

*Three Rivers
Community Development District*

May 19, 2020

Three Rivers

Community Development District

475 West Town Place, Suite 114
Phone: 904-940-5850 - Fax: 904-940-5899

May 12, 2020

Board of Supervisors
Three Rivers Community
Development District

Dear Board Members:

The Meeting of the Three Rivers Community Development District will be held Tuesday, May 19, 2020 at 1:00 p.m. via *Zoom*.

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the April 14, 2020 Meeting
- IV. Consideration of Resolution 2020-07, Approving the Proposed Budget for Fiscal Year 2021 and Setting a Public Hearing Date to Adopt
- V. Discussion of District Management Services
- VI. Ratification/Consideration of Requisitions
- VII. Ratification of Work Authorization No. 3 with ELM
- VIII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager – Report on the Number of Registered Voters (0)
- IX. Financial Statements as of April 30, 2020
- X. Approval of Fiscal Year 2020 Funding Request No. 8
- XI. Supervisors' Requests and Audience Comments
- XII. Next Scheduled Meeting – June 16, 2020 at 1:00 p.m. at the Amelia Walk Amenity Center
- XIII. Adjournment

Enclosed for your review and approval is a copy of the minutes from the April 14, 2020 meeting.

The fourth order of business is approval of the proposed budget for Fiscal Year 2021 and consideration of Resolution 2020-07, which is enclosed along with a copy of the proposed budget. Approval of the proposed budget begins the budget process, allowing in excess of 60 days for Board and staff input prior to a public hearing and adoption of the budget.

The sixth order of business is approval/ratification of requisitions. A copy of the requisition summary is enclosed for your review.

The seventh order of business is ratification of Work Authorization No. 3, which is enclosed for your review.

Enclosed under the Manager's report is a letter from the Supervisor of Elections office indicating the number of registered voters.

Enclosed are the financials and Funding Request No. 8.

The balance of the agenda is routine in nature and staff will give their reports at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

James Perry

James Perry
Manager

cc: Wes Haber

AGENDA

*Three Rivers
Community Development District
Agenda*

Tuesday
May 19, 2020
1:00 p.m.

www.ThreeRivesCDD.com
Call In # 1-888-450-5996 Code 224888

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MINUTES

**MINUTES OF MEETING
THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Three Rivers Community Development District was held on Tuesday April 14, 2020 at 11:00 p.m. via Zoom.

Present and constituting a quorum were:

Liam O'Reilly	Chairman
Mike Taylor	Vice Chairman
Blake Weatherly	Supervisor
Rose Bock	Supervisor
Grady Miars	Supervisor

Also, present were:

Jim Perry	District Manager
Wes Haber	District Counsel
Ernesto Torres	GMS
<i>Greg Kern</i>	<i>Greenpoint</i>
<i>Cassie McCellan</i>	<i>Stower Inc.</i>

FIRST ORDER OF BUSINESS

Roll Call

Mr. Perry called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Perry: There are two places for members to address the board on any subject matter. The first is now and then the 2nd is towards the end of the meeting. For the record this is being recorded not through zoom but through other recorders. So, if you can identify yourselves for the record that would be great. Are there any public comment at this time? Hearing none, we will move to item 3.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the March 17th,
2020 Meeting**

Mr. Perry: Are there any comments, corrections, or additions to the minutes? Hearing none, I would ask for a motion to approve.

On MOTION by Mr. Taylor seconded by Mr. Weatherly with all in favor, the Minutes of the March 17th, 2020 Meeting, were approved.

FOURTH ORDER OF BUSINESS**Ranking of RFQ's Regarding Construction Manager at Risk Services for Amenity Center and Hardscape and Landscape Features**

Mr. Perry: There is a grading of those proposals. Which the board members have. Then the proposals I believe that we have, there is Auls and White, Carlton, Elkins, K & G, Marand, Rivers/Rivers, and Sauer. I know that two of the supervisors have spent a lot of time and detail going through these. If the Chair would like to start off with this, that would be great.

Mr. Haber: I will add to your comments quickly Jim. As the board is aware, we put the RFQ on the street for construction manager at risk services for the amenity facility and some hardscape and landscape improvements. Subsequent to putting it on the street there was a public opening and those proposals were shared with all the board members for their review. The RFQ package contemplated that the board or some other group, in this case it will be the board, will serve as the evaluation committee. So, presently you will be serving as the evaluation committee as contemplated by the RFQ package. You have the right to score and rank all of the proposals. Because this is an RFQ as opposed to and RFP, which you may have seen at other CDDs. What you are doing is you are just ranking the respondents based on their qualifications with the understanding that based on those rankings district staff will start with your highest rank respondent and seek to negotiate a contract with them. If we successfully enter into a contract with them, great, we will move forward. If not, then we move on to the 2nd, 3rd, and so forth. I believe your Chair has already assigned some scores to his rankings and may have circulated those. I think it makes sense to start with Liam and sort of go over his review. You as a board have the option to independently score the proposals or you have the option to, after listening to Liam and his review and assignment of scores, choose to adopt his scores. Ultimately, it's you as a committee make a determination in how you want to go about making that determination. One thing I would add is the RFQ package contemplated either allowing respondents to make presentations or not. In light of the virtual meetings ultimately the decision was made that we were going to limit it to only the four corners of the packages and your review and scoring without any input from the respondents themselves. Ultimately your review is based on the

packages received and your scoring of those packages without any presentations or input from the respondents. I am happy to answer any questions. Otherwise, I will defer to your chair.

Mr. O'Reilly: Thank you Wes. I circulated the draft ranking to the board just a few minutes ago. So, if you guys are able to pull it up on your email. First off, I would like to thank everybody who is on the phone that did respond. I know these packages are lengthy so we appreciate everyone's time and energy spent on this. I think just for time sake I will just run through where the ranking ended up and then the scoring of each package. Then if any of the other supervisors have any questions based on their review, I am kind of happy to dive deeper if you would like. In summary the #1 ranked package was Auls & White with a 95. The #2 ranking was Carlton construction with a 92. The #3 was Sauer with an 86. The #4 ranking was Elkins with an 84. The #5 ranking was Marand with an 82. #6 was Rivers/Rivers with a 78. #7 was K&G with a 71. So that was a total of 7 packages and that is the ranking and scoring for each. If you guys are familiar with the package, there were several different categories. I just listed off the total score. If there is any questions or any other comments from for the supervisors, we are happy to discuss. Otherwise I would like to ask for a motion to adopt that ranking and then begin negotiations with the #1 ranked package and if we can't reach an agreement with #1 then we would move to #2 and so on.

Mr. Haber: That is correct, Liam. Yes. So, first thing we would do is send a notice to all respondents. Once that notice has been sent, we could then commence negotiations with the first rank and as you mentioned if we are not able to successfully negotiate a contract, we would then move on to the 2nd, 3rd, and so on.

Mr. Perry: So, with that we do have a motion on the floor. Is there a 2nd?

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor, Ranking Auls & White #1 Regarding Construction Manager at Risk Services for Amenity Center and Hardscape and Landscape Features, was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2019 Draft Audit Report

Mr. Perry: Included is a copy of that draft report for your review. A couple of things to keep in mind in regards to this report, page 1 is the auditor's opinion. That's a clean opinion report. After that is the report on internal controls on page 23 and that's also a clean opinion.

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor, Requisitions #62-69, were ratified.

Mr. Perry: Then a provision for the chair to approve an additional requisition for some signage for a not to exceed amount of \$3,000.

Mr. O'Reilly: Yes. I don't remember the dollar amount. I do believe it was less than \$3,000.00. I think the not to exceed amount would suffice.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor, a Not to Exceed Amount of \$3,000 for Signage, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Haber: No report unless there are any questions.

B. District Engineer

Mr. Schaffer: I have none to report at all.

C. District Manager

Mr. Perry: None to report.

EIGHTH ORDER OF BUSINESS

Financial Statements as of March 31st, 2020

Mr. Perry: Those are included in your agenda package. Nothing unusual to note in regards to the financials for the district at this time.

NINETH ORDER OF BUSINESS

Approval of Fiscal Year 2020 Funding Request No. 7

Mr. Perry: You have Funding Request No. 7 for \$9,612.96 and that's included in your agenda package. We would ask for a motion to approve.

On MOTION by Mr. Taylor seconded by Mr. O'Reilly with all in favor, Funding Request No. 7, was approved.

TENTH ORDER OF BUSINESS

**Supervisors' Request and Audience
Comments**

Mr. Haber: Can I ask just a quick follow up? Is the ultimate goal to have a signed contract with a contractor for the RFQ ranking that we just did, if you are able to negotiate one before your next meeting, prior to your next meeting? Point being do you want to give the chair ultimate authority to negotiate and execute and bring back and ratify? Typically, your chair would negotiate with the understanding that an unsigned agreement would come back for board approval. I'm just trying to get to the extent you think you would want a signed contract before you meet again, we probably want to give the chair authority to not only negotiate the contract but ultimately the authority to execute it on the district's behalf.

Mr. Taylor: I think I would recommend giving the chair the authority to execute before the next board meeting.

Mr. O'Reilly: I would agree with that. Also, just a clarification on dates, is there a meeting that's outside of our regular monthly meeting.

Mr. Perry: Correct. April 21st is the next scheduled meeting.

Mr. O'Reilly: So, realistically when you have that meeting there would most likely not even have a contract executed or draft even by then. I just wanted to point that out. So, if anything it would be on the following board meeting in May. I would agree with Mike in that it would probably be best to allow me to work with staff to negotiate and execute.

Mr. Perry: Let's get a motion to that affect.

Mr. Taylor: I make a motion to allow the chair to negotiate a contract with the ranked bidder prior to the next meeting.

Mr. Haber: And authority to execute as well.

Mr. Taylor: Yes.

On MOTION by Mr. Taylor seconded by Mr. O'Reilly with all in favor, Authorizing the Chairman to Negotiate, Sign, and Execute Contract, was approved.
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ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – April 21, 2020
at 1:00 p.m. at the Amelia Walk
Amenity Center**

Mr. Perry: The next scheduled meeting is **April 21st**, 2020. I don't know if we are going to need that. It doesn't sound like we are going to need it at all.

Mr. O'Reilly: I don't think so.

Mr. Perry: Let's just keep it on the schedule and we will cancel it at the beginning of next week or the end of this week.

Mr. O'Reilly: I just hate for Sarah to have to print a bunch of stuff.

Mr. Perry: No, after this meeting I give her notes of the meetings and I will let her know.

Mr. O'Reilly: I think the only thing that would be on the agenda is probably requisitions but I think probably all of those are for existing contracts. I think that's something the engineer and myself can go ahead and approve/ratify. Wes, I had spoken to you regarding the architect work authorization for some preliminary design services on the amenity but that's something that probably can't wait until the end of May.

Mr. Haber: I think similar to the RFQ, Liam you can provide more detail than I can, but ultimately we are in the process. The way the architects agreement works is we have a master agreement with tasks that are approved via work authorizations and Liam has been working with the architect for the 3rd work authorization. Typically the work authorization will describe and define the specific scope of work being approved and what Liam and I discussed for this one is having a notice to proceed concept included in the work authorization so the work authorization will define a fairly broad scope of work and I will let Liam discuss what that work is, with the understanding that ultimately Liam through the District would have to ability to issue notices to proceed and only after a notice to proceed is issued would any of the work described more broadly be able to be performed.

Mr. O'Reilly: I think it would be in the district's favor to have the ability to issue notice to proceed on the individual scope items instead of one notice to proceed for all 20 items. So, Wes said that we could draft a work authorization to allow us to issue a work authorization for all 20 but then we could issue individual notice to proceeds for each subtask. That way there is already a work authorization for the whole thing but tasks 5-20 are not authorized to proceed yet. But when they are ready, they are already there. Does that make sense?

Mr. Taylor: Is there any legalities behind that if you award it all??

Mr. Haber: My intent is to include language that says the district in its sole absolute discretion shall determine which portions of the work shall be issued a notice to proceed and the district shall have no obligation to move forward with any work on which it doesn't issue a notice to proceed.

Mr. O'Reilly: It just gives us more flexibility, Mike.

Mr. Taylor: Okay, I would support that.

Mr. Perry: So, with that is there a motion to authorize your Chair to finalize and execute the 3rd work authorization to the architectural agreement.

On MOTION by Mr. Taylor seconded by Mr. O'Reilly with all in favor, authorize Chair to finalize and execute 3 rd work authorization to the architectural agreement, was approved.
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TWELFTH ORDER OF BUSINESS

Adjournment/ Continuation

Mr. Perry: We will probably notice you at the end of this week or the first of next, if we are going to have the meeting or not for April 21st. Unless we have anything else, I would ask for a motion to adjourn.

Mr. Taylor: I just have one question. Can Bill give us an update on construction of the first phase?

Mr. Schaffer: The contractor is moving along rather well with regards to the entry road. That is the Spine Road that comes in off of the DOT roadway. The smoothing, he has the curb down ready to put down asphalt. We have pressure testing of the water lines still to go before we can put down the asphalt. We would like to review the video of the actual storm pipes that have been placed in before we put down the asphalt. With regards to the residential and the Phase 1 construction, it's moving along rather well. He has all the water and all the sewer in. All of the storm is in and all of the ponds for units 1, 2, and 3 are in construction. The banks are sodded. He is focusing right now on unit 1 and getting it ready for acceptance. They are working on the lift station and trying to get that finalized so we can set pumps in it and get ready to do a pump station start up once we get power. Power has been placed out there. Most of the lines are in for Phase 1, it's probably about 50%-60% installed. I think that sums it up.

Mr. Taylor: That's all I had.

Mr. Perry: Very good. So, unless there is anything else, a motion to adjourn.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor, meeting adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

FOURTH ORDER OF BUSINESS

RESOLUTION 2020-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Three Rivers Community Development District (“**District**”) prior to June 15, 2020, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____, 2020

HOUR: _____

The hearing may be conducted remotely, pursuant to _____ media technology and/or by telephone pursuant to Executive Orders 20-52, 20-69, and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, as such orders may be extended, respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. In the event that conditions allow the meeting to be held in person, it will be held at the following location:

LOCATION: Amelia Walk Amenity Center
85287 Majestic Walk Circle
Fernandina Beach, Florida 32034

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

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

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

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

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

PASSED AND ADOPTED THIS 19th DAY OF MAY, 2020.

ATTEST:

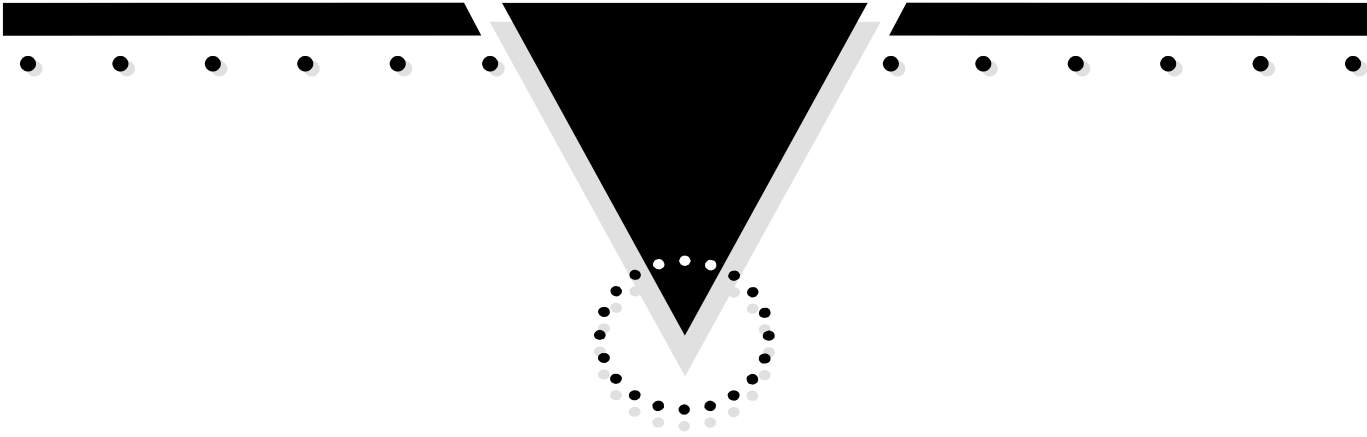
**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2020/2021 Proposed Budgets

Exhibit A
Fiscal Year 2020/2021 Proposed Budgets



**Three Rivers
Community Development District**

**Proposed Budget
FY 2021**



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Three Rivers
Community Development District
Proposed Budget FY2021
General Fund

Adopted Budget FY2020	Actuals Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments - Tax Roll	\$0	\$0	\$0	\$0	\$0
Developer Contributions	\$113,962	\$60,131	\$58,007	\$118,138	\$272,912

Total Revenues	\$113,962	\$60,131	\$58,007	\$118,138	\$272,912
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Expenditures

Administrative

Supervisor Fees	\$12,000	\$3,200	\$5,800	\$9,000	\$12,000
FICA Expense	\$918	\$245	\$444	\$689	\$918
Engineering	\$12,000	\$0	\$5,000	\$5,000	\$12,000
Attorney	\$25,000	\$11,522	\$13,478	\$25,000	\$25,000
Arbitrage	\$0	\$0	\$450	\$450	\$450
Assessment Administration	\$0	\$0	\$0	\$0	\$5,000
Dissemination Fees	\$0	\$2,042	\$1,458	\$3,500	\$3,500
Trustee Fees	\$0	\$0	\$5,000	\$5,000	\$5,000
Annual Audit	\$0	\$4,100	\$0	\$4,100	\$4,200
Management Fees	\$45,000	\$26,250	\$18,750	\$45,000	\$45,000
Website Creation	\$0	\$1,875	\$0	\$1,875	\$0
Information Technology	\$3,700	\$1,458	\$1,042	\$2,500	\$3,700
Telephone	\$544	\$115	\$135	\$250	\$544
Postage	\$1,000	\$116	\$134	\$250	\$1,000
Insurance	\$6,000	\$5,125	\$0	\$5,125	\$6,000
Printing & Binding	\$1,200	\$1,094	\$906	\$2,000	\$2,000
Legal Advertising	\$5,000	\$5,388	\$2,612	\$8,000	\$5,000
Other Current Charges	\$800	\$0	\$100	\$100	\$800
Office Supplies	\$625	\$63	\$62	\$125	\$625
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Total Administrative	\$113,962	\$62,767	\$55,371	\$118,138	\$132,912
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Operation and Maintenance

Landscape Maintenance	\$0	\$0	\$0	\$0	\$65,000
Landscape Contingency	\$0	\$0	\$0	\$0	\$7,000
Utilities	\$0	\$0	\$0	\$0	\$50,000
Lake/Stormwater Maintenance	\$0	\$0	\$0	\$0	\$8,000
Irrigation Repairs	\$0	\$0	\$0	\$0	\$10,000

Total Operation and Maintenance	\$0	\$0	\$0	\$0	\$140,000
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Total Expenditures	\$113,962	\$62,767	\$55,371	\$118,138	\$272,912
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Excess Revenues/(Expenditures)	\$0	(\$2,636)	\$2,636	\$0	\$0
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Three Rivers Community Development District

GENERAL FUND BUDGET

REVENUES:

Special Assessments – Tax Roll

The District will levy a non-ad valorem assessment on all the assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year. These assessments are billed on tax bills.

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc. The District has contracted with Dominion Engineering Group, Inc.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc. The District has contracted with Hopping, Green & Sams.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2019A-1 & A-2 Special Assessment Bonds.

Three Rivers Community Development District

GENERAL FUND BUDGET

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

Trustee Fees

The District will pay annual trustee fees for the Series 2019 Special Assessment Bonds that are deposited with a Trustee at USBank.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Grau & Associates for this service.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services. The services include but are not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability, public officials liability and property insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Three Rivers Community Development District

GENERAL FUND BUDGET

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operation and Maintenance:

Landscape Maintenance

Represents estimated costs that the District will incur to maintain the landscaping within the common areas of the District after installation of landscape material has been completed.

Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

Utilities

Represents estimated costs for any utilities such as electric, streetlights, water that may come online during the fiscal year.

Lake/Stormwater Maintenance

Represents estimated costs for maintenance of all lakes and stormwater that will be maintained by the District.

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Three Rivers
Community Development District
Proposed Budget FY2021
Debt Service Fund
Series 2019

Proposed Budget FY2020	Actuals Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$0	\$0	\$0	\$0	\$1,075,875
Interest	\$15,000	\$11,141	\$3,859	\$15,000	\$5,000
Carry Forward Surplus	\$880,096	\$880,096	\$0	\$880,096	\$420,160

Total Revenues

\$895,096	\$891,238	\$3,859	\$895,097	\$1,501,035
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Expenditures

Series 2019A-1

Interest 11/01	\$63,335	\$63,335	\$0	\$63,335	\$367,753
Principal 05/01	\$0	\$0	\$0	\$0	\$270,000
Interest 05/01	\$367,753	\$0	\$367,753	\$367,753	\$367,753

Series 2019A-2

Interest 11/01	\$6,442	\$6,442	\$0	\$6,442	\$37,406
Interest 05/01	\$37,406	\$0	\$37,406	\$37,406	\$37,406

Total Expenditures

\$474,937	\$69,777	\$405,159	\$474,937	\$1,080,319
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Excess Revenues/(Expenditures)

\$420,159	\$821,460	(\$401,300)	\$420,160	\$420,716
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11/1/2021 Interest A-1	\$362,522
11/1/2021 Interest A-2	\$37,406
	<u>\$399,928</u>

**Three Rivers Community Development District
Series 2019A-1, Special Assessment Bonds
(Term Bonds Due Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/19	\$ 16,170,000	\$ -	\$ 63,335.26	\$ 63,335.26
5/1/20	\$ 16,170,000	\$ -	\$ 367,753.13	\$ -
11/1/20	\$ 16,170,000	\$ -	\$ 367,753.13	\$ 735,506.25
5/1/21	\$ 16,170,000	\$ 270,000.00	\$ 367,753.13	\$ -
11/1/21	\$ 15,900,000	\$ -	\$ 362,521.88	\$ 1,000,275.00
5/1/22	\$ 15,900,000	\$ 280,000.00	\$ 362,521.88	\$ -
11/1/22	\$ 15,620,000	\$ -	\$ 357,096.88	\$ 999,618.75
5/1/23	\$ 15,620,000	\$ 290,000.00	\$ 357,096.88	\$ -
11/1/23	\$ 15,330,000	\$ -	\$ 351,478.13	\$ 998,575.00
5/1/24	\$ 15,330,000	\$ 300,000.00	\$ 351,478.13	\$ -
11/1/24	\$ 15,030,000	\$ -	\$ 345,665.63	\$ 997,143.75
5/1/25	\$ 15,030,000	\$ 315,000.00	\$ 345,665.63	\$ -
11/1/25	\$ 14,715,000	\$ -	\$ 339,168.75	\$ 999,834.38
5/1/26	\$ 14,715,000	\$ 325,000.00	\$ 339,168.75	\$ -
11/1/26	\$ 14,390,000	\$ -	\$ 332,465.63	\$ 996,634.38
5/1/27	\$ 14,390,000	\$ 340,000.00	\$ 332,465.63	\$ -
11/1/27	\$ 14,050,000	\$ -	\$ 325,453.13	\$ 997,918.75
5/1/28	\$ 14,050,000	\$ 355,000.00	\$ 325,453.13	\$ -
11/1/28	\$ 13,695,000	\$ -	\$ 318,131.25	\$ 998,584.38
5/1/29	\$ 13,695,000	\$ 370,000.00	\$ 318,131.25	\$ -
11/1/29	\$ 13,325,000	\$ -	\$ 310,500.00	\$ 998,631.25
5/1/30	\$ 13,325,000	\$ 385,000.00	\$ 310,500.00	\$ -
11/1/30	\$ 12,940,000	\$ -	\$ 301,837.50	\$ 997,337.50
5/1/31	\$ 12,940,000	\$ 405,000.00	\$ 301,837.50	\$ -
11/1/31	\$ 12,535,000	\$ -	\$ 292,725.00	\$ 999,562.50
5/1/32	\$ 12,535,000	\$ 425,000.00	\$ 292,725.00	\$ -
11/1/32	\$ 12,110,000	\$ -	\$ 283,162.50	\$ 1,000,887.50
5/1/33	\$ 12,110,000	\$ 440,000.00	\$ 283,162.50	\$ -
11/1/33	\$ 11,670,000	\$ -	\$ 273,262.50	\$ 996,425.00
5/1/34	\$ 11,670,000	\$ 465,000.00	\$ 273,262.50	\$ -
11/1/34	\$ 11,205,000	\$ -	\$ 262,800.00	\$ 1,001,062.50
5/1/35	\$ 11,205,000	\$ 485,000.00	\$ 262,800.00	\$ -
11/1/35	\$ 10,720,000	\$ -	\$ 251,887.50	\$ 999,687.50
5/1/36	\$ 10,720,000	\$ 505,000.00	\$ 251,887.50	\$ -
11/1/36	\$ 10,215,000	\$ -	\$ 240,525.00	\$ 997,412.50
5/1/37	\$ 10,215,000	\$ 530,000.00	\$ 240,525.00	\$ -
11/1/37	\$ 9,685,000	\$ -	\$ 228,600.00	\$ 999,125.00
5/1/38	\$ 9,685,000	\$ 555,000.00	\$ 228,600.00	\$ -
11/1/38	\$ 9,130,000	\$ -	\$ 216,112.50	\$ 999,712.50

**Three Rivers Community Development District
Series 2019A-1, Special Assessment Bonds
(Term Bonds Due Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/39	\$ 9,130,000	\$ 580,000.00	\$ 216,112.50	\$ -
11/1/39	\$ 8,550,000	\$ -	\$ 203,062.50	\$ 999,175.00
5/1/40	\$ 8,550,000	\$ 605,000.00	\$ 203,062.50	\$ -
11/1/40	\$ 7,945,000	\$ -	\$ 188,693.75	\$ 996,756.25
5/1/41	\$ 7,945,000	\$ 635,000.00	\$ 188,693.75	\$ -
11/1/41	\$ 7,310,000	\$ -	\$ 173,612.50	\$ 997,306.25
5/1/42	\$ 7,310,000	\$ 665,000.00	\$ 173,612.50	\$ -
11/1/42	\$ 6,645,000	\$ -	\$ 157,818.75	\$ 996,431.25
5/1/43	\$ 6,645,000	\$ 700,000.00	\$ 157,818.75	\$ -
11/1/43	\$ 5,945,000	\$ -	\$ 141,193.75	\$ 999,012.50
5/1/44	\$ 5,945,000	\$ 735,000.00	\$ 141,193.75	\$ -
11/1/44	\$ 5,210,000	\$ -	\$ 123,737.50	\$ 999,931.25
5/1/45	\$ 5,210,000	\$ 770,000.00	\$ 123,737.50	\$ -
11/1/45	\$ 4,440,000	\$ -	\$ 105,450.00	\$ 999,187.50
5/1/46	\$ 4,440,000	\$ 805,000.00	\$ 105,450.00	\$ -
11/1/46	\$ 3,635,000	\$ -	\$ 86,331.25	\$ 996,781.25
5/1/47	\$ 3,635,000	\$ 845,000.00	\$ 86,331.25	\$ -
11/1/47	\$ 2,790,000	\$ -	\$ 66,262.50	\$ 997,593.75
5/1/48	\$ 2,790,000	\$ 885,000.00	\$ 66,262.50	\$ -
11/1/48	\$ 1,905,000	\$ -	\$ 45,243.75	\$ 996,506.25
5/1/49	\$ 1,905,000	\$ 930,000.00	\$ 45,243.75	\$ -
11/1/49	\$ 975,000	\$ -	\$ 23,156.25	\$ 998,400.00
5/1/50	\$ 975,000	\$ 975,000.00	\$ 23,156.25	\$ -
11/1/50	\$ -	\$ -	\$ -	\$ 998,156.25
Totals		\$ 16,170,000.00	\$ 14,582,507.14	\$ 30,752,507.14

**Three Rivers Community Development District
Series 2019A-2, Special Assessments Bonds
(Term Bonds Due 5/1/2029)**

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/19	\$ 1,575,000	4.750%	\$ -	\$ 6,442.19	\$ 6,442.19
5/1/20	\$ 1,575,000	4.750%	\$ -	\$ 37,406.25	\$ -
11/1/20	\$ 1,575,000	4.750%	\$ -	\$ 37,406.25	\$ 74,812.50
5/1/21	\$ 1,575,000	4.750%	\$ -	\$ 37,406.25	\$ -
11/1/21	\$ 1,575,000	4.750%	\$ -	\$ 37,406.25	\$ 74,812.50
5/1/22	\$ 1,575,000	4.750%	\$ -	\$ 37,406.25	\$ -
11/1/22	\$ 1,575,000	4.750%	\$ -	\$ 37,406.25	\$ 74,812.50
5/1/23	\$ 1,575,000	4.750%	\$ -	\$ 37,406.25	\$ -
11/1/23	\$ 1,575,000	4.750%	\$ -	\$ 37,406.25	\$ 74,812.50
5/1/24	\$ 1,575,000	4.750%	\$ -	\$ 37,406.25	\$ -
11/1/24	\$ 1,575,000	4.750%	\$ -	\$ 37,406.25	\$ 74,812.50
5/1/25	\$ 1,575,000	4.750%	\$ -	\$ 37,406.25	\$ -
11/1/25	\$ 1,575,000	4.750%	\$ -	\$ 37,406.25	\$ 74,812.50
5/1/26	\$ 1,575,000	4.750%	\$ -	\$ 37,406.25	\$ -
11/1/26	\$ 1,575,000	4.750%	\$ -	\$ 37,406.25	\$ 74,812.50
5/1/27	\$ 1,575,000	4.750%	\$ -	\$ 37,406.25	\$ -
11/1/27	\$ 1,575,000	4.750%	\$ -	\$ 37,406.25	\$ 74,812.50
5/1/28	\$ 1,575,000	4.750%	\$ -	\$ 37,406.25	\$ -
11/1/28	\$ 1,575,000	4.750%	\$ -	\$ 37,406.25	\$ 74,812.50
5/1/29	\$ 1,575,000	4.750%	\$ 1,575,000	\$ 37,406.25	\$ -
11/1/29	\$ -	4.750%	\$ -	\$ -	\$ 1,612,406.25
Totals			\$ 1,575,000.00	\$ 717,160.94	\$ 2,292,160.94

SIXTH ORDER OF BUSINESS

2019A ACQUISITION AND CONSTRUCTION FUND REQUISITION LOG

DATE OF REQUISITION APPROVAL/RATIFICATION	REQUISITION NUMBER	NAME OF PAYEE	PURPOSE FOR WHICH PAID	INVOICE DATE	2019A MASTER INFRASTRUCTURE ACCOUNT	2019A NEIGHBORHOOD ACCOUNT	TOTAL AMOUNT PAYABLE	RUNNING TOTAL
9/26/16	1	Vallencourt Construction, Co. Inc.	Progress payment	9/3/19	\$ 562,178.25		\$ 562,178.25	\$ 562,178.25
11/19/19	2	Core & Main	Direct purchase of materials under the Contract for Construction	9/27/19	\$ 1,003,866.14		\$ 1,003,866.14	\$ 1,566,044.39
11/19/19	3	ELM, Inc.	Work Authorization #1	8/30/19	\$ 35,640.14		\$ 35,640.14	\$ 1,601,684.53
11/19/19	4	Three Rivers Developers, LLC	Direct purchase of engineering and permitting work	10/8/209	\$ 406,850.00		\$ 406,850.00	\$ 2,008,534.53
11/19/19	5	Dominion Engineering Group, Inc.	Work Authorization #1 CEI	10/1/19	\$ 2,770.00		\$ 2,770.00	\$ 2,011,304.53
1/21/20	6	Rinker Materials	Direct purchase of materials	11/1/19	\$ 93,638.16		\$ 93,638.16	\$ 2,104,942.69
11/19/19	7	Clary and Associates, Inc.	Work Performed under Master Agreement	9/26/19	\$ 750.00		\$ 750.00	\$ 2,105,692.69
11/19/19	8	Vallencourt Construction, Co. Inc.	Progress payment	9/30/19	\$ 499,231.65		\$ 499,231.65	\$ 2,604,924.34
11/19/19	9	Dominion Engineering Group, Inc.	Services as District Engineer	10/1/19	\$ 2,950.00		\$ 2,950.00	\$ 2,607,874.34
11/19/19	10	ELM, Inc.	Work Authorization #1	9/30/19	\$ 5,988.89		\$ 5,988.89	\$ 2,613,863.23
11/19/19	11	Dominion Engineering Group, Inc.	Work Authorization #1 CEI	9/1/19	\$ 3,995.25		\$ 3,995.25	\$ 2,617,858.48
11/19/19	12	Hopping Green & Sams	Contractual & Payment Assistance	8/15/19	\$ 2,367.00		\$ 2,367.00	\$ 2,620,225.48
11/19/19	13	Hopping Green & Sams	Contractual & Payment Assistance	9/13/19	\$ 2,926.00		\$ 2,926.00	\$ 2,623,151.48
11/19/19	14	Dominion Engineering Group, Inc.	Work Authorization #2 Design & Permitting	11/1/19	\$ 34,000.00		\$ 34,000.00	\$ 2,657,151.48
11/19/19	15	Rinker Materials	Direct purchase of materials	10/16/19	\$ 3,187.12		\$ 3,187.12	\$ 2,660,338.60
11/19/19	16	Rinker Materials	Direct purchase of materials	10/16/19	\$ 11,301.04		\$ 11,301.04	\$ 2,671,639.64
11/19/19	17	Standard Precast, Inc.	Direct purchase of materials	10/2/19	\$ 160,874.00		\$ 160,874.00	\$ 2,832,513.64
11/19/19	18	Dominion Engineering Group, Inc.	Work Authorization #1 & #2 Design & Permitting	11/1/19	\$ 21,580.00		\$ 21,580.00	\$ 2,854,093.64
11/19/19	19	Vallencourt Construction, Co. Inc.	Progress payment	10/25/19	\$ 1,446,218.26		\$ 1,446,218.26	\$ 4,300,311.90
11/19/19	20	ELM, Inc.	Work Authorization #1	10/31/19	\$ 27,320.82		\$ 27,320.82	\$ 4,327,632.72
11/19/19	21	Standard Precast, Inc.	Direct purchase of materials	11/1/19	\$ 2,179.00		\$ 2,179.00	\$ 4,329,811.72
11/19/19	22	Hopping Green & Sams	Contractual & Payment Assistance	10/10/19	\$ 506.00		\$ 506.00	\$ 4,330,317.72
11/19/19	23	Standard Precast, Inc.	Direct purchase of materials	11/11/19	\$ 11,700.00		\$ 11,700.00	\$ 4,342,017.72
11/19/19	24	Hopping Green & Sams	Contractual & Payment Assistance	10/31/19	\$ 2,009.67		\$ 2,009.67	\$ 4,344,027.39
12/18/19	25	Rinker Materials	Direct purchase of materials	11/15/19	\$ 4,231.92		\$ 4,231.92	\$ 4,348,259.31
12/18/19	26	Vallencourt Construction, Co. Inc.	Progress payment	12/5/19	\$ 316,086.93		\$ 316,086.93	\$ 4,664,346.24
1/21/20	27	ELM, Inc.	Work Authorization #1	11/30/19	\$ 18,432.54		\$ 18,432.54	\$ 4,682,778.78
1/21/20	28	Standard Precast, Inc. VOID	Direct purchase of materials	11/27/19	\$ -		\$ -	\$ 4,682,778.78
1/21/20	29	Dominion Engineering Group, Inc.	Work Authorization #1 & #2	12/1/19	\$ 24,011.94		\$ 24,011.94	\$ 4,706,790.72
1/21/20	30	Dominion Engineering Group, Inc.	Work Authorization#1	12/1/19	\$ 1,290.00		\$ 1,290.00	\$ 4,708,080.72
1/21/20	31	Standard Precast, Inc.	Direct purchase of materials	12/5/19	\$ 56,644.00		\$ 56,644.00	\$ 4,764,724.72
1/21/20	32	Core & Main	Direct purchase of materials	10/30/19	\$ 33,915.99		\$ 33,915.99	\$ 4,798,640.71
1/21/20	33	Hopping Green & Sams	Contractual & Payment Assistance	12/17/19	\$ 302.50		\$ 302.50	\$ 4,798,943.21
1/21/20	34	Standard Precast, Inc.	Direct purchase of materials	12/5/10		\$ 14,187.00	\$ 14,187.00	\$ 4,813,130.21
1/21/20	35	Rinker Materials	Direct purchase of materials	12/13/19		\$ 20,457.20	\$ 20,457.20	\$ 4,833,587.41
1/21/20	36	Nassau County Engineering Services	Contractual & Payment Assistance	12/30/19		\$ 15,070.00	\$ 15,070.00	\$ 4,848,657.41
1/21/20	37	Standard Precast, Inc.	Direct purchase of materials	12/16/19		\$ 3,240.00	\$ 3,240.00	\$ 4,851,897.41
1/21/20	38	Vallencourt Construction, Co. Inc.	Progress payment	12/30/19		\$ 1,208,253.71	\$ 1,208,253.71	\$ 6,060,151.12
1/21/20	39	Dominion Engineering Group, Inc.	Work Authorization #1 & #2	12/1/19		\$ 31,513.76	\$ 31,513.76	\$ 6,091,664.88
1/21/20	40	Standard Precast, Inc.	Direct purchase of materials	12/17/19		\$ 42,255.00	\$ 42,255.00	\$ 6,133,919.88
1/21/20	41	ELM, Inc.	Work Authorization#1	12/31/19		\$ 22,910.68	\$ 22,910.68	\$ 6,156,830.56
1/21/20	42	Standard Precast, Inc.	Direct purchase of materials	1/3/20		\$ 14,031.00	\$ 14,031.00	\$ 6,170,861.56
3/17/20	43	Standard Precast, Inc.	Direct purchase of materials	1/8/2020 - 1/9/20		\$ 16,435.00	\$ 16,435.00	\$ 6,187,296.56
3/17/20	44	Bio-Tech Consulting, Inc.	Work Authorization #1	12/16/19 1/16/20		\$ 3,620.00	\$ 3,620.00	\$ 6,190,916.56
3/17/20	45	Standard Precast, Inc.	Direct purchase of materials	1/9/ 14/16/20		\$ 32,926.00	\$ 32,926.00	\$ 6,223,842.56
3/17/20	46	Core & Main	Direct purchase of materials	12/18/19 1/20/22/20		\$ 16,752.03	\$ 16,752.03	\$ 6,240,594.59
3/17/20	47	Vallencourt Construction, Co. Inc.	Inv# 6210/App#6A & Inv# 6211/App#6B - Progress Payment	1/27/20 & 1/31/20		\$ 608,427.53	\$ 608,427.53	\$ 6,849,022.12
3/17/20	48	Standard Precast, Inc.	Inv# 58198-IN & 58279-IN - Direct Purchase of Materials	1/21/20 & 1/24/20		\$ 13,690.00	\$ 13,690.00	\$ 6,862,712.12
3/17/20	49	Dominion Engineering Group, Inc.	Inv# 2020-3814/2020-3817/2020-3787 - Work Authorization #1 & 2	2/1/20		\$ 23,264.26	\$ 23,264.26	\$ 6,885,976.38
3/17/20	50	National Flood Insurance Program	FEMA CDMR Review Fee	2/7/20		\$ 6,750.00	\$ 6,750.00	\$ 6,892,726.38
3/17/20	51	Standard Precast, Inc.	Inv# 58379-IN - Phase 1A Direct Purchase of Materials PO#3	1/24/20		\$ 3,661.00	\$ 3,661.00	\$ 6,896,387.38
3/17/20	52	Standard Precast, Inc.	Inv# 58379-IN - 58309-IN - 58381-IN - Direct Purchase of Materials PO#3	1/24, 1/27, 1/31		\$ 29,100.00	\$ 29,100.00	\$ 6,925,487.38
3/17/20	53	Florida Power & Light	Inv# 1800208670 - UG RES Feeder/V/O State Road 220 Ref#D00009021981	2/7/20		\$ 4,787.69	\$ 4,787.69	\$ 6,930,275.07
3/17/20	54	ELM, Inc.	Inv# 18872 - Riverfront Amenity Design/Entry Parkway Landscape	1/31/20		\$ 24,947.05	\$ 24,947.05	\$ 6,955,222.12
3/17/20	55	ECS Florida LLC	Inv# 787082 - Tributary Unit 6 Infrastructure - Drilling Services	2/19/20		\$ 1,000.00	\$ 1,000.00	\$ 6,956,222.12
3/17/20	56	Standard Precast, Inc.	Inv# 58531, 58604, 58605, 58603, 58606, 58426, 58427 & 58496	Various Feb20		\$ 58,206.00	\$ 58,206.00	\$ 7,014,428.12
3/17/20	57	Dominion Engineering Group, Inc.	Inv# 2020-3829 & 2020-3870 - Final Dev. Plan Mod/Unit 6 Design/NTE	3/1/20		\$ 20,061.42	\$ 20,061.42	\$ 7,034,489.54
3/17/20	58	Dominion Engineering Group, Inc.	Inv# 2020-3854 & 2020-3870 - Construction Phase Services NTE/Req. Prep.	3/1/20	\$ 1,822.50		\$ 1,822.50	\$ 7,036,312.04
3/17/20	59	Vallencourt Construction, Co. Inc.	Inv# 6285/App# 7A - Progress Payment	2/29/20		\$ 463,605.94	\$ 463,605.94	\$ 7,499,917.98
3/17/20	60	Rinker Materials	Direct Purchase of Materials - PO#4 - Invoice #20027493	2/18/20		\$ 16,839.68	\$ 16,839.68	\$ 7,516,757.66
3/17/20	61	Standard Precast, Inc.	Direct Purchase of Materials - PO#3 - Invoice #0058783-IN	2/26/20		\$ 2,715.00	\$ 2,715.00	\$ 7,519,472.66
4/14/20	62	ECS Florida LLC	Inv# 793794 - Tributary Unit 6 Infrastructure - Geotechnical Services	3/11/20		\$ 4,700.00	\$ 4,700.00	\$ 7,524,172.66
4/14/20	63	ECS Florida LLC	Inv# 767539 & 793792 - Phase 1A Drawdown Analysis - Geotechnical Services	11/17/19 & 3/11/20		\$ 17,000.00	\$ 17,000.00	\$ 7,541,172.66
4/14/20	64	Rinker Materials	Inv# 200004547, 20011678, 20109788, 20118066 & 20125391	Various		\$ 36,781.12	\$ 36,781.12	\$ 7,577,953.78
4/14/20	65	Core & Main	Inv# L831203, L918356, L922374, L922646, L943891, L979356, M028817 & M060161	Various		\$ 104,863.86	\$ 104,863.86	\$ 7,682,817.64
4/14/20	66	Core & Main	Inv# L951234, L974975, L981693, L995237 & L995243	Various		\$ 60,718.60	\$ 60,718.60	\$ 7,743,536.24
4/14/20	67	Hopping Green & Sams	Inv# 112564, 113296 & 113921 - Project Construction Services - Dec. - Feb.	Various		\$ 5,812.50	\$ 5,812.50	\$ 7,749,348.74
4/14/20	68	ELM, Inc.	Inv# 18921 - Entry & Blvd. Improvements/Riverfront Amenity Concept Design	2/28/20	\$ 71,671.22		\$ 71,671.22	\$ 7,821,019.96
4/14/20	69	Avid Trails LLC	Inv# Tributary-01 - Avid Trail Design - Work Completed for Initial Site Visit	3/19/20	\$ 4,500.00		\$ 4,500.00	\$ 7,825,519.96
5/19/20	70	Cotton & Company	Inv# 070971 - Fabrication/Installation of Tributary Community Frontage Signage	4/13/20	\$ 2,012.50		\$ 2,012.50	\$ 7,827,532.46
5/19/20	71	Core & Main	Inv# L834196, L834197, M049794, M056097, M067712, M102017 & M126294	Various		\$ 29,580.29	\$ 29,580.29	\$ 7,857,112.75
5/19/20	72	Dominion Engineering Group, Inc.	Inv# 2020-3936, 2020-3896, 2020-3937, 2020-3957, 2020-3958	Various		\$ 23,622.20	\$ 23,622.20	\$ 7,880,734.95
5/19/20	73	Dominion Engineering Group, Inc.	Inv# 2020-3936, 2020-3937 & 2020-3957	Various		\$ 1,602.50	\$ 1,602.50	\$ 7,882,337.45
5/19/20	74	ECS Florida LLC	Inv# 800881 - PH1 Drawdown Analysis & #800886 - Tributary Unit 6	4/6/20		\$ 4,000.00	\$ 4,000.00	\$ 7,886,337.45
5/19/20	75	ELM, Inc.	Inv# 18958 (10%) - Entry & Blvd. N. Amenity Design, Site Improvements	3/31/20		\$ 6,080.58	\$ 6,080.58	\$ 7,892,418.03
5/19/20	76	ELM, Inc.	Inv# 18958 (90%) - Entry & Blvd. N. Amenity Design, Site Improvements	3/31/20		\$ 54,725.18	\$ 54,725.18	\$ 7,947,143.21
5/19/20	77	Hopping Green & Sams	Inv# 114553 - Project Construction Services - March 2020	4/30/20		\$ 3,765.00	\$ 3,765.00	\$ 7,950,908.21
5/19/20	78	Vallencourt Construction, Co. Inc.	Inv#6370/App#8Revised (70%) - Units 1, 2, 4 & Country Park SR200	3/31/20		\$ 1,627,941.53	\$ 1,627,941.53	\$ 9,578,849.74
5/19/20	79	Vallencourt Construction, Co. Inc.	Inv#6370/App#8Revised (30%) - Units 1, 2, 4 & Country Park SR200	3/31/20		\$ 697,689.23	\$ 697,689.23	\$ 10,276,538.97
					\$ 5,666,362.08	\$ 4,610,176.89	\$ 10,276,538.97	

SEVENTH ORDER OF BUSINESS

WORK AUTHORIZATION #3
April 21, 2020

Three Rivers Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Subject: Work Authorization Number 3, Three Rivers Community Development District

Dear Chairperson, Board of Supervisors:

ELM, Inc. ("Design Professional") is pleased to submit this work authorization to provide professional services for the Three Rivers Community Development District. We will provide these services pursuant to our current agreement dated September 30, 2019 ("Agreement") as follows:

I. Scope of Work

Three Rivers Community Development District ("District") hereby engages the services of Design Professional to perform, subject to the issuance of a Notice to Proceed as such term is defined herein, the work described in **Attachment A**, attached hereto.

II. Fees

The District will compensate Design Professional in accordance with the terms of the Agreement and **Attachment A**.

III. Notices to Proceed

The purpose of this Work Authorization #3 is to conditionally approve the work described in **Attachment A** (the "Work"). Notwithstanding anything to the contrary in the Agreement or prior Work Authorizations, Design Professional agrees that it shall not perform any of the Work, and the District shall have no obligation to pay for any of the Work, until the Work, or portions thereof, are authorized in writing by the District ("Notice to Proceed"). Design Professional further agrees that the District may issue multiple Notices to Proceed and such notices may cover all or only portions of the Work, in the District's sole discretion. A Notice to Proceed may be sent via e-mail and shall be effective only if it is sent from either the District's Chairman or the District Manager.

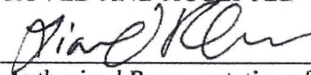
This Work Authorization #3, together with the Agreement, represents the entire understanding between the District and Design Professional with regard to the Work. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt of the fully signed document and a Notice to Proceed, we will promptly schedule our services.

Thank you for considering ELM, Inc. We look forward to helping you create a quality project.

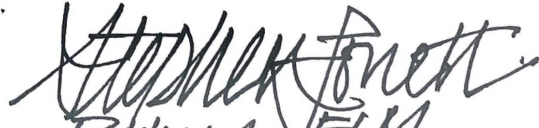
Sincerely,

Authorized Representative of
ELM, Inc.

APPROVED AND ACCEPTED

By: 
Authorized Representative of
Three Rivers Community Development District

Date: 4-21-2020


STEPHEN J. SMITH
FATHER - ELM
4.28.2020



**WORK AUTHORIZATION #3 (Revision #2)
March 5, 2020**

Three Rivers Community Development District
475 West Town Place – Suite 114
St. Augustine, FL 32092

**RE: Proposal for Professional Planning and Design Services
Three Rivers Community Development District – Nassau County, Florida
ELM Project No. 19-32**

Dear Chairperson, Board of Supervisors:

It has been a great pleasure to work together with the Three Rivers Community Development team on the master plan refinements and conceptual design phases of the Tributary project. On behalf the entire ELM team, we thank you for the opportunity to serve you and appreciate your consideration of ELM to continue to provide professional planning and design services for this project, and look forward to the prospects of delivering a noteworthy and highly-successful community.

Please find the following Proposal for your review and consideration. Based on our understanding and design work to-date, we have endeavored to anticipate the full needs of the project and have made some assumptions with respect to certain less-developed elements of the plan. To that end, the Scope of Work described below includes, in general, the following services:

Entry and Boulevard Improvements
North Amenity Design
Site Improvements - Pocket Park, Dog Park, Bus Shelter, Model Court and Common Areas
Project Coordination, Permitting/Bid Assistance & Construction Observation

Detailed summaries for these services are described in the Scope of Work, herein. If we have omitted anything that you believe is necessary or are unclear about any aspect of our Approach or Scope of Work, please do not hesitate to contact us immediately for clarification. We are excited about the opportunity to work with you and your team on this project.

APPROACH TO SERVICES

Ervin Lovett Miller (ELM) will provide comprehensive professional design services encompassing all aspects of the project's architectural, landscape architectural, and specialized sub-consulting services in generally sequential phases from including Design Development, Construction Documents, and Construction Observation through to project completion. Services include Architectural and Landscape Architectural services (including associated Structural, Mechanical, Electrical, Plumbing, Interior Design and Irrigation System Design sub-consultation services). For the purposes of this Agreement, project-wide power distribution, swimming pool/aquatic engineering services, civil engineering, and geotechnical engineering services will be retained directly by the Owner. It is anticipated that work will be completed as a part of a single project phase, occurring generally at the same time. ELM will coordinate its efforts with all project team consultants as a matter of course throughout this Scope of Work.

Please find the Scope of Work, following:

PHASE 21 - ENTRY AND BOULEVARD IMPROVEMENTS

TASK A – ENTRY AND BOULEVARD LANDSCAPE/HARDSCAPE DESIGN DEVELOPMENT

ELM will prepare Design Development drawings based upon approved Schematic Design solutions. Design Development drawings will be completed as AutoCAD documents to further define construction techniques and design intent of the project. ELM will refine and define final locations of major site elements including, walks, structures, hardscape features, signage, and other project components described herein.

All Design Development drawings will be based upon accurate base information provided by the Owner and/or Engineer and will include landscape and hardscape site plans, preliminary irrigation system criteria, landscape plant palette, lighting plans, preliminary pool and water feature design, hardscape outline details, and in some cases signage design. These plans will be used as a basis for the preparation of final Construction Documents and to help identify points of coordination between disciplines in order to help avoid conflicts during subsequent design and construction phases.

Sub-Tasks to be completed as part of the Design Development phase of work for each area will include:

Base Sheet Setup

ELM will develop standard base sheets for use in the preparation of final Design Development and Construction Documents. It is understood that the Client or Civil Engineer will provide accurate base information to ELM, which shall serve as the basis for base sheet preparation. This base sheet will be consistent for use by all project disciplines and will be consistent in size and format to include all appropriate consultants' work in a master construction document package.

Team/Consultant Coordination

ELM will work closely with the Client, engineer, utility company representatives, and other appropriate consultants to develop final solutions which address operational, technical, and functional requirements of proposed improvements, while maintaining the intended character of the project. Issues such as engineering requirements and coordination of telephone, security, sound and computer networking infrastructure will be included in this phase of work, with these requirements considered and incorporated into final design solutions.

Refined Cost Evaluation

Based upon refinements completed during the Design Development phase, ELM will assist the Client in the preparation of a refined cost evaluation. It is anticipated that specific value engineering conclusions will be established based upon this cost evaluation which will be reflected during the subsequent construction document phase. A construction cost evaluation by a third-party consultant retained by the owner is encouraged in an effort to obtain up to date current development costs for all aspects of areas to be improved. ELM can work with the owners cost estimator in evaluation of designs versus project budgets.

Designs may need to be refined prior to proceeding into final Construction Documents if estimates exceed project budgets. For the purposes of this Agreement, the Design Development Documents will include the following documents at an appropriate scale:

Project Entry Design Development Hardscape Improvements:

Entry Site Plan
Entry Hardscape Plans
Entry Sign/Monument Elevations -four sides
Entry Walls – Elevations and Plans
Entry Design Development Landscape Plans
Initial Plant Schedule
Hardscape Cross-Sections

TASK B – ENTRY AND BOULEVARD LANDSCAPE/HARDSCAPE CONSTRUCTION DOCUMENTS

Upon the Client’s approval of Design Development drawings, ELM will prepare Construction Documents for applicable portions of work. It is anticipated that Construction Documents will be prepared as full-size printed plan, and bound technical specifications suitable for permit approval, competitive bid, and construction. Revisions caused by Client changes to previously approved solutions are not included within this scope of services and shall be paid on an hourly or fixed-fee basis as negotiated at an appropriate time. ELM will identify and make the Owner aware of unexpected changes prior to commencement of work.

ELM will prepare appropriate Hardscape Plans described as “Permit Issue” allowing the Client to submit to Nassau County for construction approval. Professional engineering consultation services such as Civil and Environmental Engineering, community-wide Site Electrical Engineering, Aquatic/Fountain Engineering are not part of this work scope and shall be retained separately by the Owner. Coordination with these and other consultants will occur as a matter of course throughout the project, and is included within the scope of work of this proposal.

Construction Documents for the Community Entry features will include the following:

Entry Monument Plans
Entry Hardscape walls and columns
Foundation Plans
Monument and Wall(s) Elevations
Perimeter Hardscape Treatments
Wall Sections
Details
Structural Notes
Electrical power coordination for accent lighting

ELM will produce final Landscape Architectural Construction Documents for the project elements noted below extending from the Primary Project Entry along the right-of-way through and including the first Roundabout in Phase I. Final Landscape Planting, Hardscape, irrigation system design, and site electrical power coordination for landscape accent lighting for the Project Entry and Sign Monument are included within this scope of services.

Specialized engineering consulting services (e.g. structural engineering, water feature design) may be retained by ELM for particular expertise regarding specific project elements. Professional fees for those services are included as part of this work scope. ELM will identify and provide the Owner with any additional third-party professional costs for approval prior to commencement of work.

Professional engineering consultation services such as Civil and Environmental Engineering, community-wide Site Electrical Engineering, Aquatic Engineering are not part of this work scope and shall be retained separately by the Owner. Coordination with these and other consultants will occur as a matter of course throughout the project and is included.

- Final Landscape Entry Planting Plans w/quantities noted
- Final Landscape Planting Plans for Boulevard and Roundabout w/quantities noted
- Final Plant Schedules
- Final Landscape Material Specifications and Notes
- Final Irrigation Plans and Details
- Landscape/Accent Lighting Locations Defined
- Applicable Technical Sections of Specifications
- Community-Wide Tree Mitigation by others

PHASE 22 - NORTH AMENITY DESIGN

TASK A – SCHEMATIC DESIGN – AMENITY BUILDINGS, STRUCTURES AND SITE IMPROVEMENTS

ELM will prepare Schematic Design Drawings describing the conceptual character of the proposed improvements. It is anticipated that the Schematic Design phase of work will consist of an integrated set of drawings including both building (Architectural) and site (Landscape/Hardscape) improvements. For the purposes of this Agreement, the Schematic Design package will include the following, prepared as hand-drawn refined sketch plans and elevations at an appropriate scale.

Lakehouse Clubhouse and Amenity:

- Lakehouse Floor Plan
- Lakehouse Elevations
- Fitness Building Floor Plan
- Fitness Building Elevations
- Architectural Digital Study Model
- Amenity Area Site Plan
- Pool Area Site Plan
- Amenity Site Schematic Landscape Plan
- Amenity Site Schematic Hardscape Plan
- Schematic Slide Tower Plan and Elevations

TASK B – ARCHITECTURAL DESIGN DEVELOPMENT - LAKEHOUSE, FITNESS BUILDING, SLIDE TOWER, ENTRY PAVILION, SITE STRUCTURES

ELM will prepare Architectural Design Development Drawings based upon the approved Schematic Design of the building floor plan and exterior front elevation established during the prior design task. It is anticipated that architectural plans and elevations will be fully translated into an AutoCAD format for use in coordination and ultimately preparation of final Construction Drawings. Sub-Tasks to be completed as part of the Design Development phase of work include:

Code Research

ELM will complete comprehensive research and evaluation of the applicable codes and regulations in order to ensure that final design solutions are consistent with reviewing and approval agencies. Included are meeting(s) in this phase of work to review the existing site context and to meet with local/county building officials regarding particulars of the proposed design solution, confirmation of applicable code interpretations, and understanding of building permit process. A summary of the

cursor code research will be compiled and distributed to the project team for reference throughout this and subsequent design phases.

Technical Team/Consultant Coordination

ELM will work closely with the Client, Engineer, Interior Designer, utility company representatives, and other appropriate consultants to develop final solutions which address operational, technical, and functional requirements of proposed improvements, while maintaining the intended character of the project. Issues such as engineering requirements and interior design coordination will be included in this phase of work, with these inputs considered and incorporated into final design solutions. Basic telecommunication, access control, security, and sound infrastructure will be provided and coordinated with the providers of these systems.

Design Development Drawings will be completed as AutoCAD documents to further define construction techniques and design intent of the project and shall include the following:

Lakehouse and Fitness Buildings (each):

- Building Floor Plan
- Front, Rear and Side Elevations w/detailed material descriptions
- Typical Building Cross Section
- Exterior Color Selections
- Outline Architectural Specifications
- Definition of Structural Systems
- Coordination with electrical, plumbing, mechanical, and fire protection engineering Requirements

Slide Tower:

- Building Floor Plan
- Front, Rear and Side Elevations w/detailed material descriptions
- Typical Building Cross Section
- Exterior Color Selections
- Outline Architectural Specifications
- Definition of Structural Systems
- Coordination with Electrical, Plumbing, Mechanical, and Fire Protection engineering Requirements

Entry Pavilion and Site Structures:

- Building Floor Plan
- Front, Rear and Side Elevations w/detailed material descriptions
- Typical Building Cross Section
- Exterior Color Selections
- Definition of Structural Systems
- Coordination with engineering requirements

TASK C – ARCHITECTURAL CONSTRUCTION DOCUMENTS – LAKEHOUSE, FITNESS BUILDING, SLIDE TOWER, ENTRY PAVILION, SITE STRUCTURES

Upon the Client's approval of Design Development Drawings, ELM will prepare Construction Documents for applicable portions of work. It is anticipated that Construction Documents will be prepared as full-size printed plans, bound technical specifications suitable for permit approval, competitive bid, and construction. Revisions caused by Client changes to previously approved

solutions are not included within this scope of services and shall be paid on an hourly or fixed-fee basis as negotiated at an appropriate time.

For the Water Slide and Slide Tower, ELM will be responsible for the design of the Tower structure and selection of the relative materials, finishes and products based upon reasonable professional judgment and experience. The Client agrees to hold ELM harmless and free from all liability as a result of misuse, improper management and maintenance, or defects in the physical slide materials or installation.

Sub-Tasks included during the Construction Documentation Phase include:

Technical Coordination

Project coordination with the Client and Consultant Team related to performing this scope of services will occur on an ongoing basis to identify and resolve potential conflicts prior to construction. It is understood that occasional meetings may be required for coordination purposes, and such meetings are included.

Architectural Permit Documents

ELM will prepare appropriate Architectural Plans described as "Permit Issue" allowing the Client to submit to Nassau County for construction approval. It is understood that Permit Issue documents may not include final material selections, value engineering, or other design considerations necessary for construction.

Architectural Bid/Construction Drawings

Architectural Construction Documents shall include the following:

Lakehouse/Fitness Building Construction Documents (each):

Architectural Drawings

- a. Building Code Research and Life Safety Plan
- b. Floor Plan
- c. Exterior Elevations
- d. Roof Plan
- e. Building Cross-sections(s)
- f. Wall Section(s) and Details
- g. Window/Door schedules
- h. Interior Finish Schedules (not included are Interior Design and color selection of interiors)
- i. Exterior Material Selections
- j. Architectural Specifications

Structural Engineering Documents

- a. Structural General Notes and Design Criteria
- b. Foundation Plan(s) and Details
- c. Wall Assemblies and Details
- d. Roof Framing Plan(s) and Details
- e. Structural Specifications

Mechanical Engineering Documents

- a. Equipment Sizing Specification
- b. Ductwork and Diffuser Routing and Layout
- c. Schedules and Details
- d. Mechanical Specifications

Plumbing Engineering Documents

- a. Piping Distribution for Waste and Supply
- b. Equipment Sizing and Schedules
- c. Plumbing Specifications

Fire Protection Engineering Documents

- a. Fire riser location
- b. Performance specification

Electrical Engineering

- a. Circuit Sizing and Distribution Documents
- b. Panel Sizing
- c. Fire Alarm System
- d. Coordination with Utility Company
- e. Fixture Selection and Equipment Specification
- f. Integration of Circuiting for Amenity/Landscape Illumination
- g. Site Electrical – See Landscape/Hardscape section of this Agreement
- h. Security and control access
- i. Lightning Protection
- j. Weight facility
- k. Pool area
- l. Electrical Specifications

Note: Mechanical (HVAC), Building Electrical, Plumbing, and Fire Protection Engineering consultants will be retained by ELM. These services are included within this scope of services.

Miscellaneous Site Structures

1. Foundation Plans
2. Building Roof Plans
3. Roof Framing Plans
4. Exterior Elevations
5. Building Cross-sections
6. Wall Sections
7. Construction Details
8. Reflected Ceiling Plan

9. Structural Engineering Drawings and Details
10. Architectural Specifications

Slide Tower Construction Documents*

1. Foundation Plan
2. Floor Plan (each level)
3. Roof Plan

4. Floor Framing Plans
5. Roof Framing Plan
6. Exterior Elevations
7. Tower Sections and Details
8. Exterior Color Selections
9. Slide Connection Details
10. Coordination with Pool Engineer
11. Stair component

**Note: Swimming Pool engineering will be completed by others and is not included within ELM's Scope of Work. ELM is not responsible for technical compliance with HRS requirements, pool engineering or aquatic-related engineering performance. ELM is providing architectural design services for the Slide Tower component only. Design requirements and documentation of pool facilities will be managed by ELM and coordinated with the Pool Engineer and described as appropriate on ELM's design drawings.*

TASK D – LANDSCAPE/HARDSCAPE DESIGN DEVELOPMENT — AMENITY SITE

ELM will prepare Design Development Drawings based upon approved Conceptual Design solutions. Design Development Drawings will be completed as AutoCAD documents to further define construction techniques and design intent of the project. ELM will refine and define final locations of major site elements including building siting, walks, structures, recreational features, signage, and other project components described herein.

Design Development Drawings will be based upon accurate base information provided by the Owner and/or Engineer and will include Landscape and Hardscape Site Plans, preliminary irrigation system criteria, landscape plant palette, lighting plans, preliminary pool and water feature design, hardscape outline details, and signage design. These plans will be used as a basis for the preparation of final Construction Documents and to help identify points of coordination between disciplines in order to help avoid conflicts during subsequent Design and Construction phases.

Sub-Tasks to be completed as part of the Design Development phase of work include:

Base Sheet Setup

ELM will develop standard base sheets for use in the preparation of final Design Development and Construction Documents. It is understood that the Client or Civil Engineer will provide accurate base information to ELM, which shall serve as the basis for base sheet preparation. This base sheet will be consistent for use by all project disciplines and will be consistent in size and format to include all appropriate consultants' work in a master construction document package.

Code Research

ELM will complete comprehensive research and evaluation of the applicable codes and regulations in order to ensure that final design solutions are consistent with reviewing and approval agencies (including the Fire Marshal, Department of Health, and County Building officials). A summary of the cursory code research will be compiled for reference throughout this and subsequent design phases.

Team/Consultant Coordination

ELM will work closely with the Client, engineer, utility company representatives, and other appropriate consultants to develop final solutions which address operational, technical, and functional requirements of proposed improvements, while maintaining the intended character of the project. Issues such as engineering requirements and coordination of telephone, security, sound and computer networking infrastructure will be included in this phase of work, with these requirements considered and incorporated into final design solutions.

Refined Cost Evaluation

Based upon refinements completed during the Design Development phase, ELM will assist the Client in the preparation of a refined cost evaluation. It is anticipated that specific value engineering conclusions will be established based upon this cost evaluation which will be reflected during the subsequent Construction Document phase.

Design Development Drawings will be completed as AutoCAD documents to further define construction techniques and design intent of the project and shall include the following:

Community Amenity Area:

- Hardscape Site Plan
- Pool Area Layout Plan
- Future Pool - Event Lawn Design
- Landscape Plan
- Landscape Material Specification
- Character Hardscape Details
- Lighting fixture selection/coordination
- Outline Specifications

TASK E – LANDSCAPE/HARDSCAPE CONSTRUCTION DOCUMENTS — AMENITY SITE

ELM will produce final Landscape Architectural Construction Documents for the project elements noted below. Final Landscape Planting, Hardscape, Irrigation system design, and site electrical power distribution and feature lighting for the project entry and community park are included within this scope of services. Specialized engineering consulting services (e.g. Structural Engineering, water feature design) may be retained by ELM for particular expertise regarding specific project elements. Professional fees for those services are included as part of this work scope.

Professional engineering consultation services such as Civil and Environmental Engineering, community-wide Site Electrical Engineering, Swimming Pool Engineering (structural, mechanical, electrical and plumbing) are not part of this work scope and shall be retained separately by the Owner. Coordination with these and other consultants will occur as a matter of course throughout the project, and is included.

It is suggested that an Aquatic design professional be retained by the Owner directly to provide Swimming Pool Design and Engineering services, and to secure requisite HRS and State Health Department approvals/exceptions. Final pool engineering drawings completed by others will be incorporated into ELM's final Construction Document set.

Community Amenity Landscape Architectural Construction Documents:

Final Hardscape Site Plan(s) – with notes and detail keynotes
Final Pool area Layout Plan
Final Pool area Grading Plan – with drain locations (coordinate with Civil Engineer)
Final Landscape Planting Plans with quantities noted
Final Landscape Material Specifications and Notes
Final Irrigation Plans and Details
Final Hardscape Details
Final Trellis/Pavilion Details (as appropriate)
Final Landscape/Accent Lighting Coordination
Electrical power distribution amenity site area
Pool area water distribution and pool makeup water plan coordination with Plumbing Engineer
Applicable Technical Sections of Specifications
Pool equipment area

PHASE 23 - SITE IMPROVEMENTS - POCKET PARK, DOG PARK, BUS SHELTER, MODEL COURT & COMMON AREAS

TASK A – SCHEMATIC DESIGN - SITE IMPROVEMENTS

ELM will prepare Schematic Design Drawings describing the conceptual character of the proposed improvements. It is anticipated that the Schematic Design phase of work will consist of an integrated set of drawings including both building (Architectural) and site (landscape/hardscape) improvements. For the purposes of this Agreement, the Schematic Design package will include the following, prepared as hand-drawn refined sketch plans and elevations at an appropriate scale.

Pocket Park:

Pocket Park Site Plan
Pocket Park Schematic Landscape Plan
Pocket Park Schematic Hardscape Plan w/material callouts
Pocket Park Pavilion Plan & Elevation

TASK B – DESIGN DEVELOPMENT – LANDSCAPE/HARDSCAPE - SITE IMPROVEMENTS

ELM will prepare Design Development Drawings based upon approved Schematic Design solutions. ELM will refine and define final locations of major site elements including Pavilion siting, walks, site structures, recreational features, signage, and other project components described herein.

All Design Development plans will be based upon accurate base information provided by the Owner and/or Engineer and will include Landscape and Hardscape Site Plans, preliminary Irrigation system criteria, landscape plant palette, lighting plans and hardscape outline details. These plans will be used as a basis for the preparation of final Construction Documents and to help identify points of coordination between disciplines in order to help avoid conflicts during subsequent design and construction phases.

Tasks to be completed as part of the Design Development phase of work for each area will include:

Base Sheet Setup
Team/Consultant Coordination
Refined Cost Evaluation

For the purposes of this Agreement, the Design Development Drawings will include the following documents at an appropriate scale:

Pocket Park Site Plan
Pocket Park Design Development Landscape Plan
Landscape Plant Schedule
Community Wide Tree Mitigation Plan by others
Pocket Park Design Development Hardscape Plan w/material callouts
Pocket Park Design Development Pavilion Plan & Elevations (4)

TASK C – CONSTRUCTION DOCUMENTS – LANDSCAPE/HARDSCAPE - SITE IMPROVEMENTS

Upon the Client's approval of Pocket Park Design Development drawings, ELM will prepare Construction Documents for applicable portions of work. It is anticipated that Construction Documents will be prepared as full size printed plan, and bound technical specifications suitable for permit approval, competitive bid, and construction. Revisions caused by Client changes to previously approved solutions are not included within this scope of services and shall be paid on an hourly or fixed-fee basis as negotiated at an appropriate time. *ELM will identify and make the Owner aware of any unexpected design changes prior to commencement of work.*

Construction documents for the community entry features will include the following:

Bus Shelter and Shade Structure Construction Documents:

Architectural Drawings

- a. Floor Plan
- b. Exterior Elevations
- c. Roof Plan
- d. Building Cross-sections(s)
- e. Wall Section(s) and Details
- f. Architectural Specifications
- g. Exterior Material Selections

Structural Engineering Documents

- a. Structural General Notes and Design Criteria
- b. Foundation Plan(s) and Details
- c. Wall Assemblies and Details
- d. Roof Framing Plan(s) and Details
- e. Structural Specifications

Electrical Engineering

- a. Circuit Sizing and Distribution Documents
- b. Panel Sizing
- c. Coordination with Utility Company
- d. Park Fixture Selection and Equipment Specification
- e. Electrical Specifications

ELM will produce final Landscape Architectural Construction Documents for the project elements noted below. Final Landscape Planting, Hardscape, Irrigation system design, and site electrical power coordination for landscape accent lighting for the Pocket Park are included within this scope of services.

Final Landscape Planting Plans w/quantities noted
Final Plant Schedules
Final Landscape Material Specifications and Notes
Final Irrigation Plans and Details
Landscape/Accent Lighting Coordination
Electrical power coordination for accent lighting
Applicable Technical Sections of Specifications
Community Wide Tree mitigation by others

OVERALL PROJECT TASKS

PHASE 24 - PROJECT COORDINATION

Within each Phase of this Agreement, ELM will be responsible for the coordination of the work Tasks related to the execution of the work. Such coordination will occur as a matter of course throughout this project, and will be included within the appropriate Phase of work.

Work within this Phase will include general coordination with the Client and associated consultants as necessary to fulfill project requirements. Such tasks may include gathering and updating on-site and contextual base information, project progress meetings, due diligence review and input, and similar related tasks.

This task will be completed on an hourly basis as necessary to fulfill project requirements.

PHASE 25 - PERMITTING/BID ASSISTANCE

Bid Assistance

ELM will, as requested, submit the completed Construction Documents (Bid Set) for competitive bid to selected General Contractors. During the bid period, ELM will review and respond to Requests for Information (RFI's) as they are submitted. ELM will work with the Client to review and qualify the prices, finishes, and circumstances of each bid.

Similarly, ELM will submit Landscape Construction Documents to selected Contractors for bid and construction. During the bid period, ELM will review and respond to RFI's and suggested substitutions to the completed drawings. ELM will review and qualify each bid relative to quantities, specifications, and schedule.

Value Engineering

It is anticipated that the Design process will be informed by iterative budget cost reviews completed at each project Phase. These reviews, verified with Contractor input, will inform material selections, finishes, assemblies, and other design decisions and details. Final Construction Documents will be developed by ELM in accordance with the established project budget, Contractor input and desired project program and theme.

If the selected Contractor's bid exceeds the established project budget, it is understood that elements of the project (finishes, assemblies, materials) may be revised or deleted to respond to estimated construction budgets. Unexpected revisions to final Construction Drawings due to broad variance in in-progress input versus actual bid costs will be completed during this phase and included in the final (revised) Construction Documents.

ELM will complete Construction Documents to meet established program and budget objectives. Ideally, this task will not be necessary. If necessary, ELM will complete this work on an hourly basis or under a fixed professional fee established, based upon the extent of revisions required.

PHASE 26 - CONSTRUCTION OBSERVATION

ELM will provide Post Design and Construction Observation services for appropriate architectural and landscape elements during the construction period. It is anticipated that ELM will review Contractor Shop Drawings and Submittals to ensure compliance with design intent and Construction Documents and Specifications.

During Construction, ELM will provide responses to Contractor RFI's as appropriate. As requested by the Client, ELM will be available to attend periodic or regularly scheduled construction meetings, review progress on-site, approve Contractor pay requests, or complete other similar tasks.

Because the precise demands of Construction Observation services cannot be clearly estimated, we suggest providing post-design services on an hourly basis as requested by the Owner.

ADDITIONAL SERVICES

Activities outside of this scope of working including additional design studies, presentation/illustrative graphic exhibits, special client presentations, team design workshops, subsequent detailed design phases, changes to previously approved design, marketing materials, study models and other products not identified in this scope of work will be considered additional services and billed on an hourly basis as reflected in the attached Terms of Agreements.

Additional design elements beyond those reflected in the approved conceptual design drawings are not included, and will be completed under a separate fixed fee agreement or on an hourly basis if necessary as approved by the Owner.

Service Not Included In Project Scope

- Other work by other architectural and engineering disciplines other than those listed about
- Building/Zoning variances

- Revisions to prior approved designs
- Geotechnical engineering
- Fire sprinkler design (coordination with contractor/shop drawing review included)
- Security designs
- Civil Engineering
- Environmental audits/hazardous waste determinations
- Environmental permitting
- Building permit processing
- County/city site plan approvals
- As-built documentation
- Brochure/marketing material
- Out of town meetings
- Pool and/or Fountain Engineering and Permitting
- Light gauge metal framing
- Lightening protection

- Internet/data/security/sound system (coordination with provider included)

PROFESSIONAL FEES

For the scope of work described about, Professional Fees for each work task are:

PHASE 21 - ENTRY AND BOULEVARD IMPROVEMENTS

TASK A – ENTRY AND BOULEVARD LANDSCAPE/HARDSCAPE DESIGN DEVELOPMENT

Fixed Professional Fee: \$14,900

TASK B – ENTRY AND BOULEVARD LANDSCAPE/HARDSCAPE CONSTRUCTION DOCUMENTS

Fixed Professional Fee: \$27,000

PHASE 22 - NORTH AMENITY DESIGN

TASK A – SCHEMATIC DESIGN – AMENITY BUILDINGS, STRUCTURES AND SITE IMPROVEMENTS

Fixed Professional Fee: \$36,700

TASK B – ARCHITECTURAL DESIGN DEVELOPMENT – AMENITY BUILDINGS AND STRUCTURES

Fixed Professional Fee: \$38,600

TASK C – ARCHITECTURAL CONSTRUCTION DOCUMENTS – AMENITY BUILDINGS AND STRUCTURES

Fixed Professional Fee: \$165,800

TASK D – LANDSCAPE/HARDSCAPE DESIGN DEVELOPMENT — AMENITY SITE

Fixed Professional Fee: \$23,000

TASK E – LANDSCAPE/HARDSCAPE CONSTRUCTION DOCUMENTS — AMENITY SITE

Fixed Professional Fee: \$47,500

PHASE 23 - SITE IMPROVEMENTS - POCKET PARK, DOG PARK, BUS SHELTER, MODEL COURT & COMMON AREAS

TASK A – SCHEMATIC DESIGN – SITE IMPROVEMENTS

Fixed Professional Fee: \$9,000

TASK B - DESIGN DEVELOPMENT – LANDSCAPE/HARDSCAPE – SITE IMPROVEMENTS

Fixed Professional Fee: \$12,700

TASK C – CONSTRUCTION DOCUMENTS – LANDSCAPE/HARDSCAPE – SITE IMPROVEMENTS

Fixed Professional Fee: \$27,000

OVERALL PROJECT TASKS

PHASE 24 – PROJECT COORDINATION

Hourly – estimated not to exceed: \$9,000

PHASE 25 – PERMITTING/BID ASSISTANCE

Hourly – estimated not to exceed: \$7,300

PHASE 26 – CONSTRUCTION OBSERVATION

*TBD - RFI responses, submittal & shop drawing review,
OAC Meetings, site visits, project coordination,
Contractor Pay application reviews - hourly*

In addition to fees for ELM's professional services, costs incurred during the performance of this work including printing and travel will be reimbursable expenses and include an administrative fee of 1.15. For budget planning purposes, it is anticipated that reimbursable project expenses will not exceed \$27,000. Terms of Agreement are attached.

SCHEDULE

ELM will complete the work associated with the Scope of Work described above within reasonable timeframes established with the Client.

AUTHORIZATION

A signed copy of this Proposal will constitute our Agreement and authorize ELM to begin work. We appreciate the opportunity to work together.



Stephen T. Lovett, ASLA Date
for ELM | Ervin Lovett Miller

Liam O'Reilly Date
for GreenPointe

TERMS OF AGREEMENT

BASIS OF COMPENSATION ELM | Ervin Lovett Miller fees for professional services are based on the hours spent on a project or phase of design. Our standard hourly rates vary depending upon the staff member, ranging from \$225/hour for Partner consultation, to \$85/hour for graphics/administrative staff.

Reimbursable expenses are billed at cost plus an administrative fee of 1.15 in addition to the fees for professional services and shall include all travel-related expenses, long distance telephone calls, printing, photography, reproductions, copies of drawings and specifications, courier services, consultants, etc.

The fees for professional services are for their scope of work described in the Proposal. Additional services such as revisions to approved drawings, preparation of record or as-built drawings, meetings and presentations in addition to those listed in the Proposal, additional construction observation, report publication and any other services approved by the Client shall be paid at the appropriate hourly rates.

In the event the project is placed on hold for more than one month, ELM reserves the right to renegotiate the fee for professional services to compensate for stop/start time.

PAYMENTS Monthly payments are due upon receipt of the invoice. As a matter of service, each invoice will be accompanied by a description of the activities completed during the representative period. If payments are not received within 30 days of the invoice date, work will be discontinued and the unpaid balance will bear interest at the rate of 1.5% per month until paid. Retainers when collected shall be credited on the final invoice.

ACCEPTANCE The proposal is subject to renegotiation if acceptance is not made within 30 days. The fees and terms shall remain in effect for one year from the date of signature of the Agreement, and shall be subject to revision at that time, or any time thereafter if ELM gives written notice to the other party 60 days prior to the requested date of revision. In the event that the parties fail to agree on new rates, the Agreement may be terminated by either party upon seven days' written notice.

COMMENCEMENT OF WORK Work will commence when ELM receives both a signed Agreement and the initial payment or retainer specified in the Proposal.

TERMS OF THE AGREEMENT The Agreement may be terminated by either party upon seven days' written notice for good cause by either party. In the event of termination, ELM shall be paid for all services performed to termination date including reimbursable expenses.

ARBITRATION Claims, disputes or other matters in question relating to this Agreement between ELM and the Client shall be subject to and decided by independent arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect unless all parties mutually agree otherwise. No claim amount resulting from errors or omissions may be ELM's responsibility in excess of the professional fee charged and received for this project.

COST ESTIMATES Estimates of project costs and construction costs are made on the basis of experience, qualifications and best judgment as a design professional familiar with the industry. It is recognized, however, that neither consultant nor client has any control over construction costs and therefore, ELM cannot guarantee cost estimates.

OWNERSHIP OF DOCUMENTS As instruments of service, all original drawings, specifications, documents, field notes, photographs and study models are and shall remain the property of Ervin Lovett & Miller, Inc. None of the above shall be used for any purpose except by written permission from ELM.

PUBLICITY Accurate credit is required whenever the project is publicized or exhibited. Specific authorization in writing is required for all publicity which utilizes ELM's name in conjunction with project promotion.

Effective January 2020
Initial:
Client _____ ELM _____
Date: _____

EIGHTH ORDER OF BUSINESS

C.



April 30, 2020

Ms. Sarah Sweeting
Recording Secretary
475 West Town Place, Suite 114
St. Augustine, Florida 32092

RE: Three Rivers Community Development District

Dear Ms. Sweeting,

In response to your letter received on April 20, 2020, please be advised that as of April 15, 2020, there were no registered voters within the boundaries of the above referenced District.

Should you have questions, or if we can be of assistance to you in any way, please do not hesitate to contact us.

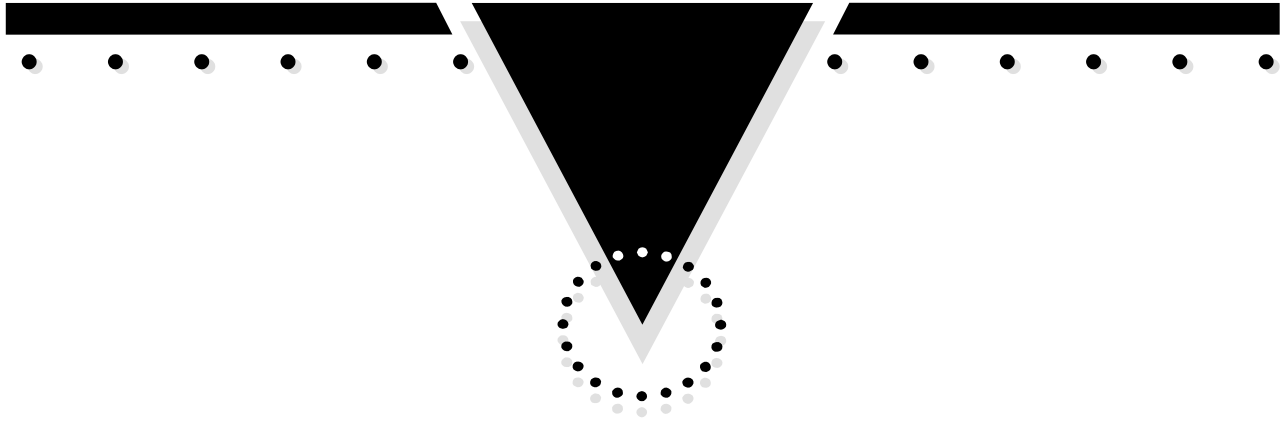
Sincerely,

A handwritten signature in blue ink that reads "Maria Pearson".

Maria Pearson
Candidate Coordinator

Enclosure

NINTH ORDER OF BUSINESS



**Three Rivers
Community Development District**

Unaudited Financial Reporting

April 30, 2020



THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
April 30, 2020

	<u>GOVERNMENTAL FUND TYPES</u>			TOTALS
	GENERAL FUND	DEBT SERVICE	CAPITAL PROJECTS	(MEMORANDUM ONLY) 2020
<u>ASSETS:</u>				
CASH	\$3,276	---	---	\$3,276
PREPAID EXPENSES	\$23,255	---	---	\$23,255
<u>SERIES 2019A-1 & A-2</u>				
RESERVE A-1	---	\$1,001,063	---	\$1,001,063
RESERVE A-2	---	\$74,813	---	\$74,813
REVENUE	---	\$6,303	---	\$6,303
CAPITALIZED INTEREST A-1	---	\$739,898	---	\$739,898
CAPITALIZED INTEREST A-2	---	\$75,259	---	\$75,259
CONSTRUCTION - MASTER INFRASTRUCTURE	---	---	\$2,682,107	\$2,682,107
CONSTRUCTION - NEIGHBORHOOD INFRASTRUCTURE	---	---	\$4,721,704	\$4,721,704
TOTAL ASSETS	<u>\$26,531</u>	<u>\$1,897,335</u>	<u>\$7,403,811</u>	<u>\$9,327,677</u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$22,354	---	---	\$22,354
RETAINAGE PAYABLE	---	---	\$117,934	\$117,934
<u>FUND EQUITY:</u>				
FUND BALANCES:				
UNASSIGNED	\$4,177	---	---	\$4,177
RESTRICTED FOR DEBT SERVICE	---	\$1,897,335	---	\$1,897,335
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$7,285,876	\$7,285,876
TOTAL LIABILITIES & FUND EQUITY	<u>\$26,531</u>	<u>\$1,897,335</u>	<u>\$7,403,811</u>	<u>\$9,327,677</u>

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$113,962	\$66,478	\$60,131	(\$6,346)
TOTAL REVENUES	\$113,962	\$66,478	\$60,131	(\$6,346)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$12,000	\$7,000	\$3,200	\$3,800
FICA EXPENSE	\$918	\$536	\$245	\$291
ENGINEERING	\$12,000	\$7,000	\$0	\$7,000
ATTORNEY	\$25,000	\$14,583	\$11,522	\$3,062
DISSEMINATION	\$0	\$0	\$2,042	(\$2,042)
ANNUAL AUDIT	\$0	\$0	\$4,100	(\$4,100)
MANAGEMENT FEES	\$45,000	\$26,250	\$26,250	\$0
INFORMATION TECHNOLOGY	\$3,700	\$2,158	\$3,333	(\$1,175)
TELEPHONE	\$544	\$317	\$115	\$202
POSTAGE	\$1,000	\$583	\$116	\$467
INSURANCE	\$6,000	\$6,000	\$5,125	\$875
PRINTING & BINDING	\$1,200	\$700	\$1,094	(\$394)
LEGAL ADVERTISING	\$5,000	\$2,917	\$5,388	(\$2,471)
OTHER CURRENT CHARGES	\$800	\$467	\$0	\$467
OFFICE SUPPLIES	\$625	\$365	\$63	\$302
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL EXPENDITURES	\$113,962	\$69,051	\$62,767	\$6,284
EXCESS REVENUES (EXPENDITURES)	\$0		(\$2,636)	
FUND BALANCE - Beginning	\$0		\$6,813	
FUND BALANCE - Ending	\$0		\$4,177	

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$11,141	\$11,141
TOTAL REVENUES	\$0	\$0	\$11,141	\$11,141
<u>EXPENDITURES:</u>				
<u>Series 2019</u>				
INTEREST A1 - 11/01	\$0	\$0	\$63,335	(\$63,335)
INTEREST A2 - 11/01	\$0	\$0	\$6,442	(\$6,442)
TOTAL EXPENDITURES	\$0	\$0	\$69,777	(\$69,777)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$58,636)	
FUND BALANCE - Beginning	\$0		\$1,955,971	
FUND BALANCE - Ending	\$0		\$1,897,335	

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$64,706	\$64,706
TOTAL REVENUES	\$0	\$0	\$64,706	\$64,706
<u>EXPENDITURES:</u>				
<u>Series 2019</u>				
CAPITAL OUTLAY - MASTER INFRASTRUCTURE	\$0	\$0	\$2,355,895	(\$2,355,895)
CAPITAL OUTLAY - NEIGHBORHOOD INFRASTRUCTURE	\$0	\$0	\$2,915,187	(\$2,915,187)
TOTAL EXPENDITURES	\$0	\$0	\$5,271,082	(\$5,271,082)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$5,206,377)	
FUND BALANCE - Beginning	\$0		\$12,492,253	
FUND BALANCE - Ending	\$0		\$7,285,876	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT**

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
REVENUES:													
DEVELOPER CONTRIBUTIONS	\$9,390	\$5,394	\$12,063	\$10,031	\$5,765	\$7,877	\$9,613	\$0	\$0	\$0	\$0	\$0	\$60,131
TOTAL REVENUES	\$9,390	\$5,394	\$12,063	\$10,031	\$5,765	\$7,877	\$9,613	\$0	\$0	\$0	\$0	\$0	\$60,131
EXPENDITURES:													
ADMINISTRATIVE													
SUPERVISOR FEES	\$0	\$0	\$0	\$3,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,200
FICA EXPENSE	\$0	\$0	\$0	\$245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$245
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ATTORNEY	\$5,119	\$3,267	\$734	\$1,159	\$1,243	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,522
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$2,042
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$2,500	\$1,600	\$0	\$0	\$0	\$0	\$0	\$0	\$4,100
MANAGEMENT FEES	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$26,250
INFORMATION TECHNOLOGY	\$2,083	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$3,333
TELEPHONE	\$17	\$61	\$0	\$11	\$7	\$11	\$7	\$0	\$0	\$0	\$0	\$0	\$115
POSTAGE	\$3	\$2	\$3	\$5	\$43	\$31	\$30	\$0	\$0	\$0	\$0	\$0	\$116
INSURANCE	\$5,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,125
PRINTING & BINDING	\$281	\$111	\$221	\$140	\$162	\$89	\$89	\$0	\$0	\$0	\$0	\$0	\$1,094
LEGAL ADVERTISING	\$250	\$974	\$2,531	\$250	\$0	\$1,022	\$361	\$0	\$0	\$0	\$0	\$0	\$5,388
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$5	\$5	\$16	\$13	\$11	\$0	\$13	\$0	\$0	\$0	\$0	\$0	\$63
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
TOTAL EXPENDITURES	\$17,101	\$8,670	\$7,755	\$9,272	\$8,216	\$7,003	\$4,750	\$0	\$0	\$0	\$0	\$0	\$62,767
Excess Revenues (Expenditures)	(\$7,711)	(\$3,277)	\$4,308	\$759	(\$2,451)	\$873	\$4,863	\$0	\$0	\$0	\$0	\$0	(\$2,636)

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
DEVELOPER CONTRIBUTIONS/DUE FROM DEVELOPER**

FUNDING REQUEST #	PREPARED DATE	PAYMENT RECEIVED DATE	CHECK AMOUNT	TOTAL FUNDING REQUEST	GENERAL FUND PORTION (FY19)	GENERAL FUND PORTION (FY20)	CAPITAL OUTLAY	OVER AND (SHORT) BALANCE DUE
1	1/28/19	3/1/19	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -
2	3/21/19	4/1/19	\$ 10,255.00	\$ 10,255.00	\$ 10,255.00	\$ -	\$ -	\$ -
3	4/17/19	5/3/19	\$ 6,799.27	\$ 6,799.27	\$ 6,799.27	\$ -	\$ -	\$ -
4	5/24/19	6/3/19	\$ 13,081.52	\$ 13,081.52	\$ 10,524.02	\$ -	\$ 2,557.50	\$ -
5	6/19/19	6/27/19	\$ 9,700.82	\$ 9,700.82	\$ 8,128.32	\$ -	\$ 1,572.50	\$ -
6	7/18/19	9/23/19	\$ 9,828.11	\$ 9,828.11	\$ 9,760.61	\$ -	\$ 67.50	\$ -
7R	8/22/19	10/11/19	\$ 8,542.01	\$ 8,542.01	\$ 8,542.01	\$ -	\$ -	\$ -
8R	9/19/19	10/11/19	\$ 11,137.81	\$ 11,137.81	\$ 11,137.81	\$ -	\$ -	\$ -
9	9/26/19	10/11/19	\$ 5,575.00	\$ 5,575.00	\$ 450.00	\$ 5,125.00	\$ -	\$ -
1	10/9/19	11/11/19	\$ 5,344.90	\$ 5,344.90	\$ 1,080.00	\$ 4,264.90	\$ -	\$ -
2	11/11/19	11/18/19	\$ 12,790.74	\$ 12,790.74	\$ 7,397.12	\$ 5,393.62	\$ -	\$ -
3	12/10/19	12/31/19	\$ 12,062.53	\$ 12,062.53	\$ -	\$ 12,062.53	\$ -	\$ -
4	1/14/20	3/16/20	\$ 10,030.74	\$ 10,030.74	\$ -	\$ 10,030.74	\$ -	\$ -
5	2/10/20			\$ 5,765.15	\$ -	\$ 5,765.15	\$ -	\$ 5,765.15
6	3/10/20			\$ 7,876.57	\$ -	\$ 7,876.57	\$ -	\$ 7,876.57
7	4/8/20			\$ 9,612.96	\$ -	\$ 9,612.96	\$ -	\$ 9,612.96
DUE FROM DEVELOPER			\$ 130,148.45	\$ 153,403.13	\$ 89,074.16	\$ 60,131.47	\$ 4,197.50	\$ 23,254.68

TOTAL DEVELOPER CONTRIBUTIONS FY20

\$ 60,131.47

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT**

SERIES 2019A-1, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	3.875%, 4.125%, 4.500%, 4.750%	
MATURITY DATE:	5/1/2050	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$1,001,063	
RESERVE FUND BALANCE	\$1,001,063	
BONDS OUTSTANDING - 9/30/19		\$16,170,000
CURRENT BONDS OUTSTANDING		\$16,170,000

SERIES 2019A-2, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	4.750%	
MATURITY DATE:	5/1/2029	
RESERVE FUND DEFINITION	100% OF INTEREST	
RESERVE FUND REQUIREMENT	\$74,813	
RESERVE FUND BALANCE	\$74,813	
BONDS OUTSTANDING - 9/30/19		\$1,575,000
CURRENT BONDS OUTSTANDING		\$1,575,000

**Three Rivers
Community Development District**

**Special Assessment Bonds, Series 2019A-1 & 2019A-2
Master Infrastructure Fund**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2020				
10/2/19	1	Vallencourt Construction Company	App# 5911-1 - Units 1, 2, 4 & Cty Park SR200	\$ 562,178.25
10/2/19	2	Core & Main LP	Phase I - Direct Purchase of Materials	\$ 1,003,866.14
10/2/19	3	ELM, Inc.	Inv# 18652 - Professional Architectural Services	\$ 35,650.14
11/6/19	4	Three Rivers Developers, LLC	Reimb #1 - Engineering & Permitting Work for Phase IA	\$ 406,850.00
10/10/19	5	Dominion Engineering Group, Inc.	Inv# 2019-3594 - Site Visits & Application Certification	\$ 2,770.00
1/21/20	6	Rinker Materials	PO#2 - Direct Purchases of Materials	\$ 93,638.16
10/10/19	7	Clary & Associates, inc.	Inv# 2019-568 - Preparation of Map & Legal Description	\$ 750.00
10/10/19	8	Vallencourt Construction Company	App# 5959-2 - Units 1, 2, 4 & Cty Park SR200	\$ 499,231.65
11/5/19	9	Dominion Engineering Group, Inc.	Inv# 2019-3592 Revisions to Engineers Report	\$ 2,950.00
11/5/19	10	ELM, Inc.	Inv# 18700 - Master Agreement for Architectural Services	\$ 5,988.89
11/5/19	11	Dominion Engineering Group, Inc.	Inv# 2019-3550 - Draft Supplemental Engineer's Report	\$ 3,995.25
11/5/19	12	Hopping, Green & Sams	Inv# 109177 - Review Construction Contracts/Agreements	\$ 2,367.00
11/5/19	13	Hopping, Green & Sams	Inv# 109804 - Vallencourt Agreement/Bond Requirements	\$ 2,926.00
11/5/19	14	Dominion Engineering Group, Inc.	Inv# 2019-3596 - Offsite Water Main/Plan Modifications	\$ 34,000.00
10/23/19	15	Rinker Materials	Inv# 19278106 - Direct Purchase of Materials	\$ 3,187.12
10/31/19	16	Rinker Materials	Inv# 19284124 & 1929041 - Direct Purchase of Materials	\$ 11,301.04
12/11/19	17	Standard Precast, Inc.	Phase I - Direct Purchase of Materials	\$ 160,874.00
12/11/19	18	Dominion Engineering Group, Inc.	Inv# 2019-3631, 2019-3645, 2019-3604	\$ 21,580.00
12/6/19	19	Vallencourt Construction Company	Inv# 6038 - Unit 1, 2, 4 & Country Park	\$ 1,446,218.26
12/11/19	20	Elm, Inc.	Inv# 18753 - Ph1 Site Concepts, Conceptual Designs	\$ 27,320.83
12/11/19	21	Standard Precast, Inc.	Inv# 57148-IN - Direct Purchase of Materials	\$ 2,179.00
12/11/19	22	Hopping, Green & Sams	Inv# 110412 - Project Construction - September 2019	\$ 506.00
12/11/19	23	Standard Precast, Inc.	Inv# 57310-IN - Direct Purchase of Materials	\$ 11,700.00
12/11/19	24	Hopping, Green & Sams	Inv# 111010 - Project Construction - October 2019	\$ 2,009.67
12/9/19	25	Rinker Materials	Inv# 19596166 - Direct Purchase of Materials - PO#2	\$ 4,231.92
12/10/19	26	Vallencourt Construction Company	App# 6101-4 - Unit 1, 2, 4 & Country Park	\$ 316,086.93
1/21/19	27	Elm, Inc.	Inv# 18784 - Professional Architectural Services	\$ 18,432.54
N/A	28	VOIDED	N/A	\$ -
1/21/20	29	Dominion Engineering Group, Inc.	Inv# 2019-3709/2019-3678 - Plan Modifications/FEMA CLOMR	\$ 24,011.94
1/21/20	30	Dominion Engineering Group, Inc.	Inv# 2019-3721 - Pay App #3 & Site Visit 11/6/19	\$ 1,290.00
12/23/19	31	Standard Precast, Inc.	Phase I - Direct Purchase of Materials - PO#3	\$ 56,644.00
12/23/19	32	Core & Main LP	Phase I - Direct Purchase of Materials	\$ 33,915.99
1/21/19	33	Hopping, Green & Sams	Inv# 111774 - Prep work authorizations/lift station agreement	\$ 302.50
2/25/20	53	Florida Power & Light	Inv# 1800208670 - UG RES Feeder/V/O State Road 200	\$ 4,787.69
3/24/20	51	Standard Precast, Inc.	Inv# 58379-IN - Phase 1A Direct Purchase of Materials PO#3	\$ 3,661.00
3/24/20	54	ELM, Inc.	Inv# 787082 - Tributary Unit 6 Infrastructure - Drilling Services	\$ 24,947.05
3/24/20	58	Dominion Engineering Group, Inc.	Inv# 2020-3854 & 2020-3870 - Construction Phase Services NTE	\$ 1,822.50
4/16/20	68	Elm, Inc.	Inv# 18921 - Entry & Blvd. Improve/Riverfront Amenity Concept	\$ 71,671.22
4/16/20	69	Avid Trails LLC	Inv# Tributary-01 - Avid Trail Design - Work Initial Site Visit	\$ 4,500.00
4/16/20	70	Cotton & Company	Inv# 070971 - Fabr/Install of Tributary Comm. Frontage Signage	\$ 2,012.50
TOTAL				\$ 4,912,355.18
Fiscal Year 2020				
10/1/19			Interest	\$ 344.88
11/1/19			Interest	\$ 7,127.33
12/1/19			Interest	\$ 5,321.02
12/3/19			Transfer From Cost of Issuance	\$ 11,986.67
1/2/20			Interest	\$ 3,517.82
2/3/20			Interest	\$ 2,907.62
3/2/20			Interest	\$ 2,635.56
4/1/20			Interest	\$ 1,383.89
TOTAL				\$ 35,224.79
Master Infrastructure Fund at 9/30/19				\$ 7,559,237.34
Interest Earned thru 4/30/20				\$ 35,224.79
Requisitions Paid thru 4/30/20				\$ (4,912,355.18)
Remaining Master Infrastructure Fund				\$ 2,682,106.95

**Three Rivers
Community Development District**

**Special Assessment Bonds, Series 2019A-1 & 2019A-2
Neighborhood Infrastructure Fund**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2020				
1/21/20	34	Standard Precast Inc.	Inv# 57648 & 57704 - PO#3 Direct Purchase of Materials	\$ 14,187.00
1/21/20	35	Rinker Materials	Inv# 19729586/199734509/19734510 - PO #3 Materials	\$ 20,457.20
1/21/20	36	Nassau County BOCC	Tributary Phase 1-A Units 2 & 3, 161 Lots	\$ 15,070.00
1/21/20	37	Standard Precast Inc.	Inv# 57745 - PO#3 Direct Purchase of Materials	\$ 3,240.00
1/21/20	38	Vallencourt Construction, Co. Inc.	Inv# 6150/6151 - Units 1, 2, 4 & County Park - December 2019	\$ 1,208,253.71
1/21/20	39	Dominion Engineering Group	Inv# 2020-3735/2020-3754/2020-3755	\$ 31,513.76
1/21/20	40	Standard Precast Inc.	Inv# 57785/57786/57787/57854/57855	\$ 42,255.00
1/21/20	41	Elm, Inc.	Inv# 18827 -Professional Architectural Services	\$ 22,910.68
1/21/20	42	Standard Precast Inc.	Inv# 57896 & 57897 - PO#3 Direct Purchase of Materials	\$ 14,031.00
2/19/20	43	Standard Precast Inc.	Inv# 57967 & 57985 - Direct Purchase of Materials	\$ 16,435.00
2/19/20	44	Bio-Tech Consulting, inc.	Inv# 154620 & 154949 - WA#1 Environmental Coordination	\$ 3,620.00
2/19/20	45	Standard Precast Inc.	Inv# 58096, 58095 & 58054 - Direct Purchase of Materials	\$ 32,926.00
2/19/20	46	Core & Main LP	Inv# L799651, L799562, L221580, L668793, CM #L799727	\$ 16,752.03
2/19/20	47	Vallencourt Construction, Co. Inc.	Inv# 6210/Application #6A & Inv# 6211/Application 6B	\$ 608,427.53
2/19/20	48	Standard Precast Inc.	Inv# 58198 & 58279 - Direct Purchase of Materials	\$ 13,690.00
2/19/20	49	Dominion Engineering Group	Inv# 2020-3814, 2020-3817 & 2020-3787	\$ 23,264.26
2/19/20	50	National Flood Insurance Program	FEMA CLOMR Review Fee	\$ 6,750.00
3/25/20	52	Standard Precast Inc.	Inv# 58379-IN, 58309-IN, 58381-IN - PO#3	\$ 29,100.00
3/25/20	55	ECS Florida, LLC	Inv# 787082 - Tributary Unit 6 Infrastructure - Drilling Services	\$ 1,000.00
3/25/20	56	Standard Precast Inc.	Inv# 58531, 58606, 58605, 58603, 58606, 58426, 58427 & 58496	\$ 58,206.00
3/25/20	57	Dominion Engineering Group	Inv# 2020-3829 & 2020-3870 - Final Dev. Plan Mod/Unit 6 Design	\$ 20,061.42
3/25/20	59	Vallencourt Construction, Co. Inc.	Inv# 6285/App# 7A - Progress Payment	\$ 463,605.94
3/25/20	60	Rinker Materials	Direct Purchase of Materials - PO#4 - Invoice #20027493	\$ 16,839.68
3/25/20	61	Standard Precast Inc.	Direct Purchase of Materials - PO#3 - Invoice #0058783-IN	\$ 2,715.00
4/16/20	62	ECS Florida, LLC	Inv# 793794 - Tributary Unit 6 Infrast. - Geotechnical Services	\$ 4,700.00
4/16/20	63	ECS Florida, LLC	Inv# 767539 & 793792 - Phase 1A Drawdown Analysis	\$ 17,000.00
4/16/20	64	Rinker Materials	Inv# 200004547, 20011678, 20109788, 20118066 & 20125391 Inv# L831203, L918356, L922374, L922646, L943891, L979356,	\$ 36,781.12
4/16/20	65	Core & Main LP	M028817 & M060161	\$ 104,863.86
4/16/20	66	Core & Main LP	Inv# L951234, L974975, L981693, L995237 & L995243	\$ 60,718.60
4/16/20	67	Hopping, Green & Sams	Invoices #112564, 113296, 113921 - Project Construction Services	\$ 5,812.50
TOTAL				\$ 2,915,187.29
Fiscal Year 2020				
10/1/19			Interest	\$ 346.54
11/1/19			Interest	\$ 9,568.17
12/1/19			Interest	\$ 7,988.24
1/2/20			Interest	\$ 7,897.84
2/3/20			Interest	\$ 7,213.53
3/2/20			Interest	\$ 5,650.88
4/1/20			Interest	\$ 2,736.65
TOTAL				\$ 41,401.85
Neighborhood Infrastructure Fund at 9/30/19				\$ 7,595,489.00
Interest Earned thru 4/30/20				\$ 41,401.85
Requisitions Paid thru 4/30/20				\$ (2,915,187.29)
Remaining Neighborhood Infrastructure Fund				\$ 4,721,703.56

TENTH ORDER OF BUSINESS

Three Rivers

Community Development District

FY20 Funding Request #8
May 11, 2020

General Fund
FY2020

Payee		
1	Governmental Management Services, LLC Inv# 20 - Management Fees - May 2020	\$ 4,474.10
2	News-Leader Inv# 576178 - Notice of Meeting - May 2020	\$ 610.80
3	VGlobalTech Inv# 1322 - Website ADA Compliance - October 2019	\$ 1,875.00
4	Supervisor Fees April 14, 2020	
	Rose Bock	\$ 215.30
	Liam O'Reilly	\$ 215.30
	Michael Taylor	\$ 215.30
	Blake Weatherly	\$ 215.30
		\$ 7,821.10
Total:		\$ 7,821.10

Please make check payable to:

Three Rivers Community Development District
1408 Hamlin Avenue
Unit E
St. Cloud, FL 34771

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 20

Invoice Date: 5/1/20

Due Date: 5/1/20

Case:

P.O. Number:

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

Description	# 1	Hours/Qty	Rate	Amount
Management Fees - May 2020	310-513-34		3,750.00	3,750.00
Information Technology - May 2020	351		208.33	208.33
Dissemination Agent Services - May 2020	313		291.67	291.67
Office Supplies	51		10.30	10.30
Postage	42		6.90	6.90
Copies	425		193.95	193.95
Telephone	41		12.95	12.95
Total				\$4,474.10
Payments/Credits				\$0.00
Balance Due				\$4,474.10

NEWS-LEADER

P.O. Box 16766

Fernandina Beach FL 32035

(904) 261-3696

Fax(904) 261-3698

Advertising Memo Bill

05/2020		THREE RIVERS CDD	
610.80			
.00	.00	.00	.00
1	05/05/20	72250	MEGHA 72250

THREE RIVERS CDD 475 WEST TOWN PLACE, STE 114 SAINT AUGUSTINE FL 32092	<p>Amount Paid:</p> <hr/> <p>Comments:</p> <p>Ad #: 576178</p>
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Please Return Upper Portion With Payment

05/08/20	576178	NOTICE OF MEETING	3.0X 8.00	1		
	ROP	BOARD OF SUPERVISORS	24.00	24.95	610.80	610.80
		05/08				
	DPAFF	FNL		12.00		
		ROPLD AFFIDAVIT				

Statement of Account - Aging of Past Due Amounts

0.00	0.00	0.00	0.00	610.80
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NEWS-LEADER

(904) 261-3696

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

576178	05/2020	72250	72250	THREE RIVERS CDD
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VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com

RECEIVED
APR 10 2020

BY: _____



INVOICE

BILL TO

Three Rivers CDD
135 W. Central Blvd, Suite 320
Orlando, FL 32801
United States

INVOICE # 1322

DATE 07/29/2019

DUE DATE 07/29/2019

TERMS Due on receipt

9
310-513-357

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/01/2019	Web Design:Website ADA Compliance - Type S Perform ADA Compliance check, update / rebuild current site with new ADA plugins, update html code for compliance, image tags etc. Convert 2 years worth of documents to RTF's. Document before and after for ADA errors as per WAVE Checker tool. (See proposal for details)	1	1,875.00	1,875.00

Make checks payable to "VGlobalTech"

BALANCE DUE

\$1,875.00