

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2023**

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
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**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 258,531				\$ 671,193
Allowable discounts (4%)	(10,341)				(26,848)
Assessment levy: on-roll - net	248,190	\$221,444	\$ 26,746	\$ 248,190	644,345
Assessment levy: off-roll	-	-	-	-	-
Developer contribution	336,942	127,678	267,165	394,843	122,976
Rental income	-	-	-	-	-
Total revenues	585,132	349,122	293,911	643,033	767,321
EXPENDITURES					
Professional & administrative					
Supervisor fees	9,000	2,200	6,800	9,000	9,000
FICA	918	168	750	918	918
Engineering	8,500	1,883	6,617	8,500	8,500
Attorney	25,000	3,088	21,912	25,000	25,000
Arbitrage	500	-	500	500	500
DSF accounting: series 2019	7,500	3,750	3,750	7,500	7,500
DSF accounting: series 2021	7,500	3,750	3,750	7,500	7,500
DSF accounting: series 2022	-	-	-	-	7,500
Dissemination agent: series 2019	1,000	500	500	1,000	1,000
Dissemination agent: series 2021-B1	1,000	500	500	1,000	1,000
Dissemination agent: series 2021-B2	1,000	500	500	1,000	1,000
Dissemination agent: series 2022	-	-	-	-	1,000
Trustee: series 2019	4,050	4,041	9	4,050	4,050
Trustee: series 2021-B1	4,000	4,031	-	4,031	4,000
Trustee: series 2021-B2	4,000	-	4,000	4,000	4,000
Trustee: series 2022	-	-	-	-	4,000
Audit	6,000	-	6,000	6,000	6,000
Management	45,000	22,500	22,500	45,000	45,000
Website	705	-	705	705	705
ADA compliance	210	-	210	210	210
Telephone	500	250	250	500	500
Postage	500	185	315	500	500
Insurance: GL and D&O	5,500	5,570	-	5,570	5,500
Printing & binding	500	250	250	500	500
Legal Advertising	1,500	1,342	158	1,500	1,500
Other current charges	500	70	430	500	500
Dues, licenses & subscriptions	175	175	-	175	175
Tax collector	5,171	4,429	742	5,171	13,424
Total professional & administrative	140,229	59,182	81,148	140,330	160,982

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
Operations & maintenance					
Landscape maintenance	150,000	70,190	79,810	150,000	147,400
Landscape contingency	15,000	11,672	3,328	15,000	7,700
Electric	18,000	10,361	7,639	18,000	19,800
Reclaimed water	40,000	16,568	23,432	40,000	44,000
Lake/stormwater maintenance	20,000	1,150	18,850	20,000	15,180
Irrigation repairs	10,000	-	10,000	10,000	11,000
Irrigation	-	-	-	-	-
Waste pickup	-	-	-	-	1,000
Accounting	3,500	-	3,500	3,500	7,500
Total operations & maintenance	<u>256,500</u>	<u>109,941</u>	<u>146,559</u>	<u>256,500</u>	<u>253,580</u>
Amenity center					
Utilities					
Telephone & cable	4,783	-	4,783	4,783	9,566
Electric	8,750	-	8,750	8,750	17,500
Water/irrigation	9,333	-	9,333	9,333	18,666
Gas	875	-	875	875	1,750
Trash removal	1,458	-	1,458	1,458	2,916
Security					
Alarm monitoring	700	-	700	700	400
Monitoring	7,233	-	7,233	7,233	14,466
Access cards	583	-	583	583	1,166
Management contracts					
Facility management	25,480	-	25,480	25,480	-
Landscape mainenance	15,263	-	15,263	15,263	30,526
Landscape seasonal (annuals & pine straw)	4,667	-	4,667	4,667	9,334
Landscape contingency	4,667	-	4,667	4,667	-
Field Management/administrative	18,000	-	18,000	18,000	-
Pool service	9,730	-	9,730	9,730	28,200
Pool repairs	2,917	-	2,917	2,917	5,834
Pool chemicals	7,000	-	7,000	7,000	14,000
Janitorial services	8,015	-	8,015	8,015	16,030
Janatorial supplies	1,750	-	1,750	1,750	3,500
Facility maintenance	8,750	-	8,750	8,750	17,500
Fitness equipment lease	8,041	-	8,041	8,041	38,300
Pest control	875	-	875	875	1,750

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
Pool permits	583	-	583	583	1,166
Repairs & maintenance	4,667	-	4,667	4,667	9,334
Maintenance reserves	11,667	-	11,667	11,667	14,594
New capital projects	7,000	-	7,000	7,000	10,000
Special events	5,833	-	5,833	5,833	11,666
Holiday decorations	6,333	-	6,333	6,333	12,666
Fitness center repairs/supplies	1,750	-	1,750	1,750	3,500
Office supplies	292	-	292	292	584
Operating supplies	5,425	-	5,425	5,425	10,850
ASCAP/BMI licences	992	-	992	992	1,984
Insurance: property	-	-	-	-	30,000
Fitness equipment	-	31,877	-	31,877	-
Kayak Launch	-	-	-	-	15,000
Total amenity center	<u>193,412</u>	<u>31,877</u>	<u>193,412</u>	<u>225,289</u>	<u>352,748</u>
Total expenditures	<u>590,141</u>	<u>201,000</u>	<u>421,119</u>	<u>622,119</u>	<u>767,310</u>
Net increase/(decrease) of fund balance	(5,009)	148,122	(127,208)	20,914	11
Fund balance - beginning (unaudited)	-	(20,914)	127,208	(20,914)	-
Fund balance - ending (projected)	<u>\$ (5,009)</u>	<u>\$ 127,208</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11</u>

Total Number of Units	3,125
Platted or Anticipated Platted Units	552
Professional & admin amount per unit	44.55
Operations & maintenance and amenity center amount per unit	1,098.42

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures

Professional & administrative

Supervisor fees	\$ 9,000
Statutory set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
FICA	918
Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.	
Engineering	8,500
The District's engineer provides 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	25,000
Hopping, Green & Sams provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.	
Arbitrage	500
To ensure the District's compliance with tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
DSF accounting: series 2019	7,500
DSF accounting: series 2021	7,500
DSF accounting: series 2022	7,500
Dissemination agent	
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.	
Dissemination agent: series 2019	1,000
Dissemination agent: series 2021-B1	1,000
Dissemination agent: series 2021-B2	1,000
Dissemination agent: series 2022	1,000
Trustee	
Annual fee paid for the services provided as trustee, paying agent and registrar.	
Trustee: series 2019	4,050
Trustee: series 2021-B1	4,000
Trustee: series 2021-B2	4,000
Trustee: series 2022	4,000
Audit	6,000
The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
Management	45,000
Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experiences of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and finally operate and maintain the assets of the community.	
Website	705
ADA compliance	210

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Telephone	500
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance: GL and D&O	5,500
The District's general liability, public officials liability and property insurance coverages.	
Printing & binding	500
Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.	
Legal Advertising	1,500
The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.	
Other current charges	500
Bank charges and any other miscellaneous expenses incurred during the year.	
Dues, licenses & subscriptions	175
Annual fee paid to the Florida Department of Community Affairs.	
Tax Collector	13,424
Operations & maintenance	
Landscape maintenance	147,400
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	7,700
Estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.	
Utilities	
Estimated costs for any utilities such as electric, streetlights, water that may come online during the fiscal year.	
Electric	19,800
Reclaimed water	44,000
Lake/stormwater maintenance	15,180
Estimated costs for maintenance of all lakes and stormwater that will be maintained by the District.	
Irrigation repairs	11,000
Estimated costs for any repairs to the irrigation system.	
Waste pickup	1,000
Accounting	7,500

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Amenity center

Utilities

Telephone & cable	9,566
Electric	17,500
Water/irrigation	18,666
Gas	1,750
Trash removal	2,916

Security

Alarm monitoring	400
Monitoring	14,466
Access cards	1,166

Management contracts

Landscape mainenance	30,526
Landscape seasonal (annuals & pine straw)	9,334
Pool service	28,200

Crown Pools monthly service contract \$2,350 per month

Pool repairs	5,834
Pool chemicals	14,000
Janitorial services	16,030
Janatorial supplies	3,500
Facility maintenance	17,500
Fitness equipment lease	38,300
Pest control	1,750

Pool permits

1,166

Repairs & maintenance

9,334

Maintenance reserves

14,594

New capital projects

10,000

Special events

11,666

Holiday decorations

12,666

Fitness center repairs/supplies

3,500

Office supplies

584

Operating supplies

10,850

ASCAP/BMI licences

1,984

Insurance: property

30,000

Kayak Launch

15,000

Total expenditures

\$ 767,310

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-1
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 453,418				\$ 811,167
Allowable discounts (4%)	(18,137)				(32,447)
Net assessment levy - on-roll	435,281	\$ 388,427	\$ 46,854	\$ 435,281	778,720
Off-roll assessments	574,623	-	322,341	322,341	198,678
Assessment prepayments	-	725,165	-	725,165	-
Lot closing	-	252,282	-	252,282	-
Interest	5,000	42	-	42	5,000
Total revenues	1,014,904	1,365,916	369,195	1,735,111	982,398
EXPENDITURES					
Debt service					
Principal	280,000	-	280,000	280,000	275,000
Principal prepayment	-	245,000	480,000	725,000	-
Interest 11/1	362,522	362,522	-	362,522	340,650
Interest 5/1	362,522	2,787	359,735	362,522	340,650
Tax collector	9,068	7,768	1,300	9,068	16,223
Total expenditures	1,014,112	618,077	1,121,035	1,739,112	972,523
Excess/(deficiency) of revenues over/(under) expenditures	792	747,839	(751,840)	(4,001)	9,875
OTHER FINANCING SOURCES/(USES)					
Transfers in	-	37,762	-	37,762	-
Transfers out	-	(37,762)	-	(37,762)	-
Total other financing sources/(uses)	-	-	-	-	-
Fund balance:					
Net increase/(decrease) in fund balance	792	747,839	(751,840)	(4,001)	9,875
Beginning fund balance (unaudited)	1,370,320	1,358,064	2,105,903	1,358,064	1,354,063
Ending fund balance (projected)	\$ 1,371,112	\$ 2,105,903	\$ 1,354,063	\$ 1,354,063	1,363,938
Use of fund balance:					
Debt service reserve account balance (required)					(1,001,063)
Principal expense - November 1, 2023					-
Interest expense - November 1, 2023					(335,322)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 27,553

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22			340,650.00	340,650.00	14,900,000.00
05/01/23	275,000.00	3.875%	340,650.00	615,650.00	14,625,000.00
11/01/23	-		335,321.88	335,321.88	14,625,000.00
05/01/24	285,000.00	3.875%	335,321.88	620,321.88	14,340,000.00
11/01/24	-		329,800.00	329,800.00	14,340,000.00
05/01/25	300,000.00	4.125%	329,800.00	629,800.00	14,040,000.00
11/01/25	-		323,612.50	323,612.50	14,040,000.00
05/01/26	310,000.00	4.125%	323,612.50	633,612.50	13,730,000.00
11/01/26	-		317,218.75	317,218.75	13,730,000.00
05/01/27	325,000.00	4.125%	317,218.75	642,218.75	13,405,000.00
11/01/27	-		310,515.63	310,515.63	13,405,000.00
05/01/28	340,000.00	4.125%	310,515.63	650,515.63	13,065,000.00
11/01/28	-		303,503.13	303,503.13	13,065,000.00
05/01/29	355,000.00	4.125%	303,503.13	658,503.13	12,710,000.00
11/01/29	-		296,181.25	296,181.25	12,710,000.00
05/01/30	370,000.00	4.500%	296,181.25	666,181.25	12,340,000.00
11/01/30	-		287,856.25	287,856.25	12,340,000.00
05/01/31	385,000.00	4.500%	287,856.25	672,856.25	11,955,000.00
11/01/31	-		279,193.75	279,193.75	11,955,000.00
05/01/32	400,000.00	4.500%	279,193.75	679,193.75	11,555,000.00
11/01/32	-		270,193.75	270,193.75	11,555,000.00
05/01/33	425,000.00	4.500%	270,193.75	695,193.75	11,130,000.00
11/01/33	-		260,631.25	260,631.25	11,130,000.00
05/01/34	440,000.00	4.500%	260,631.25	700,631.25	10,690,000.00
11/01/34	-		250,731.25	250,731.25	10,690,000.00
05/01/35	460,000.00	4.500%	250,731.25	710,731.25	10,230,000.00
11/01/35	-		240,381.25	240,381.25	10,230,000.00
05/01/36	485,000.00	4.500%	240,381.25	725,381.25	9,745,000.00
11/01/36	-		229,468.75	229,468.75	9,745,000.00
05/01/37	505,000.00	4.500%	229,468.75	734,468.75	9,240,000.00
11/01/37	-		218,106.25	218,106.25	9,240,000.00
05/01/38	525,000.00	4.500%	218,106.25	743,106.25	8,715,000.00
11/01/38	-		206,293.75	206,293.75	8,715,000.00
05/01/39	550,000.00	4.500%	206,293.75	756,293.75	8,165,000.00
11/01/39	-		193,918.75	193,918.75	8,165,000.00
05/01/40	580,000.00	4.750%	193,918.75	773,918.75	7,585,000.00
11/01/40	-		180,143.75	180,143.75	7,585,000.00
05/01/41	605,000.00	4.750%	180,143.75	785,143.75	6,980,000.00
11/01/41	-		165,775.00	165,775.00	6,980,000.00
05/01/42	635,000.00	4.750%	165,775.00	800,775.00	6,345,000.00
11/01/42	-		150,693.75	150,693.75	6,345,000.00
05/01/43	670,000.00	4.750%	150,693.75	820,693.75	5,675,000.00
11/01/43	-		134,781.25	134,781.25	5,675,000.00
05/01/44	695,000.00	4.750%	134,781.25	829,781.25	4,980,000.00

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/44	-		118,275.00	118,275.00	4,980,000.00
05/01/45	735,000.00	4.750%	118,275.00	853,275.00	4,245,000.00
11/01/45	-		100,818.75	100,818.75	4,245,000.00
05/01/46	770,000.00	4.750%	100,818.75	870,818.75	3,475,000.00
11/01/46	-		82,531.25	82,531.25	3,475,000.00
05/01/47	810,000.00	4.750%	82,531.25	892,531.25	2,665,000.00
11/01/47	-		63,293.75	63,293.75	2,665,000.00
05/01/48	850,000.00	4.750%	63,293.75	913,293.75	1,815,000.00
11/01/48	-		43,106.25	43,106.25	1,815,000.00
05/01/49	885,000.00	4.750%	43,106.25	928,106.25	930,000.00
11/01/49	-		22,087.50	22,087.50	930,000.00
05/01/50	930,000.00	4.750%	22,087.50	952,087.50	-
Total	14,900,000.00		12,110,168.78	27,010,168.78	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-2
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Revenue & Expenditures	Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Off-roll assessments	\$ 29,569	\$ -	\$ 29,569	\$ 29,569	\$ 3,562
Interest	-	2	-	2	-
Total revenues	<u>29,569</u>	<u>2</u>	<u>29,569</u>	<u>29,571</u>	<u>3,562</u>
EXPENDITURES					
Debt service					
Principal prepayment	-	135,000		135,000	-
Interest 11/1	23,869	4,987	-	4,987	1,781
Interest 5/1	5,700	59	1,781	1,840	1,781
Total expenditures	<u>29,569</u>	<u>140,046</u>	<u>1,781</u>	<u>141,827</u>	<u>3,562</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(140,044)	27,788	(112,256)	-
OTHER FINANCING SOURCES/(USES)					
Transfers in	-	37,762	-	37,762	-
Transfers out	-	(37,762)	-	(37,762)	-
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	-	(140,044)	27,788	(112,256)	-
Beginning fund balance (unaudited)	82,517	153,660	13,616	153,660	41,404
Ending fund balance (projected)	<u>\$ 82,517</u>	<u>\$ 13,616</u>	<u>\$ 41,404</u>	<u>\$ 41,404</u>	<u>41,404</u>
Use of fund balance:					
Debt service reserve account balance (required)					(3,563)
Interest expense - November 1, 2023					(1,781)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 36,060</u>

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22			1,781.25	1,781.25	75,000.00
05/01/23			1,781.25	1,781.25	75,000.00
11/01/23			1,781.25	1,781.25	75,000.00
05/01/24			1,781.25	1,781.25	75,000.00
11/01/24			1,781.25	1,781.25	75,000.00
05/01/25			1,781.25	1,781.25	75,000.00
11/01/25			1,781.25	1,781.25	75,000.00
05/01/26			1,781.25	1,781.25	75,000.00
11/01/26			1,781.25	1,781.25	75,000.00
05/01/27			1,781.25	1,781.25	75,000.00
11/01/27			1,781.25	1,781.25	75,000.00
05/01/28			1,781.25	1,781.25	75,000.00
11/01/28			1,781.25	1,781.25	75,000.00
05/01/29	75,000.00	4.750%	1,781.25	76,781.25	-
Total	210,000.00		24,937.50	99,937.50	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021B
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Revenue & Expenditures	
REVENUES					
Special assessment: off-roll	\$ 111,825	\$ -	\$ 111,825	\$ 111,825	\$ 14,850
Assessment prepayments	-	2,069,670	31,275	2,100,945	-
Lot closing	-	38,780	-	38,780	-
Interest	-	19	-	19	-
Total revenues	<u>111,825</u>	<u>2,108,469</u>	<u>143,100</u>	<u>2,251,569</u>	<u>14,850</u>
EXPENDITURES					
Debt service					
Principal prepayment	-	745,000	1,410,000	2,155,000	-
Interest	138,713	63,731	-	63,731	14,850
Total debt service	<u>138,713</u>	<u>808,731</u>	<u>1,410,000</u>	<u>2,218,731</u>	<u>14,850</u>
Other fees & charges					
Costs of issuance	-	-	178,690	178,690	-
Total other fees & charges	<u>-</u>	<u>-</u>	<u>178,690</u>	<u>178,690</u>	<u>-</u>
Total expenditures	<u>138,713</u>	<u>808,731</u>	<u>1,588,690</u>	<u>2,397,421</u>	<u>14,850</u>
Excess/(deficiency) of revenues over/(under) expenditures	(26,888)	1,299,738	(1,445,590)	(145,852)	-
Beginning fund balance (unaudited)	<u>248,980</u>	<u>235,564</u>	<u>1,535,302</u>	<u>235,564</u>	<u>89,712</u>
Ending fund balance (projected)	<u>\$ 222,092</u>	<u>\$ 1,535,302</u>	<u>\$ 89,712</u>	<u>\$ 89,712</u>	<u>89,712</u>
Use of fund balance:					
Debt service reserve account balance (required)					(78,300)
Principal and Interest expense - November 1, 2023					(7,425)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 3,987</u>

Note: Series 2021B Bonds had their interest capitalized through 11/1/2021.

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021B AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22			7,425.00	7,425.00	330,000.00
05/01/23			7,425.00	7,425.00	330,000.00
11/01/23			7,425.00	7,425.00	330,000.00
05/01/24			7,425.00	7,425.00	330,000.00
11/01/24			7,425.00	7,425.00	330,000.00
05/01/25			7,425.00	7,425.00	330,000.00
11/01/25			7,425.00	7,425.00	330,000.00
05/01/26			7,425.00	7,425.00	330,000.00
11/01/26			7,425.00	7,425.00	330,000.00
05/01/27			7,425.00	7,425.00	330,000.00
11/01/27			7,425.00	7,425.00	330,000.00
05/01/28			7,425.00	7,425.00	330,000.00
11/01/28			7,425.00	7,425.00	330,000.00
05/01/29			7,425.00	7,425.00	330,000.00
11/01/29			7,425.00	7,425.00	330,000.00
05/01/30			7,425.00	7,425.00	330,000.00
11/01/30			7,425.00	7,425.00	330,000.00
05/01/31			7,425.00	7,425.00	330,000.00
11/01/31			7,425.00	7,425.00	330,000.00
05/01/32			7,425.00	7,425.00	330,000.00
11/01/32			7,425.00	7,425.00	330,000.00
05/01/33			7,425.00	7,425.00	330,000.00
11/01/33			7,425.00	7,425.00	330,000.00
05/01/34			7,425.00	7,425.00	330,000.00
11/01/34			7,425.00	7,425.00	330,000.00
05/01/35			7,425.00	7,425.00	330,000.00
11/01/35			7,425.00	7,425.00	330,000.00
05/01/36	330,000.00	4.500%	7,425.00	337,425.00	-
Total	3,680,000.00		207,900.00	537,900.00	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021B (SOUTH ASSESSMENT AREA)
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Revenue & Expenditures	Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Special assessment: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 462,500
Total revenues	-	-	-	-	462,500
EXPENDITURES					
Debt service					
Interest	318,611	87,361	231,250	318,611	462,500
Total debt service	318,611	87,361	231,250	318,611	462,500
Other fees & charges					
Costs of issuance	-	94,157		94,157	-
Total other fees & charges	-	94,157	-	94,157	-
Total expenditures	318,611	181,518	231,250	412,768	462,500
Excess/(deficiency) of revenues over/(under) expenditures	(318,611)	(181,518)	(231,250)	(412,768)	-
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(9,320)	-	-	-
Total other financing sources/(uses)	-	(9,320)	-	-	-
Fund balance:					
Net increase/(decrease) in fund balance	(318,611)	(190,838)	(231,250)	(412,768)	-
Beginning fund balance (unaudited)	1,012,361	1,115,838	925,000	1,115,838	703,070
Ending fund balance (projected)	<u>\$ 693,750</u>	<u>\$ 925,000</u>	<u>\$ 693,750</u>	<u>\$ 703,070</u>	<u>703,070</u>
Use of fund balance:					
Debt service reserve account balance (required)					(462,500)
Principal and Interest expense - November 1, 2023					(231,250)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 9,320</u>

Note: Series 2021B Bonds had their interest capitalized through 11/1/2022.

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021B AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22			231,250.00	231,250.00	10,000,000.00
05/01/23			231,250.00	231,250.00	10,000,000.00
11/01/23			231,250.00	231,250.00	10,000,000.00
05/01/24			231,250.00	231,250.00	10,000,000.00
11/01/24			231,250.00	231,250.00	10,000,000.00
05/01/25			231,250.00	231,250.00	10,000,000.00
11/01/25			231,250.00	231,250.00	10,000,000.00
05/01/26			231,250.00	231,250.00	10,000,000.00
11/01/26			231,250.00	231,250.00	10,000,000.00
05/01/27			231,250.00	231,250.00	10,000,000.00
11/01/27			231,250.00	231,250.00	10,000,000.00
05/01/28			231,250.00	231,250.00	10,000,000.00
11/01/28			231,250.00	231,250.00	10,000,000.00
05/01/29			231,250.00	231,250.00	10,000,000.00
11/01/29			231,250.00	231,250.00	10,000,000.00
05/01/30			231,250.00	231,250.00	10,000,000.00
11/01/30			231,250.00	231,250.00	10,000,000.00
05/01/31			231,250.00	231,250.00	10,000,000.00
11/01/31			231,250.00	231,250.00	10,000,000.00
05/01/32			231,250.00	231,250.00	10,000,000.00
11/01/32			231,250.00	231,250.00	10,000,000.00
05/01/33			231,250.00	231,250.00	10,000,000.00
11/01/33			231,250.00	231,250.00	10,000,000.00
05/01/34			231,250.00	231,250.00	10,000,000.00
11/01/34			231,250.00	231,250.00	10,000,000.00
05/01/35			231,250.00	231,250.00	10,000,000.00
11/01/35			231,250.00	231,250.00	10,000,000.00
05/01/36	10,000,000.00	4.625%	231,250.00	10,231,250.00	-
Total	10,000,000.00		6,475,000.00	16,475,000.00	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

On-Roll Assessments (Platted Lots in Units 1 & 2)

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2023 O&M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
Conventional					
SF 40'	-	\$ 1,215.93	\$ 1,458.51	\$ 2,674.44	\$ 2,368.83
SF 45'	30	1,215.93	1,510.64	2,726.57	2,420.96
SF 50'	94	1,215.93	1,562.77	2,778.70	2,473.09
SF 60'	107	1,215.93	1,667.02	2,882.95	2,577.34
SF 65'	-	1,215.93	1,719.15	2,935.08	2,629.47
Total	231				

On-Roll Assessments (Platted Lots in Unit 3)

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2023 O&M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
Conventional					
SF 40'	-	\$ 1,215.93	\$ 1,458.51	\$ 2,674.44	\$ 2,368.83
SF 45'	-	1,215.93	1,510.64	2,726.57	2,420.96
SF 50'	53	1,215.93	1,562.77	2,778.70	2,473.09
SF 60'	-	1,215.93	1,667.02	2,882.95	2,577.34
SF 65'	-	1,215.93	1,719.15	2,935.08	2,629.47
Total	53				

On-Roll Assessments (Platted Lots in Unit 4)

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2023 O&M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
Age-Restricted					
SF 45'	-	\$ 1,215.93	-	1,215.93	N/A
SF 50'	19	1,215.93	1,562.77	2,778.70	N/A
SF 50' Reduced	46	1,215.93	957.45	2,173.38	
SF 60'	-	1,215.93	1,667.02	2,882.95	N/A
SF 60' Reduced	35	1,215.93	957.45	2,173.38	
Total	100				

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

On-Roll Assessments (Platted Lots in Units 5 & 6)					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2023 O&M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
<u>Conventional</u>					
SF 40'	63	\$ 1,215.93	\$ 1,458.51	\$ 2,674.44	N/A
SF 45'	105	1,215.93	1,510.64	2,726.57	N/A
SF 50'	-	1,215.93	1,562.77	2,778.70	N/A
SF 60'	-	1,215.93	1,667.02	2,882.95	N/A
SF 65'	-	1,215.93	1,719.15	2,935.08	N/A
Total	168				

Developer Contribution for O&M & Off-Roll Assessments for DS (Unplatted Lots in Units 5 & 6)					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2023 O&M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
<u>Age-Restricted</u>					
SF 45'	-	Dev Contribution	-	-	N/A
SF 50'	55	Dev Contribution	1,562.77	1,469.00	N/A
SF 60'	47	Dev Contribution	1,667.02	1,567.00	N/A
Total	102				