal Year 2027 O&M Budget, the Developer desires to provide the monies necessary to fund the actual expenditures for the Fiscal Year 2027 O&M Budget (hereinafter referred to as the “**O&M Budget Payment**”) which are not otherwise funded by O&M Assessments levied upon benefited lands located within the District; and

WHEREAS, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit B**, and otherwise as provided herein.

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

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. PAYMENT OF DISTRICT’S O&M BUDGET.

- i. ***Payment of O&M Budget Expenses.*** Upon the District Manager’s written request, the Developer agrees to make available to the District the monies necessary to fund all expenditures of the Fiscal Year 2027 O&M Budget not otherwise funded through O&M Assessments levied upon benefited lands located within the District, on a continuing basis, within fifteen (15) days of written request by the District. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District’s ability to levy special assessments upon the lands within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District’s Fiscal Year 2027 O&M Budget or otherwise.
- ii. ***Consent to Funding of Fiscal Year 2027 O&M Budget.*** The Developer acknowledges and agrees that the O&M Budget Payment represents the funding of operations and maintenance expenditures that would otherwise be appropriately funded through O&M Assessments equitably allocated to the Property within the District in accordance with the District’s assessment methodology. Developer agrees to pay, or caused to be paid, the O&M Budget Payment regardless of whether Developer owns the Property at the time of such payment subject to the terms set forth in Section 10 herein. Developer agrees that it will not contest the legality or validity of such imposition, collection or enforcement to the extent such imposition is made in accordance with the terms of this Agreement.

SECTION 3. CONTINUING LIEN. The District shall have the right to file a continuing lien upon the Property described in **Exhibit B** for all payments due and owing under the terms of

this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for FY 2027 O&M Budget" in the public records of St. Johns County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for FY 2027 O&M Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit B** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

SECTION 4. ALTERNATIVE COLLECTION METHODS.

- i. In the alternative or in addition to the collection method set forth in Section 3 above, the District may enforce the collection of the O&M Budget Payment(s) by action against the Developer in the appropriate judicial forum in and for St. Johns County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- ii. The District hereby finds that the activities, operations and services funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services that will be funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Property in excess of the costs thereof on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the St. Johns County property appraiser.

SECTION 5. NOTICE. All notices, payments and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

A. If to District: Rivers Edge III Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kilinski | Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Developer: Mattamy Jacksonville, LLC
7800 Belfort Parkway, Suite 195
Jacksonville, Florida 32256
Attn: _____

SECTION 6. AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 7. AUTHORITY. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other, which consent shall not be unreasonably withheld.

SECTION 9. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the matter described in Sections 3 and 4 above.

SECTION 10. THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding

upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, including the Property, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give ninety (90) days prior written notice to the District under this Agreement of any such sale or disposition.

SECTION 11. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue shall be in St. Johns County, Florida.

SECTION 12. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

SECTION 13. EFFECTIVE DATE. The Agreement shall take effect as of October 1, 2026. The enforcement provisions of this Agreement shall survive its termination, until all payments due pursuant to this Agreement are paid in full.

IN WITNESS WHEREOF, the Parties execute this Agreement on the day and year first written above.

**RIVERS EDGE III COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

MATTAMY JACKSONVILLE, LLC,
a foreign limited liability company

[Print Name]

EXHIBIT A: Fiscal Year 2027 O&M Budget & Assessment Roll

EXHIBIT B: Property Description

Exhibit A

Fiscal Year 2027 O&M Budget & Assessment Roll

Exhibit B
Property Description

NINTH ORDER OF BUSINESS

**Rivers Edge III
Community Development District**

FY 2026 Funding Request #53
28-Jul-26

Description	Amount	
FY 26 Capital Reserve Funding	\$	500,000.00
Total Amount Due	\$	500,000.00

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

Rivers Edge III
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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REVENUES:

Special Assessments - Tax Roll	\$ 918,137	\$ 922,490	\$ -	\$ 922,490	\$ 1,101,765
Administrative Assessments on Unplatted Land	76,160	76,160	-	76,160	74,495
Developer Contributions	845,241	1,602,106	265,997	1,868,103	1,666,333
Cost Share Landscaping Rivers Edge II	-	-	-	-	186,679
Special Events	-	-	-	-	1,000
Interest Revenue	-	-	-	-	2,000
Miscellaneous Income	2,000	4,237	763	5,000	500

TOTAL REVENUES	\$ 1,841,538	\$ 2,604,994	\$ 266,760	\$ 2,871,753	\$ 3,032,773
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EXPENDITURES:

Administrative

District Engineer	\$ 5,000	\$ 11,449	\$ 3,551	\$ 15,000	\$ 15,000
District Counsel	25,000	25,308	1,500	26,808	30,000
District Management	31,461	23,596	7,865	31,461	33,034
Assessment Roll Administration	5,618	5,618	-	5,618	5,899
Dissemination Agent	3,933	3,300	633	3,933	4,129
Information Technology	1,348	944	405	1,348	1,416
Website Administration	2,022	1,415	607	2,022	2,124
Website Maintenance	848	1,369	400	1,769	800
Annual Audit	5,200	6,700	-	6,700	6,800
Trustee Fees	6,000	5,324	676	6,000	6,600
Arbitrage Rebate	600	-	600	600	600
Telephone	150	8	142	150	150
Postage & Delivery	250	524	150	674	500
Printing & Binding	1,000	187	813	1,000	1,000
Insurance General Liability	6,334	6,161	-	6,161	6,932
Legal Advertising	1,500	2,143	500	2,643	2,000
Other Current Charges	500	-	400	400	1,750
Office Supplies	50	3	49	52	50
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 96,989	\$ 94,224	\$ 18,290	\$ 112,515	\$ 118,958
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Operations & Maintenance

Grounds Maintenance

Cost Share Landscaping - Rivers Edge	\$ 103,480	\$ 77,610	\$ 25,870	\$ 103,480	\$ -
Field Operations Management (Vesta)	39,438	29,954	9,484	39,438	41,230
Landscape Maintenance	476,418	594,007	212,997	807,004	869,028
Landscape Maintenance New Units	-	-	-	-	85,000
Landscape Contingency	15,000	206,976	35,000	241,976	100,000
Irrigation Repairs and Maintenance	40,000	77,632	25,000	102,632	65,000
Lake Maintenance	18,000	19,828	9,000	28,828	40,360
Irrigation Water Use	7,200	161,035	76,927	237,962	243,090
Electric	1,000	38,768	12,611	51,380	51,500
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	6,862	3,138	10,000	10,000

TOTAL GROUNDS MAINTENANCE	\$ 723,535	\$ 1,212,672	\$ 423,027	\$ 1,635,700	\$ 1,518,207
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Rivers Edge III
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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Amenity Center

Cost Share Amenity - Rivers Edge	\$ 155,848	\$ 116,886	\$ 38,962	\$ 155,848	\$ 109,345
General Manager (Vesta)	46,793	35,754	6,021	41,775	48,911
Amenity Manager (Vesta)	29,632	22,224	7,408	29,632	53,680
Maintenance Service (Vesta)	103,123	77,342	25,781	103,123	109,264
Lifestyle Director (Vesta)	43,329	32,497	10,832	43,329	45,426
Lifeguards (Vesta)	53,507	25,885	27,622	53,507	58,043
Facility Attendant (Vesta)	85,718	64,289	21,429	85,718	-
Guest Services (Vesta)	-	-	-	-	66,861
Janitorial (Vesta)	32,875	24,656	8,219	32,875	34,833
Security Monitoring	1,800	1,665	135	1,800	1,800
Security Guards	25,000	-	25,000	25,000	25,000
Telephone	8,500	12,078	3,750	15,828	17,000
Insurance	14,000	80,229	-	80,229	87,147
Fitness Equipment Lease	68,488	51,672	17,223	68,895	68,896
Window Cleaning	1,500	-	1,500	1,500	1,500
Pressure Washing	15,000	-	15,000	15,000	5,000
Pool Chemicals	20,000	23,497	5,000	28,497	20,000
Natural Gas	500	343	240	583	500
Electric	20,000	-	20,000	20,000	20,000
Water & Sewer	30,000	11,321	18,679	30,000	17,000
Amenity Repairs and Replacement	10,000	22,530	12,470	35,000	35,000
Refuse	15,000	10,937	4,063	15,000	15,000
Pest Control	3,600	720	2,880	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	-	1,800	1,800	1,800
Special Events	15,000	11,986	3,014	15,000	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	-	5,500	5,500	5,500

TOTAL AMENITY CENTER	\$ 821,013	\$ 626,511	\$ 297,027	\$ 923,539	\$ 895,607
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Reserves

General Reserves Funding	\$ 200,000	\$ -	\$ 200,000	\$ 200,000	\$ 500,000
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TOTAL RESERVES	\$ 200,000	\$ -	\$ 200,000	\$ 200,000	\$ 500,000
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TOTAL EXPENDITURES	\$ 1,841,538	\$ 1,933,408	\$ 938,345	\$ 2,871,753	\$ 3,032,773
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Other Sources/(Uses)

Interlocal Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
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EXCESS REVENUES (EXPENDITURES)	\$ (0)	\$ 671,586	\$ (671,586)	\$ 0	\$ (0)
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