

THREE RIVERS

**COMMUNITY DEVELOPMENT
DISTRICT**

August 15, 2024

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Three Rivers Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 8, 2024

ATTENDEES:
Please identify yourself each time
you speak to facilitate accurate
transcription of meeting minutes.

Board of Supervisors
Three Rivers Community Development District

Dear Board Members:

The Board of Supervisors of the Three Rivers Community Development District will hold a Public Hearing and Regular Meeting on August 15, 2024 at 3:00 p.m., at the Amelia Island Nassau County Association of Realtors, 910 S 14th St., Fernandina Beach, Florida 32034. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consent Agenda
 - A. Consideration/Ratification of Requisition(s): Refunding Bond, Series 2023 (*support documentation available upon request*)
 - I. Number 65: Vallencourt Construction Co., Inc. [\$71,274.67]
 - II. Number 66: Vallencourt Construction Co., Inc. [\$5,688.00]
 - III. Number 67: England-Thims & Miller, Inc. [\$19,770.25]
 - IV. Number 68: Onsite Industries, LLC [\$1,287.00]
 - V. Number 69: Ring Power Corporation [\$2,216.94]
 - B. Ratification Item(s)
4. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2024-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
5. Consideration of Resolution 2024-12, Providing for Funding for the FY 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing

for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

6. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]
7. Acceptance of Unaudited Financial Statements as of June 30, 2024
8. Approval of July 18, 2024 Regular Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineers: *Dominion Engineering Group, Inc. and ETM*
 - C. Property Manager: *Castle Group*
 - D. Lifestyle Director: *OnPlace, LLC*
 - E. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: September 19, 2024 at 3:00 PM

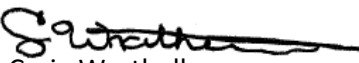
○ QUORUM CHECK

SEAT 1	BRAD ODOM	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JOE CORNELISON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	GREGG KERN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ROSE BOCK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MIKE TAYLOR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

10. Board Members' Comments/Requests
11. Public Comments
12. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

Sincerely,


Craig Wrathell
District Manager

FOR BOARD AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 782 134 6157

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

3AI

**2023 ACQUISITION AND CONSTRUCTION
REQUISITION**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023**

The undersigned, a Responsible Officer of the Three Rivers Community Development District (the “Issuer”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the “Trustee”), dated as of September 1, 2019, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of July 1, 2023 (the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: **65**
- (2) Name of Payee pursuant to Acquisition Agreement:

Vallencourt Construction Co., Inc.
ACH & Wire Instructions:
Receiving Bank: Synovus Bank
1148 Broadway
Columbus, GA 31901
ABA Routing Number: 061100606
Beneficiary Name: Vallencourt Construction Co, Inc.

- (3) Amount Payable: **\$ 71,274.67**
- (4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Tributary Unit 15 – Application for Payment No. 12 (June 2024)**
- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023
- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
- or


- ☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;
 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
 4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE
REQUESTS ONLY**

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

,
CONSULTING ENGINEER

Marcus McInarnay, President
Mike Vallencourt Sr., Chairman



Mike Vallencourt II, Vice President
J. Daniel Vallencourt, Vice President
Stan Bates P.E., Vice President

INVOICE

Date: 06/01/2024

Period To: 06/30/2024

To: Three Rivers CDD
C/O England Thims & Miller, Inc.
14775 Old Saint Augustine Road
Jacksonville, FL 32258

VCC Project #: 202310
Project #: TRIBUTARY UNIT 15
Subcontract #:
Application #: 12

Attn.: Scott Wild

Project Description: **TRIBUTARY UNIT 15**

Yulee, FL

ORIGINAL CONTRACT AMOUNT.....	\$	5,361,937.15
CHANGE ORDERS TO DATE.....	\$	-467,111.49
REVISED CONTRACT AMOUNT.....	\$	4,894,825.66
PERCENTAGE COMPLETE.....93.23%		
WORK COMPLETE TO DATE.....	\$	4,563,282.32
STORED MATERIALS.....	\$	0.00
TOTAL COMPLETED & STORED.....	\$	4,563,282.32
LESS RETAINAGE.....	\$	228,164.29
TOTAL EARNED LESS RETAINAGE.....	\$	4,335,118.03
LESS PREVIOUS BILLINGS.....	\$	4,263,843.36
CURRENT DUE.....	\$	71,274.67

Account Summary:	Sales This Period	Sales To Date
Gross:	75,025.98	4,563,282.32
Retainage:	3,751.31	228,164.29
Net:	71,274.67	4,335,118.03



449 Center Street, Green Cove Springs, FL 32043 | (904) 291-9330 | **VALLENCOURT.COM**

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

(Instructions on reverse side)

PAGE

TO: Three Rivers CDD
C/O England Thims & Miller, Inc., 14775 Old Saint Augustine Road
Jacksonville, FL 32258

PROJECT: TRIBUTARY UNIT 15

APPLICATION NO: 12

Distribution to:

[x] OWNER

[x] ENGINEER

[] CONTRACTOR

PERIOD TO: 06/30/2024

FROM: Vallencourt Construction Co. Inc.
449 Center Street
Green Cove Springs, FL 32043

CONTRACTOR'S

PROJECT NO: 2023-10

CONTRACT DATE: 06/06/2023

CHANGE ORDER SUMMARY

Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		\$125,847.87	\$-592,959.36
Approved this Month			
Number	Date Approved		
TOTALS		\$0.00	\$0.00
Net change by Change Orders		\$-467,111.49	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment shown issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Vallencourt Construction Co. Inc.

Tim Gaddis Jr, Senior Project Manager

By:



Date: 06/28/2024

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached

1. ORIGINAL CONTRACT SUM.....	\$ 5,361,937.15
2. Net change by Change Orders.....	\$ -467,111.49
3. CONTRACT SUM TO DATE (Line 1 +- 2).....	\$ 4,894,825.66
4. TOTAL COMPLETED & STORED TO DATE.....	\$ 4,563,282.32
(Column G on G703)	
5. RETAINAGE:	
a. 5.00 % of Completed Work	\$ 228,164.29
(Column D + E on G703)	
b. 5.00 % of Stored Materials	\$ 0.00
(Column F on G703)	
Total Retainage (Line 5a + 5b or	
Total in Column 1 of G703).....	\$ 228,164.29
6. TOTAL EARNED LESS RETAINAGE:.....	\$ 4,335,118.03
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENT (Line 6 from prior Certificate).....	\$ 4,263,843.36
8. CURRENT PAYMENT DUE.....	\$ 71,274.67
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$ 559,707.63
(Line 3 less Line 6)	

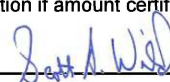
ENGINEERS CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED..... \$ 71,274.67

(Attach explanation if amount certified differs from the amount applied for.)

ENGINEER:

By:  Date: July 1, 2024

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where available retainage for line items may apply.

Three Rivers CDD
TRIBUTARY UNIT 15

Yulee, FL

APPLICATION NUMBER: 12

APPLICATION DATE: 06/28/2024

PERIOD TO: 06/30/2024

VCC PROJECT #: 202310

A	B	C	D E		F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G+C)	BALANCE TO FINISH (C-G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
	General Conditions	\$101,181.11	\$93,431.16	\$2,906.23	\$0.00	\$96,337.39	95.21%	\$4,843.72	\$4,816.87
100	General Conditions	\$96,874.42	\$89,124.47	\$2,906.23	\$0.00	\$92,030.70	95.00%	\$4,843.72	\$4,601.54
104	Construction Entrance	\$4,306.69	\$4,306.69	\$0.00	\$0.00	\$4,306.69	100.00%	\$0.00	\$215.33
	Bonds	\$58,448.94	\$58,448.94	\$0.00	\$0.00	\$58,448.94	100.00%	\$0.00	\$2,922.45
201	Payment & Performance Bonds	\$58,448.94	\$58,448.94	\$0.00	\$0.00	\$58,448.94	100.00%	\$0.00	\$2,922.45
	NPDES	\$42,716.55	\$41,345.25	\$685.65	\$0.00	\$42,030.90	98.40%	\$685.65	\$2,101.55
300	NPDES Permit Compliance	\$32,911.20	\$31,539.90	\$685.65	\$0.00	\$32,225.55	97.92%	\$685.65	\$1,611.28
601	Silt Fence Type III (Regular)	\$9,805.35	\$9,805.35	\$0.00	\$0.00	\$9,805.35	100.00%	\$0.00	\$490.27
	Survey & As-Builts	\$43,948.33	\$37,570.40	\$2,936.89	\$0.00	\$40,507.29	92.17%	\$3,441.04	\$2,025.43
400	Surveying	\$22,688.43	\$22,688.43	\$0.00	\$0.00	\$22,688.43	100.00%	\$0.00	\$1,134.42
500	Paving And Drainage As-Builts	\$5,293.97	\$3,705.80	\$264.70	\$0.00	\$3,970.50	75.00%	\$1,323.47	\$198.57
500	Water, Sewer, And Reuse As-Builts	\$10,587.93	\$7,411.57	\$1,058.79	\$0.00	\$8,470.36	80.00%	\$2,117.57	\$423.52
500	Lot As-Builts	\$5,378.00	\$3,764.60	\$1,613.40	\$0.00	\$5,378.00	100.00%	\$0.00	\$268.92
	Pond Excavation	\$453,581.70	\$453,581.70	\$0.00	\$0.00	\$453,581.70	100.00%	\$0.00	\$22,679.09
1001	Dewater for Pond	\$32,058.78	\$32,058.78	\$0.00	\$0.00	\$32,058.78	100.00%	\$0.00	\$1,602.94
1002	Pond Excavation From Unit 10	\$201,651.12	\$201,651.12	\$0.00	\$0.00	\$201,651.12	100.00%	\$0.00	\$10,082.56
1002	Pond Excavation From Unit 15	\$219,871.80	\$219,871.80	\$0.00	\$0.00	\$219,871.80	100.00%	\$0.00	\$10,993.59
	Earthwork	\$1,734,055.29	\$1,709,344.89	\$12,355.20	\$0.00	\$1,721,700.09	99.29%	\$12,355.20	\$86,085.02
1104	Strip & Bury Topsoil	\$193,919.44	\$193,919.44	\$0.00	\$0.00	\$193,919.44	100.00%	\$0.00	\$9,695.97
1109	Place & Compact Fill	\$322,606.53	\$322,606.53	\$0.00	\$0.00	\$322,606.53	100.00%	\$0.00	\$16,130.33
1109	Place & Compact Fill (Roadway)	\$22,824.43	\$22,824.43	\$0.00	\$0.00	\$22,824.43	100.00%	\$0.00	\$1,141.22
1110	Earthwork Density Testing	\$26,072.35	\$26,072.35	\$0.00	\$0.00	\$26,072.35	100.00%	\$0.00	\$1,303.61
1111	Purchase Fill Material	\$922,972.52	\$922,972.52	\$0.00	\$0.00	\$922,972.52	100.00%	\$0.00	\$46,148.63
1113	Remove/Replace Unsuitables	\$151,532.22	\$151,532.22	\$0.00	\$0.00	\$151,532.22	100.00%	\$0.00	\$7,576.62
1118	Final Dressout	\$94,127.80	\$69,417.40	\$12,355.20	\$0.00	\$81,772.60	86.87%	\$12,355.20	\$4,088.64
	Grassing	\$70,260.17	\$44,954.67	\$18,230.36	\$0.00	\$63,185.03	89.93%	\$7,075.14	\$3,159.25
1202	Site Grassing	\$18,230.36	\$0.00	\$18,230.36	\$0.00	\$18,230.36	100.00%	\$0.00	\$911.52
1205	ROW Grassing	\$7,075.14	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,075.14	\$0.00
1203	Pond Sod	\$16,474.59	\$16,474.59	\$0.00	\$0.00	\$16,474.59	100.00%	\$0.00	\$823.73
1207	Lot Grassing	\$28,480.08	\$28,480.08	\$0.00	\$0.00	\$28,480.08	100.00%	\$0.00	\$1,424.00
	Subsoil Stabilization	\$108,660.15	\$105,845.40	\$2,814.75	\$0.00	\$108,660.15	100.00%	\$0.00	\$5,433.01
1302	Subgrade for Sidewalk	\$2,814.75	\$0.00	\$2,814.75	\$0.00	\$2,814.75	100.00%	\$0.00	\$140.74
1304	Subsoil Stabilization (Pavement Areas)	\$105,845.40	\$105,845.40	\$0.00	\$0.00	\$105,845.40	100.00%	\$0.00	\$5,292.27
	Base	\$174,096.86	\$174,096.86	\$0.00	\$0.00	\$174,096.86	100.00%	\$0.00	\$8,704.84
1407	6" Crushed Concrete Base (LD Pavement)	\$174,096.86	\$174,096.86	\$0.00	\$0.00	\$174,096.86	100.00%	\$0.00	\$8,704.84

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where available retainage for line items may apply.

Three Rivers CDD
TRIBUTARY UNIT 15

Yulee, FL

APPLICATION NUMBER: 12

APPLICATION DATE: 06/28/2024

PERIOD TO: 06/30/2024

VCC PROJECT #: 202310

A	B	C	D E		F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G+C)	BALANCE TO FINISH (C-G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
	Asphalt	\$84,942.74	\$84,942.74	\$0.00	\$0.00	\$84,942.74	100.00%	\$0.00	\$4,247.14
1503	1" Asphalt Pavement SP 9.5 (1st Lift Only)	\$80,254.60	\$80,254.60	\$0.00	\$0.00	\$80,254.60	100.00%	\$0.00	\$4,012.73
1517	Prime Limerock	\$4,688.14	\$4,688.14	\$0.00	\$0.00	\$4,688.14	100.00%	\$0.00	\$234.41
	Concrete	\$99,917.95	\$64,821.05	\$35,096.90	\$0.00	\$99,917.95	100.00%	\$0.00	\$4,995.91
1804	18" Miami Curb & Gutter	\$64,821.05	\$64,821.05	\$0.00	\$0.00	\$64,821.05	100.00%	\$0.00	\$3,241.06
2000	Sidewalks	\$35,096.90	\$0.00	\$35,096.90	\$0.00	\$35,096.90	100.00%	\$0.00	\$1,754.85
	Retaining Walls	\$392,973.30	\$392,973.30	\$0.00	\$0.00	\$392,973.30	100.00%	\$0.00	\$19,648.67
2103	Keystone Retaining Wall	\$355,828.50	\$355,828.50	\$0.00	\$0.00	\$355,828.50	100.00%	\$0.00	\$17,791.43
2106	Handrail for Retaining Wall	\$37,144.80	\$37,144.80	\$0.00	\$0.00	\$37,144.80	100.00%	\$0.00	\$1,857.24
	Storm	\$605,540.48	\$594,961.38	\$0.00	\$0.00	\$594,961.38	98.25%	\$10,579.10	\$29,748.09
3003	Dewater Storm Drain	\$26,728.48	\$26,728.48	\$0.00	\$0.00	\$26,728.48	100.00%	\$0.00	\$1,336.43
3000	Storm Drain Installed (Pipe & Structures)	\$507,631.76	\$507,631.76	\$0.00	\$0.00	\$507,631.76	100.00%	\$0.00	\$25,381.59
3077	Underdrain Stubs from Inlets	\$22,360.00	\$22,360.00	\$0.00	\$0.00	\$22,360.00	100.00%	\$0.00	\$1,118.00
3263	Roadway Underdrain	\$10,086.00	\$10,086.00	\$0.00	\$0.00	\$10,086.00	100.00%	\$0.00	\$504.30
3279	Punch Out Storm Drain	\$28,206.70	\$17,627.60	\$0.00	\$0.00	\$17,627.60	62.49%	\$10,579.10	\$881.39
3280	TV Storm Drain	\$10,527.54	\$10,527.54	\$0.00	\$0.00	\$10,527.54	100.00%	\$0.00	\$526.38
	Sanitary Sewer	\$399,336.44	\$387,731.21	\$0.00	\$0.00	\$387,731.21	97.09%	\$11,605.23	\$19,386.57
4003	Dewater Gravity Sewer	\$46,663.50	\$46,663.50	\$0.00	\$0.00	\$46,663.50	100.00%	\$0.00	\$2,333.18
4000	Sanitary Sewer Installed (MH's & Pipe)	\$261,009.03	\$261,009.03	\$0.00	\$0.00	\$261,009.03	100.00%	\$0.00	\$13,050.45
4145	Sewer Services	\$54,046.74	\$54,046.74	\$0.00	\$0.00	\$54,046.74	100.00%	\$0.00	\$2,702.34
4144	Punch Out Sewer	\$23,202.83	\$11,597.60	\$0.00	\$0.00	\$11,597.60	49.98%	\$11,605.23	\$579.88
4146	TV Test Sewer Main	\$14,414.34	\$14,414.34	\$0.00	\$0.00	\$14,414.34	100.00%	\$0.00	\$720.72
	Water Main	\$352,022.87	\$342,004.82	\$0.00	\$0.00	\$342,004.82	97.15%	\$10,018.05	\$17,100.25
7000	Water Main Installed (All sizes/types)	\$271,737.00	\$271,737.00	\$0.00	\$0.00	\$271,737.00	100.00%	\$0.00	\$13,586.85
7238	Water Services	\$60,257.12	\$60,257.12	\$0.00	\$0.00	\$60,257.12	100.00%	\$0.00	\$3,012.86
7246	Punch Out for Water Main	\$7,575.50	\$3,786.36	\$0.00	\$0.00	\$3,786.36	49.98%	\$3,789.14	\$189.32
7250	Testing Water Main	\$12,453.25	\$6,224.34	\$0.00	\$0.00	\$6,224.34	49.98%	\$6,228.91	\$311.22
	Reuse Main	\$284,269.27	\$274,632.86	\$0.00	\$0.00	\$274,632.86	96.61%	\$9,636.41	\$13,731.66
9000	Reuse Main Installed (All types/sizes)	\$200,287.50	\$200,287.50	\$0.00	\$0.00	\$200,287.50	100.00%	\$0.00	\$10,014.39
9234	Reuse Services	\$64,716.02	\$64,716.02	\$0.00	\$0.00	\$64,716.02	100.00%	\$0.00	\$3,235.80
9239	Punch Out for Reuse Main	\$6,812.50	\$3,405.00	\$0.00	\$0.00	\$3,405.00	49.98%	\$3,407.50	\$170.25
9242	Testing Reuse Main	\$12,453.25	\$6,224.34	\$0.00	\$0.00	\$6,224.34	49.98%	\$6,228.91	\$311.22
	Electrical (Allowance)	\$150,000.00	\$75,000.00	\$0.00	\$0.00	\$75,000.00	50.00%	\$75,000.00	\$3,750.00
10000	Electrical Distribution	\$150,000.00	\$75,000.00	\$0.00	\$0.00	\$75,000.00	50.00%	\$75,000.00	\$3,750.00
	Sleeves (Allowance)	\$205,985.00	\$20,475.00	\$0.00	\$0.00	\$20,475.00	9.94%	\$185,510.00	\$1,023.75
11001	Sleeves, 2.5"	\$34,320.00	\$10,296.00	\$0.00	\$0.00	\$10,296.00	30.00%	\$24,024.00	\$514.80

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where available retainage for line items may apply.

Three Rivers CDD
TRIBUTARY UNIT 15

Yulee, FL

APPLICATION NUMBER: 12

APPLICATION DATE: 06/28/2024

PERIOD TO: 06/30/2024

VCC PROJECT #: 202310

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G+C)	BALANCE TO FINISH (C-G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
11001	Sleeves, 3"	\$47,775.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$47,775.00	\$0.00
11001	Sleeves, 4"	\$56,550.00	\$10,179.00	\$0.00	\$0.00	\$10,179.00	18.00%	\$46,371.00	\$508.95
11001	Sleeves, 6"	\$67,340.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$67,340.00	\$0.00
	ORIGINAL CONTRACT TOTALS	\$5,361,937.15	\$4,956,161.63	\$75,025.98	\$0.00	\$5,031,187.61	93.83%	\$330,749.54	\$251,559.55
	CHANGE ORDERS								
	Change Order #001	\$-555,814.56	\$-555,814.56	\$0.00	\$0.00	\$-555,814.56	100.00%	\$0.00	\$-27,790.73
001	ODP Materials - Storm	\$-265,367.25	\$-265,367.25	\$0.00	\$0.00	\$-265,367.25	100.00%	\$0.00	\$-13,268.36
001	ODP Materials - Sanitary	\$-103,446.83	\$-103,446.83	\$0.00	\$0.00	\$-103,446.83	100.00%	\$0.00	\$-5,172.34
001	ODP Materials - Watermain	\$-100,159.28	\$-100,159.28	\$0.00	\$0.00	\$-100,159.28	100.00%	\$0.00	\$-5,007.97
001	ODP Materials - Reuse Main	\$-86,841.20	\$-86,841.20	\$0.00	\$0.00	\$-86,841.20	100.00%	\$0.00	\$-4,342.06
	Change Order #002 - Plan Comparison	\$125,054.07	\$125,054.07	\$0.00	\$0.00	\$125,054.07	100.00%	\$0.00	\$6,252.71
1100	Earthwork - Additional Fill, Plan Revisions	\$103,207.23	\$103,207.23	\$0.00	\$0.00	\$103,207.23	100.00%	\$0.00	\$5,160.36
2100	Retaining Wall - Additional wall height, Pla	\$18,105.50	\$18,105.50	\$0.00	\$0.00	\$18,105.50	100.00%	\$0.00	\$905.28
3000	Storm Changes from Plan Revisions, 8/18/2	\$3,741.34	\$3,741.34	\$0.00	\$0.00	\$3,741.34	100.00%	\$0.00	\$187.07
	Change Order #003 - Mailbox Kiosk	\$793.80	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$793.80	\$0.00
1100	Earthwork, Misc	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$500.00	\$0.00
1300	Subsoil Stabilization	\$43.30	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$43.30	\$0.00
1900	Concrete Flatwork	\$250.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$250.50	\$0.00
	Change Order #004 - Handrail Deduct	\$-37,144.80	\$-37,144.80	\$0.00	\$0.00	\$-37,144.80	100.00%	\$0.00	\$-1,857.24
2106	Credit for Hand Rail, Retaining Wall	\$-37,144.80	\$-37,144.80	\$0.00	\$0.00	\$-37,144.80	100.00%	\$0.00	\$-1,857.24
		\$-467,111.49	\$-467,905.29	\$0.00	\$0.00	\$-467,905.29	100.17%	\$793.80	\$-23,395.26
	TOTAL----->	\$4,894,825.66	\$4,488,256.34	\$75,025.98	\$0.00	\$4,563,282.32	93.23%	\$331,543.34	\$228,164.29

**WAIVER AND RELEASE OF LIEN
CONDITIONAL UPON PROGRESS PAYMENT**

The undersigned lienor, upon payment from the lienee, of the sum of \$71,274.67, hereby waives and releases its lien and right to claim a lien including all claims, change orders, or demands whatsoever for labor, services, or materials furnished through 06/30/2024 on the job of Three Rivers CDD to the following described property :

Project: TRIBUTARY UNIT 15

Location: Yulee, FL

This waiver and release does not cover any labor, services, or materials furnished after the date specified. The undersigned represents that he/she is an authorized agent of Lienor and has authority to execute this Waiver and Release of Lien on behalf of Lienor.

Dated on: 06/28/2024

Lienor's Name: Vallencourt Construction Co. Inc.

Address: 449 Center Street

Green Cove Springs, FL 32043

Phone: (904) 291-9330

By: Tim Gaddis Jr

Printed Name: Tim Gaddis

Title: Senior Project Manager

Title	2023-10 - PayApp - TRIBUTARY UNIT 15 - Vallencourt Construction Co. Inc. - Jun2024
File name	202310_PayApp_TRIBUTARYUNIT15_VallencourtConstructionCoInc_Jun2024.pdf
Audit trail format	MM/DD/YYYY
Status	Signed

Document history

Created	06/28/2024 15:11:21 EDT Created by Tim Gaddis (timg@vallencourt.com) IP: 50.237.44.42
Signed	06/28/2024 15:34:42 EDT Signed by Tim Gaddis (timg@vallencourt.com) IP: 50.237.44.42

This audit trail provides a detailed history of the online activity, events, and signatures recorded for this document, in compliance with the ESIGN Act. All parties have chosen to use electronic documents and to sign them electronically. These electronic records and signatures carry the same weight and have the same legal effect as traditional paper documents and wet ink signatures.

2023 ACQUISITION AND CONSTRUCTION 65 - Vallencourt Unit 15 (App 12)

Final Audit Report

2024-07-01

Created:	2024-07-01
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAqaixzQokYKqWVuZ65aPEMa17DAV-Y_bw

"2023 ACQUISITION AND CONSTRUCTION 65 - Vallencourt U nit 15 (App 12)" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-07-01 - 8:10:51 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-07-01 - 8:10:58 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-07-01 - 8:46:16 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-07-01 - 8:46:28 PM GMT - Time Source: server
-  Agreement completed.
2024-07-01 - 8:46:28 PM GMT

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3A11

**2023 ACQUISITION AND CONSTRUCTION
REQUISITION**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023**

The undersigned, a Responsible Officer of the Three Rivers Community Development District (the “Issuer”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the “Trustee”), dated as of September 1, 2019, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of July 1, 2023 (the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: **66**
- (2) Name of Payee pursuant to Acquisition Agreement:

Vallencourt Construction Co., Inc.
ACH & Wire Instructions:
Receiving Bank: Synovus Bank
1148 Broadway
Columbus, GA 31901
ABA Routing Number: 061100606
Beneficiary Name: Vallencourt Construction Co, Inc.

- (3) Amount Payable: **\$ 5,688.00**
- (4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Tributary Unit 1-2 Walking Path Repairs**
- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023
- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
- or


- ☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;
 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
 4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE
REQUESTS ONLY**

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

,
CONSULTING ENGINEER

Marcus McNarnay, President
Mike Vallencourt Sr., Chairman



Mike Vallencourt II, Vice President
J. Daniel Vallencourt, Vice President
Stan Bates P.E., Vice President

To:	Three Rivers CDD	Contact:	Joe Cornelison
Address:	2300 Glades Road, Suite 410w Boca Raton, FL. 33431	Phone:	
		Fax:	
Project Name:	Tributary Unit 1-2 Walking Path Repairs	Bid Number:	
Project Location:	Yulee, FL	Bid Date:	1/18/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
--------	------------------	--------------------	------	------------	-------------

011 Earthwork

1116	Site Dewatering	1.00	LS	\$440.00	\$440.00
1109	Place & Compact Fill	80.00	CY	\$19.00	\$1,520.00
1111	Transport Fill Material From Onsite Source	80.00	CY	\$3.00	\$240.00

Total Price for above 011 Earthwork Items: \$2,200.00

012 Grassing

1201	Site Sod	200.00	SY	\$2.96	\$592.00
------	----------	--------	----	--------	----------

Total Price for above 012 Grassing Items: \$592.00

030 Storm Drain

3114	12" ADS 0-6' Deep	40.00	LF	\$72.40	\$2,896.00
------	-------------------	-------	----	---------	------------

Total Price for above 030 Storm Drain Items: \$2,896.00

Total Bid Price: \$5,688.00

Notes:

- The above price excludes Landscaping & Irrigation
- The above price excludes Sunday Work
- The above price is based on the owner providing horizontal and vertical site control

Payment Terms:

Payment due within 30 days of date of invoice, regardless of when payment is made by Owner.

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. Buyer: _____ Signature: _____ Date of Acceptance: _____	CONFIRMED: Vallencourt Construction Company, Inc. Authorized Signature: _____ Estimator: Tim Gaddis 904-291-9330 timg@vallencourt.com
---	---

Three Rivers CDD - 2023 ACQUISITION AND CONSTRUCTION 66 - Vallencourt

Final Audit Report

2024-07-15

Created:	2024-07-08
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJoV2sBECyI1cWM2UBvWBibPMuG69E4r7

"Three Rivers CDD - 2023 ACQUISITION AND CONSTRUCTION 66 - Vallencourt" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-07-08 - 8:44:42 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-07-08 - 8:45:11 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-07-15 - 6:32:37 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-07-15 - 6:33:04 PM GMT - Time Source: server
-  Agreement completed.
2024-07-15 - 6:33:04 PM GMT

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3AIII

**2023 ACQUISITION AND CONSTRUCTION
REQUISITION**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023**

The undersigned, a Responsible Officer of the Three Rivers Community Development District (the “Issuer”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the “Trustee”), dated as of September 1, 2019, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of July 1, 2023 (the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: **67**
- (2) Name of Payee pursuant to Acquisition Agreement:
England-Thims & Miller, Inc.
First Citizens
ABA Routing #053100300
Jacksonville, FL
Account #9061592290 - England, Thims & Miller, Inc.
- (3) Amount Payable: **\$ 19,770.25**
- (4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

Invoice 214565 (June 2024) Master Site Planning (WA#7)	\$ 6,107.75
Invoice 214576 (June 2024) Edwards Road Water Main CEI Services (WA#9)	\$ 2,840.25
Invoice 214585 (June 2024) Tax Exempt Purchase Administration (Unit B) (WA#14)	\$ 498.00
Invoice 214588 (June 2024) Unit 10 CEI Services (WA#15)	\$ 5,674.25
Invoice 214589 (June 2024) Unit 15 CEI Services (WA#18)	\$ 4,650.00
TOTAL REQUISITION	\$ 19,770.25

- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023
- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
or


- ☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;
 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
 4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE
REQUESTS ONLY**

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

[],
CONSULTING ENGINEER

Three Rivers Community Development District
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

July 05, 2024

Invoice No: 214565

Total This Invoice \$6,107.75

Project 22121.00000 Three Rivers CDD - (WA#7) MASTER SITE PLANNING

Professional Services rendered through June 29, 2024

Phase 01 Master Site Planning

Labor

			Hours	Rate	Amount
Project Manager					
Milligan, Neal	6/1/2024		1.00	200.00	200.00
Milligan, Neal	6/15/2024		1.50	200.00	300.00
Milligan, Neal	6/22/2024		1.50	200.00	300.00
Milligan, Neal	6/29/2024		1.00	200.00	200.00
Senior Technician/Senior Specialist					
Merrell, Scott	4/20/2024		1.25	163.00	203.75
Merrell, Scott	4/27/2024		.50	163.00	81.50
Merrell, Scott	5/11/2024		2.50	163.00	407.50
Merrell, Scott	5/18/2024		2.50	163.00	407.50
Totals			11.75		2,100.25
Total Labor					2,100.25

Billing Limits	Current	Prior	To-Date
Total Billings	2,100.25	24,952.75	27,053.00
Limit			30,000.00
Remaining			2,947.00

Total this Phase \$2,100.25

Phase 02 Master Plan Coordination

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	15,000.00	15,000.00
Limit			15,000.00

Total this Phase 0.00

Phase 03 Master Planning Coordination Meetings

Labor

			Hours	Rate	Amount
Executive VP/Chief Engineer					
Wild, Scott	6/1/2024		1.00	335.00	335.00
Wild, Scott	6/15/2024		1.00	335.00	335.00
Wild, Scott	6/22/2024		1.00	335.00	335.00

Project	22121.00000	Three Rivers CDD - (WA#7) MASTER SITE P	Invoice	214565
---------	-------------	---	---------	--------

Wild, Scott	6/29/2024	1.00	335.00	335.00
Vice President				
Katsaras, George	5/4/2024	.50	260.00	130.00
Engineer				
Horrell, Nicholas	6/29/2024	.50	175.00	87.50
Menyhart, Nicholas	4/6/2024	1.00	175.00	175.00
Menyhart, Nicholas	4/13/2024	2.00	175.00	350.00
Menyhart, Nicholas	4/20/2024	3.00	175.00	525.00
Menyhart, Nicholas	4/27/2024	1.00	175.00	175.00
Menyhart, Nicholas	5/4/2024	2.00	175.00	350.00
Menyhart, Nicholas	5/11/2024	4.00	175.00	700.00
Menyhart, Nicholas	5/18/2024	1.00	175.00	175.00
Totals		19.00		4,007.50

Total Labor **4,007.50**

Billing Limits	Current	Prior	To-Date
Total Billings	4,007.50	19,783.00	23,790.50
Limit			30,000.00
Remaining			6,209.50

Total this Phase **\$4,007.50**

Phase XP Expenses

Total this Phase **0.00**

Total This Invoice **\$6,107.75**

Outstanding Invoices

Number	Date	Balance
213600	5/2/2024	585.00
214052	5/29/2024	1,340.00
Total		1,925.00

Total Now Due **\$8,032.75**

Three Rivers Community Development District
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

July 05, 2024

Invoice No: 214576

Total This Invoice \$2,840.25

Project 22336.00000 Three Rivers CDD-Edwards Road Watermain CEI Services (WA#9)

Professional Services rendered through June 29, 2024

Phase 01 Limited Construction Administration Serv

Labor

			Hours	Rate	Amount
Executive VP/Chief Engineer					
Wild, Scott	6/8/2024		.25	335.00	83.75
Wild, Scott	6/15/2024		.50	335.00	167.50
Wild, Scott	6/22/2024		.50	335.00	167.50
Wild, Scott	6/29/2024		.50	335.00	167.50
CEI Project Manager/Project Admin.					
Donchez, James	6/1/2024		.50	184.00	92.00
Donchez, James	6/8/2024		.50	184.00	92.00
Donchez, James	6/15/2024		.50	184.00	92.00
Donchez, James	6/22/2024		.50	184.00	92.00
Donchez, James	6/29/2024		.50	184.00	92.00
CEI Sr. Inspector					
Brooks, Jeffrey	6/8/2024		1.50	163.00	244.50
Brooks, Jeffrey	6/15/2024		1.00	163.00	163.00
Brooks, Jeffrey	6/22/2024		3.00	163.00	489.00
Brooks, Jeffrey	6/29/2024		.50	163.00	81.50
CEI Inspector					
Steeple, Travis	6/1/2024		1.00	132.00	132.00
Steeple, Travis	6/8/2024		1.00	132.00	132.00
Steeple, Travis	6/22/2024		1.00	132.00	132.00
Engineering/Landscape Designer					
Kern, Dulyma	6/15/2024		3.00	140.00	420.00
Totals			16.25		2,840.25
Total Labor					2,840.25

Billing Limits	Current	Prior	To-Date
Total Billings	2,840.25	17,188.50	20,028.75
Limit			20,160.00
Remaining			131.25

Total this Phase \$2,840.25

Phase 02 Owner Requested Plan Revisions

Billing Limits		Current	Prior	To-Date	
Total Billings		0.00	4,989.25	4,989.25	
Limit				5,000.00	
Remaining				10.75	
Total this Phase					0.00

Phase

03

RFP Process

Billing Limits		Current	Prior	To-Date	
Total Billings		0.00	4,964.00	4,964.00	
Limit				5,000.00	
Remaining				36.00	
Total this Phase					0.00

Phase

04

Reimbursable Expenses

Total this Phase					0.00
Total This Invoice					<u>\$2,840.25</u>

Outstanding Invoices				
Number	Date	Balance		
213604	5/2/2024	1,231.00		
214057	5/29/2024	1,841.50		
Total		3,072.50		
			Total Now Due	\$5,912.75

Ernesto Torres
Three Rivers Community Development District
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

July 05, 2024

Invoice No: 214585

Total This Invoice \$498.00

Project 22418.00000 Three Rivers CDD-Tax Exempt Purchase Administration-Unit B (WA#14)

Professional Services rendered through June 29, 2024

Phase 01 CDD Tax Exempt Purchase Administration

Labor

			Hours	Rate	Amount
Executive VP/Chief Engineer					
Wild, Scott	6/29/2024		1.00	335.00	335.00
CEI Sr. Inspector					
Ellins, Jason	6/22/2024		1.00	163.00	163.00
Totals			2.00		498.00
Total Labor					498.00

Billing Limits

	Current	Prior	To-Date
Total Billings	498.00	23,675.00	24,173.00
Limit			25,000.00
Remaining			827.00

Total this Phase \$498.00

Phase XP Reimbursable Expenses

Billing Limits

	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Limit			500.00
Remaining			500.00

Total this Phase 0.00

Total This Invoice \$498.00

Outstanding Invoices

Number	Date	Balance
213611	5/2/2024	1,340.00
Total		1,340.00

Total Now Due \$1,838.00

Ernesto Torres
Three Rivers Community Development District
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

July 05, 2024

Invoice No: 214588

Total This Invoice \$5,674.25

Project 22443.00000 Three Rivers CDD-Unit 10 CEI Services (WA#15)

Professional Services rendered through June 29, 2024

Phase 01 Limited Construction Administration Serv

Labor

			Hours	Rate	Amount
Executive VP/Chief Engineer					
Wild, Scott	6/1/2024		1.00	335.00	335.00
Wild, Scott	6/8/2024		1.25	335.00	418.75
Wild, Scott	6/15/2024		.50	335.00	167.50
Wild, Scott	6/22/2024		.50	335.00	167.50
Project Manager					
Harris, Thomas	6/22/2024		1.50	200.00	300.00
Milligan, Neal	6/8/2024		1.00	200.00	200.00
Engineer					
Horrell, Nicholas	6/29/2024		1.50	175.00	262.50
CEI Project Manager/Project Admin.					
Donchez, James	6/1/2024		.50	184.00	92.00
Donchez, James	6/8/2024		.75	184.00	138.00
Donchez, James	6/15/2024		.50	184.00	92.00
Donchez, James	6/22/2024		.50	184.00	92.00
Donchez, James	6/29/2024		.50	184.00	92.00
CEI Sr. Inspector					
Brooks, Jeffrey	6/8/2024		2.00	163.00	326.00
Brooks, Jeffrey	6/15/2024		1.00	163.00	163.00
Brooks, Jeffrey	6/29/2024		2.00	163.00	326.00
CEI Inspector					
Steeple, Travis	4/27/2024		2.00	132.00	264.00
Steeple, Travis	5/25/2024		2.00	132.00	264.00
Steeple, Travis	6/22/2024		7.00	132.00	924.00
Engineering/Landscape Designer					
Kern, Dulyma	4/13/2024		2.50	140.00	350.00
Kern, Dulyma	5/11/2024		1.00	140.00	140.00
Kern, Dulyma	5/18/2024		2.00	140.00	280.00
Kern, Dulyma	5/25/2024		2.00	140.00	280.00
Totals			33.50		5,674.25

Total Labor

5,674.25

Billing Limits		Current	Prior	To-Date
Total Billings		5,674.25	54,180.75	59,855.00
Limit				65,520.00
Remaining				5,665.00
Total this Phase				\$5,674.25

Phase	02	Progress Meetings		
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	9,441.75	9,441.75
Limit				12,960.00
Remaining				3,518.25
Total this Phase				0.00

Phase	03	Owner Requested Plan Revisions		
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	9,840.00	9,840.00
Limit				10,000.00
Remaining				160.00
Total this Phase				0.00

Phase	04	Reimbursable Expenses		
Total this Phase				0.00
Total This Invoice				<u><u>\$5,674.25</u></u>

Outstanding Invoices				
Number	Date	Balance		
213613	5/2/2024	4,030.50		
214065	5/29/2024	1,544.75		
Total		5,575.25		
Total Now Due				\$11,249.50

Three Rivers Community Development District
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

July 05, 2024

Invoice No: 214589

Total This Invoice	\$4,650.00
---------------------------	-------------------

Project 22443.01000 Three Rivers CDD-Unit 15 CEI Services (WA#18)

Professional Services rendered through June 29, 2024

Phase 01. Limited Construction Administration Serv

Labor

			Hours	Rate	Amount
Project Manager					
Milligan, Neal	6/29/2024		2.50	200.00	500.00
CEI Project Manager/Project Admin.					
Donchez, James	6/1/2024		.50	184.00	92.00
Donchez, James	6/8/2024		.75	184.00	138.00
Donchez, James	6/15/2024		.50	184.00	92.00
Donchez, James	6/22/2024		.50	184.00	92.00
Donchez, James	6/29/2024		.50	184.00	92.00
CEI Sr. Inspector					
Brooks, Jeffrey	6/8/2024		2.00	163.00	326.00
Brooks, Jeffrey	6/15/2024		1.00	163.00	163.00
Brooks, Jeffrey	6/22/2024		2.00	163.00	326.00
Brooks, Jeffrey	6/29/2024		3.00	163.00	489.00
Villarruel Lopez, Jose	6/29/2024		4.00	163.00	652.00
CEI Inspector					
Steeple, Travis	4/20/2024		2.00	132.00	264.00
Steeple, Travis	5/11/2024		2.00	132.00	264.00
Steeple, Travis	6/1/2024		2.00	132.00	264.00
Steeple, Travis	6/8/2024		2.00	132.00	264.00
Steeple, Travis	6/22/2024		1.00	132.00	132.00
Totals			26.25		4,150.00
Total Labor					4,150.00

Billing Limits	Current	Prior	To-Date
Total Billings	4,150.00	19,958.50	24,108.50
Limit			69,108.00
Remaining			44,999.50

Total this Phase \$4,150.00

Phase 02. Progress Meetings

Billing Limits		Current	Prior	To-Date
Total Billings		0.00	0.00	0.00
Limit				13,524.00
Remaining				13,524.00
Total this Phase				0.00

Phase 03. Owner Requested Plan Revisions

Labor		Hours	Rate	Amount
Project Manager				
Milligan, Neal	6/8/2024	1.00	200.00	200.00
Milligan, Neal	6/22/2024	.50	200.00	100.00
Milligan, Neal	6/29/2024	1.00	200.00	200.00
Totals		2.50		500.00
Total Labor				500.00

Billing Limits		Current	Prior	To-Date
Total Billings		500.00	350.00	850.00
Limit				10,000.00
Remaining				9,150.00
Total this Phase				\$500.00

Phase 04. Reimbursable Expenses

Billing Limits		Current	Prior	To-Date
Total Billings		0.00	0.00	0.00
Limit				500.00
Remaining				500.00
Total this Phase				0.00

Total This Invoice \$4,650.00

Outstanding Invoices

Number	Date	Balance
213614	5/2/2024	1,441.00
214066	5/29/2024	942.25
Total		2,383.25

Total Now Due \$7,033.25

Three Rivers CDD 2023 ACQUISITION AND CONSTRUCTION 67 - ETM (June)

Final Audit Report

2024-07-15

Created:	2024-07-12
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAASKDG3fTqYyFXYP1D3H-nGseYfNO5p3i

"Three Rivers CDD 2023 ACQUISITION AND CONSTRUCTION 67 - ETM (June)" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-07-12 - 9:06:50 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-07-12 - 9:07:03 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-07-15 - 12:51:07 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-07-15 - 12:52:37 PM GMT - Time Source: server
-  Agreement completed.
2024-07-15 - 12:52:37 PM GMT

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3AIV

**2023 ACQUISITION AND CONSTRUCTION
REQUISITION**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023**

The undersigned, a Responsible Officer of the Three Rivers Community Development District (the “Issuer”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the “Trustee”), dated as of September 1, 2019, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of July 1, 2023 (the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: **68**
- (2) Name of Payee pursuant to Acquisition Agreement:

**Onsight Industries, LLC
900 Central Park Drive
Sanford, FL 32771**

- (3) Amount Payable: **\$ 1,287.00**
- (4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Tributary Unit 10 Kiosk Mailbox (In Unit 8) - Invoice 416539**
- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023
- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

- 1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
or
☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.


Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE
REQUESTS ONLY**

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

[],
CONSULTING ENGINEER



Invoice

Invoice No.: 416539

Invoice Date: 7/16/2024

Payment Terms: Due Upon Receipt

Order No: W000375554

Ordered By: Michael Molineaux

Purchase Order:

Salesperson: LEE KENNERLY

THREE RIVERS CDD
2300 GLADES ROAD, SUITE 410W
BOCA RATON, FLORIDA 33431 FL 33431

Location: TRIBUTARY
YULEE FL 32097

Project Name: PAD LAYOUT UNIT 10 - ON UNIT 8 PAD

No	Item	Description	Quantity	Unit Price	Net Price
1	M003872	ITEM-MAILBOX-M003872	144.000	3.00	432.00
		MAILBOX LABELING USPS PROVIDED PALCARDS 81-208 & P11-P26			
2	L002148	LABOR/INSTALL JACKSONVILLE LOCAL 45+	1.000	855.00	855.00
		LABOR / INSTALLATION INSTALL JACKSONVILLE LOCAL 45+			
3	M003879	ITEM-MAILBOX-M003879	1.000	0.00	0.00
		MAILBOX USPS COORDINATION			

Remit To:
OnSight Industries, LLC
900 Central Park Dr
Sanford FL 32771
407-830-8861

Sales Amount	1,287.00
Sales Tax	0.00
Prepaid Amount	0.00
Total	1,287.00

Please email any billing questions to accountsreceivable@onsightindustries.com

Thank you for your prompt payment!

2023 ACQUISITION AND CONSTRUCTION 68 - Onsight

Final Audit Report

2024-07-24

Created:	2024-07-24
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAs8RxnNTOiilWVtpCNHI7YbMOUEkhW_eb

"2023 ACQUISITION AND CONSTRUCTION 68 - Onsight" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-07-24 - 3:07:19 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-07-24 - 3:07:24 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-07-24 - 3:39:55 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-07-24 - 3:40:12 PM GMT - Time Source: server
-  Agreement completed.
2024-07-24 - 3:40:12 PM GMT

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3AV

**2023 ACQUISITION AND CONSTRUCTION
REQUISITION**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023**

The undersigned, a Responsible Officer of the Three Rivers Community Development District (the “Issuer”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the “Trustee”), dated as of September 1, 2019, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of July 1, 2023 (the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: **69**
- (2) Name of Payee pursuant to Acquisition Agreement:
Ring Power Corporation
PO Box 935004
Atlanta, GA 31193-5004
- (3) Amount Payable: **\$ 2,216.94**
- (4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Service charge invoice from Sales Invoice 00SE09485105 (Tributary Unit 10)**
- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2023
- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
or
☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.


Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE
REQUESTS ONLY**

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

[],
CONSULTING ENGINEER

Ring Power



Ring Power Corporation
500 World Commerce Parkway
St Augustine, FL 32092
(904) 494-1352
FAX: (904) 448-4021

Service Charge Invoice

SRVC10031028

05/01/24

THREE RIVERS DEVELOPERS LLC
C/O GREENPOINTE COMMUNITIES
7807 BAYMEADOWS RD EAST SUITE 205
JACKSONVILLE FL 32256

Cust# 025236

This invoice represents a service charge of
1.5% (18% per annum) being charged on all
past due invoices

InvDate	Inv#	PO-Ref#	Amount
02/28/24	00SE09485105	TRCDD-007	147,796.25
Invoice Total:			147,796.25
Service Charge Due:			2,216.94

Invoice referenced was not paid until 5/7/24
Sales Invoices are Strict NET-10 Days
Service Charges are assessed monthly on balances 60 days and older

Remit To: P.O. Box 935004, Atlanta, GA 31193-5004

For invoice copies or questions, contact Credit Department at 904-494-1352

Please be advised, statements and invoices are available online at <http://invoice.ringpower.com>

TERMS: Please refer to <https://creditterms.ringpower.com> for our standard terms and conditions.

ContNo: 67-198

2023 ACQUISITION AND CONSTRUCTION 69 - Ring Power

Final Audit Report

2024-07-30

Created:	2024-07-30
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAoVxc8cLhgjYtVE30ORDCmUQ5tXTt9_hq

"2023 ACQUISITION AND CONSTRUCTION 69 - Ring Power" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-07-30 - 12:30:00 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-07-30 - 12:30:06 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-07-30 - 12:49:55 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-07-30 - 12:51:04 PM GMT - Time Source: server
-  Agreement completed.
2024-07-30 - 12:51:04 PM GMT

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

4A

NEWS-LEADER
Published Weekly
P.O. Box 16766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32035

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared
Foy R. Maloy, Jr

Who on oath says that (s)he is the Publisher of the
Fernandina Beach News-Leader, a weekly newspaper published at
Fernandina Beach in Nassau County, Florida; that the attached
copy of the advertisement, being a Legal Notice in the matter of

NOTICE OF PUBLIC HEARING
08/15/2024

Was published in said newspaper in the issue(s) of

07/24/2024 07/31/2024
Ad # 824823

Affiant further says that the said News-Leader is
a newspaper published at Fernandina Beach, in said Nassau
County, Florida and that the said newspaper has heretofore been
continuously published in said Nassau County, Florida, each week
and has been entered as second class mail matter at the post office
in Fernandina Beach in said Nassau County, Florida, for a period
of one year preceding the first publication of the attached copy
of advertisement; and Affiant further says that (s)he has neither paid
nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing this
advertisement for publication in the said newspaper.


Sworn to and subscribed to before me
This 31st day of July, A.D. 2024


Brooke Bird, Notary Public

 Personally Known



**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEAR-
ING TO CONSIDER THE
ADOPTION OF THE FISCAL
YEAR 2025 PROPOSED BUD-
GET(S); AND NOTICE OF
REGULAR BOARD OF SU-
PERVISORS MEETING.**

The Board of Supervisors
(Board) of the Three Rivers
Community Development Dis-
trict (District) will hold a public
hearing and regular meeting as
follows:

DATE: August 15, 2024
TIME: 3:00 p.m.
LOCATION: Amelia Island
Nassau County Association of
Realtors
910 S 14th St.
Fernandina Beach, Florida
32034

The purpose of the public hear-
ing is to receive comments and
objections on the adoption of
the Districts proposed budget
(s) for the fiscal year beginning
October 1, 2024, and ending
September 30, 2025 (Proposed
Budget). A regular Board meet-
ing of the District will also be
held at the above time where
the Board may consider any
other business that may prop-
erly come before it. A copy of
the agenda and Proposed Bud-
get may be obtained at the of-
fices of the District Manager,
Wrathell, Hunt and Associates,
LLC, at 2300 Glades Road,
Suite 410W, Boca Raton, Flori-
da 33431, Ph: (561) 571-0100
(District Managers Office), dur-
ing normal business hours, or
by visiting the Districts website
at <https://threeriverscdd.com/>.

The public hearing and meeting
are open to the public and will
be conducted in accordance
with the provisions of Florida
law. The public hearing and/or
meeting may be continued in
progress to a date, time certain,
and place to be specified on the
record at the public hearing
and/or meeting. There may be
occasions when Board Supervi-
sors or District Staff may partic-
ipate by speaker telephone.

Any person requiring special
accommodations at the public
hearing or meeting because of
a disability or physical impair-
ment should contact the District
Managers Office at least forty-
eight (48) hours prior to the
public hearing and meeting. If
you are hearing or speech im-
paired, please contact the Flori-
da Relay Service by dialing 7-
1-1, or 1-800-955-8771 (TTY) /
1-800-955-8770 (Voice), for aid
in contacting the District Man-
agers Office.

Each person who decides to
appeal any decision made by
the Board with respect to any
matter considered at the public
hearing or meeting is advised
that person will need a record
of proceedings and that accord-
ingly, the person may need to
ensure that a verbatim record
of the proceedings is made, in-
cluding the testimony and evi-
dence upon which such appeal
is to be based.

District Manager
FNL 2T 07-24-31-2024
#824823

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2024-11
[FY 2025 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Three Rivers Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Three Rivers Community Development District for the Fiscal Year Ending September 30, 2025."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15th DAY OF AUGUST, 2024.

ATTEST:

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

Exhibit A: FY 2025 Budget

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 3
Definitions of General Fund Expenditures	4 - 6
Debt Service Fund Budget - Series 2019A-1	7
Amortization Schedule - Series 2019A-1	8 - 9
Debt Service Fund Budget - Series 2019A-2	10
Amortization Schedule - Series 2019A-2	11
Debt Service Fund Budget - Series 2021B	12
Debt Service Fund Budget - Series 2021B (South Assessment Area)	13
Amortization Schedule - Series 2021B (South Assessment Area)	14
Debt Service Fund Budget - Series 2023	15
Amortization Schedule - Series 2023	16 - 17
Assessment Summary	18 - 19

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 03/31/24	Projected through 09/30/24	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross	\$ 671,193				\$ 891,277
Allowable discounts (4%)	(26,848)				(35,651)
Assessment levy: on-roll - net	644,345	\$632,554	\$ 11,791	\$ 644,345	855,626
Assessment levy: off-roll	206,878	114,297	92,581	206,878	201,163
Developer contribution	251,433	152,549	98,884	251,433	199,980
Lot closing	-	64,006	-	64,006	-
Interest & miscellaneous	-	5,455	-	5,455	-
Total revenues	1,102,656	968,861	203,256	1,172,117	1,256,769
EXPENDITURES					
Professional & administrative					
Supervisor fees	9,000	3,400	5,600	9,000	9,000
FICA	918	260	658	918	918
Engineering	8,500	11,308	-	11,308	10,000
Attorney	25,000	5,727	19,273	25,000	25,000
Arbitrage	500	-	500	500	500
DSF accounting: series 2019	7,500	-	7,500	7,500	7,500
DSF accounting: series 2021	7,500	7,500	-	7,500	7,500
DSF accounting: series 2022	7,500	-	7,500	7,500	7,500
DSF accounting: series 2023	7,500	3,750	3,750	7,500	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	-	1,000	1,000	1,000
Dissemination agent: series 2023	1,000	500	500	1,000	1,000
Trustee: series 2019	4,300	4,256	44	4,300	4,300
Trustee: series 2021-B1	4,000	-	4,000	4,000	4,000
Trustee: series 2021-B2	4,000	-	4,000	4,000	4,000
Trustee: series 2022	4,000	-	4,000	4,000	4,000
Trustee: series 2023	4,000	-	4,000	4,000	4,000
Audit	7,500	-	7,500	7,500	7,500
Management	45,000	22,500	22,500	45,000	45,000
O&M accounting	7,500	-	7,500	7,500	7,500
Website	705	-	705	705	705
ADA compliance	210	-	210	210	210
Telephone	500	250	250	500	500
Postage	500	331	169	500	750
Insurance: GL and D&O	6,000	6,197	-	6,197	6,000
Printing & binding	500	250	250	500	500
Legal Advertising	1,500	2,401	-	2,401	20,000
Other current charges	500	17,885	-	17,885	500
Dues, licenses & subscriptions	175	175	-	175	175
Tax collector	13,424	26,843	-	26,843	17,826
Total professional & administrative	183,232	115,033	102,909	217,942	207,884

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 03/31/24	Projected through 09/30/24	Total Actual & Projected	Budget FY 2025
Operations & maintenance					
Landscape maintenance	250,000	88,469	161,531	250,000	300,000
Landscape contingency	25,000	1,011	23,989	25,000	20,000
Lifestyle director	70,000	-	70,000	70,000	85,000
Electric	5,000	23,477	-	23,477	60,000
Reclaimed water	40,000	8,014	31,986	40,000	35,000
Lake/stormwater maintenance	17,000	7,980	9,020	17,000	25,000
Irrigation repairs	11,000	1,783	9,217	11,000	10,000
Waste pickup	1,440	-	1,440	1,440	-
Total operations & maintenance	<u>419,440</u>	<u>134,484</u>	<u>303,433</u>	<u>437,917</u>	<u>535,000</u>
Amenity center					
Utilities					
Telephone & cable	9,566	2,286	7,280	9,566	6,000
Electric	55,000	13,584	41,416	55,000	25,000
Water/irrigation	-	-	-	-	5,000
Potable water	3,000	-	3,000	3,000	-
Reclaim water	15,666	-	15,666	15,666	-
Gas	1,750	430	1,320	1,750	1,500
Trash removal	2,916	1,190	1,726	2,916	3,000
Security					
Alarm monitoring	400	-	400	400	400
Monitoring	14,466	3,744	10,722	14,466	3,000
Access cards	1,166	-	1,166	1,166	2,000
Management contracts					
Landscape mainenance	55,000	23,897	31,103	55,000	55,000
Landscape contingency	5,500	-	5,500	5,500	5,500
Pool service	28,200	14,100	14,100	28,200	28,200
Pool repairs	5,834	-	5,834	5,834	4,000
Pool chemicals	14,000	-	14,000	14,000	10,000
Janitorial services	30,240	16,597	13,643	30,240	30,000
Janatorial supplies	12,000	2,671	9,329	12,000	10,000
Facility maintenance	-	1,600	-	1,600	-
Fitness equipment lease	38,300	15,649	22,651	38,300	38,300
Techonolgy help desk	4,100	-	4,100	4,100	3,000
HVAC maintenance	2,000	-	2,000	2,000	2,000
Pest control	2,520	420	2,100	2,520	2,750

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 03/31/24	Projected through 09/30/24	Total Actual & Projected	Budget FY 2025
Pool permits	1,166	-	1,166	1,166	1,000
Repairs & maintenance	20,000	18,059	1,941	20,000	20,000
New capital projects	10,000	12,290	-	12,290	10,000
Special events	80,000	100,506	-	100,506	82,500
Holiday decorations	12,666	10,190	2,476	12,666	12,666
Fitness center repairs/supplies	3,500	375	3,125	3,500	3,500
Office supplies	3,600	11,127	-	11,127	3,600
Operating supplies	10,850	584	10,266	10,850	-
ASCAP/BMI licences	1,984	-	1,984	1,984	1,984
Insurance: property	40,000	59,821	-	59,821	74,414
Fitness maintenance	-	-	-	-	1,500
Temporay staff	-	-	-	-	23,374
Nassau County off-duty patrol	-	-	-	-	15,000
Meeting room	-	-	-	-	7,200
Life safety	-	-	-	-	3,500
Total amenity center	<u>485,390</u>	<u>309,120</u>	<u>228,014</u>	<u>537,134</u>	<u>494,888</u>
Total expenditures	<u>1,088,062</u>	<u>558,637</u>	<u>634,356</u>	<u>1,192,993</u>	<u>1,237,772</u>
Net increase/(decrease) of fund balance	14,594	410,224	(431,100)	(20,876)	18,997
Fund balance - beginning (unaudited)	<u>14,594</u>	<u>39,313</u>	<u>449,537</u>	<u>39,313</u>	<u>18,437</u>
Committed					
Future maintenance	29,188	29,188	29,188	29,188	43,782
Unassigned	-	420,349	(10,751)	(10,751)	(6,348)
Fund balance - ending (projected)	<u>\$ 29,188</u>	<u>\$449,537</u>	<u>\$ 18,437</u>	<u>\$ 18,437</u>	<u>\$ 37,434</u>

**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	10,000
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
Kutak Rock 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
DSF accounting: series 2023	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
Dissemination agent: series 2023	1,000
Trustee: series 2019	4,300
Trustee: series 2021-B1	4,000
Trustee: series 2021-B2	4,000
Trustee: series 2022	4,000
Trustee: series 2023	4,000
Audit	7,500
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.	

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

EXPENDITURES (continued)

O&M accounting	7,500
Website	705
ADA compliance	210
Telephone	500
Telephone and fax machine.	
Postage	750
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance: GL and D&O	6,000
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	20,000
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	17,826
Operations & maintenance	
Landscape maintenance	300,000
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	20,000
Lifestyle director	85,000
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	60,000
Reclaimed water	35,000
Lake/stormwater maintenance	25,000
Estimated costs for maintenance of all lakes and stormwater that will be maintained by the District. Sitex Aquatics contractor.	
Irrigation repairs	10,000
Estimated costs for any repairs to the irrigation system.	
Waste pickup	-
Doody Daddy monthly pick-up services \$120.00 per month	

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

EXPENDITURES (continued)

Amenity center

Utilities

Telephone & cable	6,000
Electric	25,000
Potable water	-
Reclaim water	-
Gas	1,500
Trash removal	3,000

Security

Alarm monitoring	400
Monitoring	3,000
Access cards	2,000

Management contracts

Landscape mainenance	55,000
Landscape contingency	5,500
Pool service	28,200

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

Pool repairs	4,000
Pool chemicals	10,000
Janitorial services	30,000
Janatorial supplies	10,000
Fitness equipment lease	38,300
Techonolgy help desk	3,000

ARCO help desk support security system, camera, TV, sound system \$100 per hour

HVAC maintenance	2,000
------------------	-------

Southern Technology agreemetn \$2,000 per year. Does not include repairs.

Pest control	2,750
--------------	-------

Pool permits	1,000
--------------	-------

Repairs & maintenance	20,000
-----------------------	--------

AC repairs, handyman, electrician, Onsite Industry

New capital projects	10,000
----------------------	--------

Special events	82,500
----------------	--------

Holiday decorations	12,666
---------------------	--------

Fitness center repairs/supplies	3,500
---------------------------------	-------

Office supplies	3,600
-----------------	-------

Operating supplies	-
--------------------	---

ASCAP/BMI licences	1,984
--------------------	-------

Insurance: property	74,414
---------------------	--------

Fitness maintenance	1,500
---------------------	-------

Temporay staff	23,374
----------------	--------

Nassau County off-duty patrol	15,000
-------------------------------	--------

Meeting room	7,200
--------------	-------

Life safety	3,500
-------------	-------

Cintas Fire (backflow inspection), Nassau County Fire Rescue (Annual Fire Inspection Fee),
Cintas (Zoll 3 AED)

Total expenditures	<u><u>\$ 1,237,772</u></u>
--------------------	----------------------------

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-1
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 03/31/24	Projected through 09/30/24	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessment levy: on-roll	\$ 799,666				\$ 892,481
Allowable discounts (4%)	(31,987)				(35,699)
Net assessment levy - on-roll	767,679	\$ 753,713	\$ 13,966	\$ 767,679	856,782
Off-roll assessments	153,856	54,675	78,324	132,999	-
Assessment prepayments	-	193,229	-	193,229	-
Lot closing	-	20,857	-	20,857	-
Interest	5,000	44,831	-	44,831	5,000
Total revenues	926,535	1,067,305	92,290	1,159,595	861,782
EXPENDITURES					
Debt service					
Principal	285,000	-	285,000	285,000	275,000
Principal prepayment	-	465,000	-	465,000	-
Interest 11/1	329,684	320,434	9,250	329,684	302,422
Interest 5/1	329,684	-	329,684	329,684	302,422
Tax collector	15,993	15,064	929	15,993	17,850
Total expenditures	960,361	800,498	624,863	1,425,361	897,694
Excess/(deficiency) of revenues over/(under) expenditures	(33,826)	266,807	(532,573)	(265,766)	(35,912)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(2,366)	-	(2,366)	-
Total other financing sources/(uses)	-	(2,366)	-	(2,366)	-
Fund balance:					
Net increase/(decrease) in fund balance	(33,826)	264,441	(532,573)	(268,132)	(35,912)
Beginning fund balance (unaudited)	1,545,936	1,813,847	2,078,288	1,813,847	1,545,715
Ending fund balance (projected)	\$ 1,512,110	\$2,078,288	\$1,545,715	\$1,545,715	1,509,803
Use of fund balance:					
Debt service reserve account balance (required)					(1,001,063)
Interest expense - November 1, 2025					(296,750)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 211,990

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24	-		302,421.88	302,421.88	13,150,000.00
05/01/25	275,000.00	4.125%	302,421.88	577,421.88	12,875,000.00
11/01/25	-		296,750.00	296,750.00	12,875,000.00
05/01/26	285,000.00	4.125%	296,750.00	581,750.00	12,590,000.00
11/01/26	-		290,871.88	290,871.88	12,590,000.00
05/01/27	300,000.00	4.125%	290,871.88	590,871.88	12,290,000.00
11/01/27	-		284,684.38	284,684.38	12,290,000.00
05/01/28	310,000.00	4.125%	284,684.38	594,684.38	11,980,000.00
11/01/28	-		278,290.63	278,290.63	11,980,000.00
05/01/29	325,000.00	4.125%	278,290.63	603,290.63	11,655,000.00
11/01/29	-		271,587.50	271,587.50	11,655,000.00
05/01/30	340,000.00	4.500%	271,587.50	611,587.50	11,315,000.00
11/01/30	-		263,937.50	263,937.50	11,315,000.00
05/01/31	355,000.00	4.500%	263,937.50	618,937.50	10,960,000.00
11/01/31	-		255,950.00	255,950.00	10,960,000.00
05/01/32	370,000.00	4.500%	255,950.00	625,950.00	10,590,000.00
11/01/32	-		247,625.00	247,625.00	10,590,000.00
05/01/33	385,000.00	4.500%	247,625.00	632,625.00	10,205,000.00
11/01/33	-		238,962.50	238,962.50	10,205,000.00
05/01/34	405,000.00	4.500%	238,962.50	643,962.50	9,800,000.00
11/01/34	-		229,850.00	229,850.00	9,800,000.00
05/01/35	425,000.00	4.500%	229,850.00	654,850.00	9,375,000.00
11/01/35	-		220,287.50	220,287.50	9,375,000.00
05/01/36	440,000.00	4.500%	220,287.50	660,287.50	8,935,000.00
11/01/36	-		210,387.50	210,387.50	8,935,000.00
05/01/37	465,000.00	4.500%	210,387.50	675,387.50	8,470,000.00
11/01/37	-		199,925.00	199,925.00	8,470,000.00
05/01/38	485,000.00	4.500%	199,925.00	684,925.00	7,985,000.00
11/01/38	-		189,012.50	189,012.50	7,985,000.00
05/01/39	505,000.00	4.500%	189,012.50	694,012.50	7,480,000.00
11/01/39	-		177,650.00	177,650.00	7,480,000.00
05/01/40	530,000.00	4.750%	177,650.00	707,650.00	6,950,000.00
11/01/40	-		165,062.50	165,062.50	6,950,000.00
05/01/41	555,000.00	4.750%	165,062.50	720,062.50	6,395,000.00
11/01/41	-		151,881.25	151,881.25	6,395,000.00
05/01/42	585,000.00	4.750%	151,881.25	736,881.25	5,810,000.00
11/01/42	-		137,987.50	137,987.50	5,810,000.00
05/01/43	610,000.00	4.750%	137,987.50	747,987.50	5,200,000.00
11/01/43	-		123,500.00	123,500.00	5,200,000.00
05/01/44	640,000.00	4.750%	123,500.00	763,500.00	4,560,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/44	-		108,300.00	108,300.00	4,560,000.00
05/01/45	670,000.00	4.750%	108,300.00	778,300.00	3,890,000.00
11/01/45	-		92,387.50	92,387.50	3,890,000.00
05/01/46	705,000.00	4.750%	92,387.50	797,387.50	3,185,000.00
11/01/46	-		75,643.75	75,643.75	3,185,000.00
05/01/47	740,000.00	4.750%	75,643.75	815,643.75	2,445,000.00
11/01/47	-		58,068.75	58,068.75	2,445,000.00
05/01/48	775,000.00	4.750%	58,068.75	833,068.75	1,670,000.00
11/01/48	-		39,662.50	39,662.50	1,670,000.00
05/01/49	815,000.00	4.750%	39,662.50	854,662.50	855,000.00
11/01/49	-		20,306.25	20,306.25	855,000.00
05/01/50	855,000.00	4.750%	20,306.25	875,306.25	-
Total	13,150,000.00		9,861,987.54	23,011,987.54	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-2
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 03/31/24	Projected through 09/30/24	Total Actual & Projected	Budget FY 2025
REVENUES					
Off-roll assessments	\$ 3,326	\$ 3,990	\$ -	\$ 3,990	\$ 3,088
Lot closing	-	47	-	47	-
Interest	-	145	-	145	-
Total revenues	<u>3,326</u>	<u>4,182</u>	<u>-</u>	<u>4,182</u>	<u>3,088</u>
EXPENDITURES					
Debt service					
Principal prepayment	-	5,000	-	5,000	-
Interest 11/1	1,663	1,722	-	1,722	1,544
Interest 5/1	1,663	-	1,663	1,663	1,544
Total expenditures	<u>3,326</u>	<u>6,722</u>	<u>1,663</u>	<u>8,385</u>	<u>3,088</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(2,540)	(1,663)	(4,203)	-
OTHER FINANCING SOURCES/(USES)					
Transfers in	-	2,366	-	2,366	-
Total other financing sources/(uses)	<u>-</u>	<u>2,366</u>	<u>-</u>	<u>2,366</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	-	(174)	(1,663)	(1,837)	-
Beginning fund balance (unaudited)	11,223	9,418	9,244	9,418	7,581
Ending fund balance (projected)	<u>\$ 11,223</u>	<u>\$ 9,244</u>	<u>\$ 7,581</u>	<u>\$ 7,581</u>	<u>7,581</u>
Use of fund balance:					
Debt service reserve account balance (required)					(3,563)
Interest expense - November 1, 2025					(1,544)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 2,474</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			1,543.75	1,543.75	65,000.00
05/01/25			1,543.75	1,543.75	65,000.00
11/01/25			1,543.75	1,543.75	65,000.00
05/01/26			1,543.75	1,543.75	65,000.00
11/01/26			1,543.75	1,543.75	65,000.00
05/01/27			1,543.75	1,543.75	65,000.00
11/01/27			1,543.75	1,543.75	65,000.00
05/01/28			1,543.75	1,543.75	65,000.00
11/01/28			1,543.75	1,543.75	65,000.00
05/01/29	65,000.00	4.750%	1,543.75	66,543.75	-
Total	65,000.00		15,437.50	80,437.50	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021B
FISCAL YEAR 2025**

	Fiscal Year 2023				
	Adopted Budget FY 2024	Actual through 03/31/24	Projected through 09/30/24	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Interest	\$ -	\$ 5,158	\$ -	\$ 5,158	\$ -
Total revenues	-	5,158	-	5,158	-
EXPENDITURES					
Debt service	-	-	-	-	-
Total expenditures	-	-	-	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	5,158	-	5,158	-
Fund balance:					
Net increase/(decrease) in fund balance	-	5,158	-	5,158	-
Beginning fund balance (unaudited)	-	206,463	211,621	206,463	211,621
Ending fund balance (projected)	\$ -	\$ 211,621	\$211,621	\$211,621	211,621
Use of fund balance:					
Debt service reserve account balance (required)					-
Principal and Interest expense - November 1, 2025					-
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 211,621</u>

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021B (SOUTH ASSESSMENT AREA)
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 03/31/24	Projected through 09/30/24	Total Actual & Projected	
REVENUES					
Special assessment: off-roll	\$ 462,500	\$ -	\$ 285,594	\$ 285,594	\$ 285,594
Interest	-	8,511	-	8,511	-
Total revenues	462,500	8,511	285,594	294,105	285,594
EXPENDITURES					
Debt service					
Interest	462,500	142,797	142,797	285,594	285,594
Total expenditures	462,500	142,797	142,797	285,594	285,594
Excess/(deficiency) of revenues over/(under) expenditures	-	(134,286)	142,797	8,511	-
Fund balance:					
Net increase/(decrease) in fund balance	-	(134,286)	142,797	8,511	-
Beginning fund balance (unaudited)	702,824	517,850	383,564	517,850	526,361
Ending fund balance (projected)	<u>\$ 702,824</u>	<u>\$ 383,564</u>	<u>\$ 526,361</u>	<u>\$526,361</u>	<u>526,361</u>
Use of fund balance:					
Debt service reserve account balance (required)					(285,594)
Principal and Interest expense - November 1, 2025					(142,797)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 97,970</u>

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021B (SOUTH ASSESSMENT AREA) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			142,796.88	142,796.88	6,175,000.00
05/01/25			142,796.88	142,796.88	6,175,000.00
11/01/25			142,796.88	142,796.88	6,175,000.00
05/01/26			142,796.88	142,796.88	6,175,000.00
11/01/26			142,796.88	142,796.88	6,175,000.00
05/01/27			142,796.88	142,796.88	6,175,000.00
11/01/27			142,796.88	142,796.88	6,175,000.00
05/01/28			142,796.88	142,796.88	6,175,000.00
11/01/28			142,796.88	142,796.88	6,175,000.00
05/01/29			142,796.88	142,796.88	6,175,000.00
11/01/29			142,796.88	142,796.88	6,175,000.00
05/01/30			142,796.88	142,796.88	6,175,000.00
11/01/30			142,796.88	142,796.88	6,175,000.00
05/01/31			142,796.88	142,796.88	6,175,000.00
11/01/31			142,796.88	142,796.88	6,175,000.00
05/01/32			142,796.88	142,796.88	6,175,000.00
11/01/32			142,796.88	142,796.88	6,175,000.00
05/01/33			142,796.88	142,796.88	6,175,000.00
11/01/33			142,796.88	142,796.88	6,175,000.00
05/01/34			142,796.88	142,796.88	6,175,000.00
11/01/34			142,796.88	142,796.88	6,175,000.00
05/01/35			142,796.88	142,796.88	6,175,000.00
11/01/35			142,796.88	142,796.88	6,175,000.00
05/01/36	6,175,000.00	4.625%	142,796.88	6,317,796.88	-
Total	6,175,000.00		3,427,125.12	9,602,125.12	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 03/31/24	Projected through 09/30/24	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ -				\$ 188,576
Allowable discounts (4%)	-				(7,543)
Assessment levy: net	-	\$ -	\$ -	\$ -	181,033.00
Special assessment: off-roll	-	687,100.00	252,842.00	939,942.00	748,852.00
Assessment prepayments	-	1,799,217	-	1,799,217	-
Lot closings	-	110,728	-	110,728	-
Interest	-	54,282	-	54,282	-
Total revenues	-	2,651,327	252,842	2,904,169	929,885
EXPENDITURES					
Debt service					
Principal	-	-	195,000	195,000	195,000
Principal prepayment	-	1,125,000	685,000	1,810,000	-
Interest	-	239,428	384,294	623,722	721,198
Total debt service	-	1,364,428	1,264,294	2,628,722	916,198
Other fees & charges					
Tax collector	-	-	-	-	3,772
Total other fees & charges	-	-	-	-	3,772
Total expenditures	-	1,364,428	1,264,294	2,628,722	919,970
Excess/(deficiency) of revenues over/(under) expenditures	-	1,286,899	(1,011,452)	275,447	9,915
Fund balance:					
Net increase/(decrease) in fund balance	-	1,286,899	(1,011,452)	275,447	9,915
Beginning fund balance (unaudited)	-	1,289,906	2,576,805	1,289,906	1,565,353
Ending fund balance (projected)	\$ -	\$ 2,576,805	\$ 1,565,353	\$ 1,565,353	1,575,268
Use of fund balance:					
Debt service reserve account balance (required)					(1,039,493)
Principal and Interest expense - November 1, 2025					(355,870)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 179,905

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			360,598.75	360,598.75	13,015,000.00
05/01/25	195,000.00	4.850%	360,598.75	555,598.75	12,820,000.00
11/01/25			355,870.00	355,870.00	12,820,000.00
05/01/26	205,000.00	4.850%	355,870.00	560,870.00	12,615,000.00
11/01/26			350,898.75	350,898.75	12,615,000.00
05/01/27	215,000.00	4.850%	350,898.75	565,898.75	12,400,000.00
11/01/27			345,685.00	345,685.00	12,400,000.00
05/01/28	225,000.00	4.850%	345,685.00	570,685.00	12,175,000.00
11/01/28	-		340,228.75	340,228.75	12,175,000.00
05/01/29	235,000.00	4.850%	340,228.75	575,228.75	11,940,000.00
11/01/29	-		334,530.00	334,530.00	11,940,000.00
05/01/30	250,000.00	4.850%	334,530.00	584,530.00	11,690,000.00
11/01/30	-		328,467.50	328,467.50	11,690,000.00
05/01/31	260,000.00	4.850%	328,467.50	588,467.50	11,430,000.00
11/01/31	-		322,162.50	322,162.50	11,430,000.00
05/01/32	275,000.00	4.850%	322,162.50	597,162.50	11,155,000.00
11/01/32	-		315,493.75	315,493.75	11,155,000.00
05/01/33	285,000.00	4.850%	315,493.75	600,493.75	10,870,000.00
11/01/33	-		308,582.50	308,582.50	10,870,000.00
05/01/34	300,000.00	5.550%	308,582.50	608,582.50	10,570,000.00
11/01/34	-		300,257.50	300,257.50	10,570,000.00
05/01/35	320,000.00	5.550%	300,257.50	620,257.50	10,250,000.00
11/01/35	-		291,377.50	291,377.50	10,250,000.00
05/01/36	340,000.00	5.550%	291,377.50	631,377.50	9,910,000.00
11/01/36	-		281,942.50	281,942.50	9,910,000.00
05/01/37	355,000.00	5.550%	281,942.50	636,942.50	9,555,000.00
11/01/37	-		272,091.25	272,091.25	9,555,000.00
05/01/38	380,000.00	5.550%	272,091.25	652,091.25	9,175,000.00
11/01/38	-		261,546.25	261,546.25	9,175,000.00
05/01/39	400,000.00	5.550%	261,546.25	661,546.25	8,775,000.00
11/01/39	-		250,446.25	250,446.25	8,775,000.00
05/01/40	420,000.00	5.550%	250,446.25	670,446.25	8,355,000.00
11/01/40	-		238,791.25	238,791.25	8,355,000.00
05/01/41	445,000.00	5.550%	238,791.25	683,791.25	7,910,000.00
11/01/41	-		226,442.50	226,442.50	7,910,000.00
05/01/42	470,000.00	5.550%	226,442.50	696,442.50	7,440,000.00
11/01/42	-		213,400.00	213,400.00	7,440,000.00
05/01/43	500,000.00	5.550%	213,400.00	713,400.00	6,940,000.00
11/01/43	-		199,525.00	199,525.00	6,940,000.00
05/01/44	530,000.00	5.750%	199,525.00	729,525.00	6,410,000.00
11/01/44	-		184,287.50	184,287.50	6,410,000.00
05/01/45	560,000.00	5.750%	184,287.50	744,287.50	5,850,000.00
11/01/45	-		168,187.50	168,187.50	5,850,000.00
05/01/46	595,000.00	5.750%	168,187.50	763,187.50	5,255,000.00
11/01/46	-		151,081.25	151,081.25	5,255,000.00
05/01/47	630,000.00	5.750%	151,081.25	781,081.25	4,625,000.00
11/01/47	-		132,968.75	132,968.75	4,625,000.00
05/01/48	665,000.00	5.750%	132,968.75	797,968.75	3,960,000.00
11/01/48	-		113,850.00	113,850.00	3,960,000.00
05/01/49	705,000.00	5.750%	113,850.00	818,850.00	3,255,000.00

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/49	-		93,581.25	93,581.25	3,255,000.00
05/01/50	745,000.00	5.750%	93,581.25	838,581.25	2,510,000.00
11/01/50	-		72,162.50	72,162.50	2,510,000.00
05/01/51	790,000.00	5.750%	72,162.50	862,162.50	1,720,000.00
11/01/51	-		49,450.00	49,450.00	1,720,000.00
05/01/52	835,000.00	5.750%	49,450.00	884,450.00	885,000.00
11/01/52	-		25,443.75	25,443.75	885,000.00
05/01/53	885,000.00	5.750%	25,443.75	910,443.75	-
11/01/53	-		-	-	-
Total	13,015,000.00		13,778,700.00	26,793,700.00	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

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

Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
<u>Conventional</u>					
SF 40'	-	\$ 1,215.93	\$ 1,458.51	\$ 2,674.44	\$ 2,674.44
SF 45'	30	1,215.93	1,510.64	2,726.57	2,726.57
SF 50'	94	1,215.93	1,562.77	2,778.70	2,778.70
SF 60'	107	1,215.93	1,667.02	2,882.95	2,882.95
SF 65'	-	1,215.93	1,719.15	2,935.08	2,935.08
Total	231				

On-Roll Assessments (Platted Lots in Unit 3)

Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
<u>Conventional</u>					
SF 40'	-	\$ 1,215.93	\$ 1,458.51	\$ 2,674.44	\$ 2,674.44
SF 45'	-	1,215.93	1,510.64	2,726.57	2,726.57
SF 50'	53	1,215.93	1,562.77	2,778.70	2,778.70
SF 60'	-	1,215.93	1,667.02	2,882.95	2,882.95
SF 65'	-	1,215.93	1,719.15	2,935.08	2,935.08
Total	53				

On-Roll Assessments (Platted Lots in Unit 4)

Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
<u>Age-Restricted</u>					
SF 45'	-	\$ 1,215.93	-	\$ 1,215.93	\$ 1,215.93
SF 50'	-	1,215.93	1,562.77	2,778.70	2,778.70
SF 50' Reduced	63	1,215.93	957.45	2,173.38	2,173.38
SF 60'	-	1,215.93	1,667.02	2,882.95	2,882.95
SF 60' Reduced	37	1,215.93	957.45	2,173.38	2,173.38
Total	100				

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

On-Roll Assessments (Platted Lots in Units 6)

Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
<u>Conventional</u>					
SF 40'	63	\$ 1,215.93	\$ 1,458.51	\$ 2,674.44	\$ 1,371.00
SF 45'	105	1,215.93	1,510.64	2,726.57	1,420.00
SF 50'	-	1,215.93	1,562.77	2,778.70	1,469.00
SF 60'	-	1,215.93	1,667.02	2,882.95	1,567.00
SF 65'	-	1,215.93	1,719.15	2,935.08	1,616.00
Total	168				

On-Roll Assessments (Platted Lots in Units 5)

Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
<u>Age-Restricted</u>					
SF 45'	-	\$ 1,215.93	\$ -	\$ -	\$ -
SF 50'	-	1,215.93	1,562.77	2,778.70	1,469.00
SF 50' Reduced	63	1,215.93	957.45	2,173.38	1,469.00
SF 60'	-	1,215.93	1,667.02	2,882.95	1,567.00
SF 60' Reduced	39	1,215.93	957.45	2,173.38	1,469.00
Total	102				

On-Roll Assessments (Platted Lots in Units 8)

Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
SF 50'	23	\$ 1,215.93	\$ 3,786.36	\$ 5,002.29	\$ 4,702.15
SF 50' Reduced	27	1,215.93	1,702.13	2,918.06	4,702.15
SF 60'	-	1,215.93	4,543.63	5,759.56	5,413.98
SF 60' Reduced	29	1,215.93	1,914.89	3,130.82	5,413.98
	79				

Off-Roll Assessments (Platted Lots in Units 10 & 15)

Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
SF 50'	58	\$ 1,142.97	\$ 3,559.18	\$ 4,702.15	\$ 3,559.18
SF 60'	64	1,142.97	4,271.01	5,413.98	4,271.01
SF 70'	54	1,142.97	4,982.86	6,125.83	4,982.86
	176				

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2024-12
[FY 2025 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Three Rivers Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Nassau County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
 - b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2025 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be

collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

- i. *Due Date (O&M Assessments)*. O&M Assessments directly collected by the District shall be due and payable in full on December 1, 2024; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025.
 - ii. *Due Date (Debt Assessments)*. Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2024; provided, however, that, to the extent permitted by law, the debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025.
 - iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.
- c. **Future Collection Methods**. The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in

future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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 upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 15th day of August, 2024.

ATTEST:

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

6

Memorandum

To: Board of Supervisors

From: District Management

Date: August 15, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

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

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

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

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

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

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

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2024**

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2024**

	General Fund	Debt Service Fund Series 2019A-1	Debt Service Fund Series 2019A-2	Debt Service Fund Series 2021B	Debt Service Fund Series 2021B SSA	Debt Service Fund Series 2023	Capital Projects Fund Series 2019	Capital Projects Fund Series 2021B	Capital Projects Fund Series 2021B SSA	Capital Projects Fund Series 2023	Total Governmental Funds
ASSETS											
Cash	\$ 216,943	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 216,943
Investments											
Revenue	-	648,564	433	3,545	5,900	373,295	-	-	-	-	1,031,737
Reserve	-	888,419	-	14,850	285,594	1,039,492	-	-	-	-	2,228,355
Prepayment	-	26,338	3,343	192,332	-	8,429	-	-	-	-	230,442
Construction	-	-	-	-	-	-	-	9,979	27,334	3,793	41,106
Construction - master	-	-	-	-	-	-	2,070	-	-	-	2,070
Construction - neighborhood	-	-	-	-	-	-	1	-	-	-	1
Cost of issuance	-	-	-	-	-	20,878	-	-	-	-	20,878
Capitalized interest	-	-	-	-	-	3,128	-	-	-	-	3,128
Interest	-	-	-	3,515	-	18,937	-	-	-	-	22,452
General redemption	-	-	-	-	496	-	-	-	-	-	496
Undeposited funds	250	-	-	-	-	-	-	-	-	-	250
Due from Three Rivers Developers	30,003	12,145	-	-	-	79,124	-	397,370	180,938	679,511	1,379,091
Due from Nassau County	-	-	-	-	-	-	-	-	115,327	-	115,327
Due from other	-	-	-	-	-	-	-	6	450	-	456
Due from general fund	-	2,827	-	-	-	-	-	-	-	-	2,827
Due from debt service fund 2019A-1	-	-	5,509	-	-	-	-	-	-	-	5,509
Due from capital projects fund 2021B	-	-	-	-	-	-	-	-	6,870	-	6,870
Utility deposit	34,017	-	-	-	-	-	-	-	-	-	34,017
Prepaid expense	3,130	-	-	-	-	-	-	-	-	-	3,130
Total assets	<u>\$ 284,343</u>	<u>\$ 1,578,293</u>	<u>\$ 9,285</u>	<u>\$ 214,242</u>	<u>\$ 291,990</u>	<u>\$ 1,543,283</u>	<u>\$ 2,071</u>	<u>\$ 407,355</u>	<u>\$ 330,919</u>	<u>\$ 683,304</u>	<u>\$ 5,345,085</u>
LIABILITIES											
Liabilities:											
Due to Developer	\$ 246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 246
Credit Card	275	-	-	-	-	-	-	-	-	-	275
Due to other	1,222	-	-	-	-	-	-	-	-	-	1,222
Due to debt service fund 2019A-1	2,827	-	-	-	-	-	-	-	-	-	2,827
Due to debt service fund 2019A-2	-	5,509	-	-	-	-	-	-	-	-	5,509
Due to capital projects fund 2021BSAA	-	-	-	-	-	-	-	6,870	-	-	6,870
Contracts payable	-	-	-	-	-	-	-	397,370	-	679,199	1,076,569
Retainage payable	-	-	-	-	-	-	-	3,555	174,091	496,376	674,022
Accrued taxes payable	306	-	-	-	-	-	-	-	-	-	306
Developer advance	20,000	-	-	-	-	-	-	-	-	-	20,000
Total liabilities	<u>24,876</u>	<u>5,509</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>407,795</u>	<u>174,091</u>	<u>1,175,575</u>	<u>1,787,846</u>
DEFERRED INFLOWS OF RESOURCES											
Deferred receipts	30,003	12,145	-	-	-	79,124	-	397,370	115,327	679,511	1,313,480
Total deferred inflows of resources	<u>30,003</u>	<u>12,145</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>79,124</u>	<u>-</u>	<u>397,370</u>	<u>115,327</u>	<u>679,511</u>	<u>1,313,480</u>
FUND BALANCES											
Restricted for											
Debt service	-	1,560,639	9,285	214,242	291,990	1,464,159	-	-	-	-	3,540,315
Capital projects	-	-	-	-	-	-	2,071	(397,810)	41,501	(1,171,782)	(1,526,020)
Unassigned	229,464	-	-	-	-	-	-	-	-	-	229,464
Total fund balances	<u>229,464</u>	<u>1,560,639</u>	<u>9,285</u>	<u>214,242</u>	<u>291,990</u>	<u>1,464,159</u>	<u>2,071</u>	<u>(397,810)</u>	<u>41,501</u>	<u>(1,171,782)</u>	<u>2,243,759</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 284,343</u>	<u>\$ 1,578,293</u>	<u>\$ 9,285</u>	<u>\$ 214,242</u>	<u>\$ 291,990</u>	<u>\$ 1,543,283</u>	<u>\$ 2,071</u>	<u>\$ 407,355</u>	<u>\$ 330,919</u>	<u>\$ 683,304</u>	<u>\$ 5,345,085</u>

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 3,658	\$ 644,321	\$ 644,345	100%
Assessment levy: off-roll	-	149,443	206,878	72%
Developer contribution	-	185,569	251,433	74%
Lot closing	-	64,006	-	N/A
Interest and miscellaneous	(250)	5,745	-	N/A
Total revenues	<u>3,408</u>	<u>1,049,084</u>	<u>1,102,656</u>	95%
EXPENDITURES				
Professional & administrative				
Supervisor fees	1,000	5,400	9,000	60%
FICA	76	413	918	45%
Engineering	2,027	21,034	8,500	247%
Attorney	3,607	13,693	25,000	55%
Arbitrage	500	500	500	100%
DSF accounting: series 2019	-	-	7,500	0%
DSF accounting: series 2021	1,250	11,250	7,500	150%
DSF accounting: series 2022	-	-	7,500	0%
DSF accounting: series 2023	625	5,625	7,500	75%
Dissemination agent: series 2019	83	750	1,000	75%
Dissemination agent: series 2021-B1	83	750	1,000	75%
Dissemination agent: series 2021-B2	83	750	1,000	75%
Dissemination agent: series 2022	-	-	1,000	0%
Dissemination agent: series 2023	83	750	1,000	75%
Trustee: series 2019	-	4,256	4,300	99%
Trustee: series 2021-B1	-	-	4,000	0%
Trustee: series 2021-B2	-	-	4,000	0%
Trustee: series 2022	-	-	4,000	0%
Trustee: series 2023	-	-	4,000	0%
Audit	-	-	7,500	0%
Management	3,750	33,750	45,000	75%
Website	-	-	705	0%
ADA compliance	-	-	210	0%
Telephone	42	375	500	75%
Postage	189	655	500	131%
Insurance	-	6,197	6,000	103%
Printing & binding	42	375	500	75%
Legal advertising	9,179	15,042	1,500	1003%
Other current charges	(21,462)	989	500	198%
Dues, licenses & subscriptions	-	175	175	100%
Tax collector	20	27,026	13,424	201%
Total professional & administrative	<u>1,177</u>	<u>149,755</u>	<u>175,732</u>	85%

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
Operations & maintenance				
Landscape maintenance	-	123,976	250,000	50%
Landscape contingency	-	1,011	25,000	4%
Lifestyle director	11,652	78,699	70,000	112%
Electric	7,902	41,087	5,000	822%
Reclaimed water	19,074	30,075	40,000	75%
Lake/stormwater maintenance	1,630	12,870	17,000	76%
Irrigation repairs	-	3,733	11,000	34%
Waste pickup	-	-	1,440	0%
Accounting	625	5,625	7,500	75%
Total operations & maintenance	<u>40,883</u>	<u>297,076</u>	<u>426,940</u>	70%
Amenity center				
Utilities				
Telephone & cable	234	4,162	9,566	44%
Electric	845	18,560	55,000	34%
Potable water	-	-	3,000	0%
Reclaimed water	-	-	15,666	0%
Gas	-	547	1,750	31%
Trash removal	416	2,026	2,916	69%
Security				
Alarm monitoring	-	-	400	0%
Monitoring	(6,605)	1,381	14,466	10%
Access cards	-	-	1,166	0%
Management contracts				
Landscape maintenance	2,474	29,219	55,000	53%
Landscape contingency	-	-	5,500	0%
Pool maintenance	1,350	21,150	28,200	75%
Pool repairs	1,077	1,877	5,834	32%
Pool chemicals	-	-	14,000	0%
Janitorial services	6,618	28,555	30,240	94%
Janitorial supplies	453	4,777	12,000	40%
Facility maintenance	(4,216)	-	-	N/A
Fitness equipment lease	3,130	25,039	38,300	65%
Technology help desk	8,437	8,437	4,100	206%
HVAC maintenance	1,200	1,200	2,000	60%
Pest control	140	840	2,520	33%
Pool permits	-	265	1,166	23%
Repairs & maintenance	14,921	37,771	20,000	189%
New capital projects	17,588	29,878	10,000	299%
Special events	7,414	75,530	80,000	94%
Holiday decorations	-	10,190	12,666	80%
Fitness center repairs/supplies	-	375	3,500	11%
Office supplies	1,502	16,901	3,600	469%
Operating supplies	(780)	-	10,850	0%
ASCAP/BMI licences	-	-	1,984	0%
Insurance: property	-	59,821	40,000	150%
Uncoded expense	-	581	-	N/A
Total amenity center	<u>56,198</u>	<u>379,082</u>	<u>485,390</u>	78%
Total expenditures	<u>98,258</u>	<u>825,913</u>	<u>1,088,062</u>	76%
Excess/(deficiency) of revenues over/(under) expenditures	(94,850)	223,171	14,594	
Fund balances - beginning	324,314	6,293	14,594	
Fund balances - ending	<u>\$ 229,464</u>	<u>\$ 229,464</u>	<u>\$ 29,188</u>	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-1 BONDS
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	\$ 4,359	\$ 767,735	\$ 767,679	100%
Assessment levy: off-roll	-	72,900	153,856	47%
Assessment prepayments	-	193,229	-	N/A
Lot closing	-	20,857	-	N/A
Interest	6,443	69,252	5,000	1385%
Total revenues	<u>10,802</u>	<u>1,123,973</u>	<u>926,535</u>	121%
EXPENDITURES				
Debt service				
Principal	-	265,000	285,000	93%
Principal prepayment	-	465,000	-	N/A
Interest 11/1	-	318,247	329,684	97%
Interest 5/1	-	309,744	329,684	94%
Total debt service	<u>-</u>	<u>1,357,991</u>	<u>944,368</u>	144%
Other fees & charges				
Tax collector	24	15,280	15,993	96%
Total other fees and charges	<u>24</u>	<u>15,280</u>	<u>15,993</u>	96%
Total expenditures	<u>24</u>	<u>1,373,271</u>	<u>960,361</u>	143%
Excess/(deficiency) of revenues over/(under) expenditures	10,778	(249,298)	(33,826)	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(3,910)	-	N/A
Total other financing sources	<u>-</u>	<u>(3,910)</u>	<u>-</u>	N/A
Net change in fund balances	10,778	(253,208)	(33,826)	
Fund balances - beginning	1,549,861	1,813,847	1,545,936	
Fund balances - ending	<u>\$ 1,560,639</u>	<u>\$ 1,560,639</u>	<u>\$ 1,512,110</u>	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-2 BONDS
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 3,326	0%
Assessment prepayments	-	3,990	-	N/A
Lot closing	-	47	-	N/A
Interest	13	186	-	N/A
Total revenues	13	4,223	3,326	127%
EXPENDITURES				
Debt service				
Principal prepayment	-	5,000	-	N/A
Interest 11/1	-	1,663	1,663	100%
Interest 5/1	-	1,603	1,663	96%
Total debt service	-	8,266	3,326	249%
Excess/(deficiency) of revenues over/(under) expenditures	13	(4,043)	-	
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	3,910	-	N/A
Total other financing sources	-	3,910	-	N/A
Net change in fund balances	13	(133)	-	
Fund balances - beginning	9,272	9,418	11,223	
Fund balances - ending	<u>\$ 9,285</u>	<u>\$ 9,285</u>	<u>\$ 11,223</u>	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021B BONDS
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Interest	\$ 877	\$ 7,779	-	N/A
Total revenues	877	7,779	-	N/A
EXPENDITURES				
Total debt service	-	-	-	N/A
	-	-	-	
Excess/(deficiency) of revenues over/(under) expenditures	877	7,779	-	
Fund balances - beginning	213,365	206,463	-	
Fund balances - ending	\$ 214,242	\$ 214,242	\$ -	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021B SSA BONDS
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 46,796	\$ 462,500	10%
Interest	1,227	12,938	-	N/A
Total revenues	<u>1,227</u>	<u>59,734</u>	<u>462,500</u>	13%
EXPENDITURES				
Debt service				
Interest	-	285,594	462,500	62%
Total debt service	<u>-</u>	<u>285,594</u>	<u>462,500</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	1,227	(225,860)	-	
Fund balances - beginning	290,763	517,850	702,824	
Fund balances - ending	<u>\$ 291,990</u>	<u>\$ 291,990</u>	<u>\$ 702,824</u>	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023 BONDS
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES		
Assessment levy: off-roll	\$ -	\$ 827,153
Assessment prepayments	-	1,799,217
Lot closing	-	110,728
Interest	6,089	80,877
Total revenues	<u>6,089</u>	<u>2,817,975</u>
EXPENDITURES		
Debt service		
Interest	-	623,722
Principal	-	1,335,000
Principal prepayment	-	685,000
Total debt service	<u>-</u>	<u>2,643,722</u>
Excess/(deficiency) of revenues over/(under) expenditures	6,089	174,253
Fund balances - beginning	1,458,070	1,289,906
Fund balances - ending	<u>\$ 1,464,159</u>	<u>\$ 1,464,159</u>

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 9	\$ 131
Total revenues	<u>9</u>	<u>131</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	9	131
Fund balances - beginning	2,062	1,940
Fund balances - ending	<u>\$ 2,071</u>	<u>\$ 2,071</u>

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021B BONDS
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 144,671
Interest	78	458
Total revenues	<u>78</u>	<u>145,129</u>
EXPENDITURES		
Capital outlay	<u>21,074</u>	<u>539,876</u>
Total expenditures	<u>21,074</u>	<u>539,876</u>
Excess/(deficiency) of revenues over/(under) expenditures	(20,996)	(394,747)
Fund balances - beginning	(376,814)	(3,063)
Fund balances - ending	<u><u>\$ (397,810)</u></u>	<u><u>\$ (397,810)</u></u>

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021B SSA BONDS
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 1,108,633
Interest	664	7,581
Total revenues	<u>664</u>	<u>1,116,214</u>
EXPENDITURES		
Capital outlay	<u>37,140</u>	<u>880,409</u>
Total expenditures	<u>37,140</u>	<u>880,409</u>
Excess/(deficiency) of revenues over/(under) expenditures	(36,476)	235,805
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>-</u>	<u>206,150</u>
Total other financing sources/(uses)	<u>-</u>	<u>206,150</u>
Net change in fund balances	(36,476)	441,955
Fund balances - beginning	77,977	(400,454)
Fund balances - ending	<u><u>\$ 41,501</u></u>	<u><u>\$ 41,501</u></u>

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023 BONDS
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 4,335,833
Interest	93	11,577
Total revenues	<u>93</u>	<u>4,347,410</u>
EXPENDITURES		
Capital outlay	<u>173,823</u>	<u>4,969,383</u>
Total expenditures	<u>173,823</u>	<u>4,969,383</u>
Excess/(deficiency) of revenues over/(under) expenditures	(173,730)	(621,973)
OTHER FINANCING SOURCES/(USES)		
Transfer out	<u>-</u>	<u>(206,150)</u>
Total other financing sources/(uses)	<u>-</u>	<u>(206,150)</u>
Net change in fund balances	(173,730)	(828,123)
Fund balances - beginning	(998,052)	(343,659)
Fund balances - ending	<u><u>\$ (1,171,782)</u></u>	<u><u>\$ (1,171,782)</u></u>

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

The Board of Supervisors of the Three Rivers Community Development District held a Regular Meeting on July 18, 2024 at 3:00 p.m., at the Amelia Island Nassau County Association of Realtors, 910 S 14th St., Fernandina Beach, Florida 32034.

Present were:

Gregg Kern	Chair
Mike Taylor (via telephone)	Vice Chair
Joe Cornelison	Assistant Secretary
Brad Odom	Assistant Secretary
Rose Bock	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Wes Haber	District Counsel
Scott Wild (via telephone)	District Engineer
Bill Shaffer	Dominion Engineering Group
James _____	Castle Group
Shanin Baldwin	Castle Group
Sami Keim	OnPlace LLC
Megan Maldonado	GreenPointe Developers

Residents present:

Keith Howard	Ken Geckenow	Lisa Geckenow	Ken Anderson
Sue Anderson	Stan Stanski	Cinda Williams	David Buchanan
Rebecca Tissae	Ted Goodman	Regina Goodman	Thomas Lane
Patty Carr	Janet Parrish	John Ackermann	Georgiann Koziana
Mickey Davis-Porter			

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 3:20 p.m. Supervisors Kern, Cornelison and Odom were present. Supervisor Bock was not present at roll call. Supervisor Taylor attended via telephone.

42

43 **SECOND ORDER OF BUSINESS****Public Comments**

44

45 Mr. Torres stated this is an opportunity for public comments on any item related to the
46 agenda. Comments related to the policies will be taken during the Sixth Order of Business.

47 No members of the public spoke.

48

49 **THIRD ORDER OF BUSINESS****Consent Agenda**

50

51 **A. Consideration/Ratification of Requisition(s): Refunding Bond, Series 2023 (support**
52 **documentation available upon request)**

53 **I. Number 63: Rinker Materials** **[\$8,000.00]**

54 **II. Number 64: Vallencourt Construction Co., Inc.** **[\$42,736.54]**

55 **B. Ratification Item(s)**

56 **I. The Tree Amigos Outdoor Services, Inc. Agreement for Landscape Installation**
57 **Services**

58

59 **On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the**
60 **Consent Agenda items, as listed and presented, were approved and/or ratified,**
61 **accordingly.**

62

63

64 **FOURTH ORDER OF BUSINESS**

Presentation of Audited Financial Report
for Fiscal Year Ended September 30, 2023,
Prepared by Grau & Associates

65

66

67

68 Mr. Torres presented the Audited Financial Report for Fiscal Year Ended September 30,
69 2023 and noted the pertinent information. There were no findings, recommendations,
70 deficiencies on internal control or instances of non-compliance; it was a clean audit.

71 **Ms. Bock arrived at the meeting.**

72

73 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2024-10,
Hereby Accepting the Audited Financial
Report for Fiscal Year Ended September 30,
2023

74

75

76

77

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2024-10, Hereby Accepting the Audited Financial Report for Fiscal Year Ended September 30, 2023, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Amendment to Amenity Policies: Swimming Pool (Alcohol) and Kayak Facilities Rental

Mr. Torres stated he previously discussed a few amendments to the Amenity Policies and Rates with District Counsel; specifically, pool signage prohibiting alcohol near the pool and Paragraph 20 of the Amenity Policy, which allows alcohol at the pool.

Mr. Haber stated Florida Law prohibits any food or drink in “wet deck” areas, which was previously defined as the 4’ perimeter around the border of a pool. So, food and drink within the wet deck is prohibited and the CDD must comply with that. Nevertheless, the definition was repealed to allow Counties to define “wet deck” for their County. He is unsure how Nassau County defines wet decks and will research it.

Mr. Haber stated the Board has the discretion to determine, outside of the wet deck and the pool, where and when to allow alcohol. Once that determination is made, in regard to the alcohol policy and the pool policy, he will review the updated Amenity Policy to make sure it is clear, per the Board’s direction. He summarized that the policy allows alcohol but the signage at the pool does not; Staff needs to align those two and make them consistent with Florida Law. Both the Amenity Policies and signage at the pool should be updated to clarify the area where those activities are prohibited, so that there is no confusion.

In response to Mr. Kern’s question, Mr. Haber suggested the Board approve an amendment to the Policy to prohibit alcohol, where prohibited by Florida Law or local ordinance, and delegate authority to a Board Member to coordinate with District Counsel to examine the definition and work on the appropriate language to put that in place. Regarding changing the current alcohol policy, the Board needs to consider two things; one, if it is amenable to revising the Amenity Policy to make sure the CDD is in compliance with Florida law, vis-à-vis the wet deck, and two, if it wants to alter the current alcohol policy for those 21 and over to allow alcohol in other areas of the facility, including the pool deck outside of the wet deck or leave it as is.

111 The Board and Staff discussed the interpretation of the alcohol policy in Paragraph 20 of
112 the Amenity Policies, changing the current alcohol policy, whether to remove allowing alcohol
113 at private events or on the pool deck, the “wet deck” ordinance and pool signage.

114 **The public was invited to comment on this topic.**

115 A resident stated that, rather than relying upon a prior definition of “wet deck,” which
116 he believes was stricken and is currently silent, it seems prudent to him that the Board research
117 it before altering the Policies. He asked why, if the local ordinance stipulates a wet deck is 1’
118 then why would 3’ be restricted. Mr. Haber stated, in Florida Law there is clearly a prohibition
119 on a “wet deck.” Since the repeal of 4’, he has seen it increased to 6’, and no indication that it
120 has been decreased; he will find out how Nassau County defines it. He recommended that the
121 Board prohibit alcohol on the wet deck, as determined by District Counsel; he will email the
122 information to the Board by the end of the week. Mr. Kern stated, before anything changes, the
123 Board will make sure the policy complies with what the law stipulates.

124 Resident Thomas Lane stated the amenity center has held public events where alcohol
125 was available and there was no restriction with people walking near the pool. He voiced his
126 belief that there is a general code of conduct for the community and he thinks the Board should
127 focus on the code of conduct rather than an alcohol restriction.

128 A resident voiced her opinion that residents should be able to bring a glass of wine to
129 bingo night, trivia night or a potluck; in her opinion, it is safer to socialize in the community. She
130 thinks homeowners pay high CDD assessments so they should have that privilege and,
131 regarding incidents at the pool, she thinks the Board should punish individual people for their
132 actions and not an entire community.

133 A resident commented that one of the reasons she purchased a home in this CDD was
134 because the sales staff told her she could bring a bottle of wine to the amenity center, sit by the
135 fire and enjoy the pool deck.

136 Mr. Kern noted that the CDD recently entered into an agreement with a vendor for
137 pool/facility monitoring services and that person and any staff member is authorized to enforce
138 the CDD’s policies.

Discussion ensued regarding enforcement, the pool monitor's function, if the Board will table this item or vote against alcohol at the pool during this meeting and why the research regarding the exact definition of "wet deck" was not done prior to the meeting.

Ms. Maldonado stated, as the liaison with the management companies and GreenPointe, overseeing the HOA and the CDD, she initiated the discussion regarding changing the policy. She stated it is her fault that Staff did not have time to research it before the meeting. She apologized for the inconvenience.

Asked about the kayak launch, Mr. Torres stated the facility is still in progress; the Board can consider removing kayak rentals from the Amenity Policies for now.

Discussion ensued regarding if the kayak launch area can be accessed, area infrastructure, the "No Trespassing" signage, the paved roads and CDD boundaries.

Mr. Haber stated, at some point, the intention is to have a kayak facility built on CDD property that will be open to the public but that area is currently already owned, the same as each homeowner owns their lot within the boundary of the CDD.

Mr. Kern voiced his opinion that it makes sense to remove the kayak rentals from the Amenity Policy to avoid confusion and amend the Policy to be compliant with state and or local statutes as it relates to the wet deck and food and beverages.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, removing the kayak portion from the Amenity Policies and amending the pool deck portion to specify that it must be in accordance with state and local laws as it relates to "wet deck" specifications, eliminating the language in the Policy relating to alcohol only at private functions, and delegating authority to the Chair to work with District Counsel to effectuate all the changes and to change the signage to be consistent with the Amenity Policies, were approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2024

On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the Unaudited Financial Statements as of May 31, 2024, were accepted.

EIGHTH ORDER OF BUSINESS**Approval of June 27, 2024 Regular Meeting Minutes**

On MOTION by Mr. Cornelison and seconded by Ms. Bock, with all in favor, the June 27, 2024 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP****B. District Engineers: Dominion Engineering Group, Inc. and ETM**

There were no reports from District Counsel or the District Engineers.

C. Property Manager: Castle Group

The following was reported:

- Ms. Shanin Baldwin is currently training in Lifestyles.
- Janitorial service is currently in place for five days per week.
- The new Facility Attendant, Julio, is on duty Wednesdays through Sundays; the pool area has been calm and drama-free.
- Tree Amigos recently started mulching, which will take three weeks to complete.
- DNS was on site today to repair the underground piping.
- An overall check of the fitness center equipment was scheduled.

D. Lifestyle Director: OnPlace, LLC

Ms. Baldwin, the new Lifestyle Director, thanked everyone for welcoming her to the team. She discussed a recent, successful casino night event and upcoming events slated for August, including Karaoke and a back-to-school bash.

E. District Manager: Wrathell, Hunt and Associates, LLC

- **909 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: August 15, 2024 at 3:00 PM [Adoption of FY2025 Budget]**
 - **QUORUM CHECK**

All Supervisors present confirmed their attendance at the August 15, 2024 meeting.

TENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Member comments or requests.

207

208 **ELEVENTH ORDER OF BUSINESS****Public Comments**

209

210 The Board Chair and Staff responded to questions as follows:

211 ➤ Regarding the status of the parking lot and the trails, Mr. Shaffer stated the parking lot
212 is still in the permitting phase and a contractor is being sought to construct the trails. Staff is
213 planning the scope of work and budgeting it.

214 ➤ Regarding installing additional pet/dog waste stations, Mr. Kern stated the Board will
215 take it into consideration; the CDD already has recurring costs to accommodate pet owners.

216 Resident Cynda Williams reported potholes that are destroying the curbs and pavers
217 and asked if the CDD has jurisdiction of the roadway. Mr. Shaffer stated the CDD is working
218 with Lennar to repair the curbs, which must happen before improvements to the pavement are
219 made. A final lift of asphalt is in process and all potholes will be addressed.

220 Resident Ken Anderson asked if the District Engineers listed under Staff Reports are
221 supposed to relay information from the Nassau County planning meetings. Mr. Haber stated,
222 while the project is underway and the CDD has outstanding contracts for construction of
223 horizontal infrastructure, the District Engineers are reporting on the status of those contracts,
224 payment to the contractors and requisitions, they do report on County meetings.

225 ➤ Regarding washouts in Pondside and HOA and homeowner maintenance
226 responsibilities, Mr. Kern stated the HOA is doing routine maintenance on the pond banks on
227 Lakeview. Generally, if there is a development-related issue, the CDD will make the repairs
228 outside of Lakeview and property owners are responsible for maintenance around their homes.

229 A resident commented that several residents are not mowing their backyards. Mr.
230 Torres stated that is an HOA-related matter; it does not involve the CDD.

231

232 **TWELFTH ORDER OF BUSINESS****Adjournment**

233

234 **On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the**
235 **meeting adjourned at 4:22 p.m.**

236

237

238

239

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

240
241
242
243
244

Secretary/Assistant Secretary

Chair/Vice Chair

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

The Lookout Amenity Center, 76183 Tributary Drive, Yulee, Florida 32097

¹*Amelia Island Nassau County Association of Realtors, 910 S 14th St., Fernandina Beach, Florida 32034*

²*Florida State College at Jacksonville, Nassau Center, Building T, Nassau Room (T126)*

76346 William Burgess Boulevard, Yulee, Florida 32097

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 19, 2023	Regular Meeting	3:00 PM
November 16, 2023	Regular Meeting	3:00 PM
December 21, 2023 CANCELED	Regular Meeting	3:00 PM
January 18, 2024 CANCELED	Regular Meeting	3:00 PM
January 18, 2024	CDD 101 Presentation (THIS IS NOT A BOARD MEETING)	3:00 PM
February 15, 2024 CANCELED	Regular Meeting	3:00 PM
February 28, 2024 ¹	Regular Meeting	3:00 PM
March 21, 2024	Regular Meeting	3:00 PM
April 18, 2024	Regular Meeting	3:00 PM
May 16, 2024 ¹ CANCELED	Regular Meeting	3:00 PM
May 30, 2024 ²	Regular Meeting	2:00 PM
June 20, 2024 ¹ <i>rescheduled to June 27, 2024</i>	Regular Meeting	3:00 PM
June 27, 2024 ¹	Regular Meeting	2:00 PM
July 18, 2024 ¹	Regular Meeting	3:00 PM
August 15, 2024 ¹	Regular Meeting	3:00 PM
September 19, 2024 ¹	Regular Meeting	3:00 PM