

Rivers Edge III
Community Development District

October 21, 2026

AGENDA

**Rivers Edge III
Community Development District**

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

October 14, 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, October 21, 2026 at 11:00 a.m. at the RiverClub, 160 Riverglade Run, 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 September 16, 2026 Meeting
 - B. Financial Statements as of August 31, 2026
 - C. Check Register
- IV. Staff Reports
 - A. Landscape Maintenance – Report
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 - 1. Update on the Fiscal Year 2026 Goals & Objectives
 - 2. Consideration of Revised Goals & Objectives for Fiscal Year 2027
 - 3. Discussion of Amenity and Lifestyle Management, Field Operations Services RFP
 - 4. Process to Fill Vacant Seat

5. Reserve Study Proposal

E. General Manager – Monthly Operations and Pond Reports

V. Consideration of Resolution 2027-01, Ratifying a Change in the Location of the Landowner's Election

VI. Cost Share Requests

A. FPL Parking Lot Lighting

B. Sidewalk Repairs

C. Pond Maintenance Addendum

D. RiverHouse Air Conditioning System

E. Aurora Keyscan Access Control System

F. RiverLodge Landscape Enhancements

G. RiverHouse Pool Operations

1. Engineering Plans

2. Equipment

VII. Discussion on St. Johns Enrichment

VIII. Supervisor Requests

IX. Audience Comments

X. Next Scheduled Meeting – November 18, 2026 at 11:00 a.m. at the RiverHouse

XI. 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, September 16, 2026 at 9:01 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Jeff Mason	District Engineer
Richard Losco	General Manager
Kevin McKendree	Field Operations Manager
Kimberly Fatuch	Assistant General Manager
Ken Council	Vesta Property Services
Malcolm Santos	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the September 16, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

Scott Maynard commented that he sat in on a county commission meeting and the commission moved to continue the funding of the Flock cameras, however they have indicated the data will stay within St. Johns County and would only be kept for 30 days. Additionally, they would be limiting who could access the data. There was also supposed to be a separate workshop with the Sheriff and county commission to discuss whether the cameras should remain. He noted at the Rivers Edge CDD meeting, he would be recommending asking Flock

to extend the contract for the CDD's cameras through the end of the year to monitor what the Sheriff's Office decides.

Ryan Dixon commented that Flock is making their money off data, and the camera system needs to be put to a community vote before the decision to keep them is made by the boards.

Robert Cameron commented that he would vote in favor of keeping the Flock cameras given the data on child predators to keep the community's children safe.

A resident commented that Flock cameras are another tool in the toolbox to keep the community safe.

A resident commented that there are many lights out along Rivertown Main Street.

Mr. deNagy asked residents to report any maintenance concerns on the Rivertown Amenities website.

A resident asked why some communities like The Settlement have a camera at the entrance but others not all.

Mr. Thomas responded that the camera at The Settlement is owned by Mattamy and will be removed as it was put there during the construction period.

A resident questioned if the CDD should be the entity under the contract with Flock rather than the county.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes

- 1. July 1, 2026 Special Joint Meeting**
- 2. August 19, 2026 Regular Board Meeting**

B. Financial Statements as of July 31, 2026

C. Check Register

Copies of the minutes, financial statements, and check register totaling \$199,953.60 were included in the agenda package for the Board's review.

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance – Monthly Report

Mr. Santos 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

There being nothing to report, the next item followed.

D. District Manager

Mr. deNagy stated that he is working with EGIS on the insurance policy for the next fiscal year.

E. General Manager - Monthly Operations and Pond Reports

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

Mr. Losco also reported that a reimbursement package related to irrigation mainline breaks due to operational issues associated with the newly commissioned JEA booster pump station was submitted to the City of Jacksonville. Rivers Edge III's cost for the repairs was \$14,643.97. The city responded that there was not enough evidence showing that the additional pressure from the pump station was the cause of the mainline break and the claim was denied. Given the amount at stake, it was recommended that the Board authorize District Counsel to write a response letter to the city.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor authorizing District Counsel to draft a response letter to the City of Jacksonville and/or JEA was approved.

Mr. Thomas stated that there seems to be an overgrowth of algae in the ponds.

Mr. McKendree responded that it is an uphill battle with algae this time of year and the algae should be reduced within the next month with the cooler weather.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-07,
Declaring a Vacancy in Seat 2 as of
November 17, 2026**

Mr. deNagy stated that no one qualified for seat 2 during the qualifying period. Ms. Gentry added that Florida Statutes require the seat to be declared vacant effective the second Tuesday following the election. The seat will need to be filled within 90 days following the election.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor Resolution 2026-07, declaring a vacancy in Seat 2 was approved.

A discussion on the vacancy will be added to the next agenda to further discuss how to fill the seat.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-08, Setting a Public Hearing to Adopt Amended Rules of Procedure

A memorandum showing the substantive changes to the rules of procedure along with a redline of all the changes that are being proposed was included in the agenda package for the board's review. Ms. Gentry explained that the primary purpose of the changes is to keep the District's rules consistent with recent statutory changes.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2026-08, setting a public hearing for November 18, 2026 at 11:00 a.m. at the RiverClub was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Acquisition of Rivertown Springs Phase 2 Improvements and Work Product

Ms. Gentry stated that the acquisition package documents that the public improvements being turned over to the CDD in Rivertown Springs Phase 2 have been constructed correctly and that they are being conveyed to the District for ownership and maintenance. The documents are in the process of being finalized and are brought before the board for approval in substantial form.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the acquisition of Rivertown Springs Phase 2 improvements

and work product documents were approved in substantial form with the Chair authorized to sign off on the final documents.

EIGHTH ORDER OF BUSINESS

**Consideration of Pond Maintenance
Addendum (Meadows)**

Mr. Losco presented a cost share request for maintenance of ponds 24 and 25 located in Rivers Edge II. Rivers Edge III's portion would be \$2,552.93 per year.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for pond maintenance of ponds 24 and 25 was approved contingent on Rivers Edge II CDD and Rivers Edge CDD approving the same.

NINTH ORDER OF BUSINESS

**Consideration of Landscape Maintenance
Addendum (Springs)**

Mr. Losco presented a cost share request for landscape maintenance of the common areas located in the Springs. Rivers Edge III's portion would come to \$15,498.43 per year.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for landscape maintenance of the Springs was approved contingent on Rivers Edge II CDD and Rivers Edge CDD approving the same.

TENTH ORDER OF BUSINESS

Consideration of Flock Agreement Renewal

Mr. deNagy stated that the renewal would be for a period of two years. For Rivers Edge III, the renewal would occur in February, and notice is provided 30 days in advance if the Board chooses not to renew.

This item was tabled to monitor what St. Johns County decides regarding their Flock system with the plan to bring this back to a future agenda.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Audience Comments

A resident commented on the confusion with the cost share and what Rivers Edge III is being asked to contribute to in relation to the other districts.

Mr. deNagy responded that he would explain the interlocal agreement and cost share to the resident after the meeting.

A resident asked the kayak launch at the RiverLodge.

Mr. Mason responded that the water table is staying lower than it normally would for longer due to the drought.

A resident asked if there is a plan for a playground for kids in the Forest.

Mr. Smith responded that there will be a playground in Phase 4. Development will be started late next year, so it will be a year and half to two years before the playground is installed.

A resident stated that there is a lack of furnishings for residents in Rivers Edge III.

Mr. Smith responded that the only park planned is the one in Phase 4. If items such as benches are desired, a request can be put into Mr. McKendree.

A resident expressed concern over the assessment levels and costs that Rivers Edge III residents are incurring.

Mr. deNagy stated that he received several emails from residents on a number of topics, with the Flock system being one and the assessment increase being another, so education for newer residents is important. He recommended an informational presentation during a meeting.

Next, the resident suggested updating the District websites and offered his help to do so.

A resident asked if the school is still being put in near Watersong.

Mr. Smith responded that the site was dedicated to the school board, but they are dragging their feet.

The resident expressed a concern for safety if there were to be an emergency during school pick up or drop off with the Springs being cut off.

Mr. Smith responded that there has been no final design on entrances.

A resident asked if the 22% assessment increases are expected to continue if the number of plats are known.

Mr. Thomas stated that he would get with Mr. deNagy on the total plat counts and comparisons of developer funding versus what is coming online.

A resident asked if the St. Johns Enrichment homeschool group can be added to a future agenda.

Mr. Smith agreed to put that discussion on the next agenda.

**THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – October 21, 2026
at 11:00 a.m. at the RiverClub**

Mr. deNagy noted the October meeting would be held at the RiverClub due to renovations at the RiverHouse.

FOURTEENTH ORDER OF BUSINESS Adjournment

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

Chairman/Vice Chairman

B.

Rivers Edge III
Community Development District

Unaudited Financial Reporting
August 31, 2026



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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 254,183	\$ -	\$ 10,337	\$ -	\$ 264,520
Investments:					
State Board of Administration (SBA)	14	-	150,996	-	151,011
Custody	15,533	-	-	-	15,533
Series 2021					
Reserve	-	274,755	-	-	274,755
Revenue	-	280,734	-	-	280,734
Construction	-	-	-	469	469
Series 2024					
Reserve	-	347,462	-	-	347,462
Revenue	-	289,633	-	-	289,633
Construction	-	-	-	79,802	79,802
Series 2025					
Reserve	-	359,483	-	-	359,483
Capital Interest	-	329,672	-	-	329,672
Revenue	-	10	-	-	10
Construction	-	-	-	46,145	46,145
Prepaid Expenses	6,484	-	-	-	6,484
Deposits	1,550	-	-	-	1,550
Total Assets	\$ 277,765	\$ 1,881,748	\$ 161,333	\$ 126,417	\$ 2,447,264
Liabilities:					
Accounts Payable	\$ 61,846	\$ -	\$ -	\$ -	\$ 61,846
Due to Rivers Edge CDD	-	-	450,124	-	450,124
Total Liabilities	\$ 61,846	\$ -	\$ 450,124	\$ -	\$ 511,969
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 6,484	\$ -	\$ -	\$ -	\$ 6,484
Deposits	1,550	-	-	-	1,550
Restricted for:					
Debt Service - Series	-	1,881,748	-	-	1,881,748
Capital Project - Series	-	-	-	126,417	126,417
Assigned for:					
Capital Reserve Fund	-	-	(288,791)	-	(288,791)
Unassigned	207,885	-	-	-	207,885
Total Fund Balances	\$ 215,920	\$ 1,881,748	\$ (288,791)	\$ 126,417	\$ 1,935,294
Total Liabilities & Fund Balance	\$ 277,765	\$ 1,881,748	\$ 161,333	\$ 126,417	\$ 2,447,264

Rivers Edge III
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,101,765	\$ 1,101,765	\$ 1,167,322	\$ 65,556
Special Assessments - Direct Bill	-	-	663,736	663,736
Administrative Assessments on Unplatted Land	74,495	-	-	-
Developer Contributions	1,666,333	600,000	600,000	-
Cost Share Landscaping Rivers Edge II	186,679	171,122	171,122	-
Special Events	1,000	917	-	(917)
Interest Revenue	2,000	2,000	12,208	10,208
Miscellaneous Income	500	458	183	(275)
Insurance Proceeds	-	-	7,066	7,066
Total Revenues	\$ 3,032,773	\$ 1,876,262	\$ 2,621,637	\$ 745,375
Expenditures:				
<u>General & Administrative:</u>				
District Engineer	\$ 15,000	\$ 13,750	\$ 14,495	\$ (745)
District Counsel	30,000	27,500	29,366	(1,866)
District Management	33,034	30,281	30,281	-
Assessment Roll Administration	5,899	5,899	5,899	-
Dissemination Agent	4,129	4,129	4,327	(197)
Information Technology	1,416	1,298	1,298	-
Website Administration	2,124	1,947	1,947	-
Website Maintenance	800	800	800	-
Annual Audit	6,800	6,800	6,800	-
Trustee Fees	6,600	6,600	12,033	(5,433)
Arbitrage Rebate	600	600	1,050	(450)
Telephone	150	138	26	112
Postage & Delivery	500	500	1,637	(1,137)
Printing & Binding	1,000	917	951	(34)
Insurance General Liability	6,932	6,530	6,530	-
Legal Advertising	2,000	1,833	982	851
Other Current Charges	1,750	1,604	281	1,323
Office Supplies	50	46	6	40
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 118,958	\$ 111,346	\$ 118,883	\$ (7,536)
<u>Operations & Maintenance</u>				
<u>Grounds Maintenance:</u>				
Field Operations Management (Vesta)	\$ 41,230	\$ 37,794	\$ 37,794	\$ -
Landscape Maintenance	869,028	869,028	938,149	(69,121)
Landscape Maintenance New Units	85,000	77,917	-	77,917
Landscape Contingency	100,000	100,000	310,445	(210,445)
Irrigation Repairs and Maintenance	65,000	59,583	49,325	10,259
Lake Maintenance	40,360	36,997	34,528	2,469
Irrigation Water Use	243,090	222,833	232,679	(9,846)
Electric	51,500	47,208	5,040	42,168
Street Lighting	10,000	9,167	-	9,167
Street and Drainage Maintenance	3,000	2,750	-	2,750
Other Repair & Replacements	10,000	9,167	9,500	(333)
Subtotal Grounds Maintenance	\$ 1,518,207	\$ 1,472,442	\$ 1,617,460	\$ (145,017)

Rivers Edge III
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Amenity Center:</u>				
Cost Share Amenity - Rivers Edge	\$ 109,345	\$ 100,233	\$ 100,233	\$ -
General Manager (Vesta)	48,911	44,835	46,406	(1,571)
Amenity Manager (Vesta)	53,680	49,207	49,207	-
Maintenance Service (Vesta)	109,264	100,158	100,158	-
Lifestyle Director (Vesta)	45,426	41,641	41,641	-
Lifeguards (Vesta)	58,043	53,206	49,651	3,555
Guest Services (Vesta)	66,861	61,289	61,289	-
Janitorial (Vesta)	34,833	31,930	31,930	-
Security Monitoring	1,800	1,800	3,751	(1,951)
Security Guards	25,000	22,917	-	22,917
Telephone	17,000	15,583	9,519	6,064
Insurance	87,147	80,103	80,103	-
Fitness Equipment Lease	68,896	63,155	63,155	-
Window Cleaning	1,500	1,375	-	1,375
Pressure Washing	5,000	4,583	430	4,153
Pool Chemicals	20,000	20,000	31,794	(11,794)
Natural Gas	500	500	1,047	(547)
Electric	20,000	20,000	49,030	(29,030)
Water & Sewer	17,000	15,583	16,592	(1,009)
Amenity Repairs and Replacement	35,000	35,000	67,265	(32,265)
Refuse	15,000	15,000	17,114	(2,114)
Pest Control	3,600	3,300	3,061	239
Fire Alarm System and Maintenance	2,000	1,833	1,029	804
Access Cards	1,000	917	-	917
License & Permits	1,800	1,650	1,451	199
Special Events	30,000	27,500	3,554	23,946
Holiday Decorations	10,000	9,167	-	9,167
Office Supplies & Postage	1,500	1,375	-	1,375
Capital Expenditures	5,500	5,042	-	5,042
Subtotal Amenity Center	\$ 895,607	\$ 828,883	\$ 829,411	\$ (528)
Total Operations & Maintenance	\$ 2,413,814	\$ 2,301,325	\$ 2,446,871	\$ (145,546)
Total Expenditures	\$ 2,532,773	\$ 2,412,671	\$ 2,565,753	\$ (153,081)
Excess (Deficiency) of Revenues over Expenditures	\$ 500,000	\$ (536,409)	\$ 55,883	\$ 592,293
<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	\$ -	\$ (536,409)	\$ 55,883	\$ 592,293
Fund Balance - Beginning	\$ -		\$ 160,036	
Fund Balance - Ending	\$ -		\$ 215,920	

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	\$ 10,412	\$ -	\$ -	\$ 1,167,322
Special Assessments - Direct Bill	331,868	165,934	165,934	-	-	-	-	-	-	-	-	-	663,736
Administrative Assessments on Unplatted Land	-	-	-	-	-	-	-	-	-	-	-	-	-
Developer Contributions	-	-	-	-	-	-	-	-	-	600,000	-	-	600,000
Cost Share Landscaping Rivers Edge II	15,557	15,557	15,557	15,557	15,557	15,557	15,557	15,557	15,557	15,557	15,557	-	171,122
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Revenue	0	4	120	271	1,759	2,715	2,898	2,364	1,567	470	40	-	12,208
Miscellaneous Income	-	-	-	-	-	-	102	-	-	27	54	-	183
Insurance Proceeds	2,380	-	-	-	-	-	-	-	-	-	4,686	-	7,066
Total Revenues	\$ 349,805	\$ 376,418	\$ 1,074,374	\$ 18,358	\$ 57,559	\$ 33,658	\$ 25,263	\$ 17,921	\$ 21,479	\$ 626,465	\$ 20,337	\$ -	\$ 2,621,637
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
District Engineer	\$ 452	\$ 1,259	\$ 3,802	\$ 2,694	\$ 1,890	\$ 466	\$ 186	\$ -	\$ -	\$ 2,310	\$ 1,435	\$ -	\$ 14,495
District Counsel	3,198	2,217	-	1,105	2,496	6,821	2,538	2,620	-	4,705	3,665	-	29,366
District Management	2,753	2,753	2,753	2,753	2,753	2,753	2,753	2,753	2,753	2,753	2,753	-	30,281
Assessment Roll Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Dissemination Agent	336	344	344	344	344	344	544	344	344	344	694	-	4,327
Information Technology	118	118	118	118	118	118	118	118	118	118	118	-	1,298
Website Administration	177	177	177	177	177	177	177	177	177	177	177	-	1,947
Website Maintenance	-	-	400	-	-	400	-	-	-	-	-	-	800
Annual Audit	-	-	-	-	-	-	6,800	-	-	-	-	-	6,800
Trustee Fees	5,150	-	-	-	-	-	-	4,101	-	2,782	-	-	12,033
Arbitrage Rebate	-	-	-	450	-	-	-	-	-	600	-	-	1,050
Telephone	3	-	14	-	-	-	6	-	3	-	-	-	26
Postage & Delivery	32	194	110	175	29	16	91	184	71	719	17	-	1,637
Printing & Binding	18	54	6	11	24	24	25	28	31	709	21	-	951
Insurance General Liability	6,530	-	-	-	-	-	-	-	-	-	-	-	6,530
Legal Advertising	-	82	-	-	-	125	-	66	-	709	-	-	982
Other Current Charges	-	-	-	-	-	41	94	71	25	51	-	-	281
Office Supplies	0	1	0	1	0	1	1	0	1	1	1	-	6
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	\$ 15,977	\$ 8,881	\$ -	\$ 118,883
<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	\$ 3,436	\$ 3,436	\$ -	\$ 37,794
Landscape Maintenance	70,999	70,999	70,999	77,877	77,877	94,899	94,899	94,899	94,899	94,899	94,899	-	938,149
Landscape Maintenance New Units	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Contingency	14,560	5,140	-	4,480	24,675	12,268	1,600	180,461	15,625	18,752	32,885	-	310,445
Irrigation Repairs and Maintenance	726	1,458	3,804	8,191	7,563	5,889	3,093	8,271	1,078	2,486	6,765	-	49,325
Lake Maintenance	2,601	2,601	2,601	2,601	2,601	2,601	2,601	4,594	3,909	3,909	3,909	-	34,528
Irrigation Water Use	11,437	7,103	16,355	16,136	12,534	10,034	26,351	27,036	33,953	34,366	37,373	-	232,679
Electric	363	415	398	481	468	445	464	510	500	486	511	-	5,040
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	\$ 158,334	\$ 179,779	\$ -	\$ 1,617,460

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	\$ 9,112	\$ 9,112	\$ -	\$ 100,233
General Manager (Vesta)	4,251	4,200	4,208	4,223	4,218	4,234	4,223	4,201	4,224	4,207	4,218	-	46,406
Amenity Manager (Vesta)	4,473	4,473	4,473	4,473	4,473	4,473	4,473	4,473	4,473	4,473	4,473	-	49,207
Maintenance Service (Vesta)	9,105	9,105	9,105	9,105	9,105	9,105	9,105	9,105	9,105	9,105	9,105	-	100,158
Lifestyle Director (Vesta)	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	-	41,641
Lifeguards (Vesta)	-	-	-	-	518	3,704	3,316	3,555	7,633	19,516	11,410	-	49,651
Guest Services (Vesta)	5,572	5,572	5,572	5,572	5,572	5,572	5,572	5,572	5,572	5,572	5,572	-	61,289
Janitorial (Vesta)	2,903	2,903	2,903	2,903	2,903	2,903	2,903	2,903	2,903	2,903	2,903	-	31,930
Security Monitoring	-	-	555	-	-	555	-	-	2,131	510	-	-	3,751
Security Guards	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	963	1,009	1,120	1,148	1,148	1,148	754	770	690	771	-	-	9,519
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	5,741	5,741	-	63,155
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	6,732	4,486	-	31,794
Natural Gas	80	80	86	116	125	104	100	95	97	76	88	-	1,047
Electric	4,590	4,244	4,046	4,410	4,696	3,781	4,192	4,675	4,705	4,783	4,907	-	49,030
Water & Sewer	1,665	1,846	1,846	1,558	1,271	1,427	1,318	1,343	1,532	1,331	1,455	-	16,592
Amenity Repairs and Replacement	3,890	1,634	1,070	2,662	6,154	6,120	4,552	5,829	20,028	4,538	10,788	-	67,265
Refuse	1,457	1,456	1,463	1,523	1,523	1,468	1,607	1,672	1,672	1,669	1,604	-	17,114
Pest Control	80	80	80	83	83	783	83	448	448	448	448	-	3,061
Fire Alarm System and Maintenance	-	-	-	-	-	-	-	-	-	559	470	-	1,029
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
License & Permits	-	-	-	-	-	751	-	-	700	-	-	-	1,451
Special Events	-	-	-	500	-	1,475	-	500	500	-	579	-	3,554
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies & Postage	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Expenditures	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center	\$ 138,952	\$ 58,138	\$ 55,935	\$ 58,092	\$ 62,237	\$ 69,129	\$ 64,065	\$ 68,777	\$ 87,111	\$ 85,831	\$ 81,145	\$ -	\$ 829,411
Total Operations & Maintenance	\$ 243,074	\$ 149,291	\$ 153,527	\$ 171,295	\$ 191,391	\$ 208,201	\$ 196,510	\$ 387,984	\$ 240,512	\$ 244,165	\$ 260,923	\$ -	\$ 2,446,871
Total Expenditures	\$ 267,915	\$ 156,488	\$ 161,251	\$ 179,123	\$ 199,222	\$ 219,487	\$ 209,842	\$ 398,445	\$ 244,034	\$ 260,141	\$ 269,804	\$ -	\$ 2,565,753
Excess (Deficiency) of Revenues over Expenditures	\$ 81,889	\$ 219,930	\$ 913,123	\$ (160,765)	\$ (141,663)	\$ (185,829)	\$ (184,579)	\$ (380,524)	\$ (222,555)	\$ 366,324	\$ (249,468)	\$ -	\$ 55,883
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)	\$ (184,579)	\$ (380,524)	\$ (222,555)	\$ 366,324	\$ (249,468)	\$ -	\$ 55,883

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 552,665	\$ 552,665	\$ 553,774	\$ 1,109
Interest Income	10,000	10,000	23,280	13,280
Total Revenues	\$ 562,665	\$ 562,665	\$577,054	\$ 14,389
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)
Interest - 8/1	-	-	44	(44)
Principal Prepayment - 8/1	-	-	5,000	(5,000)
Total Expenditures	\$ 548,355	\$ 548,355	\$ 563,299	\$ (14,944)
Excess (Deficiency) of Revenues over Expenditures	\$ 14,310	\$ 14,310	\$ 13,755	\$ (555)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 14,310	\$ 14,310	\$ 13,755	\$ (555)
Fund Balance - Beginning	\$ 255,152		\$ 541,735	
Fund Balance - Ending	\$ 269,462		\$ 555,490	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 67,018	\$ 67,018	\$ 62,816	\$ (4,202)
Special Assessments - Direct Bill	628,501	628,501	628,501	-
Prepayments	-	-	36,465	36,465
Interest Income	10,000	10,000	22,529	12,529
Total Revenues	\$ 705,519	\$ 705,519	\$ 750,310	\$ 44,791
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)
Interest - 8/1	-	-	573	(573)
Principal Prepayment - 8/1	-	-	40,000	(40,000)
Total Expenditures	\$ 693,698	\$ 693,698	\$ 744,122	\$ (50,424)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,822	\$ 11,822	\$ 6,188	\$ (5,633)
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	\$ (55,057)	\$ (66,879)
Fund Balance - Beginning	\$ 339,550		\$ 692,152	
Fund Balance - Ending	\$ 351,372		\$ 637,095	

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

	Proposed	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessment ⁽¹⁾	\$ -	\$ -	\$ -	\$ -
Interest Income	10,000	10,000	30,861	20,861
Total Revenues	\$ 10,000	\$ 10,000	\$ 30,861	\$ 20,861
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)	\$ (468,556)	\$ 20,861
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (489,416)	\$ (489,416)	\$ (468,556)	\$ 20,861
Fund Balance - Beginning	\$ 1,148,950		\$ 1,157,719	
Fund Balance - Ending	\$ 659,534		\$ 689,164	

(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 August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Capital Reserve Funding	\$ 500,000	\$ -	\$ -	\$ -
Interest	100	100	996	896
Total Revenues	\$ 500,100	\$ 100	\$ 996	\$ 896
Expenditures:				
Repair and Replacements	\$ 10,000	\$ 10,000	\$ 67,616	\$ (57,616)
Capital Outlay	150,000	150,000	360,995	(210,995)
RiverHouse Access Control System (C/S)	5,253	5,253	7,249	(1,996)
RiverHouse Painting (C/S)	31,756	31,756	34,664	(2,908)
RiverHouse Furniture (C/S)	28,016	-	-	-
RiverHouse A/C Unit Replacement (C/S)	38,522	-	-	-
RiverHouse Tennis Court Fencing (C/S)	28,016	26,948	26,948	-
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	20,866	21,968	(1,102)
Bank Fee	360	330	69	261
Total Expenditures	\$ 411,814	\$ 245,153	\$ 519,509	\$ (274,356)
Excess (Deficiency) of Revenues over Expenditures	\$ 88,286	\$ (245,053)	\$ (518,513)	\$ 275,253
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		\$ (518,513)	
Fund Balance - Beginning	\$ 428,882		\$ 229,722	
Fund Balance - Ending	\$ 517,168		\$ (288,791)	

Rivers Edge III
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending August 31, 2026

Description	SE 2021	SE 2024	SE 2025	Total
Revenues				
<i>Interest Income:</i>				
Construction	\$ 15	\$ 2,153	\$ 1,424	\$ 3,592
Cost of Issuance	-	-	85	85
Developer Contributions	-	546,542	-	546,542
Transfer In	5,351	61,245	-	66,596
Total Revenues	\$ 5,366	\$ 609,941	\$ 1,509	\$ 616,816
Expenditures				
Capital Outlay	\$ -	\$ 25,503	\$ 210	\$ 25,713
Transfer Out	-	5,351	-	5,351
Total Expenditures	\$ -	\$ 30,854	\$ 210	\$ 31,064
Excess Revenues (Expenditures)	\$ 5,366	\$ 579,086	\$ 1,299	\$ 585,751
Fund Balance - Beginning	\$ (4,897)	\$ (499,284)	\$ 44,847	\$ (459,335)
Fund Balance - Ending	\$ 469	\$ 79,802	\$ 46,145	\$ 126,417

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	\$	274,755
Reserve Fund Balance		274,755
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)
Less: August 1, 2026 (Prepayment)		(5,000)
Current Bonds Outstanding	\$	8,745,000

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)
Less: August 1, 2026 (Prepayment)		(40,000)
Current Bonds Outstanding	\$	9,635,000

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	-
553,773.77	62,815.66	1,167,321.76	1,783,911.19	(10,284.07)
553,773.77	691,316.61	1,831,057.33	3,076,147.71	(10,284.07)

DIRECT BILL PERCENT COLLECTED	0.00%	100.00%	0.00%	100.00%	100.00%
TAX ROLL PERCENT COLLECTED	100.58%	100.58%	0.00%	100.58%	100.58%
TOTAL PERCENT COLLECTED	100.58%	100.05%	0.00%	100.37%	100.34%

(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
10	7/14/2026	4,939.29	560.27	-	10,411.72	15,911.28
		-	-	-	-	
		-	-	-	-	
TOTAL TAX ROLL RECEIPTS		553,773.77	62,815.66	-	1,167,321.76	1,783,911.19

C.

Rivers Edge III

Community Development District

Check Run Summary

8/1/2026 - 8/31/2026

Fund	Date	Check No.	Amount
General Fund			
<i>Accounts Payable</i>	8/6/26	1311-1319	\$ 53,268.14
	8/14/26	1320-1331	131,083.68
	8/20/26	1332-1348	22,735.57
	8/28/26	1349-1353	4,863.53
Sub-Total			\$ 211,950.92
Capital Reserve Fund			
<i>Accounts Payable</i>	8/14/26	4	\$ 5,016.88
Sub-Total			\$ 5,016.88
Total			\$ 216,967.80

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 9/09/26		PAGE 1		
*** CHECK DATES 08/01/2026 - 08/31/2026 ***		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 #			
8/06/26	00043	7/31/26 47588	202607 320-57200-60000	AURORA SOFTWARE REINSTALL		*	510.00				
				DYNAMIC SECURITY PROFESSIONALS INC				510.00	001311		
8/06/26	00051	7/30/26 7515742	202607 320-57200-45210	POOL CHEMICALS		*	2,274.76				
				HAWKINS INC				2,274.76	001312		
8/06/26	00088	7/27/26 INV0033	202607 320-57200-46101	LIVE OAK & BOLD CYPRESS		*	2,180.00				
				KIRENIA TAMAYO				2,180.00	001313		
8/06/26	00071	8/02/26 483	202607 320-57200-46101	TREE REMOVAL		*	4,500.00				
				QUILLS TREE SERVICES LLC				4,500.00	001314		
8/06/26	00094	7/29/26 07292026	202608 320-57200-49400	08/08 DJ SERVICE 3HR		*	500.00				
				RENATO A NAVARRETE				500.00	001315		
8/06/26	00036	8/02/26 PSI29355	202608 320-57200-46800	AUG LAKE MAINTENANCE		*	3,909.00				
				SOLITUDE LAKE MANAGEMENT LLC				3,909.00	001316		
8/06/26	00020	6/25/26 8227602	202606 310-51300-32300	FY26 TRUSTEE FEES SE2024		*	1,316.66				
		6/25/26 8227602	202606 300-15500-10000	FY27 TRUSTEE FEES SE2024		*	2,633.34				
		6/25/26 8227602	202606 310-51300-32300	INCIDENTAL		*	296.25				
				U.S. BANK				4,246.25	001317		
8/06/26	00035	8/01/26 433722	202608 330-53800-34000	AUG GEN MANAGEMENT SRVCS		*	4,075.93				
		8/01/26 433722	202608 320-57200-44000	AUG FIELD OPS		*	3,435.82				
		8/01/26 433722	202608 330-53800-34300	AUG LIFESTYLE SRVCS		*	3,785.53				
		8/01/26 433722	202608 330-53800-34100	AUG AMEN MANAGEMENT SRVCS		*	4,473.35				
		8/01/26 433722	202608 330-53800-34600	AUG FACILITY MAINT SRVCS		*	9,105.31				
		8/01/26 433722	202608 330-53800-45300	AUG JANITORIAL SRVCS		*	2,902.75				
		8/01/26 433722	202608 330-53800-34400	AUG FACILITY ATTENDANT		*	5,571.75				
				VESTA PROPERTY SERVICES INC				33,350.44	001318		
					RE3C RV ED III	TLEE					

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
8/06/26	00046	7/20/26	26325168	202607 320-57200-60000				*	14.49		
			JANITORIAL SUPPLIES								
		7/21/26	26329089	202607 320-57200-60000				*	1,461.00		
			LAPTOP PROBOOK								
		7/23/26	26335094	202607 320-57200-60000				*	67.44		
			JANITORIAL SUPPLIES								
		7/30/26	26348559	202607 320-57200-60000				*	254.76		
			JANITORIAL SUPPLIES								
							W B MASON CO INC			1,797.69	001319
8/14/26	00021	7/31/26	7822977	202607 310-51300-48000				*	708.82		
			FY27 BUD HEAR #12491840								
							USA TODAY MEDIA CORP			708.82	001320
8/14/26	00003	8/01/26	84	202608 310-51300-34000				*	2,752.83		
			AUG MANAGEMENT FEES								
		8/01/26	84	202608 310-51300-35200				*	177.00		
			AUG WEBSITE ADMIN								
		8/01/26	84	202608 310-51300-35100				*	118.00		
			AUG INFO TECH								
		8/01/26	84	202608 310-51300-32400				*	344.08		
			AUG DISSEM AGENT SRVCS								
		8/01/26	84	202608 310-51300-51000				*	.66		
			OFFICE SUPPLIES								
		8/01/26	84	202608 310-51300-42000				*	16.96		
			POSTAGE								
		8/01/26	84	202608 310-51300-42500				*	21.15		
			COPIES								
							GOVERNMENTAL MANAGEMENT SERVICES			3,430.68	001321
8/14/26	00088	8/07/26	INV0035	202608 320-57200-46101				*	200.00		
			PINE TREE REMOVAL								
		8/11/26	INV0036	202608 320-57200-46101				*	1,975.00		
			ST AUGUSTINE SOD								
							KIRENIA TAMAYO			2,175.00	001322
8/14/26	00011	8/08/26	CS-2026-	202608 320-57200-49200				*	9,112.08		
			CS AMENITY AUG 2026								
							RIVERS EDGE CDD			9,112.08	001323
8/14/26	00036	7/02/26	PSI28372	202607 320-57200-46800				*	3,909.00		
			JUL LAKE MAINTENANCE								
							SOLITUDE LAKE MANAGEMENT LLC			3,909.00	001324
8/14/26	00035	7/31/26	433950	202607 330-53800-34000				*	131.16		
			JUL BILLABLE MILEAGE 1/3								
							VESTA PROPERTY SERVICES INC			131.16	001325
							RE3C RV ED III				
							TLEE				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/14/26	00035	7/31/26 434165	202607 330-53800-34500	JUL LIFEGUARD HOURS	*	14,371.81	
				VESTA PROPERTY SERVICES INC			14,371.81 001326
8/14/26	00035	8/08/26 RT080820	202608 320-57200-49400	EVENT STAFF ASSISTANCE	*	78.54	
				VESTA PROPERTY SERVICES INC			78.54 001327
8/14/26	00046	8/06/26 26364576	202608 320-57200-60000	JANITORIAL SUPPLIES	*	397.31	
				W B MASON CO INC			397.31 001328
8/14/26	00069	8/10/26 1333982	202608 330-53800-45500	ANNUAL EXTINGUISH INSPECT	*	470.00	
				WAYNE AUTOMATIC FIRE SPRINKLERS INC			470.00 001329
8/14/26	00028	7/31/26 1229064	202607 320-57200-46101	TREE BOXES-TREE STRAPS	*	1,400.00	
				YELLOWSTONE LANDSCAPE			1,400.00 001330
8/14/26	00028	8/01/26 1237156	202608 320-57200-46100	AUG LANDSCAPE MAINTENANCE	*	94,899.28	
				YELLOWSTONE LANDSCAPE			94,899.28 001331
8/20/26	00051	8/13/26 7530871	202608 320-57200-45210	POOL CHEMICALS	*	2,297.00	
				HAWKINS INC			2,297.00 001332
8/20/26	00071	8/11/26 503	202608 320-57200-46101	TREE REMOVAL	*	1,500.00	
				QUILLS TREE SERVICES LLC			1,500.00 001333
8/20/26	00095	8/12/26 39968C	202608 320-57200-60000	PAINT TEMP LINE AND MARKS	*	2,050.00	
				ROGERS PAVEMENT MAINTENANCE INC			2,050.00 001334
8/20/26	00045	8/12/26 62261934	202608 320-57200-43500	AUG PEST CONTROL	*	82.60	
		8/12/26 62262124	202608 320-57200-43500	AUG COMMERCIAL LAWN SRVC	*	365.00	
				TURNER PEST CONTROL			447.60 001335
8/20/26	00020	7/27/26 8278664	202607 310-51300-32300	FY26 BONDS SE2025	*	1,169.06	
		7/27/26 8278664	202607 300-15500-10000	FY27 BONDS SE2025	*	3,507.19	
				U.S. BANK			4,676.25 001336

RE3C RV ED III TLEE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/20/26	00035	7/31/26 434238	202606 330-53800-34500		*	3,421.00	
		JUN ADD LIFEGUARD HOURS					
		7/31/26 434241	202607 330-53800-34500		*	1,722.70	
		JUL ADD LIFEGUARD HOURS					
				VESTA PROPERTY SERVICES INC			5,143.70 001337
8/20/26	00046	8/11/26 26372908	202608 320-57200-60000		*	36.51	
		JANITORIAL SUPPLIES					
				W B MASON CO INC			36.51 001338
8/20/26	00080	6/22/26 10827719	202606 320-57200-60000		*	236.25	
		PREVENTATIVE MAINT INSPEC					
				WEATHER ENGINEERS INC			236.25 001339
8/20/26	00060	8/14/26 24449	202608 320-57200-60000		*	465.60	
		DISINFECTANT WIPES CASE					
				WIPES.COM			465.60 001340
8/20/26	00028	7/17/26 1222811	202607 320-57200-46200		*	161.99	
		JUL IRR 469 ADIRONDACK DR					
				YELLOWSTONE LANDSCAPE			161.99 001341
8/20/26	00028	7/21/26 1223772	202607 320-57200-46200		*	250.29	
		JUL IRRIG RPR 3604 SR 13					
				YELLOWSTONE LANDSCAPE			250.29 001342
8/20/26	00028	7/29/26 1227361	202607 320-57200-46200		*	170.43	
		JU IRR SADDLE BRANCH CT					
				YELLOWSTONE LANDSCAPE			170.43 001343
8/20/26	00028	7/30/26 1228438	202607 320-57200-46200		*	681.60	
		JUL IRR RPR 63 OARNGEDALE					
				YELLOWSTONE LANDSCAPE			681.60 001344
8/20/26	00028	7/30/26 1228439	202607 320-57200-46101		*	897.16	
		SUMMER ANNUALS 2026					
				YELLOWSTONE LANDSCAPE			897.16 001345
8/20/26	00028	7/31/26 1229062	202607 320-57200-46200		*	493.82	
		JUL IRR 153 GRAND LAKES					
				YELLOWSTONE LANDSCAPE			493.82 001346
8/20/26	00028	8/06/26 1239598	202608 320-57200-46200		*	2,075.40	
		AUG IRR RPR 2126 MAIN ST					
				YELLOWSTONE LANDSCAPE			2,075.40 001347

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/20/26	00028	8/12/26 1243544	202608 320-57200-46200 MAINLINE 96 HIDDENBROOK	YELLOWSTONE LANDSCAPE	*	1,151.97	1,151.97 001348
8/28/26	00088	8/22/26 INV0039	202608 320-57200-46101 RELOCATE 3-12 SABAL PALM	KIRENIA TAMAYO	*	1,500.00	1,500.00 001349
8/28/26	00013	8/14/26 15692	202607 310-51300-31500 JUL GENERAL COUNSEL	KILINSKI VAN WYK	*	1,695.88	1,695.88 001350
8/28/26	00062	8/20/26 22013111	202607 310-51300-31100 JUL PUBLIC FACILITY RPT	PRIME AE GROUP INC	*	375.00	375.00 001351
8/28/26	00062	8/20/26 22013112	202607 310-51300-31100 RT GRAND BRIDGE STOP SIGN	PRIME AE GROUP INC	*	875.00	875.00 001352
8/28/26	00046	8/13/26 26378710	202608 320-57200-60000 JANITORIAL SUPPLIES		*	153.54	
		8/20/26 26393336	202608 320-57200-60000 JANITORIAL SUPPLIES	W B MASON CO INC	*	264.11	417.65 001353
TOTAL FOR BANK A						211,950.92	
TOTAL FOR REGISTER						211,950.92	

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
7/31/2026	47588

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
4	Technician had to re-install the Aurora Software onto new laptop at RiverLodge. Had to update both the Riverclub and the River Lodge versions to the latest Aurora Version. Reconnected wire at the firewall and got connectivity back between the RiverLodge and The Riverclub database. Performed Database backup and moved it to the USB Flash Drive	85.00	340.00
2	Trip Fee	85.00	170.00

Thank you for your business.

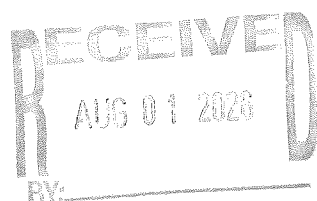
Subtotal \$510.00

Sales Tax (6.5%) \$0.00

Total \$510.00

Payments/Credits \$0.00

Balance Due \$510.00



Approved RECDD 3
Submitted to A/P on 8.1.2026
Submitted by Ken Council

Ken Council

Original



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

INVOICE

Total Invoice	\$2,274.76
Invoice Number	7515742
Invoice Date	7/30/26
Sales Order Number/Type	5239140 SL
Branch Plant	74
Shipment Number	6312366

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

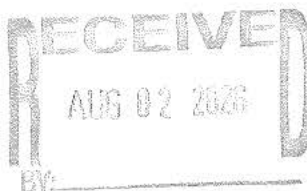
Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
8/29/26	Net 30	PPD Origin	HWTG						387
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	375.0000	GA	\$2.8700	GA	3,626.3 LB	\$1,076.25
		1 LB BLK (Mini-Bulk)		375.0000	GA			3,626.3 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	
3.000	42875	Sulfuric Acid 38-40%	N	140.0000	GA	\$5.2608	GA	1,521.8 LB	\$736.51
		1 GA BLK (Mini-Bulk)		140.0000	GA			1,521.8 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 8.2.2026
By Kevin McKendree

Kevin McKendree



Page 1 of 1

Tax Rate
0 %

Sales Tax
\$0.00

Invoice Total

\$2,274.76

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

This contractor and subcontractor shall abide by the requirements of 41 CFR §60-1.4(a), 60-300.5(a) and 60-741.6(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, or national origin, protected veteran status or disability.

www.hawkinsinc.com

Job# 3164284



INVOICE

Number: INV0033

Date: Jul 27, 2026

BILL TO:

River Edge CDD III

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

INVOICE FROM:

KIKI Landscape Services LLC

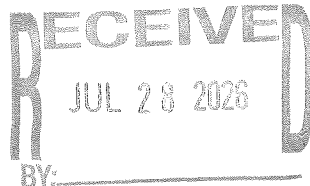
904-349-0089
kikilandscapeservices@gmail.com
1701 San Pablo Rd S apt 1115

Description	Quantity	Unit price	Amount
LIVE OAK 100G	1	\$800.00	\$800.00
BOLD CYPRESS 45G	1	\$600.00	\$600.00
LABOR AND DISPOSAL	12	\$65.00	\$780.00

SUBTOTAL: \$2,180.00

TOTAL: \$2,180.00

PAID: \$0.00



BALANCE DUE \$2,180.00

Comments

Bold Cypress install behind 52 Holly Crk Dr
Live oak on the common area right next 52 Holly Crk Dr.

Approved RECDD 3
Submitted to AP 7.28.2026
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 CDD 3

323 Holly Creek Drive
St. John's, Florida 32259
Phone: 9046071038

Invoice #483

Issued Aug 02, 2026

Due Aug 17, 2026

Total \$4,500.00

For Services Rendered

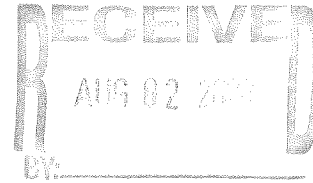
Product/Service	Description	Qty.	Unit Price	Total
Jul 31, 2026				
Customer Responsibilities	• Ensure Accessibility: All trees scheduled for trimming or removal must be accessible by Quill's Tree Services equipment and personnel. An area equivalent to or greater than the height of the tree being serviced 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 two larger dead trees at risk of failure indicated by an X in the photo attached. Flush cut as low as possible and haul away debris.	1	\$3,500.00	\$3,500.00
Tree Removal	Remove one larger tree that is showing early signs of failure indicated by an X in the photo attached. Haul away debris from this one as well.	1	\$1,000.00	\$1,000.00
Tree Removal	Flush cut a massive tree that fell over into the preserve. We will not be hauling this one away. Only grounding it. This is about 2 house down from the primary mission.	1	\$0.00	\$0.00



Quills Tree Services

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

Product/Service	Description	Qty.	Unit Price	Total
Haul Debris	We will ensure the removal of organic debris from the job site (excluding any chips resulting from stump grinding, if applicable). **Debris will be cleared from the job site within 24 hours of project completion.**	1	\$0.00	\$0.00



Approved RECDD 3
Submitted to AP 8.2.2026
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.

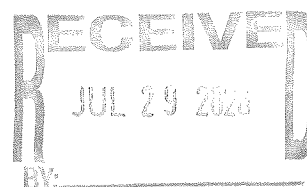
Total **\$4,500.00**



INVOICE

From:
DjAlekz Enterprises LLC

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



Attention: Kimberly Fatuch, Assistant General Manager

Description	Event Date	Service Time	Amount
DJ Service	Saturday, August 8	11:00 AM – 2:00 PM	\$500.00
		Total Due	\$500.00

Thank you for your business!

Approved CDD III
Submitted to AP on 7/29/26
by Kimberly Fatuch

Kimberly Fatuch



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: PSI293554

Invoice Date: 8/2/2026

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 8/2/2026

Due Date 9/1/2026

Terms Net 30

Customer ID 20143

P.O. Number

P.O. Date 8/2/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	3,909.00	3,909.00
August Billing					
8/1/2026 - 8/31/2026					
Rivers Edge CDD III Pond 80					
Rivers Edge CDD III Pond 81					
Rivers Edge CDD III Pond 82					
Rivers Edge CDD III Pond 83					
Rivers Edge CDD III Pond 84					
Rivers Edge CDD III Pond 85					
Rivers Edge CDD III Pond 86					
Rivers Edge CDD III Pond 87					
Rivers Edge CDD III Pond 88					
Rivers Edge CDD III Pond 89					
Rivers Edge CDD III Pond 90					
Rivers Edge CDD III Pond 91					
Rivers Edge CDD III Pond 92					
Rivers Edge CDD III Pond 93					
Rivers Edge CDD III Pond 94					
Rivers Edge CDD III Pond 95					
Rivers Edge CDD III Pond 96					
Rivers Edge CDD III Pond AAA					
Rivers Edge CDD III Pond BBB					
Rivers Edge CDD III Pond CCC					
Rivers Edge CDD III Pond DDD					
Rivers Edge CDD III Pond EEE					
Rivers Edge CDD III Pond FFF					
Rivers Edge CDD III Pond II					
Rivers Edge CDD III Pond PP					
Rivers Edge CDD III Pond QQ					



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: PSI293554
Invoice Date: 8/2/2026

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 8/2/2026
Due Date 9/1/2026
Terms Net 30

Customer ID 20143
P.O. Number
P.O. Date 8/2/2026
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					



INVOICE

Page: 3

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: PSI293554
Invoice Date: 8/2/2026

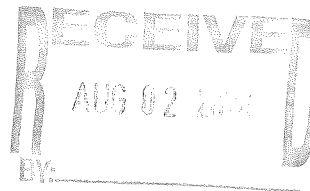
Bill
To: Rivers Edge III CDD
475 West Town Place, Suite 114
Saint Augustine, FL 32092

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

Ship Via
Ship Date 8/2/2026
Due Date 9/1/2026
Terms Net 30

Customer ID 20143
P.O. Number
P.O. Date 8/2/2026
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 8.2.2026
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



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

2/3

Invoice Number:

8227602

Invoice Date:

06/25/2026

Direct Inquiries To:

Schuhle, Scott A

Phone:

(954)-938-2476

Rivers Edge III Community Development District
Attn GMSNF
4648 Eagle Falls Place
Tampa, FL 33619
United States

Rivers Edge III Community Development District Capital Improvement Revenue Bonds, Series 2024

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

\$4,246.25

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 2024

Invoice Number:

8227602

Current Due:

\$4,246.25

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

Invoice Number:

8227602

Invoice Date:

06/25/2026

Direct Inquiries To:

Schuhle, Scott A

Phone:

(954)-938-2476

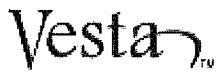
Rivers Edge III Community Development District
Capital Improvement Revenue Bonds, Series 2024

In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 06/01/2026 - 05/31/2027				\$3,950.00
Incidental Expenses 06/01/2026 to 05/31/2027	3,950.00	0.075		\$296.25
Subtotal Incidental Expenses				\$296.25
TOTAL AMOUNT DUE				\$4,246.25





Invoice

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

Invoice # 433722
Date 08/01/2026
Terms Net 30
Due Date 08/31/2026
Memo Rivers Edge CDDIII

Bill To

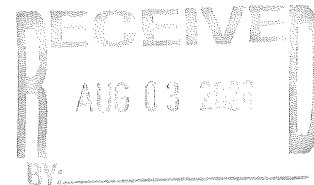
Rivers Edge CDD III
c/o GMS LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

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
8/3/2026





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	263251681
Customer Number	C3189841
Invoice Date	07/20/2026
Due Date	08/19/2026
Order Date	07/07/2026
Order Number	S163203735
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
FAO5012	PAD,TRAUMA,5X9	1	EA	4.83	4.83
FAOB204	GAUZE,2",NON STERILE	3	EA	3.22	9.66

SUBTOTAL: 14.49
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 14.49
Total Due: 14.49

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



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

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

Approved RECDD 3
Submitted to A/P 07-29-26
By Richard Losco
Richard Losco

Remittance Section

Customer Number	C3189841
Invoice Number	263251681
Invoice Date	07/20/2026
Terms	Net 30
Total Due	14.49

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

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

C31898412632516812632516810000000014496



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	263290898
Customer Number	C3189841
Invoice Date	07/21/2026
Due Date	08/20/2026
Order Date	07/17/2026
Order Number	S163487649
Order Method	REP

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

Delivery Address
Rivers Edge CDD 3
Attn.: Ken
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
HEWDK0F1UT	PROBOOK 4 G2A 16IN R7 AI-445 16GB 512GB W11P	1	EA	1,461.00	1,461.00

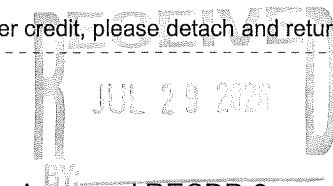
SUBTOTAL: 1,461.00
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 1,461.00
Total Due: 1,461.00

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 07-29-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3189841
Invoice Number	263290898
Invoice Date	07/21/2026
Terms	Net 30
Total Due	1,461.00

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

C31898412632908982632908980000001461009



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	263350945
Customer Number	C3189841
Invoice Date	07/23/2026
Due Date	08/22/2026
Order Date	07/21/2026
Order Number	S163568166
Order Method	WEB

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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	3	CT	22.48	67.44

SUBTOTAL: 67.44
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 67.44
Total Due: 67.44

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 07-29-26
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	263350945
Invoice Date	07/23/2026
Terms	Net 30
Total Due	67.44

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

C31898412633509452633509450000000067448



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	263485594
Customer Number	C3189841
Invoice Date	07/30/2026
Due Date	08/29/2026
Order Date	07/28/2026
Order Number	S163714417
Order Method	WEB

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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	4	CT	22.48	89.92
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	55.19	55.19
HERX7658AK	LINER,REPRO,38X58 ,1.5ML,BK 100/CT	1	CT	71.69	71.69
CLO35417	CLOROX CLEAN-UP CLOROX PRO DISINFECTANT SPRAY 9/32FO	4	EA	9.49	37.96

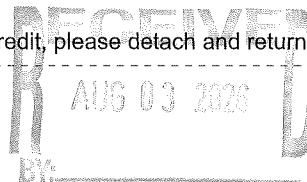
SUBTOTAL: 254.76
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 254.76
Total Due: 254.76

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



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

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



Approved RECDD 3
Submitted to A/P 08-03-26
By Richard Losco

Richard Losco

Remittance Section

Customer Number	C3189841
Invoice Number	263485594
Invoice Date	07/30/2026
Terms	Net 30
Total Due	254.76

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

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

C31898412634855942634855940000000254764

USA TODAY CO.



ACCOUNT NAME Rivers Edge Ili Cdd		ACCOUNT # 760855	INV DATE 07/31/26
INVOICE # 0007822977	INVOICE PERIOD Jul 1- Jul 31, 2026	CURRENT INVOICE TOTAL \$708.82	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$708.82	

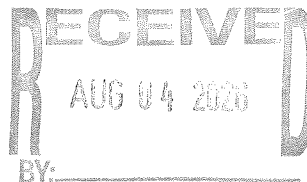
BILLING ACCOUNT NAME AND ADDRESS Rivers Edge Ili Cdd 475 W Town PL # 114 Saint Augustine, FL 32092-3649	PAYMENT DUE DATE: AUGUST 31, 2026 Legal Entity: USA TODAY Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever 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
Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing .	

Date	Description	Amount
7/1/26	Balance Forward	\$0.00

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/22/26-7/29/26	SAG St Augustine Record	12491840	FY 2027 Budget Hearing		2	2.0000 x 14.75 in	\$708.82



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	\$708.82
Service Fee 3.99%	\$28.28
*Cash/Check/ACH Discount	-\$28.28
*Payment Amount by Cash/Check/ACH	\$708.82
Payment Amount by Credit Card	\$737.10

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Rivers Edge Ili Cdd		ACCOUNT NUMBER 760855		INVOICE NUMBER 0007822977		AMOUNT PAID \$708.82
CURRENT DUE \$708.82	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* \$708.82
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 \$737.10
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00007608550000000000000078229770007088267171

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge
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 , 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 07/22/2026, 07/29/2026

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 07/29/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$708.82	
Tax Amount:	\$0.00	
Payment Cost:	\$708.82	
Order No:	12491840	# of Copies:
Customer No:	760855	1
PO #:	FY 2027 Budget Hearing	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin



RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Rivers Edge II Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: August 19, 2026
TIME: 9:00 a.m.
LOCATION: Riverhouse
156 Landing Street
St. Johns, Florida 32259

The first public hearing is being held pursuant to Chapter 180, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

LAND USE	TOTAL PLATTED UNITS	ERU FACTOR	PROPOSED O&M ASSESSMENT (NOV/26 - 9/30/27)
40'-49'	429	0.75	2,381.45
50'-59'	219	0.92	2,675.90
60'-69'	264	1.00	2,908.59
70'-79'	75	1.25	3,635.73
UNDEVELOPED - ADAM COSTS	542		94.56
DEVELOPER CONTRIBUTION			662,853.38

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and may choose to directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2026. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

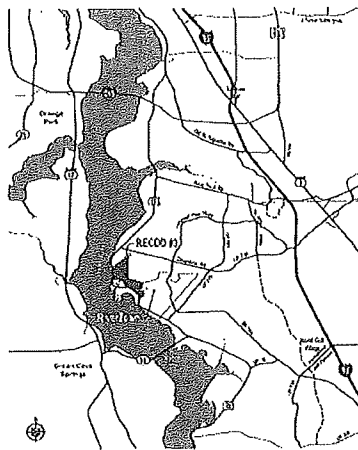
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days 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 Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and the 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.

Rivers Edge II Community
Development District
District Manager



VICINITY MAP

ENBIX 1

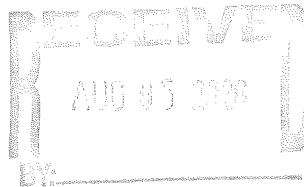
PROSSER

Governmental Management Services, LLC

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

Invoice**Invoice #:** 84**Invoice Date:** 8/1/26**Due Date:** 8/1/26**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 - August 2026		2,752.83	2,752.83
Website Administration - August 2026		177.00	177.00
Information Technology - August 2026		118.00	118.00
Dissemination Agent Services - August 2026		344.08	344.08
Office Supplies		0.66	0.66
Postage		16.96	16.96
Copies		21.15	21.15
		Total	\$3,430.68
		Payments/Credits	\$0.00
		Balance Due	\$3,430.68



INVOICE

Number: INV0035

Date: Aug 7, 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

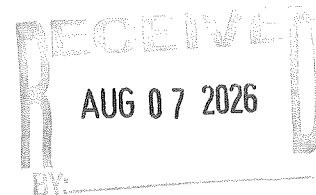
kikilandscapeservices@gmail.com

1701 San Pablo Rd S apt 1115

Description	Quantity	Unit price	Amount
PINE TREE REMOVAL	1	\$200.00	\$200.00
SUBTOTAL:			\$200.00
TOTAL:			\$200.00
PAID:			\$0.00
BALANCE DUE			\$200.00

Comments

Rwmoval of a pine tree in front of 109 palomar and haul away.



Approved RECDD 3
Submitted to AP 8.7.2026
By Kevin McKendree

Kevin McKendree

THANK YOU FOR YOUR BUSINESS



INVOICE

Number: INV0036

Date: Aug 11, 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

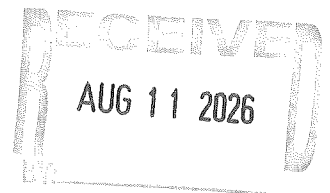
Description	Quantity	Unit price	Amount
ST AUGUSTINE SOD	2	\$500.00	\$1,000.00
LABOR AND DISPOSAL	15	\$65.00	\$975.00
SUBTOTAL:			\$1,975.00
TOTAL:			\$1,975.00
PAID:			\$0.00
BALANCE DUE			\$1,975.00

Comments

Prep and install 2 pallets of St Augustine sod at the common area between 416 and 424 Palomar Dr.

Approved RECDD 3
Submitted to AP 8.11.2026
By Kevin McKendree

Kevin McKendree



THANK YOU FOR YOUR BUSINESS

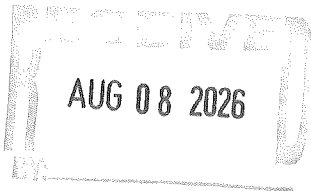
Rivers Edge CDD

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

INVOICE

DATE: 8/8/2026
INVOICE # CS-2026-AUG

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

DESCRIPTION	AMOUNT
Cost Share - Amenity August 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: PSI283729
 Invoice Date: 7/2/2026

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 7/2/2026
 Due Date 8/1/2026
 Terms Net 30

Customer ID 20143
 P.O. Number
 P.O. Date 7/2/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	3,909.00	3,909.00
July Billing					
7/1/2026 - 7/31/2026					
Rivers Edge CDD III Pond 80					
Rivers Edge CDD III Pond 81					
Rivers Edge CDD III Pond 82					
Rivers Edge CDD III Pond 83					
Rivers Edge CDD III Pond 84					
Rivers Edge CDD III Pond 85					
Rivers Edge CDD III Pond 86					
Rivers Edge CDD III Pond 87					
Rivers Edge CDD III Pond 88					
Rivers Edge CDD III Pond 89					
Rivers Edge CDD III Pond 90					
Rivers Edge CDD III Pond 91					
Rivers Edge CDD III Pond 92					
Rivers Edge CDD III Pond 93					
Rivers Edge CDD III Pond 94					
Rivers Edge CDD III Pond 95					
Rivers Edge CDD III Pond 96					
Rivers Edge CDD III Pond AAA					
Rivers Edge CDD III Pond BBB					
Rivers Edge CDD III Pond CCC					
Rivers Edge CDD III Pond DDD					
Rivers Edge CDD III Pond EEE					
Rivers Edge CDD III Pond FFF					
Rivers Edge CDD III Pond II					
Rivers Edge CDD III Pond PP					
Rivers Edge CDD III Pond QQ					



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: PSI283729

Invoice Date: 7/2/2026

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 7/2/2026

Due Date 8/1/2026

Terms Net 30

Customer ID 20143

P.O. Number

P.O. Date 7/2/2026

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: PSI283729
Invoice Date: 7/2/2026

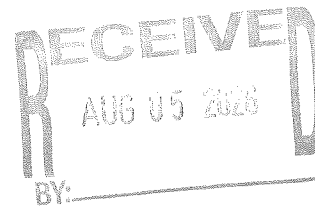
Bill
To: Rivers Edge III CDD
475 West Town Place, Suite 114
Saint Augustin, FL 32092

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

Ship Via
Ship Date 7/2/2026
Due Date 8/1/2026
Terms Net 30

Customer ID 20143
P.O. Number
P.O. Date 7/2/2026
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 8.5.2026
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

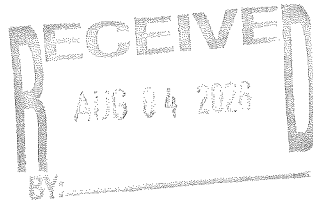
Invoice # 433950
Date 07/31/2026
Terms Net 30
Due Date 08/31/2026
Memo Billable Mileage split

Bill To

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

Description	Quantity	Rate	Amount
Billable Mileage split in 3	1	131.16	131.16

Total 131.16



Corbin deNagy
8/4/2026

Vesta Mileage Report

Name: *Kevin McKendree*

Month

Jul-26

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
7/1	Daily mileage	Rivertown	Rivertown	14.6	Riversedge CDD		14.6
7/7	Daily mileage	Rivertown	Rivertown	54.3	iversedge CDD		54.3
7/8	Daily mileage	Rivertown	Rivertown	47.9	iversedge CDD		47.9
7/9	Daily mileage	Rivertown	Rivertown	21	Riversedge CDD		21
7/10	Daily mileage	Rivertown	Rivertown	26.4	iversedge CDD		26.4
7/13	Daily mileage	Rivertown	Rivertown	58.2	iversedge CDD		58.2
7/14	Daily mileage	Rivertown	Rivertown	36.4	iversedge CDD		36.4
7/15	Daily mileage	Rivertown	Rivertown	30.6	iversedge CDD		30.6
7/16	Daily mileage	Rivertown	Rivertown	16.9	iversedge CDD		16.9
7/17	Daily mileage	Rivertown	Rivertown	22.7	iversedge CDD		22.7
7/20	Daily mileage	Rivertown	Rivertown	59.6	iversedge CDD		59.6
7/21	Daily mileage	Rivertown	Rivertown	40.6	iversedge CDD		40.6
7/22	Daily mileage	Rivertown	Rivertown	24.4	iversedge CDD		24.4
7/23	Daily mileage	Rivertown	Rivertown	28.9	iversedge CDD		28.9
7/24	Daily mileage	Rivertown	Rivertown	11.7	iversedge CDD		11.7
7/27	Daily mileage	Rivertown	Rivertown	46.4	iversedge CDD		46.4
7/28	Daily mileage	Rivertown	Rivertown	41.8	iversedge CDD		41.8
7/29	Daily mileage	Rivertown	Rivertown	29.4	iversedge CDD		29.4
7/30	Daily mileage	Rivertown	Rivertown	38.3	iversedge CDD		38.3
7/31	Daily mileage	Rivertown	Rivertown	28.3	iversedge CDD		28.3
						Total Mileage	678
						Reimbursement Rate	\$0.580
						Total Reimbursement	\$393.47
						Date Submitted in Paycom	8/2/26

\$131.16



Invoice

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

Invoice # 434165
Date 07/31/2026
Terms Net 30
Due Date 08/31/2026
Memo Lifeguard Hours

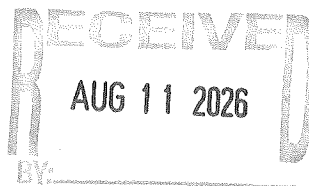
Bill To

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

Description	Quantity	Rate	Amount
Lifeguard hours July	671.58	21.40	14,371.81

Thank you for your business.

Total 14,371.81



Corbin deNagy
8/11/2026



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

Billable Services Invoice

Invoice: 6.26.2026 – 7.25.2026

Date: 8.1.2026

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
June 26 th – July 25 th	671.58	\$21.40	\$14371.81
TOTAL			\$14371.81

Thank you for your business!





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

Billable Services Invoice

Invoice #: RT080826

Date: 08-08-2026

To:

For:

Rivers Edge CDD3
475 W. Town Place Suite 114
St. Augustine, Florida 32092
904-940-5850

Non-contractual Billable Services
Minions Back to School Staffing

DESCRIPTION	HOURS	RATE	AMOUNT
Event Staff Assistance	4.62	17.00	78.54
RECEIVED AUG 10 2026 BY: _____ Approved CDD III Submitted to AP on 8.10.26 by Kimberly Fatuch <i>Kimberly Fatuch</i>			
TOTAL			\$78.54



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	263645764
Customer Number	C3189841
Invoice Date	08/06/2026
Due Date	09/05/2026
Order Date	08/05/2026
Order Number	S163911081
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	71.69	71.69
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	55.19	55.19
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	4	CT	22.48	89.92
CLO35417	CLOROX CLEAN-UP CLOROX PRO DISINFECTANT SPRAY 9/32FO	3	EA	9.49	28.47
UNGNTO80	TOOL,NIFTY,NBBR,TRIG GRIP	1	EA	37.27	37.27
CSD34200	WIPES, SCRIM,4PLY,POPUP,WH(W202)	1	CT	73.30	73.30
ACM13901	SCISSORS,8" STR,2PK,GY	1	PK	19.49	19.49

- 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



Approved RECDD 3
Submitted to A/P 08-07-26
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	263645764
Invoice Date	08/06/2026
Terms	Net 30
Total Due	397.31

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

C31898412636457642636457640000000397315



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	263645764
Invoice Date	08/06/2026

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
- Continued On From Previous Page -					
NWLNEBPGXL	NITRILE EXAM PF GLOVES - BLACK- XLARGE - 5MIL - 100/BX	2	BX	10.99	21.98

SUBTOTAL:	397.31
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	397.31
Total Due:	397.31



INVOICE
1333982
INVOICE DATE
08/10/2026

**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
869434	RC3001		UPON RCPT	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

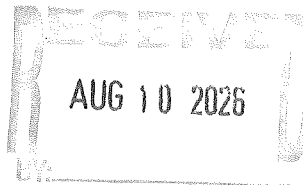
QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
1.00	NFPA 25 Annual Sprinkler Inspection	\$350.00	\$350.00
2.00	NFPA 25 Annual Fire Hydrant Test	\$60.00	\$120.00

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:	\$470.00
TOTAL:	\$470.00

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 08-10-26
By Richard Losco
Richard Losco



INVOICE

INVOICE #	INVOICE DATE
1229064	7/31/2026
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

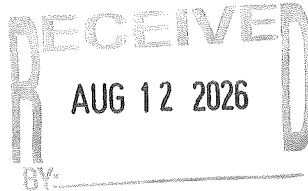
Invoice Due Date: August 30, 2026

Invoice Amount: \$1,400.00

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

Tree boxes of tree straps

75 kits total



Invoice Total

\$1,400.00

Approved RECDD 3
Submitted to A/P - 08-12-26
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
1237156	8/1/2026
TERMS	PO NUMBER
Net 30	

Remit To:

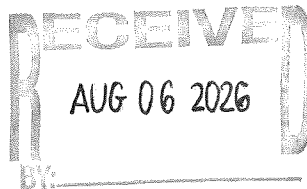
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 31, 2026

Invoice Amount: \$94,899.28

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

Invoice Total **\$94,899.28**

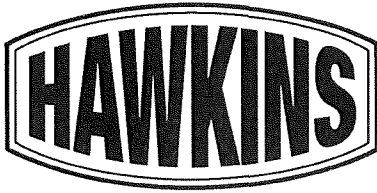


Approved RECDD 3
Submitted to A/P 08-06-26
By Richard Losco

Richard Losco

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

Original



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

INVOICE

Total Invoice	\$2,297.00
Invoice Number	7530871
Invoice Date	8/13/26
Sales Order Number/Type	5255013 SL
Branch Plant	74
Shipment Number	6332859

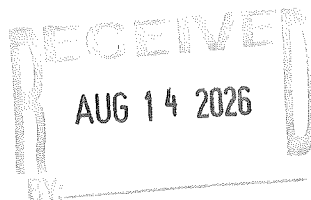
Sold To: 544866
Accounts Payable
RIVERS EDGE CDD 3
475 W Town PI STE 114
St Augustine FL 32092-3649

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 #
9/12/26	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	500.0000	GA	\$2.8700	GA	4,835.0 LB	\$1,435.00
		1 LB BLK (Mini-Bulk)		500.0000	GA			4,835.0 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	60259	NuClo Quick Kill	N	1.0000	PA	\$400.0000	PA	50.0 LB	\$400.00
		50 LB PA		1.0000	PA			52.5 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	

***** 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 8.14.2026
By Kevin McKendree

Kevin McKendree

Page 1 of 1

Tax Rate
0 %

Sales Tax
\$0.00

Invoice Total

\$2,297.00

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

CHECK REMITTANCE:

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

WIRING CONTACT INFORMATION:

Email: Credit.Dept@HawkinsInc.com

Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:

US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name: Hawkins, Inc.

Account #: 180120759469

ABA/Routing #: 091000022

Swift Code#: USBKUS44IMT

Type of Account: Corporate Checking

ACH PAYMENTS:

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

CASH IN ADVANCE/EFT PAYMENTS:

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

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

www.hawkinsinc.com

Job# 3237088



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: 9046071038

SERVICE ADDRESS:

Rivertown Main Street
St. John's, Florida 32259

Invoice #503

Issued Aug 11, 2026

Due Aug 26, 2026

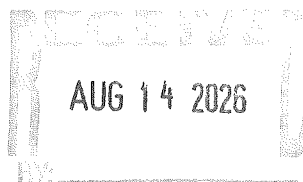
Total \$1,500.00

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Aug 07, 2026				
Tree Removal	Remove one large dead Oak tree that is at risk of failing and potentially causing major damage to the bridge and landscaping. Flush cut low to the ground and leave all wood and debris in the preserve.	1	\$1,500.00	\$1,500.00

Approved RECDD 3
Submitted to AP 8.14.2026
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

Invoice

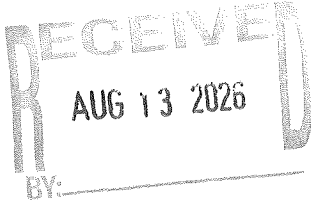
Rogers Pavement Maintenance Inc.

PO Box 65909
Orange Park, FL 32065

Date	Invoice #
8/12/2026	39968c

Bill To	
RIVERS EDGE CDD-3 475 WEST TOWN PLACE St 114 ST AUGUSTINE, Florida 32092	
ATTN:	David

Job		
Rivertown Main St Extension Ph 3		
Job Completed	Terms	P.O. #
8/12/2026		

Description	Qty	U/M	Amount
Layout and Paint 24" Temporary Line, White Reflective Paint.	24	LF	850.00
Install 24" White DOT Thermoplastic Markings with Type 1 & Type 4 Reflective Beads to a .125 Coverage Rate.	24	LF	1,200.00
 Approved RECDD 3 Submitted to AP 8.13.2026 By Kevin McKendree <i>Kevin McKendree</i>			

Balance Due \$2,050.00



Turner
Pest Control
turnerpest.com

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

Service Slip/Invoice

INVOICE: 622619343
DATE: 08/12/2026
ORDER: 622619343

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
08/12/2026	02:40 PM			02:40 PM

Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/12/2026		02:40 PM

Service	Description	Price	
CPCM	Commercial Pest Control - Monthly Service	\$82.60	
RECEIVED AUG 13 2026 BY: _____ Approved RECDD 3 Submitted to A/P 08-13-26 By Richard Losco <i>Richard Losco</i>		SUBTOTAL	\$82.60
		TAX	\$0.00
		AMT. PAID	\$0.00
		TOTAL	\$82.60
		AMOUNT DUE	
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

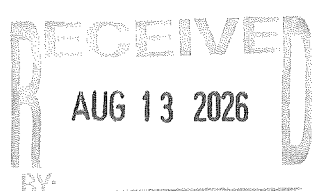
INVOICE: 622621248
DATE: 08/12/2026
ORDER: 622621248

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
08/12/2026	02:40 PM			02:40 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/12/2026		02:59 PM

Service	Description	Price								
LANDOCOM	COMMERCIAL LAWN SERVICE	\$365.00								
		<table> <tr> <td>SUBTOTAL</td> <td>\$365.00</td> </tr> <tr> <td>TAX</td> <td>\$0.00</td> </tr> <tr> <td>AMT. PAID</td> <td>\$0.00</td> </tr> <tr> <td>TOTAL</td> <td>\$365.00</td> </tr> </table>	SUBTOTAL	\$365.00	TAX	\$0.00	AMT. PAID	\$0.00	TOTAL	\$365.00
SUBTOTAL	\$365.00									
TAX	\$0.00									
AMT. PAID	\$0.00									
TOTAL	\$365.00									
Approved RECDD 3 Submitted to A/P 08-13-26 By Richard Losco <i>Richard Losco</i>		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



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

2/3

Invoice Number:

8278664

Invoice Date:

07/27/2026

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 2025

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

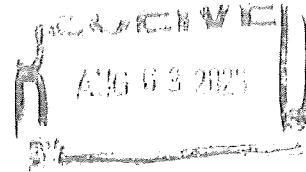
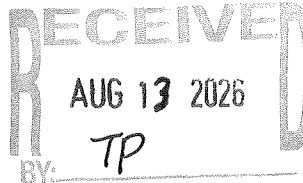
STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$4,676.25

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 2025

Invoice Number:

8278664

Current Due:

\$4,676.25

Direct Inquiries To:
Phone:

Schuhle, Scott A
(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

Invoice Number:
Invoice Date:

8278664
07/27/2026

Rivers Edge III Community Development District
Capital Improvement Revenue Bonds, Series 2025

Direct Inquiries To:
Phone:

Schuhle, Scott A
(954)-938-2476



CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	4,350.00	100.00%	\$4,350.00
Subtotal Administration Fees - In Advance 07/01/2026 - 06/30/2027				\$4,350.00
Incidental Expenses 07/01/2026 to 06/30/2027	4,350.00	0.075		\$326.25
Subtotal Incidental Expenses				\$326.25
TOTAL AMOUNT DUE				\$4,676.25





Invoice

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

Invoice # 434238
Date 07/31/2026

Terms Net 30
Due Date 08/30/2026
Memo Lifeguard Hours

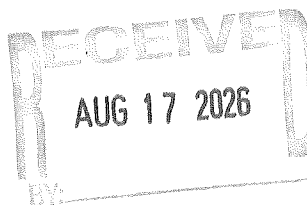
Bill To

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

Description	Quantity	Rate	Amount
Additional lifeguard hours June	159.86	21.40	3,421.00

Thank you for your business.

Total 3,421.00



Invoice received 08/13/2026

Corbin deNagy
8/17/2026



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

Billable Services Invoice

Invoice: 5.26.2026 – 6.25.2026A

Date: 8.11.2026

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
May 26 th – June 25 th	159.86	\$21.40	\$3421.00
TOTAL			\$3421.00

Thank you for your business!





Invoice

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

Invoice # 434241
Date 07/31/2026

Terms Net 30
Due Date 08/30/2026
Memo Lifeguard Hours

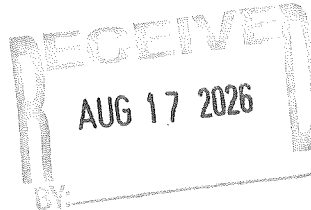
Bill To

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

Description	Quantity	Rate	Amount
Additional lifeguard hours July	80.5	21.40	1,722.70

Thank you for your business.

Total 1,722.70



Invoice received 08/13/2026

Corbin deNagy
8/17/2026



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

Billable Services Invoice

Invoice: 6.26.2026 – 7.25.2026A

Date: 8.11.2026

To:

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

For:

Non-contractual Billable
ServicesLifeguard Hours

DESCRIPTION	HOURS	RATE	AMOUNT
June 26 th – July 25 th	80.50	\$21.40	\$1722.70
TOTAL			\$1722.70

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	263729083
Customer Number	C3189841
Invoice Date	08/11/2026
Due Date	09/10/2026
Order Date	08/05/2026
Order Number	S163911081
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
FRS3WDS60CME	URINAL SCREEN,THE WAVE,CUC MELON,10/BX	1	BX	36.51	36.51

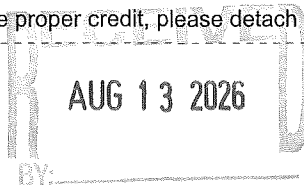
SUBTOTAL: 36.51
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 36.51
Total Due: 36.51

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 08-13-26
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3189841
Invoice Number	263729083
Invoice Date	08/11/2026
Terms	Net 30
Total Due	36.51

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

C31898412637290832637290830000000036517



Weather Engineers, Inc.
P.O. Box 37068
Jacksonville, FL 32236
<https://weatherengineers.com/>

Invoice 108277197
Invoice Date 6/22/2026
Completed Date 6/22/2026
Customer PO #
Payment Term NET30
Due Date 7/22/2026

BILL TO

Rivers Edge 3
475 West Town Place #114
St. Augustine, FL 32092 USA

JOB ADDRESS

Rivers Edge CDD 3
100 Grand Verde Drive
St Johns, FL 32259 USA

DESCRIPTION OF WORK

The Commercial preventative maintenance inspection was performed as according to the Maintenance Contract. All units are online, cooling (unless otherwise noted), and were tested and cleaned for proper operation. Filters were replaced, drain pans, lines, and condensate pumps were cleaned, all coils were washed, electrical components and connections, amps, volts, microfarads, refrigerant pressures, temperature splits, coils, and motors were all checked as according to the Commercial Maintenance Contract.

SERVICES

DESCRIPTION	QTY	PRICE	TOTAL
Rivers Edge CDD 3 1st of 4 Commercial Maintenance Visits	1.00	\$236.25	\$236.25

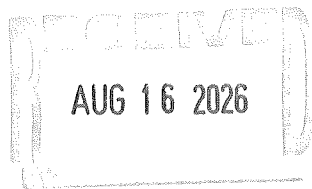
SUB-TOTAL DISC & FEES

SUB-TOTAL \$236.25

TOTAL DUE \$236.25

PAYMENT \$0.00

BALANCE DUE \$236.25



Approved RECDD 3
Submitted to A/P 08-16-26
By Richard Losco
Richard Losco

Thank you for choosing WEATHER ENGINEERS, INC

CUSTOMER AUTHORIZATION

I hereby authorize WEATHER ENGINEERS, INC to complete the above work in the amount of \$236.25 to be performed.

Sign here

Date 6/22/2026

CUSTOMER ACKNOWLEDGEMENT

I have inspected all of the work done by Alexsey Larin. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor pursuant to the contract as agreed.

Sign here

A handwritten signature in black ink, appearing to be 'C. M. Z. G.', written over a horizontal line.

Date **6/22/2026**

Wipes LLC

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



INVOICE

BILL TO	SHIP TO	SHIP DATE	08/14/2026	INVOICE	24449
Vesta Property Services - (100 Grand Verde) St. Johns FL	Vesta Property Services - (100 Grand Verde) St. Johns FL	SHIP VIA	UPS	DATE	08/14/2026
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	Net 30
				DUE DATE	09/13/2026

	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	1	69.76	69.76

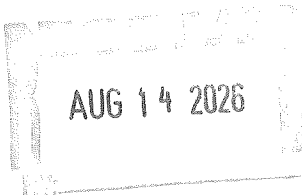
INVOICE # MUST APPEAR ON ALL EFT & CHECK PAYMENTS.

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 08-14-26
By Richard Losco
Richard Losco



INVOICE

INVOICE #	INVOICE DATE
1222811	7/17/2026
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

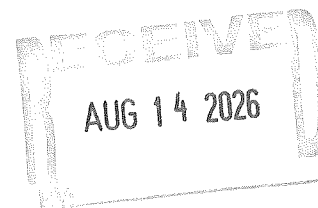
Invoice Due Date: August 16, 2026

Invoice Amount: \$161.99

Description	Current Amount
July irrigation repairs-2026*****469 Adirondack Dr.***** Irrigation Repairs	\$161.99

Invoice Total **\$161.99**

Approved RECDD 3
Submitted to A/P 08-14-26
By Richard Losco
Richard Losco



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

CLIENT



INVOICE

INVOICE #	INVOICE DATE
1223772	7/21/2026
TERMS	PO NUMBER
Net 30	

Bill To:

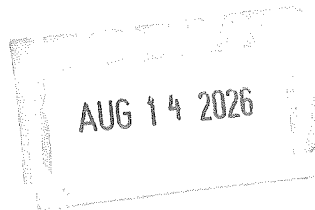
Rivers Edge CDD III
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

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:** August 20, 2026**Invoice Amount:** \$250.29

Description	Current Amount
July irrigation repairs-2026*****3604 SR 13*****	
Irrigation Repairs	\$250.29

Invoice Total **\$250.29**

Approved RECDD 3
Submitted to A/P 08-14-26
By Richard Losco
Richard Losco

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

CLIENT



INVOICE

INVOICE #	INVOICE DATE
1227361	7/29/2026
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

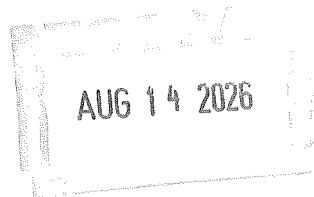
Property Name: Rivers Edge CDD III

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

Invoice Due Date: August 28, 2026

Invoice Amount: \$170.43

Description	Current Amount
July irrigation repairs-2026*****Saddle Branch Ct.*****	
Irrigation Repairs	\$170.43
Invoice Total	\$170.43



Approved RECDD 3
Submitted to A/P 08-14-26
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 In comments
DATE 7/2026.

#			EXTENTION
2	Rainbird nozzles	\$ 2.55	\$ 5.10
2	Rainbird 1812	\$ 25.00	\$ 50.00
1	Rainbird 5004R	\$ 22.33	\$ 22.33
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 77.43

DATE	DESCRIPTION	HOURS	RATE	TOTAL
7/2026.	labor	1	\$ 93.00	\$ 93.00
				\$ -
				\$ -
				\$ -
				\$ 93.00

COMMENTS :

Description of where irrigation parts were used are in irrigation report

This bill is for both irrigation clocks . One by 139 saddlebranch ct , and the other by 385 hollycreek drive.

	MATERIALS	\$ 77.43
	LABOR & RENTAL	\$ 93.00
	TOTAL	\$ 170.43

DATE COMPLETED 7/2026. TECHNICIAN Andrew J CLIENT



INVOICE

INVOICE #	INVOICE DATE
1228438	7/30/2026
TERMS	PO NUMBER
Net 30	

Bill To:

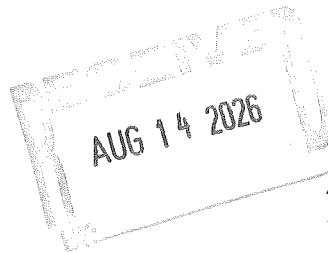
Rivers Edge CDD III
c/o Kevin McKendree Residence
475 West Town Place
suite 114
St. Augustine, FL 32092

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:** August 29, 2026**Invoice Amount:** \$681.60

Description	Current Amount
July irrigation repairs-2026*****63 Oarngedale*****	
Irrigation Repairs	\$681.60

Invoice Total **\$681.60**

Approved RECDD 3
Submitted to A/P 08-14-26
By Richard Losco
Richard Losco

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

CLIENT



INVOICE

INVOICE #	INVOICE DATE
1228439	7/30/2026
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

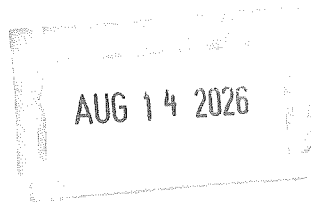
Address: 475 West Town Place Suite 114
St. Augustine, FL 32092

Invoice Due Date: August 29, 2026

Invoice Amount: \$897.16

Description	Current Amount
Summer annuals 2026	
Annual Installation	\$897.16

Invoice Total **\$897.16**



Approved RECDD 3
Submitted to A/P 08-14-26
By Richard Losco
Richard Losco

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



INVOICE

INVOICE #	INVOICE DATE
1229062	7/31/2026
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

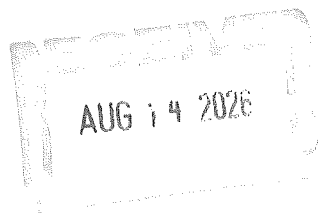
Address: 475 West Town Place Suite 114
St. Augustine, FL 32092

Invoice Due Date: August 30, 2026

Invoice Amount: \$493.82

Description	Current Amount
July irrigation repairs-2026*****153 Grand Lakes*****	
Irrigation Repairs	\$493.82

Invoice Total **\$493.82**



Approved RECDD 3
Submitted to A/P 08-14-26
By Richard Losco

Richard Losco

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

CLIENT



INVOICE

INVOICE #	INVOICE DATE
1239598	8/6/2026
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

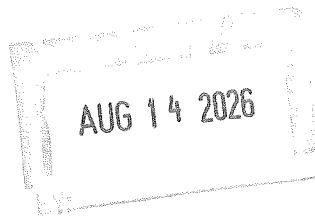
Address: 475 West Town Place Suite 114
St. Augustine, FL 32092

Invoice Due Date: September 5, 2026

Invoice Amount: \$2,075.40

Description	Current Amount
August irrigation repairs - 2026*****2126 Main St. *****	
Irrigation Repairs	\$2,075.40

Invoice Total **\$2,075.40**



Approved RECDD 3
Submitted to A/P 08-14-26
By Richard Losco
Richard Losco

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



INVOICE

INVOICE #	INVOICE DATE
1243544	8/12/2026
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

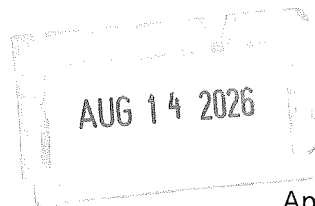
Address: 475 West Town Place Suite 114
St. Augustine, FL 32092

Invoice Due Date: September 11, 2026

Invoice Amount: \$1,151.97

Description	Current Amount
Mainline repair*****96 Hiddenbrook***** Irrigation Repairs	\$1,151.97

Invoice Total **\$1,151.97**



Approved RECDD 3
Submitted to A/P 08-14-26
By Richard Losco
Richard Losco

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



COMPLETED WORK

W. O. # _____
 NAME RiverTown CDD3
 ADDRESS In comments
 DATE 8/4/2026

#			EXTENTION
1	3" X 2" Reducer	\$ 15.83	\$ 15.83
2	2" 90	\$ 5.80	\$ 11.60
1	2" Coupling	\$ 3.47	\$ 3.47
3	2" class 200 purple	\$ 1.69	\$ 5.07
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 35.97

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8//4/2026	labor	12	\$ 93.00	\$ 1,116.00
				\$ -
				\$ -
				\$ -
				\$ 1,116.00

COMMENTS :

Location of where mainline break was behind 96 hiddenbrook in the common area by the pond across from the park. the neighborhood was the bluffs.

	MATERIALS	\$ 35.97
	LABOR & RENTAL	\$ 1,116.00
	TOTAL	\$ 1,151.97

DATE COMPLETED 8/4/2026

TECHNICIAN Andrew J & Daquan CLIENT



INVOICE

Number: INV0039
Date: Aug 22, 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

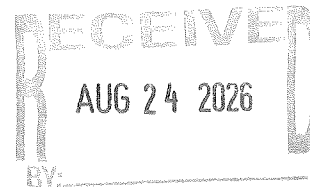
Description	Quantity	Unit price	Amount
RELOCATION OF 3 - 12 F SABAL PALM	3	\$500.00	\$1,500.00
SUBTOTAL:			\$1,500.00
TOTAL:			\$1,500.00
PAID:			\$0.00
BALANCE DUE			\$1,500.00

Comments

- 1- Forest entrance
- 2- Next to 95 Appalachian trail
- 3- Next to 285 Appalachian trail

Approved RECDD 3
Submitted to AP 8.24.2026
By Kevin McKendree

Kevin McKendree



THANK YOU FOR YOUR BUSINESS



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 # 15692
Date: 08/14/2026
Due On: 09/13/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,695.88	) - (\$0.00	) = \$1,695.88

RE3CDD-01

River's Edge III - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	07/01/2026	Advise regarding legal deficiencies in Rupert bid; prepare notices to bidders.	0.50	\$350.00	-	\$175.00
Service	LG	07/01/2026	Attend joint meeting for landscape RFP.	0.50	\$350.00	100.0%	\$0.00
Service	MGH	07/01/2026	Prepare for and attend special joint meeting, including pre-meeting review and analysis of landscape bids and post-meeting discussions with District staff.	1.80	\$295.00	-	\$531.00
Expense	KB	07/01/2026	Travel: Mileage - MGH.	17.60	\$0.76	-	\$13.38
Service	MGH	07/02/2026	Review District Manager Board meeting notes.	0.10	\$295.00	-	\$29.50
Service	JK	07/03/2026	Prepare updated end of session bill summary and impacts on CDD	0.20	\$350.00	-	\$70.00

			operations and documents				
Service	MGH	07/07/2026	Prepare for and attend agenda planning call.	0.20	\$295.00	-	\$59.00
Service	LG	07/10/2026	Prepare resolution setting hearing on amended rules of procedure.	0.20	\$350.00	-	\$70.00
Service	LG	07/10/2026	Review and revise new supervisor notebook.	0.20	\$350.00	-	\$70.00
Service	MGH	07/10/2026	Review and provide comments to June meeting minutes.	0.20	\$295.00	-	\$59.00
Service	LG	07/14/2026	Prepare FY27 appropriation resolution, assessment resolution, and deficit funding agreement.	0.60	\$350.00	-	\$210.00
Service	MGH	07/15/2026	Review publication information and proofs for FY27 budget and assessment hearings from District Manager and legal advertising team.	0.10	\$295.00	-	\$29.50
Service	LG	07/16/2026	Confirm status of landowner election seats.	0.20	\$350.00	-	\$70.00
Service	LG	07/20/2026	Confer with GMS regarding collection schedule in assessment resolution.	0.10	\$350.00	-	\$35.00
Service	LG	07/21/2026	Update payment schedule in FY27 assessment resolution.	0.20	\$350.00	-	\$70.00
Service	LG	07/28/2026	Finalize general election resolution and send for agenda package.	0.20	\$350.00	-	\$70.00
Service	LG	07/30/2026	Confer with DeNagy regarding River Lodge real property ownership.	0.20	\$350.00	-	\$70.00
Service	MGH	07/30/2026	Review District Manager inquiry regarding RiverLodge conveyance and Property Appraiser records.	0.10	\$295.00	-	\$29.50
Service	LG	07/31/2026	Prepare mid-year ethics training reminder for	0.10	\$350.00	-	\$35.00

supervisors.

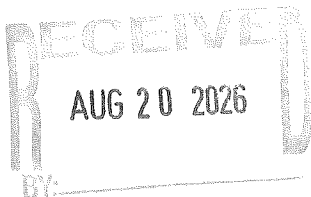
Line Item Discount Subtotal	-\$175.00
Total	\$1,695.88

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

Corbin deNagy

Please pay within 30 days.

8/20/2026





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

August 20, 2026

Project No: P0113094.85

Invoice No: 22013111

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

Project P0113094.85 Rivers Edge III CDD Public Facility Rpt.

Professional Services from July 04, 2026 to July 31, 2026

Fee & Expense billing

Fee

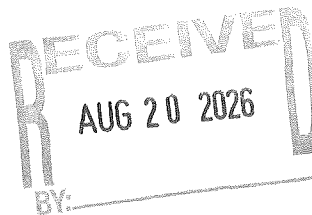
Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Task 1: Development of Public Facilities	7,500.00	100.00	7,500.00	7,125.00	375.00
Total Fee	7,500.00		7,500.00	7,125.00	375.00
Total Fee					375.00
Total this Task					\$375.00
Total this Invoice					\$375.00

Outstanding Invoices

Number	Date	Balance
22012752	7/17/2026	907.59
Total		907.59

Billings to Date

	Current	Prior	Total	Received	A/R Balance
Fee	375.00	7,125.00	7,500.00		
Expense	0.00	155.10	155.10		
Totals	375.00	7,280.10	7,655.10	6,372.51	1,282.59



Corbin deNagy
8/20/2026

REMITTANCE:

CHECKS: PRIME AE Group, Inc. | P.O. BOX 530733, Atlanta, Georgia 30353-0733

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



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

August 20, 2026

Project No: P0113094.86

Invoice No: 22013112

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

Project P0113094.86 RT Grand Bridge Stop Sign

Professional Services from July 04, 2026 to July 31, 2026

Fee & Expense

Fee

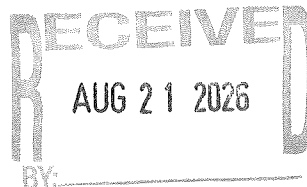
Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Task 1: Plan Modification and Permitting	3,500.00	100.00	3,500.00	2,625.00	875.00
Total Fee	3,500.00		3,500.00	2,625.00	875.00
Total Fee					875.00
Total this Task					\$875.00
Total this Invoice					\$875.00

Outstanding Invoices

Number	Date	Balance
22012753	7/17/2026	2,675.00
Total		2,675.00

Billings to Date

	Current	Prior	Total	Received	A/R Balance
Fee	875.00	2,625.00	3,500.00		
Labor	0.00	50.00	50.00		
Totals	875.00	2,675.00	3,550.00	0.00	3,550.00



Corbin deNagy
8/21/2026

REMITTANCE:

CHECKS: PRIME AE Group, Inc. | P.O. BOX 530733, Atlanta, Georgia 30353-0733

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



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	263787104
Customer Number	C3189841
Invoice Date	08/13/2026
Due Date	09/12/2026
Order Date	08/11/2026
Order Number	S164048255
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.

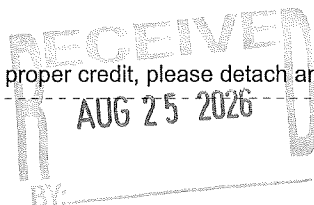
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	55.19	55.19
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	1	CT	22.48	22.48
NWLNEBPFGXL	NITRILE EXAM PF GLOVES - BLACK- XLARGE - 5MIL - 100/BX	1	BX	10.99	10.99
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	54.89	54.89
NWLENGAPFM	NITRILE EXAM PF GLOVES - BLUE- MEDIUM - 4MIL - 100/BX	1	BX	9.99	9.99

SUBTOTAL: 153.54
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 153.54
Total Due: 153.54

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 08-25-26
By Richard Losco

Richard Losco

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

Remittance Section	
Customer Number	C3189841
Invoice Number	263787104
Invoice Date	08/13/2026
Terms	Net 30
Total Due	153.54

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

C31898412637871042637871040000000153547



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

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

Invoice Number	263933363
Customer Number	C3189841
Invoice Date	08/20/2026
Due Date	09/19/2026
Order Date	08/18/2026
Order Number	S164219053
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
HERX7658AK	LINER,REPRO,38X58,1.5ML,BK 100/CT	1	CT	71.69	71.69
CLO35417	CLOROX CLEAN-UP CLOROX PRO DISINFECTANT SPRAY 9/32FO	1	EA	9.49	9.49
MRC06350	TOWEL,KITCH,85/RL,30RL/CT,WH	1	CT	60.30	60.30

SUBTOTAL: 264.11
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 264.11
Total Due: 264.11

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 08-25-26
By Richard Losco
Richard Losco

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

Remittance Section	
Customer Number	C3189841
Invoice Number	263933363
Invoice Date	08/20/2026
Terms	Net 30
Total Due	264.11

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

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

C31898412639333632639333630000000264116

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/14/26	00089	8/06/26 70382	202608 600-53800-60100		*	5,016.88	
		INNER TUBES - LAZY RIVER					
			TUBE PRO INC				5,016.88 000004

						TOTAL FOR BANK A	5,016.88
						TOTAL FOR REGISTER	5,016.88



TUBE PRO INC.
515 Beaver Creek Rd.
Waterloo, ON. CAN.
N2V 2L3

Phone: 1-519-342-4915
Toll Free: 1-866-TUBEPRO
Fax: 1-519-885-2361
Email: eric@tubeproinc.com
Web: www.tubeproinc.com

August 6th 2026

Tube Pro Inc, Proforma Invoice #70382

Buyer:



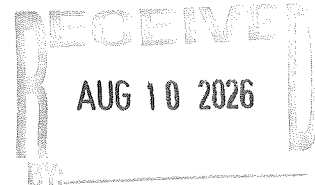
Your Community.
Our Commitment.

Kimberly Fatuch
Assistant General Manager
P: 904.679.5523

RiverTown
160 Riverglade Run
Saint Johns, FL 32259
www.VestaPropertyServices.com



Careers | Request Proposal



Approved CDD III
Submitted to AP on 8.10.26
by Kimberly Fatuch

Kimberly Fatuch

Bill To :

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

ORDER DETAILS

QTY 150 TP44-TRANS-BLUE-H @ \$26.50	= \$3,975.00 USD
Worldwide Tariff 12.5%	= \$496.88 USD
Shipping 1 Pallet	= \$545.00 USD
Total Bill For Order	= \$5,016.88 USD

TERMS-NET30

Regards,

Eric Law

Business Development Manager- Waterpark & River Tubing Products

Tube Pro Inc.

Phone: 519-342-4915

Cell: 519-465-5399

Toll Free: 1-866-882-3776

Fax: 519-885-2361

Web

Mailing: 515 Beaver Creek Road, Waterloo, ON Canada, N2V 2L3

Shipping: 662 Colby Drive, Waterloo, ON Canada, N2V 1A2

FOURTH ORDER OF BUSINESS

A.



Subject: October 2026 Landscape Report – River’s Edge CDD I, II & III

Hello,

Please find the October 2026 landscape report for River’s Edge CDD I, II & III below.

General Maintenance

October service work will include regular mowing, edging, string trimming, shrub pruning, weed control, mulch-bed applications, and removal of unwanted tree shoots.

Crews will continue addressing moss throughout the property. Minor limb cleanup will be completed within routine service, and larger tree work will be coordinated with the arbor team when required.

Representatives from Mattamy, Vesta, and Yellowstone will continue their monthly walkthroughs to review conditions, identify priorities, and uphold community landscape standards.

Turf will be maintained at appropriate fall mowing heights during October. Temporary scalping may be visible in isolated locations as crews encourage improved density and healthier long-term growth.

Playground mulch zones will be reviewed during scheduled visits, and areas with insufficient coverage will be corrected as needed.

Seasonal flowers will be installed on October 13, 2026.

Irrigation

Irrigation technicians will inspect system operation throughout October and complete repairs identified during routine checks.

Watering is planned for three days each week, with station run times adjusted in response to rainfall, temperatures, and turf needs.

The team will continue evaluating water-saving improvements, including removal of unnecessary bubblers and confirmation that rain sensors are operating properly.

Fertilization & Chemical Treatments

Selective weed treatments will be applied during October to reduce pressure in turf areas and improve the property's overall uniformity.

Planned granular fertilizer applications will provide seasonal nutrition and help sustain turf vigor through the fall transition.

Arbor Care

Tree maintenance will be performed where necessary, including elevating low branches to improve clearance, sightlines, presentation, and overall tree structure.

The October program will focus on dependable routine service, efficient irrigation, proactive turf treatments, and continued attention to the appearance of River's Edge.

Thank you,

D.

1.

Rivers Edge III Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

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

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 ☐

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: 10/21/2026

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 is now complete.

Rental Side Remodel:

We have begun the process of developing a plan and gathering quotes for the remodel of the rental side at the RiverHouse. Chairman McIntyre is our liaison for this project. First Coast Collective has been hired as the design firm on this project. This was approved and contracts are signed. The building is closed and demo began September 21st. Demo is complete. Plumbing has been relocated and stubbed up. Electrical is next as we wait on flooring and cabinets to arrive.

Tennis Court Fencing:

Tennis court fencing was approved in March's 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 except for the windscreens which are custom ordered.

Tennis Court Lights:

We found 2 lights that are non-operational completely and 2 others with bulbs out. Our electrician has made this his top priority to get this completed in time for league play that starts 9/11. This is now complete.

Groves Playground:

Delivery and construction began this week on September 21st. This is now complete.

RiverHouse Parking Lot Lighting:

New lighting from FPL was approved in September that will fully illuminate the parking lot of the RiverHouse.

Eel Grass in Pond B behind RiverHouse:

The dead eel grass in pond B continues to be an issue. Our in-house team is now placing buoy lines out in the water when it shifts to the coves so that it does not spread around which makes harvesting it impossible. We have now harvested this 5 times, and the pond is much improved. We will continue harvesting until the pond is presentable.

Yoga Room Ceiling:

The drop ceiling in the yoga room was filthy and moldy. We had new tiles installed and the vents/ducts cleaned. This is now complete.

Competition Pool Motor:

The electrical components that power up the lap pool motor were overheating and shutting off the motor the week of the 1st. We replaced the VFD and some wiring that was compromised. We are up and running currently.

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. The replacement beam has been installed. This is now fully complete.

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.

Fountain at Keystone Corners:

The fountain at the Keystone Corners entrance has been down for a month. I have been dealing with the warranty department at the manufacturer. They are shipping a new motor for the unit under warranty.

Bathroom Faucets at RiverClub:

Three out of the four-bathroom faucets at the RiverClub became unoperational due to their age. We had new commercial grade faucets installed but without the motion sensors as this is what always malfunctions. The new faucets are like what is at the RiverLodge. This is now complete.

CDD III**Golf Cart:**

The new maintenance golf cart was approved in August's meeting and is currently being built by Mad Dog Customs. This has arrived.

Springs Play Park:

Benches, a bike rack and a trash can are being added to the Springs Play Park. Concrete pads have been poured, and we are awaiting the arrival of the products.

(Continued)

RIVERTOWN

RECDD's Lifestyle Report

Date of report: 10/21/2026

Submitted by: Kim Fatuch

October Events

- 10.8.26 – Music Bingo
 - Monthly Music Bingo kicks off on the 8th
- 10.9.26 – Last day of Rocktober ticket sales
 - 35 tickets left for Rocktober. We anticipate them selling out today.
- 10.10.26 – Fall Festival
 - Cancelled due to weather, will be rescheduled for November 7th
- 10.18.26 – Sunjammer Concert at the Amp
 - Electric Jacksonville cover band providing a 3-hour concert for all residents
 - Food truck, mobile bar and yard games available
- 10.22.26 -Halloween Trivia
 - Bringing back some theme trivia to get the neighbors in the spirit of the season
 - Bigger prizes and costumes encouraged
- 10.23.26 – Emily Mikus in the café
 - Rivertown's favorite country girl bringing the tunes for a fun vibe in the café
- 10.24.26 – Rocktober on the River
 - Ticketed Adults only event
 - 500 tickets, as of today 464 tickets sold
 - Don't Call Me Shirley playing at the amp along with some themed fun all around and food trucks
 - DJ in the café, drink specials, staff in costumes.

(Continued)

RIVERTOWN

RECDD's Amenity Manager Report

Date of Report: 10/21/2026

Submitted by: Ken Council & Richard Losco

The ceiling tiles were replaced in the RiverHouse group fitness room Monday, 9/28/2026 & Tuesday, 9/29/2026. Commercial Fitness was out on 10/7/2026 to replace all torn equipment padding, replace the belt on the middle treadmill, and to deliver 2 new Olympic barbells for the RiverHouse Gym. A Service order has been placed for the repair of a treadmill and the replacement of torn strength machine and bench upholstery in the RiverLodge Gym.

RiverHouse *Closed Mondays*

Clubhouse Staff Hours:

- 11am – 7pm (Sunday, Tuesday - Thursday)
- 11am - 9pm (Friday & Saturday)

Recreational & Lap Pool:

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

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- The ceiling tiles were replaced in the RiverHouse group fitness room Monday, 9/28/2026 & Tuesday, 9/29/2026.
- Commercial Fitness was out on 10/7/2026 to replace all torn equipment padding, replace the belt on the middle treadmill, and to deliver 2 new Olympic barbells for the RiverHouse Gym.

RiverClub *Closed Tuesdays*

Amenity Hours:

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

Other Updates:

- The RiverClub pool entrance gate magnetic lock was repaired on 9/23/2026.
-

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 Saturdays & Sundays through 9/27/2026.

Lazy River, Lounge Area, & Volleyball Court Hours:

- 10am – 30 minutes before sunset

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- A Service order has been placed for the repair of a treadmill and the replacement of torn strength machine and bench upholstery in the RiverLodge Gym.

(Continued)

RIVERTOWN

RECDD's Café Report

Date of report: 10/21/2026

Submitted by: Lisa McCormick & Richard Losco

The RiverClub Café wrapped up its summer season on an exceptionally high note, with net sales totaling \$83,951 for the month of August. Strong community turnout for events like music bingo and live music drove major sales volume, allowing us to expand our operating margins through strict expense controls.

The Café is also filling the tables with college and professional sports and looks forward to heightened traffic flows in September and October with anticipated Oktoberfest celebrations and Halloween activities.

Net Sales totaled \$83,951 compared to \$75,682 prior year, an 11% increase. Wages as a percentage of net sales were 26.6% and Food and Beverage at 40.5% of net sales.

- Cost of Goods Sold (Food and Beverage) was @ 40.5% in the month of August, compared to 39.7% prior year.

Food & Beverage as % of Revenue:

Target	12-Month	% Rate – 40%
Optimal	12-Month	% Rate – 35%
Actual	August '26	% Rate – 41%

- Gross Wages as % of net sales were 26.6% in the month of August, compared to 30.5% prior year.

Gross Wages as % of Revenue:

Target	12-Month	% Rate – 35%
Optimal	12-Month	% Rate – 30%
Actual	August '26	% Rate – 27%

The RiverClub Café is one of the great benefits that the community has to offer to its residents and is a vital neighborhood amenity. The Café is the only dining option within walking or golf-cart distance for thousands of homes.

Our goal is to safeguard the physical and financial assets of the Café while permanently protecting access, usage, and enjoyment of this premier neighborhood amenity. Resident satisfaction and value are our top priorities. We are very optimistic for the new season ahead with strong financial footing, and an appreciation for the community which we are privileged to serve.



Work Order 01038822

Actual Start 9/29/2026 9:30 AM

Account

Rivers Edge III CDD

Contact

Kevin McKendree

Address

73 Shinnecock Drive
Saint Johns, FL 32259
United States

Appointment Information

Specialist

Today I removed accessible trash debris from in and around the ponds. I treated ponds PP, QQ, RR, ZZ, CCC & EEE for shoreline weeds and grasses. I treated ponds PP, II, QQ, RR, VV, ZZ, AAA, BBB & EEE for shoreline algae. I treated ponds PP, II & AAA for lake and floating weeds. I also treated ponds PP, II, QQ, RR, VV, ZZ, AAA, BBB, DDD & EEE with lake dye to help prevent the growth of algae and to help with the overall color of them. No other chemical treatments were used at this time.

Name

MICHAEL HOWARD JR

Comments to

Customer

Specialist State

License Number

Pond PP is making great stride to looking good once again, every time I'm out there its looking better and better. With the cooler weather in the coming months, growth should start to slow down on all of the ponds fingers crossed.

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 89	Inspected	
Rivers Edge CDD III Pond 88	Inspected	
Rivers Edge CDD III Pond 87	Inspected	
Rivers Edge CDD III Pond 86	Inspected	

Asset Name	Status	Product Work Type Name
Rivers Edge CDD III Pond 93	Inspected	
Rivers Edge CDD III Pond 92	Inspected	
Rivers Edge CDD III Pond 91	Inspected	
Rivers Edge CDD III Pond 90	Inspected	
Rivers Edge CDD III Pond 96	Inspected	
Rivers Edge CDD III Pond 95	Inspected	
Rivers Edge CDD III Pond 94	Inspected	
Rivers Edge CDD III Pond CCC	Treated	
Rivers Edge III CDD Pond 105	Inspected	
Rivers Edge CDD III Pond BBB	Treated	
Rivers Edge CDD III Pond AAA	Treated	
Rivers Edge CDD III Pond II	Treated	
Rivers Edge CDD III Pond FFF	Inspected	
Rivers Edge CDD III Pond EEE	Treated	
Rivers Edge CDD III Pond DDD	Treated	
Rivers Edge CDD III Pond VV	Treated	
Rivers Edge CDD III Pond RR	Treated	
Rivers Edge CDD III Pond QQ	Treated	
Rivers Edge III CDD Pond 107	Inspected	
Rivers Edge CDD III Pond PP	Treated	
Rivers Edge III CDD Pond 101	Inspected	
Rivers Edge III CDD Pond 100	Inspected	
Rivers Edge CDD III Pond ZZ	Treated	
Rivers Edge III CDD Pond 110	Inspected	
Rivers Edge CDD III Pond YY	Inspected	
Rivers Edge III CDD Pond 97	Inspected	
Rivers Edge III CDD Pond 104	Inspected	
Rivers Edge III CDD Pond 103	Inspected	
Rivers Edge III CDD Pond 102	Inspected	
Rivers Edge III CDD Pond 99	Inspected	
Rivers Edge III CDD Pond 98	Inspected	

Asset Name	Status	Product Work Type Name
Rivers Edge III CDD Pond 108	Inspected	
Rivers Edge CDD III Pond 81	Inspected	
Rivers Edge CDD III Pond 80	Inspected	
Rivers Edge III CDD Pond 106	Inspected	
Rivers Edge CDD III Pond 85	Inspected	
Rivers Edge CDD III Pond 84	Inspected	
Rivers Edge III CDD Pond 109	Inspected	
Rivers Edge CDD III Pond 83	Inspected	
Rivers Edge CDD III Pond 82	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	
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	

Asset Name	Product Work Type Name	Specialist Comments
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	
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	

Asset Name	Product Work Type Name	Specialist Comments
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	
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	

Asset Name	Product Work Type Name	Specialist Comments
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	
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	

Asset Name	Product Work Type Name	Specialist Comments
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	
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)	

Asset Name	Product Work Type Name	Specialist Comments
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	
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	

Asset Name	Product Work Type Name	Specialist Comments
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	
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	

Asset Name	Product Work Type Name	Specialist Comments
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	
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	



Asset Name	Product Work Type Name	Specialist Comments
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	
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 [REDACTED] #11319			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[REDACTED]	SJSO26CAD198427	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

SJSO26CAD198595, SJSO26CAD198441, SJSO26CAD198590, SJSO26CAD198563

1 traffic stop resulting in a verbal warning for excessive speed, handled a 911 hangup call, assisted Fire/Rescue with a student displaying signs of a seizure at Hallowes Cove Academy and located a runaway juvenile who left school at Hallowes Cove Academy. Juvenile was returned to parents' custody.

Multiple rounds of patrols conducted throughout the entire neighborhood as well as spent time foot patrolling Hallowes Cove Academy

RollKall Invoice#: 7078396



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

NAME / ID:	Sergeant [REDACTED] #10379			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[REDACTED]	SJSO26CAD201140	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

Total Contacts:5 Citations:0 Warnings:6 Top speed measured by Radar was, **40 MPH on RiverTown Main Street

Patrols conducted at RiverTown Main Street and Fawnwood Dr/ Ruskin Dr. Contacted several juveniles on illegal emotos who were issued warnings and educated on the law. Assisted patrol units with a disturbance within the neighborhood.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 7117591



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

NAME / ID:				
Sergeant [REDACTED] #10379				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[REDACTED]	SJSO26CAD220117	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

Total Contacts:6 Citations:1 Warnings:7 Top speed meaused by Radar was, **38 MPH on Keystone Corners

Patrols conducted at RiverTown Main Street and Fawnwood Dr/ Ruskin Dr.

RollKall Invoice#: 7160435



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

NAME / ID:				
Sergeant [REDACTED] #10379				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[REDACTED]	SJSO26CAD228914	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

Total Contacts:1 Citations:0 Warnings:1 Top speed measured by Radar was, **40 MPH on RiverTown Main St

Patrols conducted at RiverTown Main Street and Fawnwood Dr/ Ruskin Dr.

Very minimal traffic for a Sunday.

RollKall Invoice#: 7253564



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

NAME / ID:	Detective [REDACTED] #11319			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[REDACTED]	SJSO26CAD231932	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

SJSO26OFF010348, SJSO26CAD232079, SJSO26CAD232154, SJSO26CAD232101

Took a report in reference to extensive sod damage at the Rivertown baseball fields (200 Swamp Oak Trail)
Appears a vehicle did donuts in the southern most field. No camera footage, and case card was given to SJC
Parks and Rec who advised they would immediately begin repairs. Also handled a 911 hangup call and located
a juvenile that got lost and separated from his sister coming home from school.
Multiple rounds of patrols conducted throughout the entire neighborhood and conducted a walk through of
Hallowes Cove Academy. Very rainy, not much traffic conducted.

RollKall Invoice#: 729927

FIFTH ORDER OF BUSINESS

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTION OF THE DISTRICT MANAGER IN RE-SETTING THE LOCATION FOR THE LANDOWNERS' MEETING AND ELECTION; 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 created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, on January 21, 2026, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2026-03, setting the date, time and location for the landowners’ meeting and election in accordance with Section 190.006(2), *Florida Statutes*, for November 4, 2026, at 9:00 a.m. at the River House Amenity Center, located at 156 Landing Street, St. Johns, Florida 32259; and

WHEREAS, due to the unavailability of the meeting location on the date set, the Board desires to ratify the District Manager’s and District staff’s actions in re-scheduling the location for the landowners’ meeting and election to the River Club Amenity Center, located at 160 Riverglade Run, St. Johns, Florida 32259, at 9:00 a.m. on November 4, 2026, and causing notice thereof to be provided pursuant to Florida law.

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

SECTION 1. The landowners’ meeting and election is hereby re-scheduled for the following date, time, and location:

DATE:	November 4, 2026
TIME:	9:00 a.m.
LOCATION:	RiverClub 160 Riverglade Run St. Johns, Florida 32259

SECTION 2. The actions of the District Manager and District staff in re-scheduling and noticing the landowners’ meeting and election are hereby ratified and approved.

SECTION 3. Notice of the landowner election shall be published and/or has been published in the manner prescribed in Florida law.

SECTION 4. Except as otherwise provided herein, all of the provisions of Resolution 2026-03 continue to be in full force and effect.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 21ST DAY OF OCTOBER 2026.

ATTEST:

**RIVERS EDGE III COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

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: FPL - Riverhouse Parking Lot Lighting

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

☒ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by:

(Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

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

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

Additional upfront boring cost for installation of the conduit for wiring for 14 light pole units.

(Florida Power & Light)

Total Proposed
Compensation: \$ 8,527.50

Cost Share		
Calculation:	<u>\$3,091.65</u>	Rivers Edge
	<u>\$2,376.53</u>	Rivers Edge II
	<u>\$3,059.32</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: _____

LED Lighting Plan

**Mattamy Homes North
FloridaRivertown - Riverhouse
Lighting Additions- Area Lights
Option 1 Pricing**

Dates

Expected Closed Date: May 01, 2026
Material Delivery Date: Jun 12, 2026
Estimated Requesting Date: Aug 11, 2026

*This plan reduces power consumption by: 8,400.00 kWh / Year
 And that eliminates: 5.91 metric tons of CO2 every year
 Or removing: 1 cars from the road*

INSTALLATION DETAILS - INSTALLATION 1



**Teardrop – With Deep Skirt
Black Tapered Concrete Pole**

Option 1

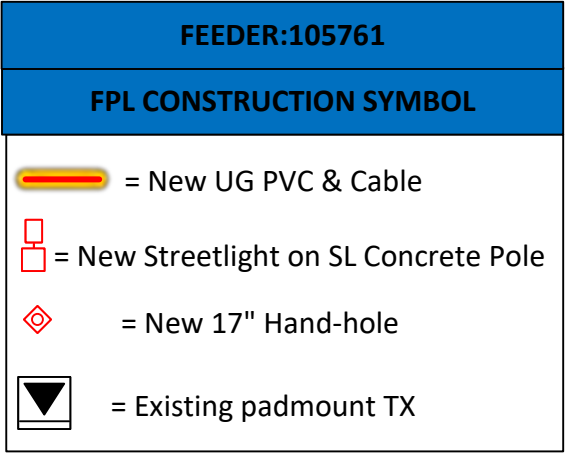
Fixture	Memphis Teardrop w/ deep skirt 144 Watt 3000K (Pendant)
Fixtures per pole	1
Pole Type	33' with 24'MH Black Round Tapered Concrete Tenon Mount
Fixture*	\$ 399.00
Pole	\$ 274.40
Maintenance	\$ 23.10
Energy	\$ 28.00
ALC	\$ 131.50

GRAND TOTAL Excludes
applicable taxes and franchise fees
(estimated at ~25% of the bill)

14 units

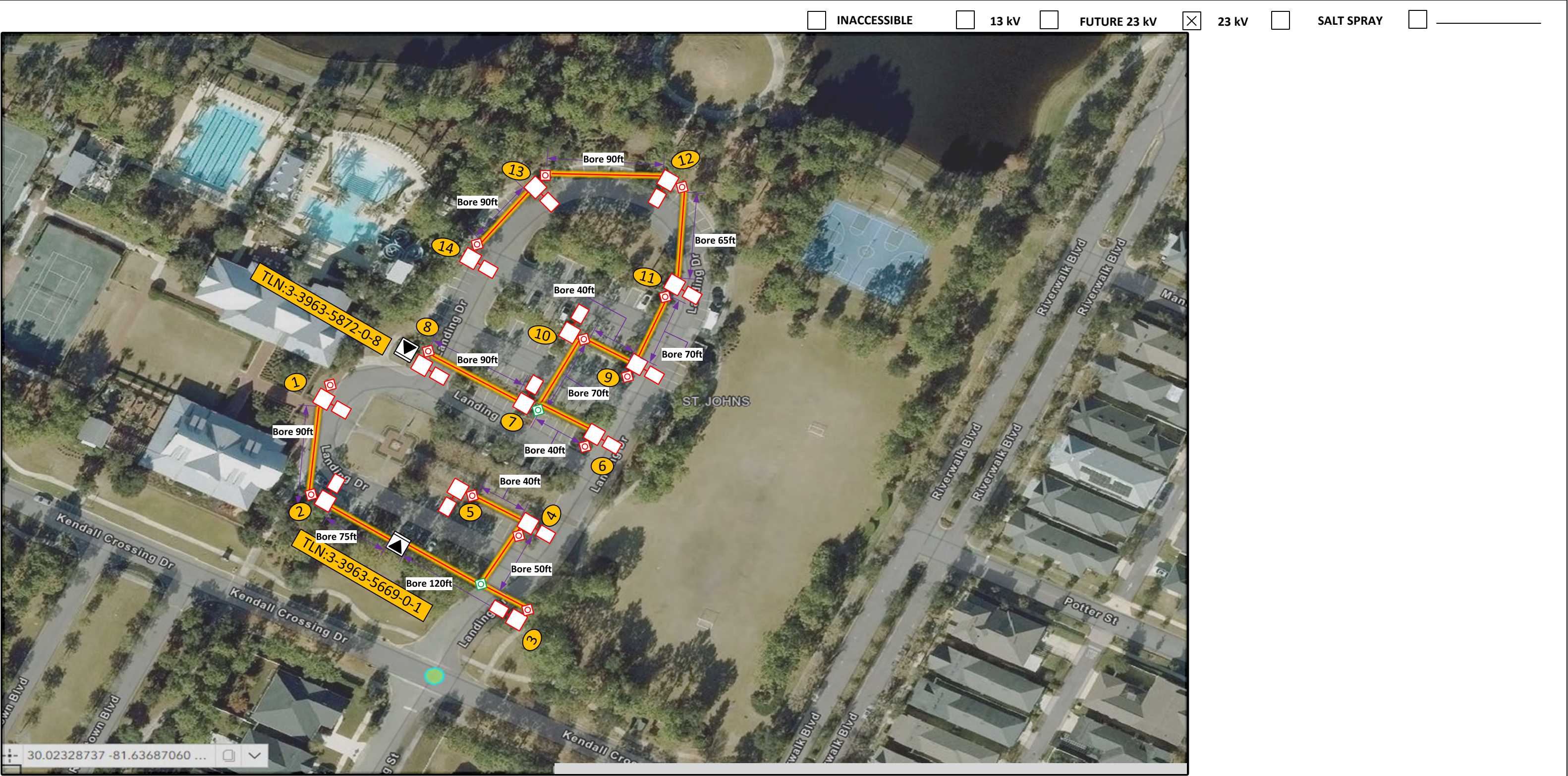
\$ 856.00

Notes



EASEMENT REQUIRED

Product Summary					AS-BUILT CREW PRINT		ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN & VERIFIED TO BE WITHIN FPL STANDARDS, VALUES ARE SHOWN AT ALL LOCATIONS.		JOB CERTIFIED COMPLETED AS SHOWN ON THIS AS-BUILT PRINT. MATERIAL CHANGES SHOWN ON ROS		AS-BUILT COPY									
Symbol	Description	Watts	Fixtures	Quantity	FOREMAN'S SIGNATURE		DATE		FOREMAN'S SIGNATURE		DATE		SUPERVISOR'S SIGNATURE		DATE		INITIALS		CERT. DATE	
	TEARDROP W/ DEEP SKIRT 144 WATT 3000K (Pendant)	144W	3000K	14	Easement? Yes ☒ No ☐		Survey/Stake? Yes ☒ No ☐		Work with SMO? Yes ☐ No ☒		FPL RIVERTOWN-RIVERHOUSE ADDITIONAL AL 14 NEW INSTALLS 140 LANDING ST, ST JOHNS FL 32259									
					Tree Work? Yes ☐ No ☒		Designer/Stake? Yes ☐ No ☒		CT/Special Mtr? Yes ☐ No ☒											
					PERMIT REQ'D	City	County Rd.	County Air	State Road	FAA										
					WMD	RR Xing	DR. Dist.	Transm.												
	Requested Tel. Co. Set Poles ? YES ☐ NO ☒		Tele. Attachment Per		Designed by: EZECHIEL ALCIUS		Date: 06/09/26													
	Requested Tel. Co. Transfer ? YES ☐ NO ☒				Drawn by: EA Check by:		Dwg No. 1 OF 2													
	Request CAVT Transfer? YES ☐ NO ☒		Telephone Co. Job No.																	
	POLE LINE FEET 0'		DUCT BANK FT. 0'		Rural Location Sec. 29 TWP. 49 S, RGE. 41 E.															
POLE LINE FT. ON TRANSM. POLES 0'		TRENCH FT. 0'		SCALE: N.T.S.		St. Lt MAP No. MAP#		Pri Map No. GM1108												
TLM/LDS MODEL No. -		Map Posting? YES ☒ NO ☐		Posted by:		WR XXXXXX		M/A XX												



FPL CARMS MEMO

DATE / FECHA: _____

CUSTOMER NAME :

(Invoice addressed to whom / Nombre de quien la factura esta
dirijido)

CUSTOMER SS # / TAX I D # :

MAILING ADDRESS :

(Direction postal adonde va la
factura)

JOB LOCATION :

(Direccion del trabajo)

CONTACT PHONE :

(# de telefono)

**** Name on invoice needs to
match name on check****

*** **FPL USE ONLY** ***

SALES REPRESENTATIVE:

WR :

DESIGNER:

CUS# _____ I NV# _____ / /

Subject: Upfront Cost of Boring - FPL - RiverHouse Location
Date: Tuesday, October 13, 2026 at 11:14:43 AM Eastern Daylight Time
From: Richard C. Losco
To: Richard C. Losco
Attachments: image004.png, image002.png, image001.jpg, image003.png, image006.jpg, image005.jpg, image008.jpg, image007.jpg, image009.jpg

Hi Richard,

Got your voicemail and bringing this back to the top of the list.

The **upfront cost is CIAC=\$8,527.50** and this is for boring all the new locations. If you would like to move forward, I can get the agreements together. Proactively I put the **CARMS MEMO** in the attachments which is the info we need to create the invoice for boring all the conduits in.

Chris Venoy
Florida Power & Light
LED Lighting Solutions
Chris.venoy@fpl.com
Office: 904-635-9466
[FPL LED Link](#)



Your Community.
Our Commitment.

Richard Losco
General Manager
P: 904.679.5523

RiverTown
160 Riverglade Run
Saint Johns, FL 32259
www.VestaPropertyServices.com



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



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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: Sidewalk Repairs - Mitigation

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

☒ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by:

(Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

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

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

Sidewalk Repair Mitigation for RECDD I

Total Proposed
Compensation: \$ 45,492.00

Cost Share		
Calculation:	<u>\$16,493.12</u>	Rivers Edge
	<u>\$12,678.17</u>	Rivers Edge II
	<u>\$16,320.71</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: _____



SIDEWALK TRIP HAZARD REMOVAL

Price Proposal

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT



PRECISION SIDEWALK SAFETY CORP • JUNE 19, 2026

1202 SW 17th Street, Suite 201-122 • Ocala, FL 34471 • www.precisionsidewalksafety.com
Andrew Anderson • 877-799-6783 x 517

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL

It is to be used only by the intended recipient and Precision Sidewalk Safety Corp in evaluating the project.
Any copying or unauthorized disclosure of this information is prohibited.



PREPARED FOR:

Rivers Edge Community Development District • St. Johns, FL

- Mr. Kevin McKendree, Operations Manager, Vesta Property Services
- Residents of Rivers Edge Community Development District

Precision Sidewalk Safety Corp (PSSC) uses proprietary and patented cutting technology to repair trip hazards created by changes in level on sidewalk panels. Our horizontal saw cut equipment and technique allow us to reach both ends of the sidewalk without damaging the adjacent slabs, retaining walls, sprinkler heads, landscaping, or anything else surrounding the walkway, resulting in a very high-quality repair. This unique approach has afforded Florida and South Carolina communities the ability to minimize liability and improve safety and aesthetics in their neighborhoods at more reasonable rates than conventional alternatives.

Site Review Summary

As requested, PSSC visited Rivers Edge Community Development District (CDD) in June of 2026 to review sidewalks to identify hazards that create trip and fall liabilities that PSSC can repair. Prior to the review, PSSC met with Mr. McKendree to discuss what is important to the District and to understand specifications and boundaries for this project. Mr. McKendree directed PSSC to identify and price all changes in level measuring $\frac{1}{4}$ " to 2" in height that our company can repair **only** on the sidewalks in Rivertown that are the responsibility of the CDD. Mr. McKendree provided PSSC with a map and identified those areas as:

- Clubhouse walkways, Kendall Crossing Drive (from Chipola drive to Sternwheel Drive), Rivertown Blvd., Landing Street, Perdido Street, Edisto Place, Chipola Drive, Blackwater Way, Coosaw Ct.
- Riverwalk Blvd., Sternwheel Drive, Rambling Water Run, Potter Street, Manteo Street, Baya Street, Flint Street, Mascotte Place, Potter Street
- Orange Branch Trail, Waterfront Drive, Yearling Blvd, Olivette Street, Narrowleaf Drive (south of lake), Rawlings Drive, Cherry Laurel Place
- Footbridge Rd, Verdure Street, Keystone Corners Boulevard

A review of the sidewalks in the specified area was subsequently completed to estimate the number of hazards present and their sizes (see map below for boundaries). All other sidewalks throughout the community were not reviewed because they were not identified as the responsibility of the CDD and are not included in this proposal. The Americans with Disabilities Act excerpts relevant to changes in level on walkways are included in Exhibit A.

Changes in level measuring $\frac{1}{4}$ " – 2" high in the customer-specified areas at Rivers Edge CDD were inventoried and a total of 420 hazards meeting the specifications were observed.

In order to provide an accurate, comprehensive proposal, PSSC takes height and width measurements of every hazard. To provide examples for the community, a few PSSC-repairable hazards in a sample area on Riverwalk Drive near the Clubhouse were marked with a blue lumber crayon (**see Figures 1, 2, & 3 in Photo Examples below**). A number representing the height of the hazard in eighths of an inch is recorded on the highest portion of the hazard. For example, the number "3" would represent a hazard measuring $\frac{3}{8}$ inches high and the number "12" would represent a hazard measuring $\frac{12}{8}$ inches (1 $\frac{1}{2}$ inches) high.

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL





Many of the panels throughout the designated areas have decorative troweled edges. Normal changes in level occurring at the control joints between these panels are **included** in this proposal. Changes in level created by a ridge of concrete at the back of the troweled edge, if any, are **excluded** from this proposal.

Previous repairs utilizing a grinder have been attempted at Rivers Edge CDD (**see Figure 4**). Several of those locations that have a change in level at least $\frac{1}{4}$ " high where the adjacent slabs abut are **included** in this proposal since they will need to be repaired again by PSSC in order to remove remaining portions of the hazard and provide the proper slope to meet ADA compliance. To meet slope requirements for each repair, PSSC must take into account both the measurements of the concrete that has been removed and the new amount that must be removed in order to eliminate the hazard and properly slope the repair. Any previous grind locations that do not have a change in level of at least $\frac{1}{4}$ " high between 2 panels – even if the grind was not done with an ADA-compliant 1:12 slope – are **excluded** from this proposal.

Brick pavers laid in sand often sink or move over time, which can create a trip hazard on adjacent concrete. At Rivers Edge CDD, this situation exists where ADA-detectable warning areas composed of ungrouted brick pavers abut sidewalk panels (**see Figure 5**) and curbs (**see Figure 6**). As discussed with Mr. McKendree, PSSC recommends that the pavers be repositioned, which prevents a permanent repair being made to the concrete. In addition, even after the concrete repair is completed to remove the change in level, the pavers will likely continue to shift, sink, or move. Therefore, Mr. McKendree directed PSSC to **exclude** repairs to concrete sidewalks and curbs adjacent to these ADA-detectable warning areas composed of ungrouted brick pavers.

As directed, hazards found on oversized driveway aprons where they meet the adjacent sidewalk panels are **excluded** from this proposal (**see Figure 7**).

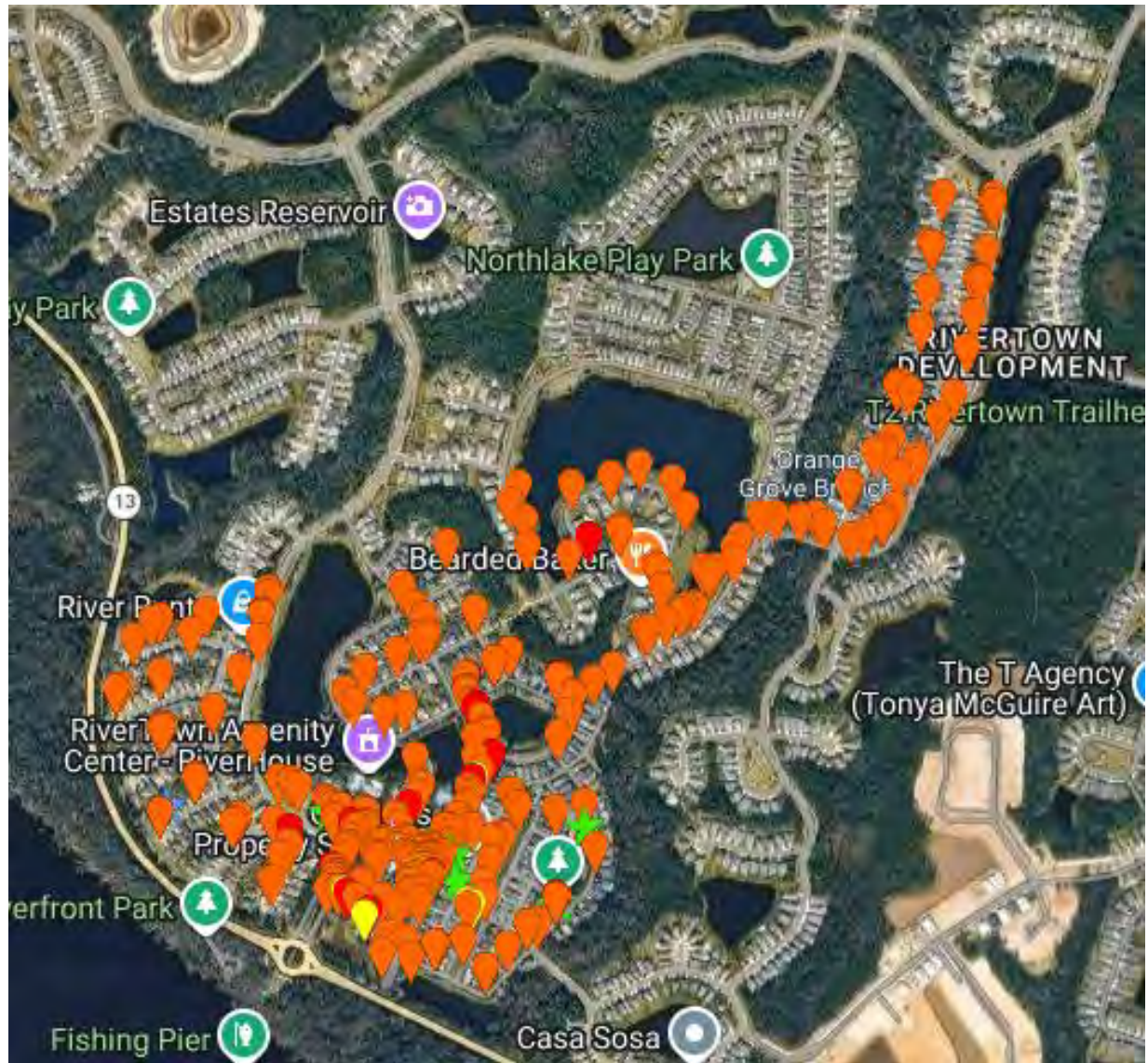
Hazards on utility walkways composed of asphalt are **excluded** from this proposal as PSSC does not repair raised or damaged areas on asphalt.

This location is an ideal application for our precision concrete cutting repair method. The service will allow Rivers Edge CDD to mitigate risk and liability before an accident occurs, and to do it at a minimal cost. Our service includes a detailed, auditable report of every hazard repaired, so efforts to maintain safe sidewalks are well documented (see Repair Specifications section). This can be submitted to the insurance company, which will often provide lower rates or "credits" for communities with proactive programs in place to reduce liabilities.

When repair work is initiated, our experienced trip hazard removal specialists will precisely identify and record the exact measurements of each hazard PSSC can repair. This more precise evaluation may result in quantities and measurements that vary slightly from this estimate, however the high end of the price range provided is a "not to exceed" estimate.



Site Review Area – Hazards Identified on Customer-Specified Sidewalks at Rivers Edge CDD



The map in this proposal shows the approximate locations of trip hazards included in the scope of this proposal. The accuracy of this map is dependent on the technology available on smart phones and should be relied upon as approximations only. The **Green Stars** represent locations that were previously repaired with a grinder that will need to be repaired again by PSSC to remove remaining portions of the hazards and provide proper slope.





Methodology – Preparing This Estimate

1. PSSC conducts a census of hazards that we can repair on the property's specified sidewalks; the hazards are then grouped into 3 categories:

<u>CATEGORY</u>	<u>SPECIFICATION</u>
Least Severe	¼ inch
Severe	3/8 inch to 7/8 inch
Most Severe	1 inch to 2 inches

2. An estimate of the volume of concrete requiring removal for each category was prepared based on our experience data base.
3. A “not to exceed” bid was prepared based on the estimated volume of repairs.

Hazards above 2 inches in height are normally not included in PSSC estimates. Since most sidewalks are a total of 3.5 to 4 inches deep, municipal engineers recommend repairs up to 2 inches in height because removing more than that will reduce the structural integrity of the sidewalks if a vehicle or other heavy equipment drives over it. Sidewalks with hazards greater than 2 inches in height are recommended for alternative remediation by the property owner. Severely broken panels and panels hollowed out underneath also need to be alternatively remedied by the property owners. **There was at least one hazard over 2 inches in height (see Figure 8) and at least one panel that was badly broken (see Figure 9) observed during our review of the customer-specified sidewalks of Rivers Edge CDD. Since PSSC does not provide demolition and replacement, locations such as these are excluded from this proposal.**

Before work commences, our on-site trip hazard removal specialists will assess all panels identified in this proposal to ensure changes in level can be repaired using our technique. If it is determined that any locations should be remedied in an alternative way instead of repaired using our horizontal saw cut method, PSSC will exclude those repairs from our service and mark the panel with a small blue X with lumber crayon.

Some sidewalk panels have holes, missing pieces, or hairline cracks which do not result in changes of level. These types of sidewalk imperfections cannot be repaired utilizing our precision concrete cutting method and are also **excluded** from this estimate (see Figure 10). In some cases where a crack exists on a stable panel, the concrete on one side will be raised higher, creating a trip hazard. **PSSC will always repair this type of trip hazard unless directed otherwise, but the original crack in the panel will remain.**

Our initial proposal identified **420 PSSC-repairable hazards** measuring ¼” – 2” in height on the customer-specified sidewalks of Rivers Edge CDD (shown in Table 1 below).





**TABLE 1: CUSTOMER-SPECIFIED AREA AT RIVERS EDGE CDD
 420 TRIP HAZARDS BY HEIGHT CATEGORIES**

LOCATION	LEAST SEVERE	SEVERE	MOST SEVERE	TOTAL
Clubhouse	3	46	2	51
Riverwalk Blvd and adjacent Pond	4	58	9	71
Orange Branch Trail	0	72	4	76
Landing Street	0	13	0	13
Rambling Water Run	0	15	0	15
Kendall Crossing Drive	0	36	0	36
Perdido Street	0	9	1	10
Mascotte Place	0	1	0	1
Chipola Trace	0	8	0	8
Potter Street	0	3	0	3
Olivette Street	0	10	1	11
Rawlings Drive	0	10	1	11
Sapelo Place	0	12	0	12
Yearling Blvd.	0	8	2	10
Edisto Place	0	8	0	8
Coosaw Court	0	6	1	7
Cherry Laurel Place	0	5	0	5
Narrowleaf Drive	0	7	0	7
Footbridge Rd.	0	16	0	16
Waterfront Drive	0	9	2	11
Blackwater Way	0	6	0	6
Sternwheel Drive	0	27	5	32
	7	385	28	420
TOTAL				

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL



Photo Examples

Figure 1



Example of a $\frac{2}{8}$ " high "Least Severe" hazard located on Riverwalk Blvd. These are often the hazards that people catch their toe on, as they do not notice them. This hazard is in the sample area marked for the community; it is marked "2" representing the height of the hazard in eighths of an inch.

Figure 2



Example of a $\frac{6}{8}$ "Severe" hazard on Riverwalk Blvd. This hazard is also in the sample area marked for the community.

Figure 3



Example of a 1" high "Most Severe" hazard located on Riverwalk Blvd.



Figure 4

Example of a severe hazard on Landing Street that was previously “angled off” by a grinder leaving portions of the hazard in place. This hazard must be repaired properly by PSSC to remove remaining portions of the hazard and provide the ADA-compliant 1:12 slope.



Figure 5



Example of a hazard located on a panel adjacent to an ADA-detectable warning area made of ungrouted brick pavers with raised domes on Landing Street. As directed by the community, these types of hazards are **excluded** from this proposal.

Figure 6

Example of a hazard located on a curb adjacent to an ungrouted ADA detectable warning area composed of ungrouted bricks with raised domes on Landing Street near the Clubhouse. As directed by the community, these types of hazards are **excluded** from this proposal.



Figure 7



Example of a hazard located on an oversized driveway apron where it meets the adjacent sidewalk panel on Perdido Street. As directed by the community, these types of hazards are **excluded** from this proposal.

Figure 8



Example of a hazard raised over 2 inches in height on Rambling Water Run. Locations such as this are **excluded** from this proposal.

Figure 9



Example of a badly broken panel located on Riverwalk Blvd. Locations such as this are **excluded** from this proposal.



Figure 10

Example of a panel with chipped edges on Kendall Crossing Drive. As concrete patching is not a service PSSC provides, locations such as this are **excluded** from this proposal.



Pricing Summary

Table 2 below provides an estimated price range to repair the 420 hazards measuring $\frac{1}{4}$ " – 2" high that PSSC can repair on the customer-specified sidewalks of Rivers Edge CDD, as identified in Table 1. Repairs will be made at the ADA-compliant, 1:12 slope. Our technicians take exact measurements of every hazard when we perform our work, so the final price will be determined by the actual volume of concrete removed to achieve the 1:12 slope for repairs, however **the high end of the range estimated is a "not to exceed" price.**

Rivers Edge CDD can select from the following two pricing options, depending upon when the signed authorization is returned to PSSC. **PSSC proposals are valid for 90 days**, but if the signed authorization to repair all 420 hazards meeting the specification is returned to PSSC within 45 days of the proposal date, PSSC will extend a discounted rate. If the community chooses to do only a portion of the work, this discount will not be applied. If the signed authorization is received after the 45 days but before the 90-day expiration, the standard price range will apply.

TABLE 2: PRICING FOR 420 HAZARDS $\frac{1}{4}$ " to 2" IN CUSTOMER-SPECIFIED AREA AT RIVERS EDGE CDD	
1:12 REPAIR SLOPE	REPAIR PRICE
Price if signed authorization is returned to PSSC by August 3, 2026	\$39,690 – \$41,160
Price if signed authorization is returned to PSSC by September 17, 2026	\$41,779 – \$43,326

Precision Sidewalk Safety estimates that the work can be completed in 4 – 5 days with the note that wet weather will delay our operations. We will re-route pedestrian traffic on small sections of sidewalk (10'-15') for periods that range from 3 minutes to 20 minutes while those sections are being repaired. **We request that the community make arrangements for all vehicles to be moved away from the sidewalks in order for our crew to make the repairs. We also require that a representative of the property review and accept the work (or request adjustments) prior to the crew's estimated departure.** While the sidewalk restoration project is underway, we will:

- keep the sidewalks in service
- require no heavy equipment or traffic control
- remove all debris and recycle the concrete waste materials
- leave the proposed areas clean and trip hazard-free

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL



Figure 11: Precision Sidewalk Safety Work Example



Savings Summary

Precision Sidewalk Safety provides a professional service to hundreds of municipalities, private communities and schools throughout Florida and South Carolina. Based on data shared by many of these customers, the comparative analysis in Table 3 shows the differences between available methods for sidewalk trip hazard repair.

TABLE 3: REPAIR METHOD COMPARISON FOR RIVERS EDGE CDD			
METHOD	ADA COMPLIANT	TIME REQUIREMENT	POSSIBLE INCIDENTAL DAMAGES
Precision	Yes	4 - 5 Days	None
Grinding	No	21 - 23 Days	Adjacent sidewalk panels, landscaping, and sprinkler heads
Replacement	Yes	70 – 74 Days	Broken sidewalk panels from weight of trucks, damage to landscaping, and possible tree damage if root pruning

Grinding

Although grinding is sometimes used for the removal of trip hazards in private communities, it is not an ideal method for sidewalk repair as the equipment is not specifically designed for this use. Grinding often leaves unpleasant pitting and grooves on the surface of the concrete. Because it is very inflexible equipment, these markings occur not only on the panels with hazards, but also on the sidewalk panels adjacent to those panels. In addition, a grinder often leaves a hazard in place where someone could still trip and fall, because operators are forced to choose from either damaging something adjacent to the affected panel (landscaping, sprinkler heads, etc.) or leaving the repair with upturned edges. This repair method literally scrapes and pulverizes the concrete surface to take off some of the height differential, but it cannot meet the specified ADA requirements for proper slope.

In addition, grinding causes considerable dust and mess. If the dust is managed with water, the property risks slurry and runoff into storm drains or local water. In most cases, grinding cannot be compared to the Precision method, since grinding cannot achieve like results. Still, in a comparison of the same number and size hazards, Precision Sidewalk Safety is comparable in cost. Figure 12 shows results from a typical grind.

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL



Figure 12: Typical Results from a Grinder



Demolition and Replacement

The conventional approach to fully eliminating trip hazard liability is to demolish and replace hazardous panels. Done correctly to ensure a zero point of differential between existing and new sections, this method meets ADA specifications, and is the most comparable alternative to the PSSC method. However, the number of hazards that can be repaired on a fixed budget is very limited. Demolition and replacement can also be very obtrusive to a property. Sidewalks are often closed for days and cars sometimes need to be moved. Incidental damages to landscaping can occur.

Based upon various panel sizes totaling approximately 10,941 square feet and an estimated replacement cost of roughly \$20.00 per square foot, we estimate the cost to demolish and replace panels is **\$218,820**. This takes into account:

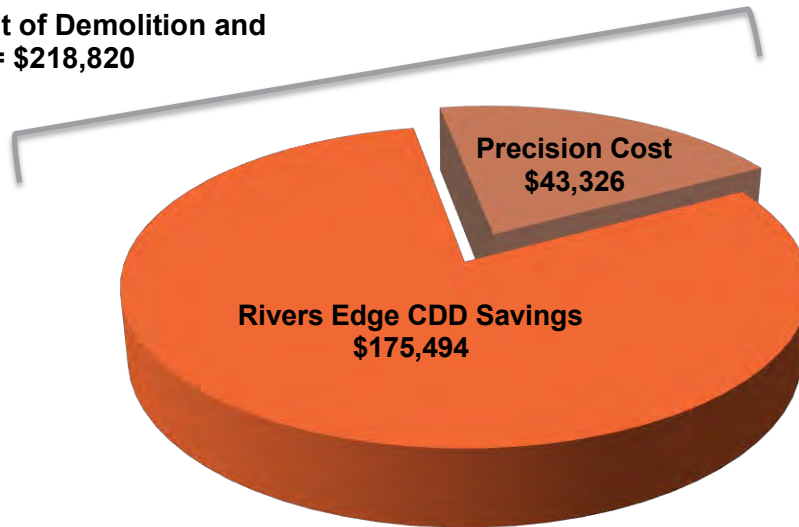
- Cost of concrete
- Labor to break up and remove existing concrete
- Labor to pour, form, level, finish, float & cut control joints
- Fuel for multiple site visits to repair or break-up, remove, pour, remove forms, and restore adjacent items
- Equipment such as a backhoe, vehicle to transport backhoe, utility vehicle, and dump truck to remove debris
- Miscellaneous materials to prepare concrete

Based upon the “not to exceed” price to repair all PSSC-repairable hazards measuring $\frac{1}{4}$ ” – 2” on the sidewalks that are the responsibility of Rivers Edge CDD, the maximum cost for PSSC repairs at the 1:12 slope is **\$43,326**, which is an **estimated savings of \$175,494 or 80%**, shown below. This comparison assumes that only one panel would be demolished and replaced which is usually not the case, since replacing slabs often requires a “run” of two to five slabs. The **actual cost** for demolition and replacement would likely be three times this amount.



COST SAVINGS COMPARED TO DEMOLITION AND REPLACEMENT

**Estimated Cost of Demolition and
Replacement = \$218,820**



Environment Savings:

As a member of several “green” building associations, Precision Sidewalk Safety tracks savings from the use of our service, which is a green building practice. We utilize a dust containment system to minimize dust and portable equipment that consumes minimal energy. The small sections of concrete we remove are recycled. By using Precision Sidewalk Safety instead of demolition and replacement, Rivers Edge CDD would achieve the following environmental savings:

Natural Resources Saved:

- Approximately **247 tons** of waste concrete from removal and placement in landfills (est. **3,643 cubic feet** of concrete at an average weight of 132 lbs. per cubic foot).
- approximately same amount of materials and resources to replace the concrete that was removed

Fossil Fuels Saved: estimated 424 gallons

- hauling equipment to and from the site to remove sidewalks
- operating backhoe equipment to break up and remove concrete
- round trip transportation of estimated **247 tons** of debris to the landfill
- round trip transportation of new materials to replace the removed sidewalks

Prevented release of Carbon Dioxide gas: estimated 3.81 Metric Tons

- based on the Greenhouse Gas Equivalencies Calculator, US Environmental Protection Agency





Repair Specifications

Precision Sidewalk Safety will submit a summary itemizing each trip hazard repaired. This report will include the following, which serves as a detailed, auditable invoice for each repair:

- a. The physical location (address, light pole #, etc.) of each repair
- b. The specific hazard height - high side and low side measurement – in 8ths of an inch
- c. The total width of actual repair in inches
- d. The square footage of repaired panel

Debris from repaired areas will be collected and removed and a dust abatement system will be used during all repair operations. All resulting repairs will be flat and uniform with a coefficient of friction exceeding OSHA requirements for public walkways.

This proposal is based upon a repair slope of 1:12, removing all hazards that PSSC can repair measuring ¼" - 2" in height on the sidewalks that are the responsibility of Rivers Edge CDD.

The following special conditions **are** included in this proposal for the hazards identified in Table 1:

- Hazards only on sidewalks in the customer-specified area
- Panels which are intact, stable, and not cracked, fractured, or settled
- Panels with hairline, spider, or multiple crack(s) which are otherwise "stable" and "intact"
- Panels with surface imperfections or missing/sunken partial sections that are 90% useable
- Hazards on panels that run through the driveway having the same width as the sidewalk

The following special conditions **are not** currently included this proposal:

- Hazards greater than 2" or panels that are too broken for repair or are hollow underneath
- Hazards on sidewalks in the remaining areas of the community
- Hazards on oversized driveway aprons where they meet the adjacent sidewalk panels
- Hazards on sidewalks adjacent to ADA-detectable warning areas composed of ungrouted bricks
- Hazards on curbs
- Hazards on trails composed of asphalt

Safety:

Precision Sidewalk Safety Corp has a perfect safety record; we use OSHA approved equipment, certify all employees who work directly in trip hazard repair, and have outstanding safety practices for both employees and the public who may be using the walkways we are repairing. We have worked in dense urban, high pedestrian traffic areas, as well as residential neighborhoods and historic districts to complete projects without incident. Our clients often receive unsolicited compliments for the work we have performed.

Insurance and Incorporation:

Precision Sidewalk Safety Corp is a corporation registered in the state of Florida. Proof of liability, workers compensation, and auto insurance will be provided as requested.





Protection Under U.S. Patent and Trademark Laws:

The work provided by Precision Sidewalk Safety reveals equipment and processes, which are protected under United States patent laws. It is the use of these patents that enables us to provide the best available trip hazard removal service to our clients. Due to the nature of our business and in lieu of the ability to receive competitive bids for like services, our company provides documentation and reference to the patents that have been issued to our corporate office. Precision Concrete Cutting of Utah and its affiliates, along with The United States Patent and Trademark Office, takes an active and exacting role to protect and enforce intellectual property rights.

U.S. Pat. No. 6,896,604

U.S. Pat. No. 6,827,074

U.S. Pat. No. 7,143,760

U.S. Pat. No. 7,402,095

U.S. Pat. No. 7,000,606

U.S. Pat. No. 7,201,644

About Precision Sidewalk Safety Corporation:

Wendy and Alan MacMurray, the founders of Precision Sidewalk Safety Corp, have over 70 years combined experience in customer management, service delivery and project implementation and have been respected executives for global Fortune 500 companies as well as start-up companies. They introduced the Precision technology to Florida in late 2006 and South Carolina in 2007 and they now support hundreds of customers. The company has used its unique, patented technique to make over 700,000 repairs on sidewalks in the two states, saving communities an estimated \$141 million on sidewalk repairs



EXHIBIT A: Excerpts from ADA Guidelines

Federal Register / Vol. 56, No. 144 / Friday, July 26, 1991 / Rules and Regulations

Federal Regulations on Trip Hazard Removal

Part III

Department of Justice

Office of the Attorney General

28 CFR Part 36 Nondiscrimination on the Basis of Disability Public Accommodations and in Commercial Facilities; Final rule

4.5 Ground and Floor Surfaces Excerpts from Federal Register

4.5.2 Changes in Level. Changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment. Changes in level between 1/4 in and 1/2 in (6mm and 13mm) shall be beveled with a slope no greater than 1:2. Changes in level greater than 1/2 in (13 mm) shall be accomplished by means of a ramp that complies with 4.7 or 4.8.

4.7.2 Slope. Slopes of curb ramps shall comply with 4.8.2. Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

4.8.2 Slope and Rise. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in (760 mm). Curb ramps and ramps to be constructed on existing sites or in existing building or facilities may have slopes and rises as allowed in 4.1.6(3)(a) if space limitations prohibit the use of a 1:12 slope or less.

3 – a – 1. A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 inches.

3 – a – 1. A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 inches. A slope steeper than 1:8 is not allowed.





AUTHORIZATION TO PROCEED • FAX TO 866-669-1175

>>ESTIMATE IS VALID FOR 90 DAYS FROM DATE OF ISSUE<<

SCOPE OF PROJECT	Repair at a 1:12 slope trip hazards measuring ¼" – 2" in height in the community-specified areas that PSSC's method is able to repair as identified in Proposal FLNE296AHF. Please circle the option selected and fill in authorization date in the cost box below, then complete invoice information in the approved by / billing info table below.		
PROPERTY	Rivers Edge Community Development District		
COST	PRICE IF AUTHORIZATION IS RECEIVED BY AUGUST 3, 2026: \$39,690 - \$41,160	PRICE IF AUTHORIZATION IS RECEIVED BY SEPTEMBER 17, 2026: \$41,779 - \$43,326	DATE

This proposal provides a price which will not be exceeded given the scope of work specified and is based on: 1) an estimated number of hazards we anticipate our technician(s) can repair and 2) the resulting amount of concrete material our technician(s) will remove to render repairs compliant with approved customer specifications. Your final inventory of repairs may vary from this estimate. PSSC repairs only those uneven sidewalks specifically requested by you, our customer, and therefore makes no guarantee that the property is free of uneven sidewalk hazards or other trip hazards. PSSC may not complete a repair(s) because; 1. a hazard's actual measurement at the time of repair exceeds approved customer specifications, and/or 2. in the crew leader's judgment, our repair attempt would cause further damage to the concrete slab or be insufficient to satisfactorily remove the existing hazard and/or mitigate its potential liability. Such excluded hazards, if any, will be left "as found" and will require customer's alternative remedy. After the project is completed, new trip hazards will occur or reoccur due to tree roots, water, settling, and other natural and man-made causes outside of PSSC's control. Upon completion of the project, PSSC is not liable for any related claims, losses, or damages. At least 30 minutes prior to the crew's scheduled departure, customer (or designee) agrees to have inspected and either accepted all repairs as completed or determined suitable adjustment(s) (if any) as may be required, such that the crew's departure will not be delayed. PSSC will not be held responsible for cracks or other defects in poured concrete that may exist due to materials or methods used by original installer.

The undersigned acknowledges the above explanation of our estimate of work as well as the exclusions set forth in this Proposal, that he/she is legally authorized to engage Precision Sidewalk Safety Corp to deliver designated work, has seen a sample – photo or actual – of the resulting repair, and agrees to notify or mediate affected property owners.

APPROVED BY	NAME	
	SIGNATURE	
	TITLE	
	PHONE	ALT. PHONE
BILLING INFO (All invoices sent electronically)	EMAIL	
	INVOICE TO NAME	
	ADDRESS	

Upon receipt of this signed acceptance of the details provided throughout this proposal, PSSC will schedule the requested repairs.
Every effort will be made to accommodate the requested start date.

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL





SIDEWALK TRIP HAZARD REMOVAL

Survey Estimate and Price Proposal

September 25, 2026

PREPARED FOR:

Rivers Edge Community Development District • St. Johns, FL

- Mr. Kevin McKendree, Operations Manager, Vesta Property Services
- Residents of Rivers Edge Community Development District

PROPOSAL FLNE296AHF - ADDENDUM 1

DESCRIPTION	PRICE IF AUTHORIZATION IS RECEIVED BY OCTOBER 31, 2026
Using a 1:12 slope, repair trip hazards measuring ¼" – 2" in height that PSSC can repair for Rivers Edge Community Development District as described in proposal FLNE296AHF.	\$43,867 - \$45,492
1. The original proposal FLNE296AHF for Rivers Edge Community Development District expired on September 17th, 2026. PSSC cost is calculated based upon the measurements taken of the PSSC-repairable hazards meeting the specification at the time repairs are completed. It is possible that the cost of repairs will fall within the original price range proposed; however, the price provided for repairs in this Addendum 1 is increased to account for changes in the size and number of hazards meeting the specifications present since June of 2026, when the review of the sidewalks was completed. This pricing will no longer be valid or usable after October 31, 2026. 2. Panels with hazards over 2" in height, severely broken panels, and panels that are hollow underneath are recommended for alternative repair methods. Since PSSC does not provide demolition and replacement, these types of panels are excluded from this proposal. Hazards on asphalt trails are also excluded since PSSC does not repair raised or damaged asphalt. 3. As directed, hazards on panels adjacent to ADA-detectable warning areas composed of ungrouted brick pavers, hazards on curbs, hazards on oversized driveway aprons where they meet the adjacent sidewalk panels, and hazards throughout the remaining portions of the community are excluded. 4. The following special conditions are included in this proposal for the hazards identified in Proposal FLNE296AHF. • Hazards on panels which are intact, stable, and not cracked, fractured, or settled • Hazards on panels with hairline, spider, or multiple cracks(s) which are otherwise "stable" and "intact" • Hazards on panels with surface imperfections or missing/sunken partial sections that are 90% useable • Hazards on access ramps that transition sidewalk to crosswalk • Hazards on panels that run through the driveway having the same width as the sidewalk	

PRECISION SIDEWALK SAFETY CORP

1202 SW 17th Street, Suite 201-122 • Ocala, FL 34471 • www.precisionsidewalksafety.com
Andrew Anderson • 877-799-6783 x 517

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL

It is to be used only by the intended recipient and Precision Sidewalk Safety Corp in evaluating the project.
Any copying or unauthorized disclosure of this information is prohibited.





AUTHORIZATION TO PROCEED • FAX TO 866-669-1175

>>THIS ADDENDUM EXPIRES ON OCTOBER 31, 2026<<

SCOPE OF PROJECT	Repair at a 1:12 slope, trip hazards measuring ¼" – 2" in height that PSSC's method is able to repair on the customer-specified sidewalks as identified in FLNE296AHF – Addendum 1. Please initial the price range in the cost box below, fill in authorization date, then complete invoice information in the approved by / billing info table below.	
PROPERTY	Rivers Edge Community Development District	
COST	PRICE IF AUTHORIZATION IS RECEIVED BY OCTOBER 31, 2026 \$43,867 - \$45,492	DATE

This proposal provides a price which will not be exceeded given the scope of work specified and is based on: 1) an estimated number of repairs we anticipate our technician(s) will complete and 2) the resulting amount of concrete material our technician(s) will remove to render repairs compliant with approved customer specifications. Your final inventory of repairs may vary from this estimate. PSSC repairs only those uneven sidewalks specifically requested by you, our customer, and therefore makes no guarantee that the property is free of uneven sidewalk hazards. PSSC may not complete a repair(s) because; 1. a hazard's actual measurement at the time of repair exceeds approved customer specifications, and/or 2. in the crew leader's judgment, our repair attempt would cause further damage to the concrete slab or be insufficient to satisfactorily remove the existing hazard and/or mitigate its potential liability. Such excluded hazards, if any, will be left "as found" and will require customer's alternative remedy. After the project is completed, new trip hazards will occur due to tree roots, water, settling, and other natural and man-made causes outside of PSSC's control. Upon completion of the project, PSSC is not liable for any related claims, losses, or damages. At least 30 minutes prior to the crew's scheduled departure, customer (or designee) agrees to have inspected and either accepted all repairs as completed or determined suitable adjustment(s) (if any) as may be required, such that the crew's departure will not be delayed. PSSC will not be held responsible for cracks or defects in poured concrete that may exist due to materials or methods used by original installer.

The undersigned acknowledges the above explanation of our estimate of work as well as the exclusions set forth in the "Repair Specifications" Section of this Proposal, that he/she is legally authorized to engage Precision Sidewalk Safety Corp to deliver designated work, has seen a sample – photo or actual – of the resulting repair, and agrees to notify or mediate affected property owners.

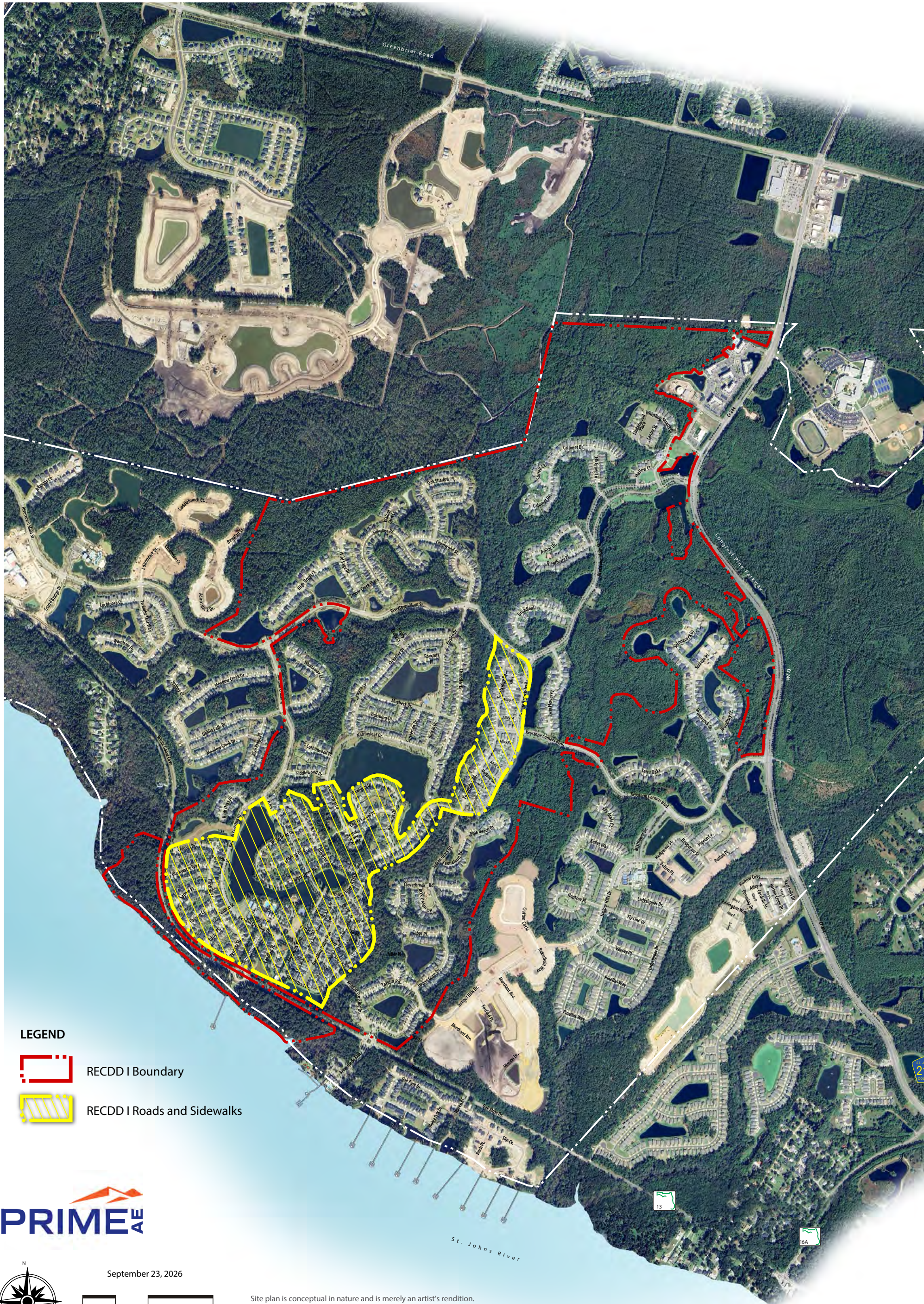
APPROVED BY	NAME	
	SIGNATURE	
	TITLE	
	PHONE	ALT. PHONE
BILLING INFO (All invoices sent electronically)	INVOICE TO NAME	
	ADDRESS	
	INVOICE TO EMAIL ADDRESS	

Upon receipt of this signed acceptance of the details provided throughout this proposal, PSSC will schedule the requested repairs.
Every effort will be made to accommodate the requested start date.

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL

It is to be used only by the intended recipient and Precision Sidewalk Safety Corp in evaluating the project.
Any copying or unauthorized disclosure of this information is prohibited.





LEGEND



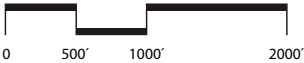
RECDD I Boundary



RECDD I Roads and Sidewalks



September 23, 2026



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.

118094.25

C.

COST-SHARE STATUS COVER SHEET

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

Proposal: Pond Maint. Addendum - Ponds 111 & 112 - RECDD III

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:

Adding Additional pond services for ponds - 111 & 112, Parcel 37, Phase 2

(Solitude Lake)

Total Proposed
Compensation: \$ 3,072.00

Cost Share		
Calculation:	<u>\$1,113.75</u>	Rivers Edge
	<u>\$ 856.14</u>	Rivers Edge II
	<u>\$1,102.11</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: _____

AMENDMENT TO ANNUAL SERVICES AGREEMENT

PROPERTY NAME: Rivers Edge III CDD

CUSTOMER NAME: **Rivers Edge III CDD**

SERVICE DESCRIPTION: 2026 Amendment to Annual Pond Maintenance to Add Two (2) Additional Ponds: Pond 111 (1,079 linear feet/ 1.23 acres) & Pond 112 (1,480 linear feet / 3.11 acres)

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

SUBMITTED TO: Kevin McKendree, General Manager

SUBMITTED BY: Adam Grayson, District Manager; LisaMarie Strawser, Contract & Service Administrator

This Amendment to the Annual Services Agreement (the "Amendment") is dated as of this **9th** day of **October, 2026**, by and between the Customer identified above ("Customer"), and SOLitude Lake Management, LLC ("SOLitude" or "Company"). By executing this Amendment, Customer and SOLitude agree to make certain amendments to the Annual Services Agreement executed between the parties on September 30, 2025 (the "Services Agreement") as further described herein.

1. **SERVICES.** SOLitude will provide the Services at the Customer's property as described in Schedule A attached hereto.
2. **PAYMENT TERMS.** The Amendment Price is **\$3,072.00**. SOLitude shall invoice Customer **\$256.00 per month** for the Services to be provided under this Amendment. The price indicated in this Amendment shall be billed in addition to the regular monthly contract invoice amount.
3. **MISCELLANEOUS.**
 - a. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Services Agreement.
 - b. The remainder of the Services Agreement shall be and remain in full force and effect and unmodified, except as the same is specifically modified or amended hereby. All covenants, terms, obligations and conditions of the Agreement which are not modified or amended herein are hereby ratified and confirmed.
 - c. This Amendment may be executed in multiple counterparts by the parties, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.
 - d. The parties acknowledge and agree that this Amendment may be executed or accepted using electronic or facsimile signatures, and that such a signature shall be

legally binding to the same extent as a written cursive signature by a party's authorized representative.

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

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

RIVERS EDGE III CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

***SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529***

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

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

SCHEDULE A - SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect Ponds one-time per week.

Monitoring:

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

Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

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

Algae Control:

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

Trash Removal:

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

Service Reporting:

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

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

D.

COST-SHARE STATUS COVER SHEET

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

Proposal: RiverHouse Air Conditioning System

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

☒ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by:

(Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

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

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

Replacement of the Air Conditioning System at the RiverHouse - Rental Building.

Total Proposed
Compensation: \$

Cost Share
Calculation:

\$ <u></u>	Rivers Edge
\$ <u></u>	Rivers Edge II
\$ <u></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	#10418
ESTIMATE DATE	Oct 9, 2026
EXPIRATION DATE	Nov 8, 2026
TOTAL	\$37,500.00

Richard Losco
Vesta Property Services
160 Riverglade Run, 156
Saint Johns, FL 32259

(904) 679-5523
rlosco@vestapropertyservices.com

CONTACT US
3006 Mercury Rd S
Jacksonville, FL 32207

(904) 281-2108
coolrus@coolrusnfl.com

Service completed by: Lek Gjoka

ESTIMATE

Option #1

See your financing options

Prequalify to find out how much you can borrow within minutes and pay as low as \$495.36/mo*. Your credit score will not be affected.

Service completed by: Lek Gjoka

Services	qty	unit price	amount
LINE ITEMS NONMATERIAL Ch/Out - 1CPI County Permits Information	1.0	\$0.00	\$0.00
County Permit Information			
PERMIT#			
Cool R Us, Inc. pulls a permit on every project as required by law.			
Why a Permit is Required			
The city or county in which you live requires a permit to be pulled for HVAC system change-outs or ductwork performed at your residence. This ensures that the work is completed in compliance with local building codes and safety standards.			
Final Inspection			
After the job is completed, Cool R Us, Inc. will reach out to schedule your final inspection.			
Customer Responsibility			
You must call 904-281-2108 within 180 days of the permit being issued to schedule the county inspection.			
Failure to schedule within this timeframe may result in the county locking down your property and/or additional penalties.			
Why This Matters			
Compliance: Ensures your installation meets all local codes.			
Protection:			
Proper permits protect your investment , Insurance requirement and provide documentation if you sell your home.			
Peace of Mind:			
Avoid potential fines, project delays, or complications with property records.			

With Cool R Us, Inc., you can trust that all required county permits are properly obtained and managed, giving you a smooth, stress-free experience.

LINE ITEMS NONMATERIAL Ch/Out - 1CH New System Proposal	1.0	\$0.00	\$0.00
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Our New System Proposal service comprehensively evaluates your home's heating and air conditioning needs. We offer tailored solutions to maximize efficiency and comfort, ensuring you invest in the right system. Benefit from expert advice, energy savings, improved home climate control, lower energy bills, and reliability. Invest in a system designed to last!

* Upgrade Your Comfort – Replace Your HVAC System Today!

Why Choose a New System?

- ✓ Lower Energy Bills – High-efficiency systems save money every month
- ✓ Better Comfort – Even cooling & heating in every room
- ✓ Cleaner Air – Advanced filtration & air quality options
- ✓ Peace of Mind – Strong warranties & professional installation

What You Get with Cool R Us, Inc.

- Removal of old system
- Installation of new high-efficiency HVAC system
- New thermostat (programmable or smart)
- Safety protection (float switch, drain safeguards)
- System start-up, testing & full quality check

Our Promise

- Manufacturer Warranty (parts & compressor)
- Labor Warranty from Cool R Us, Inc.
- Licensed & Insured Technicians
- Financing & Rebates Available

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

A2L 5 TON - 4060406-5TONXR14+5TEM4	2.0	\$13,250.00	\$26,500.00
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Our Trane 5 TON 5XR14 + 5TEM4 system offers reliable and efficient heating and cooling for your home. This installation ensures optimal comfort and energy savings, enhancing air quality and reducing utility costs. Trust our experts for a seamless setup and improved home climate control.

Trane 5TWR4 - 14.3 SEER2 Single-Stage Heat Pump

AHRI# 215610899

- 1-Condenser
Model# 5TWR4060A1000*
- 2-Air Handler
Model# 5TEM4D06AC41S*
- 3-Heater
Model# BAYHTR1510LUG*

SEER2 : 14.30
EER2 : 11.70
HSPF2 : 7.50

A2L 3 TON - 4036403-3TONXR14+5TEM4	1.0	\$11,000.00	\$11,000.00
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Trane 3-Ton Heat Pump System
System Overview

Our Trane 3-Ton 5XR14 + 5TEM4 system provides reliable and efficient year-round heating and cooling for your home. Designed for comfort, energy savings, and improved indoor air quality, this installation ensures consistent climate control while lowering utility costs.

Equipment Included

Outdoor Condenser (Heat Pump)
Model: 5TWR4036A1000*
Efficiency: 14.3 SEER2 / 11.7 EER2 / 7.5 HSPF2
Single-Stage, durable, and built for dependable performance.

Air Handler
Model: 5TEM4B03AC31S*
Quiet, variable-speed airflow for balanced comfort and humidity control.

Electric Heater Kit
Model: BAYHTR1505LUG*
Provides supplemental heat during colder days.

Certification
AHRI #: 215610863 – Efficiency and performance certified.

Key Benefits

Energy Efficient – Meets current SEER2 standards for reduced energy bills.

Comfort Control – Consistent cooling and heating, even during peak demand.

Improved Air Quality – Advanced air handler design helps filter and circulate cleaner air.

Durability – Trane's reputation for long-lasting, reliable equipment.

Peace of Mind – Professionally installed by our expert team for seamless operation.

Materials	qty	unit price	amount
5TEM4B03AC31SA R-454B Convertible Air Handler, All-Aluminum Plate Fin Coil, 4-Way Poise, 24V System Control, 208-230/1/60, 18K - 30K BTUH Capacity MODEL#5TEM4B03AC31SA SERIAL#	1.0	\$0.00	\$0.00
14 SEER Single Stage Heat Pump MODEL# 5TWR4060A1000A SERIAL#	2.0	\$0.00	\$0.00
R-454, 208-230/1/60, 60K BTUH Nominal Capacity, 24V System Control Dimensions: HxWxD Line Connections Tons Refrigerant 45" x 34" x 37" 7/8" x 5/16" 5 R-454B (A2L) Mca 33 / Mocp 50			
5TEM4D06AC41SA R-454B Convertible Air Handler, All-Aluminum Plate Fin Coil, 4-Way Poise, 24V System Control, 208-230/1/60, 36K - 48K BTUH Capacity MODEL#5TEM4D06AC41SA SERIAL#	2.0	\$0.00	\$0.00
14 SEER Single Stage Heat Pump MODEL# 5TWR4036A1000A SERIAL#	1.0	\$0.00	\$0.00
R-454B, 208-230/1/60, 36K BTUH Nominal Capacity, 24V System Control Dimensions: HxWxD Line Connections Tons Refrigerant 33" x 34" x 37" 3/4" x 5/16" 3 R-454B (A2L) Mca 19 / Mocp 30			
New electric heat strips TEM4/6/8 TRANE Model: BAYHTR1510LUG Serial #	2.0	\$0.00	\$0.00
New Trane electric heat strips Model: BAYHTR1505LUG Serial #	1.0	\$0.00	\$0.00
Model # TH2320WF4010 Serial #	3.0	\$0.00	\$0.00
The Honeywell Home S200 Smart Thermostat is perfect for homeowners seeking energy efficiency and convenience. This ENERGY STAR® certified WiFi thermostat features flexible scheduling and auto-away functionality. With the quality you expect from Honeywell Home, this thermostat is the ideal choice for homeowners looking for a straightforward, reliable solution. Auto Changeover Programable 3 Heat / 2 Cool Customizable Display Geofence Technology Change Filter Reminder Humidity Display 5 Year Warranty			
NEW Silver 23.5" Trane Filter Rack with 22"x20"x1" pleated filter. Easy to use Magnetic Door R/A FILTER HOUSING - 23.5"W x 22"D(USES 1"-2" 20x22 FILTER)	3.0	\$0.00	\$0.00
NEW Outdoor Non-Fuses, Pull-Out, Quick Disconnect Box to meet code - Condenser	3.0	\$0.00	\$0.00
NEW High Voltage Whip from disconnect to condenser under 10'	3.0	\$0.00	\$0.00

NEW 40"x40"x4" Condenser Pad constructed of foam core and poured concrete, hurricane strapped with tie downs, anchors and locking caps to meet code.	3.0	\$0.00	\$0.00
NEW 5/16 and 7/8 X 50' Copper Refrigerant Lines with Armor Flex	2.0	\$0.00	\$0.00
NEW 5/16 and 3/4 X 50' Copper Refrigerant Lines with Armor Flex	1.0	\$0.00	\$0.00
NEW 3/4 PVC Drain Line up to 40'	3.0	\$0.00	\$0.00
NEW Low Voltage Communication Line from air handler to condenser	3.0	\$0.00	\$0.00
NEW Low Voltage Communication Line from air handler to thermostat	3.0	\$0.00	\$0.00
NEW 23.5" X 22" Insulated Duct Stand for Air Handler	4.0	\$0.00	\$0.00
NEW 18.5" X 22" Insulated Duct Stand for Air Handler	2.0	\$0.00	\$0.00
NEW Secondary Float Switch - New Drain Line auxiliary safety switch model #SS2	1.0	\$0.00	\$0.00
NEW Breaker to meet manufacturers specs and safety code.	1.0	\$0.00	\$0.00
We will upgrade your home's electric breaker to ensure safety and efficiency. An outdated breaker can lead to power surges and potential hazards. Our expert technicians will install a modern breaker, enhancing your system's reliability and accommodating future electrical needs. Enjoy peace of mind with improved performance and safety			
This is the miscellaneous materials that are used on every installation of a HVAC system : Fasteners & Hardware	1.0	\$0.00	\$0.00
Tapcon Screws (Blue)			
Pointy Screws			
Drill Point Screws			
White Screws & Nails			
Cable Ties			
Pendue Straps			
Duct Stands & Corner Legs			
Electrical Supplies			
Wire Nuts (Big & Small)			
Black Tape & Cork Tape			
Thermostat Wire			
Piping & Connections			
PVC Pipe Fittings			
PVC Glue			
Silver Solder (5%)			
Locking Caps			
Refrigerant & Pressure Tools			
Gauge & Freon			
Nitrogen			
Micron Gauge			
Vacuum Pump			
Insulation & Sealing			
Armaflex			
Silver Tape & Foam Tape			

White/Gray Mastic & Brushes

Sheet Metal & Ductwork

Flex Duct & Duct Board

Tab Collars (18 / 16 / 14 / 12)

Start Collar (1x3)

U-Metal (1x2x1)

Specialty Tools

Torch (Gas & Oxygen)

Drill/Driver & Bits (implied by screw types)

Scope of Work	1.0	\$0.00	\$0.00
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Remove and Dispose of Old Equipment

Proper removal and disposal of all existing HVAC equipment from the premises.

Recover, Reclaim, and Evacuate Refrigerant

All refrigerant in the system will be safely recovered, reclaimed, and evacuated in accordance with EPA and industry standards.

Code Compliance

All work will be performed in compliance with current local and state building codes.

Required Inspections

All air conditioning replacement work will undergo the required city/county inspections.

Emergency Service

Emergency service will be provided for the new installation.

Labor Warranty – 2 Years

Covers labor on installation for two (2) years.

Exclusions:

Preventative maintenance (required by manufacturer at a minimum of once per year to keep unit in good working condition).

Drain line backups after the first year.

Dirty or clogged filters.

*** PERMIT WARNING *** Cool R Us, Inc Ac & Heating pulls a permit on every new install or replacement.	1.0	\$0.00	\$0.00
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The customer is responsible for calling 904-281-2108 within 180 days to set up the county inspection or the county will lock down your property.

THE PERMIT WILL EXPIRE IF NOT FINALIZED WITHIN 180 DAYS AND THE HOMEOWNER IS RESPONSIBLE TO PULL A NEW PERMIT AND PAY THE CITY FEES.

Our service ensures all necessary permits are obtained for your heating or air conditioning installation, keeping your project compliant with local regulations. This crucial step not only guarantees safety and reliability but also prevents costly fines or delays. Trust us to handle all permit requirements seamlessly.

1-Heat Pump	1.0	\$0.00	\$0.00
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Limited Warranty Period - Original Purchaser: Compressor – twelve (10) years,

Outdoor Coil, Parts – ten (10) years.,

2-Air Handler

Limited Warranty Period - Original Purchaser: Indoor Coil and Parts – ten (10) years.,

3- Heater -ten (10) years,

4-Control

Limited Warranty Period - Original Purchaser: ten (10) years,

1-Purchaser(s) understands and agrees that payment for all work performed hereunder is due at the end of the installation. If not paid within completion of such work, and upon failure to pay any sums due hereunder, purchaser(s) is obligated to pay Cool R US, interest at the rate of one and a half percent (1 1/2%) per month (annual rate of 18%) on all outstanding balances.	1.0	\$0.00	\$0.00
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2 - Any alteration or deviation from the above specifications and any extra or incidental work shall be outlined in writing and signed by both parties before making the change. Any increase or decrease in the contract resulting from such change shall be included in such writing.

3 - All material is guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices.

4 - All agreements contingent upon causes beyond our control, including, but not limited to fire, flood, strikes, accidents, or delays whether affecting this work or other operations in which we are involved, directly or indirectly.

5 - The owner is to carry fire, tornado, and other necessary insurance. Our workers are fully covered by workman's compensation.

6 - We provide 2(TWO) years labor warranty. This warranty does not include normal maintenance check-ups and filter replacements. These are the responsibility of the purchaser. All other warranties expressed or implied are through the equipment manufacturer.

7 - There will be no warranties, expressed or implied, for existing equipment, ductwork, or other materials if not installed by us.

8 - The purchaser understands that the cost of removal, or disposal of any asbestos-containing material found on the property listed above shall be the sole responsibility of the purchaser.

9 - Purchaser(s) is responsible for all costs and reasonable attorney fees incurred by Cool R US, Inc., in connection with any action or proceeding including arbitration and appeals arising out of this proposal, including collection of any outstanding amounts due, whether or not suit is brought.

10 - All warranty work will be performed during normal working hours 8 am to 4:30 pm Monday through Friday.

COOL R US , INC AC & HEATING

1.0

\$0.00

\$0.00

Registering your Trane product for the Limited Warranty ensures you receive optimal coverage and peace of mind. This complimentary service secures your investment, providing access to essential repairs and replacements if needed. Protect your home's comfort and efficiency with timely registration today

<https://www.trane.com/residential/en/for-owners/warranty-and-registration/>

Trane Limited Warranty Registration

Materials subtotal: \$0.00

Subtotal

\$37,500.00

Total

\$37,500.00

*THANK YOU FOR CHOOSING COOL R US, INC. A/C & HEATING

Thank you for allowing COOL R US, INC. A/C & HEATING to provide your HVAC services. We sincerely appreciate your business and the opportunity to serve you.

SMART CHOICE FOR BEST COMFORT
QUALITY ISN'T EXPENSIVE!

EASY-TO-REMEMBER PHONE NUMBERS

888-COOL-NOW
888-BOOK-NOW
(888) 266-5669

PAYMENT TERMS

Payment is due in full upon completion of services (COD), unless other payment arrangements have been approved in writing by COOL R US, INC.



Snyder Air Conditioning, Plumbing & Electric
PO BOX 16826
Jacksonville, Florida 32245
(904) 640-8726

Estimate 652983554
Job 652238100
Estimate Date 9/29/2026
Technician S-AC-P - Daniel
Crowder
Customer PO

Billing Address
Rivers Edge Community Development District
156 Landing Street
Jacksonville, FL 32259 USA

Job Address
Rivers Edge Community Development District
156 Landing Street
Jacksonville, FL 32259 USA

Estimate Details

5 TON Trane Straight Cool: 5 Ton Trane Straight Cool With Electric Heat
TRANE XR14
Rated up to 14.3 SEER-2
10 Year Manufacturer's Part Warranty
2 Year Extended Labor Warranty
Digital T-STAT
5 Year NO LEMON GUARANTEE
New Electrical Breakers
New Electrical Whip
New Electrical Disconnect
Safety Float Switch
New Condenser Pad
Also Includes All: Labor, Materials, and Permits

No Warranty on Existing Ductwork

Service #	Description	Quantity	Your Price	Your Total
HE-P1-TRN-HP_60	Standard 5 Ton HP System: Condenser and Air Handler: <u>5 Ton Standard HP System: Condenser and Air Handler</u>	2.00	\$14,398.00	\$28,796.00

Exclusive Highlights:

- 2-Year Labor Warranty

Manufacturer Warranty:

- 5-Year Parts Warranty
- 5-Year Compressor Warranty

Designed for You:

- The Standard system balances comfort and value, offering improved performance compared to entry-level models. With added warranty coverage, it provides peace of mind alongside dependable heating and cooling. *This option makes sense for families who want a little extra assurance and efficiency without overspending.*

Equipment Details:

- **Air Conditioner:** Single Stage condenser
- **Air Handler:** Single Stage air handler for consistent airflow and comfort
- **Thermostat:** Standard Digital Thermostat

No Surprises Guarantee: Pricing includes all equipment, materials, labor and taxes necessary for a complete, code-compliant installation.

No Warranty on existing Duct Work

Sub-Total	\$28,796.00
Tax	\$0.00
Total	\$28,796.00
Est. Financing	\$310.35

Thank you for choosing Snyder Air Conditioning, Plumbing & Electric!



Snyder Air Conditioning, Plumbing & Electric
PO BOX 16826
Jacksonville, Florida 32245
(904) 640-8726

Estimate 652986059
Job 652238100
Estimate Date 9/29/2026
Technician S-AC-P - Daniel
Crowder
Customer PO

Billing Address
Rivers Edge Community Development District
156 Landing Street
Jacksonville, FL 32259 USA

Job Address
Rivers Edge Community Development District
156 Landing Street
Jacksonville, FL 32259 USA

Estimate Details

3 TON Trane (Standard): 3 Ton Trane Heat Pump
TRANE XR14
Rated up to 14.3 SEER-2
5 Year Manufacturer's Part Warranty
2 Year Extended Labor Warranty
Digital T-STAT
5 Year NO LEMON GUARANTEE
New Electrical Breakers
Safety Float Switch
New Condenser Pad
Also Includes All: Labor, Materials, and Permits

No Warranty on Existing Ductwork

Service #	Description	Quantity	Your Price	Your Total
HE-P1-TRN-HP_36	Standard 3 Ton HP System: Condenser and Air Handler: <u>3 Ton Standard HP System: Condenser and Air Handler</u>	1.00	\$12,871.00	\$12,871.00

Exclusive Highlights:

- 2-Year Labor Warranty

Manufacturer Warranty:

- 5-Year Parts Warranty
- 5-Year Compressor Warranty

Designed for You:

- The Standard system balances comfort and value, offering improved performance compared to entry-level models. With added warranty coverage, it provides peace of mind alongside dependable heating and cooling. *This option makes sense for families who want a little extra assurance and efficiency without overspending.*

Equipment Details:

- **Air Conditioner:** Single Stage condenser
- **Air Handler:** Single Stage air handler for consistent airflow and comfort
- **Thermostat:** Standard Digital Thermostat

No Surprises Guarantee: Pricing includes all equipment, materials, labor and taxes necessary for a complete, code-compliant installation.

No Warranty on existing Duct Work

Sub-Total	\$12,871.00
Tax	\$0.00
Total	\$12,871.00
Est. Financing	\$138.72

Thank you for choosing Snyder Air Conditioning, Plumbing & Electric!

The summary provided above has been prepared by Snyder Air Conditioning, Plumbing and Electric as a good-faith estimate of the



Snyder Air Conditioning, Plumbing & Electric
PO BOX 16826
Jacksonville, Florida 32245
(904) 640-8726

Estimate 652988981
Job 652238100
Estimate Date 9/29/2026
Technician S-AC-P - Daniel
Crowder
Customer PO

Billing Address
Rivers Edge Community Development District
156 Landing Street
Jacksonville, FL 32259 USA

Job Address
Rivers Edge Community Development District
156 Landing Street
Jacksonville, FL 32259 USA

Estimate Details

5 TON Trane (Standard): 5 Ton Trane Heat Pump
TRANE XR14
Rated up to 14.3 SEER-2
10 Year Manufacturer's Part Warranty
2 Year Extended Labor Warranty
Digital T-STAT
5 Year NO LEMON GUARANTEE
New Electrical Breakers
New Electrical Whip
New Electrical Disconnect
Safety Float Switch
New Condenser Pad
Also Includes All: Labor, Materials, and Permits

No Warranty on Existing Ductwork

Service #	Description	Quantity	Your Price	Your Total
HE-P1-TRN-HP_60	Standard 5 Ton HP System: Condenser and Air Handler: <u>5 Ton Standard HP System: Condenser and Air Handler</u>	2.00	\$14,707.00	\$29,414.00

Exclusive Highlights:

- 2-Year Labor Warranty

Manufacturer Warranty:

- 5-Year Parts Warranty
- 5-Year Compressor Warranty

Designed for You:

- The Standard system balances comfort and value, offering improved performance compared to entry-level models. With added warranty coverage, it provides peace of mind alongside dependable heating and cooling. *This option makes sense for families who want a little extra assurance and efficiency without overspending.*

Equipment Details:

- **Air Conditioner:** Single Stage condenser
- **Air Handler:** Single Stage air handler for consistent airflow and comfort
- **Thermostat:** Standard Digital Thermostat

No Surprises Guarantee: Pricing includes all equipment, materials, labor and taxes necessary for a complete, code-compliant installation.

No Warranty on existing Duct Work

Sub-Total	\$29,414.00
Tax	\$0.00
Total	\$29,414.00
Est. Financing	\$317.01

Thank you for choosing Snyder Air Conditioning, Plumbing & Electric!



Snyder Air Conditioning, Plumbing & Electric
PO BOX 16826
Jacksonville, Florida 32245
(904) 640-8726

Estimate 652996978
Job 652238100
Estimate Date 9/29/2026
Technician S-AC-P - Daniel
Crowder
Customer PO

Billing Address
Rivers Edge Community Development District
156 Landing Street
Jacksonville, FL 32259 USA

Job Address
Rivers Edge Community Development District
156 Landing Street
Jacksonville, FL 32259 USA

Estimate Details

Circuit Upgrade

Service #	Description	Quantity	Your Price	Your Total
HR-5025	50-60 Amp Up To 25 Ft.: 50-60 Amp Up To 25 Ft. PVC/EMT/MC Dedicated Circuit with Breaker.	1.00	\$1,482.80	\$1,482.80
Sub-Total				\$1,482.80
Tax				\$0.00
Total				\$1,482.80
Est. Financing				\$23.56

Thank you for choosing Snyder Air Conditioning, Plumbing & Electric!

The summary provided above has been prepared by Snyder Air Conditioning, Plumbing and Electric as a good-faith estimate of the work to be performed at the location specified. By signing below, I acknowledge and authorize the work as outlined in this estimate and agree to the stated terms. Furthermore, I agree to remit full payment for all work completed in accordance with this authorization.



Weather Engineers, Inc.

Air Conditioning • Heating • Refrigeration • Clean Air Professionals

PROPOSAL

Attn: Richard Losco	Date: 9/28/2026
Submitted To: Rivertown Building 156	Phone: 904-679-5523
Address: 156 Landing St.	Fax:

Weather Engineers is pleased to offer for your acceptance our proposal to replace the existing 3 Ton and 10 Ton Trane Split Systems for the Club House Building 156 with new like Trane Split Systems

Includes:

Disconnect, remove and dispose of existing Trane 3 Ton and 10 Ton Split Systems

1 - Trane 3 Ton Heat Pump 208/230V 1 Phase

1 - Trane 3 Ton Air Handler with 8 KW Heat Kit 208/230V 1 Phase

2 - Trane 5 Ton Heat Pumps 208/230V 1 Phase

1 - Trane 10 Ton Dual Circuit Air Handler with 15KW Heat Kit 208/230V 1 Phase

Torch, Vacuum and All necessary R454 Refrigerant

Driers, Site Glasses, Ductwrap, Ductboard, Tape Mastic, Wite Pipe and Fittings

Breakers and or Fuses changes as needed to meet City Codes

All necessary Install and Startup Labor

Taxes and Permit

Note: Will reuse existing Ductwork, Copper Line Sets, PVC Condensate Pipe, Electrical Circuits, Disconnects, Thermostats, Control Wire, Pads, Box Stands, Smoke Detector and any other items not listed above

Proposal is for cash / check amount. If paid by credit card a 3.5 - 4% fee will be added to the below total.

We propose hereby to furnish materials and labor - complete in accordance with the above specifications, in the sum of:

\$43,957.00

Forty One Thousand, Nine Hundred Seventy Seven

Payment to be made as follows: Within 30 days upon completion of work.

This proposal expires thirty (30) days from the date hereof, but maybe accepted at any later date at the sole option of Weather Engineers, Inc.

Authorized Signature

David Luck

(Weather Engineers, Inc. Representative)

Date Proposed

9/28/2026

Acceptance of Proposal - The purchaser(s) herein requests and authorizes Weather Engineers, Inc., to furnish, install and service the above selected products and agrees to the terms and conditions of this proposal, including the payment terms set forth above and the terms and conditions set forth on the second page, all of which constitute the full and complete agreement.

Accepted

Date of Acceptance



Weather Engineers, Inc.

Air Conditioning • Heating • Refrigeration • Clean Air Professionals

TERMS & CONDITIONS

- 1) PURCHASER (S) UNDERSTANDS AND AGREES THAT PAYMENT FOR ALL WORK PERFORMED HERE UNDER IS DUE NO LATER THAN THIRTY (30) DAYS AFTER COMPLETION OF SUCH WORK. UPON FAILURE TO PAY ANY SUMS DUE HEREUNDER, PURCHASER (S) IS OBLIGATED TO PAY WEATHER ENGINEERS INTEREST AT THE RATE OF ONE AND A HALF PERCENT (1 ½%) PER MONTH (ANNUAL RATE OF 18%) ON ALL OUTSTANDING BALANCES.
- 2) ANY ALTERATION OR DEVIATION FROM THE ABOVE SPECIFICATIONS AND ANY EXTRA OR INCIDENTAL WORK SHALL BE SET FORTH IN WRITING AND SIGNED BY BOTH PARTIES PRIOR TO MAKING THE CHANGE. ANY INCREASE OR DECREASE IN THE CONTRACT RESULTING FROM SUCH CHANGE SHALL BE INCLUDED IN SUCH WRITING.
- 3) ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK WILL BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES.
- 4) ALL AGREEMENTS CONTINGENT UPON CAUSES BEYOND OUR CONTROL, INCLUDING, BUT NOT LIMITED TO FIRE, FLOOD, STRIKES, ACCIDENTS, OR DELAYS WHETHER AFFECTING THIS WORK OR OTHER OPERATIONS IN WHICH WE ARE INVOLVED, DIRECTLY OR INDIRECTLY.
- 5) OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. WEATHER ENGINEERS WORKERS ARE FULLY COVERED BY WORKMEN'S COMPENSATION INSURANCE.
- 6) WEATHER ENGINEERS PROVIDES A ONE YEAR PARTS AND LABOR WARRANTY. THIS WARRANTY DOES NOT INCLUDE NORMAL MAINTENANCE CHECK-UP AND FILTER REPLACEMENTS. THESE ARE THE RESPONSIBILITY OF THE PURCHASER. NO OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE PROVIDED.
- 7) THERE WILL BE NO WARRANTIES, EXPRESSED OR IMPLIED, FOR EXISTING EQUIPMENT, DUCT WORK, OTHER MATERIALS IF NOT INSTALLED BY WEATHER ENGINEERS, INC.
- 8) PURCHASER UNDERSTANDS THAT THE COST OF REMOVAL, REPAIR OF DISPOSAL OF ANY ASBESTOS CONTAINING MATERIAL FOUND ON THE PROPERTY LISTED ABOVE SHALL BE THE SOLE RESPONSIBILITY OF THE PURCHASER.
- 9) PURCHASER (S) IS RESPONSIBLE FOR ALL COSTS AND REASONABLE ATTORNEY FEES INCURRED BY WEATHER ENGINEERS, INC., IN CONNECTION WITH ANY ACTION OR PROCEEDING (INCLUDING ARBITRATION AND APPEALS) ARISING OUT OF THIS PROPOSAL INCLUDING COLLECTION OF ANY OUTSTANDING AMOUNTS DUE, WHETHER OR NOT SUIT IS BROUGHT.

Accepted

Date of Acceptance

E.

COST-SHARE STATUS COVER SHEET

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

Proposal: Aurora Keyscan Access Control System

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

☒ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by:

(Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

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

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

Aurora Keyscan Access Control System for the Riverhouse Amenity Center

(Dynamic Security)

Total Proposed
Compensation: \$ 14,975.00

Cost Share		
Calculation:	<u>\$5,429.19</u>	Rivers Edge
	<u>\$4,173.38</u>	Rivers Edge II
	<u>\$5,372.43</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: _____



Designers & Consultants of Security, Fire, Access & CC TV Systems

EF0001108

Rivertown-River House/Fitness

RE: Access Control Upgrade to Keyscan

Attention: Richard Losco

Richard,

Thank you for the opportunity to upgrade this system for you all. We will need to make sure that Secure SI has the Firewalls in place that connect the network for the system to the Riverclub so we can use the Aurora software at the Riverclub for all programming. We will be using all of the existing locking devices, push to release buttons and release motions. If we find anything non-functional after the system upgrade, we will let you know the cost of replacing said device. We will be replacing all card readers to be able to have mobile credential capabilities. If you want the River House to have its own software and not be connected to the Riverclub, please let me know and I will revise the proposal for the additional cost. If you have any questions, please call me anytime. I look forward to hearing from you.

Best Regards,
Isaac "Ike" Hayden
President

Proposed System and Parameters:

01-Keyscan CA8500 8-Door Control Processor
08-Keyscan Proximity Card Readers with Bluetooth Capability
01-Keyscan Dual Input/Output 12VDC Power Supply
01-Keyscan I/O Relay Module with Ribbon Cable
01-Keyscan Netcom2P Network Card
01-Altronix AL600ULADA 12/24VDC Power Supply with Fire Release Circuit
01-Altronix 120 Wire Whip
01-12V 7AH Sealed Lead Acid Battery
02-16/40 Transformers
01-Ditel Surge Suppression Power Strip
01-Box of 18/4 Stranded Wire
01-Miscellaneous Straps and Fasteners
01-Labor for Installation, Programming and Testing

Total Investment for Access Control Upgrade.....\$13,975.00



Designers & Consultants of Security, Fire, Access & CC TV Systems

EF0001108

F.

COST-SHARE STATUS COVER SHEET

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

Proposal: Landscape Enhancement - RiverLodge

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

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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:

Landscape Enhancement for the RiverLodge Beach. Removal of sand, replacement with sod, installation of irrigation system

by Yellowstone Landscape.

Total Proposed Compensation: \$_____

Cost Share		
Calculation:	\$	Rivers Edge
	\$	Rivers Edge II
	\$	Rivers Edge III

Methodology
Consultant Approval: _____
(Signature)

(Date) _____

If requesting addition of new improvements:

Engineer
Approval: _____
(Signature)

(Date) _____

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

The undersigned Parties hereby 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: _____

G & G Excavation & Construction, Inc.

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

Estimate

Date	Estimate No.
9/18/2026	1065

Customer

Riversedge CDD 3
475 West Town Place
Suite 114
St. Augustine, Florida 32092

Project

Rivertown Riverlodge

Item	Scope of Work	Total
Quote	G & G Excavation and Construction, Inc. proposes to supply all Equipment, Labor, Material, and Supervision for the following: Job: Rivertown Reference: Dirt & Sod Work Scope of Work: 1. Remove silt fence 2. Remove sand and weed mat 3. Grade out area for sod 4. Furnish and install sod 5. Clean up area Total cost for the above work	18,200.00

Thank you for this opportunity to quote this job!

Total	\$18,200.00
--------------	--------------------

Phone #

(904) 737-5555

E-mail

ggexcavationcons@gmail.com



PO Box 361 Macclenny, Florida
PHONE (904) 219-5485 | (904) 524-4840

Proposal
Rivertown Riverlodge
Sand Remove and Sod Replacement

	<u>Unit</u>	<u>Qty</u>	<u>Unit \$</u>	<u>Cost</u>
Mobilization	LS	1	750.00	750.00
Remove Sand & Silt Fence	LS	1	10,365.00	10,365.00
Import Top Soil	LS	1	1,150.00	1,150.00
St. Augustine Sod	SF	9000	0.95	8,550.00
Subtotal				20,815.00
GRAND TOTAL				20,815.00

Name: *Tyler Mobley*

Company: Ironline Civil **Date:** 10/6/26

Tyler Mobley, Vice President

tmobley@ironlinecivil.com

NOTES:

- This proposal is to remove Beach Sand, Filter Fabric, and replace with St. Augustine Sod
- Irrigation by others (Does not include regrading after irrigation contractor)

EXCLUDES:

Erosion Control
Any Unsuitable Soil Removal & Replacement
All landscaping, irrigation & irrigation sleeves
Any pavement or concrete repairs



PROPOSED WORK

W. O. #	
NAME	Rivertown CDD III
ADDRESS	River Lodge
DATE	6/4/2026

#			EXTENTION
1	Misc.PVC Pipe and Fittings	\$ 670.00	\$ 670.00
1	Hunter ICV 2" Valve	\$ 404.06	\$ 404.06
1	ICD100 Decoder	\$ 345.27	\$ 345.27
14	5004 Rotor	\$ 25.00	\$ 350.00
1	VP 12 Valve Box	\$ 95.00	\$ 95.00
1	Misc. 2-Wire and Wire Splice Kit	\$ 185.00	\$ 185.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
1	Trencher	\$ 600.00	\$ 600.00
PARTS TOTAL			\$ 2,649.33

DATE	DESCRIPTION	HOURS	RATE	TOTAL
		24	\$ 93.00	\$ 2,232.00
				\$ -
				\$ -
				\$ -
				\$ 2,232.00

COMMENTS : Add a zone for the area that has the beach sand.

	MATERIALS	\$ 2,649.33
	LABOR & RENTAL	\$ 2,232.00
	TOTAL	\$ 4,881.33

DATE PROPOSED	6/4/2026	TECHNICIAN	Jack	CLIENT
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Proposal #: 724195

Date: 6/30/2026

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

**Remove sand and install St augustine sod at the
Riverlodge parking lot next to the pond.**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
St Augustine sod	20	\$550.00	\$11,000.00
Enhancement Labor	120	\$70.00	\$8,400.00

Yellowstone will be doing the transition from a sand surface to a healthy grass, improve appearance, usability, and likely drainage/erosion control.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Rivers Edge CDD III

Subtotal	\$19,400.00
Sales Tax	\$0.00
Proposal Total	\$19,400.00

THIS IS NOT AN INVOICE

G.

1.

COST-SHARE STATUS COVER SHEET

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

Proposal: RiverHouse Pool Equipment - Engineering Plans

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

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Requesting Party: Rivers Edge CDD

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

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

Riverhouse Pool operations equipment - Project Planning and Pricing with Equipment Engineering plans.

Total Proposed
Compensation: \$ 18,850.00

Cost Share		
Calculation:	<u>\$6,834.07</u>	Rivers Edge
	<u>\$5,253.31</u>	Rivers Edge II
	<u>\$6,762.62</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: _____

2.

COST-SHARE STATUS COVER SHEET

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

Proposal: RiverHouse - Pool Operations Equipment Proposal

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

☒ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by:

(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.

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- ☐ Addition of new improvements (Methodology Consultant and Engineer must sign)

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

Replacement of pool equipment for RiverHouse which includes project planning and pricing, with equipment engineering plans,
and concrete contingency.

Total Proposed
Compensation: \$ 509,061.00

Cost Share		
Calculation:	<u>\$184,560.07</u>	Rivers Edge
	<u>\$141,870.21</u>	Rivers Edge II
	<u>\$182,630.72</u>	Rivers Edge III

Methodology
Consultant Approval: _____
(Signature)

(Date)

If requesting addition of new improvements:

Engineer
Approval: _____
(Signature)

(Date)

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

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

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____



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

October 9, 2026

Rivertown River House – Fun Pool and Lap Pool

Kevin McKendree – Operations Manager
kmckendree@vestapropertyservices.com – 904.679.5523
156 Landing Street, St. Johns, FL 32259

Crown Pools Inc (CPI) in coordination with **Wet Engineering (WET)** is pleased to submit a professional scope and fee proposal for the above-referenced project. The fee is based on necessary work and discussions with the Board regarding equipment upgrades at the lap pool and fun pool.

 Project Planning and Pricing (CPI) with Equipment Engineering plans (WET).

TASK 1 – Equipment Engineering (WET): Perform a review of the existing lap pool and fun pool to determine recirculation equipment sizing. Task 1 includes site visits to the pools to obtain measurements, pipe info, and general layout of the equipment area. Proposed equipment and Engineered plans are required for Florida Health Department (FDOH) and local Building Department for complete equipment modification Permit. FDOH Approved Engineered plans will provide sizing and plan specification for the following:

- Collector tank, Recirculation pump, Feature pumps, Slide Pump, Chemical feeders, Flow Metering, Water quality controller, and electrical panels.
- Electrical Panel load calculations
- Existing sand filters to remain as-is.
- Chemical Storage to remain as-is.

TASK 2 - Project Planning and Pricing (CPI): Prepare complete Scope of Work and Project Schedules to include durations and pricing for required work on Lap Pool and Fun Pool. Task 2 includes a detailed Scope of Work with associated pricing breakdown and scope durations of performed work. Provide analysis of the necessity and priority of the items included in Scope of Work. Scope of Work will include projected costs and explanations of proposed work for the following:

- Complete assessment of repairs required to meet FDOH and BD codes.
- Existing Electrical loads determined and analyzed.
- Complete remodel of the equipment area for the Fun Pool and the Lap Pool.
- Existing sand filters to remain as-is.
- New cabinets for Lap Pool, Fun Pool, Slide, and Feature.
- New collector tanks for Lap Pool, Fun Pool, Slide, and Feature.

TASK 3 – Concrete Contingency (CPI): Crown Pools has an allotted amount to remove concrete under the existing pack. If there is no concrete under the pack, Crown Pools will issue credit to the contract.

PROJECT ASSUMPTIONS for TASK 1, 2, and 3:

- Submittal of Permit Modification application to Building Department (BD) and Florida Department of Health (FDOH) for pool. Additional fees will be billed hourly on a “not to exceed” basis, should changes to project design following initial submission to BD occur.
- Submittal preparation and presentations to the Florida Department of Health Advisory Review Board (Variance Board) not included and billed as additional services.
- The contract does not include electrical engineering, other than design of low-voltage underwater lighting systems and wiring subpanels in equipment vaults.
- Pool hydraulic systems are as is except for Vault and tank penetrations.
- Modification to Operating DOH Permitting fees are not included.
- It is assumed that the equipment area is not in a flood zone.
- Owner to provide a survey of the proposed equipment area, if available, in .dwg format or the original pool drawings for sizing of equipment area.
- Work will commence upon receipt of a signed contract.

Task 1: \$18,850.00 _____

Task 2: \$509,061.00 _____

Task 3: (\$12,500.00) _____

Accepted By:

Signature

Date

Printed Name

Printed Title