

# **THREE RIVERS**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**July 23, 2025**

**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**

July 16, 2025

**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 July 23, 2025 at 2:00 p.m., at Florida State College at Jacksonville, Nassau Center, Building T, Nassau Room (T126), 76346 William Burgess Boulevard, Yulee, Florida 32097. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
  - A. Affidavit of Publication
  - B. Consideration of Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Resolution 2025-12, Providing for Funding for the FY 2026 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 a Severability Clause; and Providing an Effective Date
5. Consideration of Resolution 2025-13 Amending Resolution 2025-09 to Re-Set the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Parking and Parking Enforcement; and Providing an Effective Date.
6. Consideration of Resolution 2025-14, Directing the Chairman and District Staff to Request the Passage of an Ordinance by Nassau County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date
  - A. Consideration of Boundary Amendment Funding Agreement

7. Consideration of Tributary Homeowners' Association, Inc., First Amendment to the Agreement for Facility Management, Operation, and Oversight Services
8. Consent Agenda
  - A. Consideration/Ratification of Requisition(s): Refunding Bond, Series 2023
    - I. Number 95: SES Environmental Resource SOL [\$5,038.05]
    - II. Number 96: England-Thims & Miller, Inc. [\$5,460.00]
    - III. Number 97: Brightview Landscape Services, Inc. [\$189,685.59]
    - IV. Number 98: ECS Florida [\$3,500.00]
    - V. Number 99: SES Environmental Resource SOL [\$2,040.00]
  - B. Ratification Item(s)
    - I. Brightview Landscape Services, Inc.
      - a. Work Authorization Number One for Additional Services [Adding Tributary Units 8 and 10]
      - b. First Amendment to Agreement for Landscape Installation Services [Tributary Change Order and Additional Work for Unity 8/10/15]
    - II. England, Thims & Miller, Inc., Work Authorization No. 11 Amendment No. 3 [Tributary Units 12 and 13 Construction Document Revisions]
    - III. Florida Power & Light Company Underground Distribution Facilities Installation Agreement
    - IV. Gold Coast Land Management, LLC Agreement for Phase 3 Construction Access Path - Unit 10 to County Park
    - V. Clary & Associates, Inc., Proposal for Surveying and Mapping Services [Tributary Country Park – Western Parking Lot]
    - VI. Jax Utilities Management Inc., Change Order No. 2 for Tributary Spine Rd. West PH-A
9. Acceptance of Unaudited Financial Statements as of June 30, 2025
10. Approval of May 15, 2025 Regular Meeting Minutes
11. 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*

- UPCOMING MEETINGS

- August 21, 2025 at 3:00 PM
- September 18, 2025 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

- 12. Board Members' Comments/Requests
- 13. Public Comments
- 14. Adjournment

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

Sincerely,



Ernesto Torres  
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**

**3A**

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  
Todd Frantz

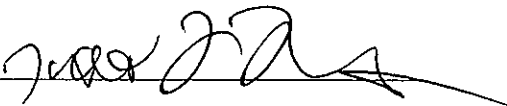
Who on oath says that (s)he is the Publisher of the  
Fernandina Beach News-Leader, a weekly newspaper published at  
Fernandina Beach in Nassau County, Florida; that the attached  
copy of the advertisement, being a Legal Notice in the matter of

NOTICE OF FY2026 BUDGET  
HEARING

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


07/02/2025 07/09/2025  
Ad # 870221

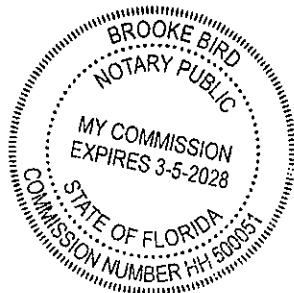
Affiant further says that the said News-Leader is  
a newspaper published at Fernandina Beach, in said Nassau  
County, Florida and that the said newspaper has heretofore been  
continuously published in said Nassau County, Florida, each week  
and has been entered as second class mail matter at the 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 9th day of July, A.D. 2025

  
Brooke Bird, Notary Public

 Personally Known



THREE RIVERS COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEAR-  
ING TO CONSIDER THE  
ADOPTION OF THE FISCAL  
YEAR 2026 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: July 23, 2025

TIME: 2:00 p.m.

LOCATION:

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

76346 William Burgess Boul-  
vard

Yulee, Florida 32097

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, 2025, and ending  
September 30, 2026 (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 Super-  
visors 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 07-02-9-2025

**THREE RIVERS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3B**

**RESOLUTION 2025-11**  
**[FY 2026 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, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Three Rivers Community Development District (“**District**”) prior to June 15, 2025, 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 1<sup>st</sup> 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, 2026."
- 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 2026, 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 2026 or within 60 days following the end of the FY 2026 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 23rd day of July, 2025.

ATTEST:

**THREE RIVERS COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:**     FY 2026 Budget

**Exhibit A:** FY 2026 Budget

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2026**

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
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**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 03/31/25	Projected through 09/30/25	Total Actual & Projected	Budget FY 2026
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 891,277				\$ 891,277
Allowable discounts (4%)	(35,651)				(35,651)
Assessment levy: on-roll - net	855,626	\$ 810,761	\$ 44,865	\$ 855,626	855,626
Assessment levy: off-roll	201,163	66,864	134,299	201,163	201,163
Developer contribution	199,980	214,687	55,549	270,236	323,156
Lot closing	-	10,858	10,000	20,858	-
Interest & miscellaneous	-	2,092	2,092	4,184	-
Total revenues	1,256,769	1,105,262	246,805	1,352,067	1,379,945
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisor fees	9,000	1,800	7,200	9,000	9,000
FICA	918	138	780	918	918
Engineering	10,000	18,800	6,200	25,000	10,000
Attorney	25,000	6,476	18,524	25,000	25,000
Arbitrage	500	-	500	500	500
DSF accounting: series 2019	7,500	3,750	3,750	7,500	7,500
DSF accounting: series 2021	7,500	7,500	7,500	15,000	7,500
DSF accounting: series 2022	7,500	-	-	-	7,500
DSF accounting: series 2023	7,500	3,750	3,750	7,500	7,500
DSF accounting: series 2025	-	-	-	-	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
Dissemination agent: series 2023	1,000	500	500	1,000	1,000
Dissemination agent: series 2025	-	-	-	-	1,000
Trustee: series 2019	4,300	4,256	-	4,256	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
Trustee: series 2025	-	-	-	-	4,000
Audit	7,500	9,600	-	9,600	10,500
Management	45,000	22,500	22,500	45,000	45,000
O&M accounting	7,500	3,750	3,750	7,500	7,500
Website	705	-	705	705	705
ADA compliance	210	-	210	210	210
Telephone	500	250	250	500	500
Postage	750	329	421	750	750
Insurance: GL and D&O	6,000	-	6,000	6,000	7,960
Printing & binding	500	250	250	500	500
Legal advertising	20,000	1,386	18,614	20,000	20,000
Other current charges	500	635	-	635	500
Dues, licenses & subscriptions	175	175	-	175	175
Tax collector	17,826	30,329	-	30,329	17,826
Total professional & administrative	207,884	117,674	118,904	236,578	225,344

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 03/31/25	Projected through 09/30/25	Total Actual & Projected	Proposed Budget FY 2026
<b>Operations &amp; maintenance</b>					
Landscape maintenance	300,000	64,289	235,711	300,000	250,000
Landscape contingency	20,000	-	20,000	20,000	30,000
Lifestyle director	85,000	47,882	37,118	85,000	112,000
Electric	60,000	25,876	34,124	60,000	85,000
Reclaimed water	35,000	29,982	5,018	35,000	70,000
Lake/stormwater maintenance	25,000	16,050	8,950	25,000	26,000
Irrigation repairs	10,000	6,797	3,203	10,000	15,000
Total operations & maintenance	535,000	190,876	344,124	535,000	588,000
<b>Amenity center</b>					
Utilities					
Telephone & cable	6,000	3,119	2,881	6,000	6,200
Electric	25,000	8,700	16,300	25,000	-
Water/irrigation	5,000	-	5,000	5,000	-
Gas	1,500	367	1,133	1,500	1,250
Trash removal	3,000	1,245	1,755	3,000	3,000
Security					
Alarm monitoring	400	-	400	400	400
Monitoring	3,000	-	3,000	3,000	1,500
Access cards	2,000	225	1,775	2,000	2,000
Management contracts					
Facility management HOA costshare	-	-	-	-	50,000
Landscape mainenance	55,000	46,192	8,808	55,000	-
Landscape seasonal (annuals & pine straw)	-	6,589	-	6,589	24,000
Landscape contingency	5,500	-	5,500	5,500	-
Pool maintenance	28,200	16,212	11,988	28,200	30,000
Pool repairs	4,000	2,781	1,219	4,000	4,000
Pool chemicals	10,000	-	10,000	10,000	10,000
Janitorial services	30,000	9,605	20,395	30,000	25,000
Janatorial supplies	10,000	1,646	8,354	10,000	8,000
Fitness equipment lease	38,300	19,174	19,126	38,300	38,300
Techonolgy help desk	3,000	657	2,343	3,000	2,000
HVAC maintenance	2,000	5,698	400	6,098	8,000
Pest control	2,750	708	2,042	2,750	2,750

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 03/31/25	Projected through 09/30/25	Total Actual & Projected	Proposed Budget FY 2026
Pool permits	1,000	-	1,000	1,000	500
Repairs & maintenance	20,000	13,955	6,045	20,000	28,000
New capital projects	10,000	-	10,000	10,000	10,000
Special events	82,500	33,349	49,151	82,500	82,500
Holiday decorations	12,666	9,500	3,166	12,666	10,000
Fitness center repairs/supplies	3,500	160	3,340	3,500	2,500
Office supplies	3,600	622	2,978	3,600	2,500
Operating supplies	-	394	-	394	-
Insurance: property	74,414	70,359	4,055	74,414	69,000
Fitness maintenance	1,500	32	1,468	1,500	-
Temporay staff	23,374	-	23,374	23,374	24,000
Nassau County off-duty patrol	15,000	-	15,000	15,000	10,000
Meeting room	7,200	5,075	-	5,075	7,200
Life safety	3,500	1,450	2,050	3,500	4,000
Total amenity center	494,888	257,814	244,046	501,860	466,600
Total expenditures	1,237,772	566,364	707,074	1,273,438	1,279,944
Net increase/(decrease) of fund balance	18,997	538,898	(460,269)	78,629	100,001
Fund balance - beginning (unaudited)	139,156	(34,847)	504,051	(34,847)	43,782
Committed					
Project repaint and improve facility	43,782	43,782	43,782	43,782	-
Unassigned	(6,348)	460,269	-	-	143,783
Fund balance - ending (projected)	<u>\$ 158,153</u>	<u>\$ 504,051</u>	<u>\$ 43,782</u>	<u>\$ 43,782</u>	<u>\$ 143,783</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
DSF accounting: series 2025	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
Dissemination agent: series 2025	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
Trustee: series 2025	4,000
Audit	10,500
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
<b>Wrathell, Hunt and Associates, LLC</b> 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	7,960
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
<b>Operations &amp; maintenance</b>	
Landscape maintenance	250,000
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	30,000
Lifestyle director	112,000
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	85,000
Reclaimed water	70,000
Lake/stormwater maintenance	26,000
Estimated costs for maintenance of all lakes and stormwater that will be maintained by the District. Sitex Aquatics contractor.	
Irrigation repairs	15,000
Estimated costs for any repairs to the irrigation system.	

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

**EXPENDITURES (continued)**

**Amenity center**

Utilities

Telephone & cable	6,200
Gas	1,250
Trash removal	3,000

Security

Alarm monitoring	400
Monitoring	1,500
Access cards	2,000

Management contracts

Facility management HOA costshare	50,000
Pool maintenance	30,000

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

Pool repairs	4,000
Pool chemicals	10,000
Janitorial services	25,000
Janitorial supplies	8,000
Fitness equipment lease	38,300
Technology help desk	2,000

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

HVAC maintenance	8,000
Southern Technology agreemtn \$2,000 per year. Does not include repairs.	

Pest control	2,750
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Pool permits	500
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Repairs & maintenance	28,000
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AC repairs, handyman, electrician, Onsite Industry

New capital projects	10,000
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Special events	82,500
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Holiday decorations	10,000
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Fitness center repairs/supplies	2,500
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Office supplies	2,500
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Insurance: property	69,000
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Temporay staff	24,000
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Nassau County off-duty patrol	10,000
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Meeting room	7,200
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Life safety	4,000
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Cintas Fire (backflow inspection), Nassau County Fire Rescue (Annual Fire Inspection Fee),

Cintas (Zoll 3 AED)

Total expenditures	<u><u>\$ 1,279,944</u></u>
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**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019A-1  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 03/31/25	Projected through 09/30/25	Total Actual & Projected	Budget FY 2026
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 892,481				\$ 892,481
Allowable discounts (4%)	(35,699)				(35,699)
Net assessment levy - on-roll	856,782	\$ 811,856	\$ 44,926	\$ 856,782	856,782
Interest	5,000	35,423	-	35,423	-
Total revenues	861,782	847,279	44,926	892,205	856,782
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	275,000	-	275,000	275,000	285,000
Principal prepayment	-	25,000	-	25,000	-
Interest 11/1	302,422	302,422	-	302,422	296,184
Interest 5/1	302,422	-	302,422	302,422	296,184
Tax collector	17,850	16,237	1,613	17,850	17,850
Total expenditures	897,694	343,659	579,035	922,694	895,218
Excess/(deficiency) of revenues over/(under) expenditures	(35,912)	503,620	(534,109)	(30,489)	(38,436)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(1,103)	-	(1,103)	-
Total other financing sources/(uses)	-	(1,103)	-	(1,103)	-
Fund balance:					
Net increase/(decrease) in fund balance	(35,912)	502,517	(534,109)	(31,592)	(38,436)
Beginning fund balance (unaudited)	1,545,715	1,584,065	2,086,582	1,584,065	1,552,473
Ending fund balance (projected)	<u>\$ 1,509,803</u>	<u>\$2,086,582</u>	<u>\$1,552,473</u>	<u>\$1,552,473</u>	<u>1,514,037</u>
Use of fund balance:					
Debt service reserve account balance (required)					(888,419)
Interest expense - November 1, 2026					(290,306)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 335,312</u>

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

	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	-			296,184.38	296,184.38	12,850,000.00
05/01/26	285,000.00		4.125%	296,184.38	581,184.38	12,565,000.00
11/01/26	-			290,306.25	290,306.25	12,565,000.00
05/01/27	295,000.00		4.125%	290,306.25	585,306.25	12,270,000.00
11/01/27	-			284,221.88	284,221.88	12,270,000.00
05/01/28	310,000.00		4.125%	284,221.88	594,221.88	11,960,000.00
11/01/28	-			277,828.13	277,828.13	11,960,000.00
05/01/29	325,000.00		4.125%	277,828.13	602,828.13	11,635,000.00
11/01/29	-			271,125.00	271,125.00	11,635,000.00
05/01/30	335,000.00		4.500%	271,125.00	606,125.00	11,300,000.00
11/01/30	-			263,587.50	263,587.50	11,300,000.00
05/01/31	355,000.00		4.500%	263,587.50	618,587.50	10,945,000.00
11/01/31	-			255,600.00	255,600.00	10,945,000.00
05/01/32	370,000.00		4.500%	255,600.00	625,600.00	10,575,000.00
11/01/32	-			247,275.00	247,275.00	10,575,000.00
05/01/33	385,000.00		4.500%	247,275.00	632,275.00	10,190,000.00
11/01/33	-			238,612.50	238,612.50	10,190,000.00
05/01/34	405,000.00		4.500%	238,612.50	643,612.50	9,785,000.00
11/01/34	-			229,500.00	229,500.00	9,785,000.00
05/01/35	425,000.00		4.500%	229,500.00	654,500.00	9,360,000.00
11/01/35	-			219,937.50	219,937.50	9,360,000.00
05/01/36	440,000.00		4.500%	219,937.50	659,937.50	8,920,000.00
11/01/36	-			210,037.50	210,037.50	8,920,000.00
05/01/37	460,000.00		4.500%	210,037.50	670,037.50	8,460,000.00
11/01/37	-			199,687.50	199,687.50	8,460,000.00
05/01/38	485,000.00		4.500%	199,687.50	684,687.50	7,975,000.00
11/01/38	-			188,775.00	188,775.00	7,975,000.00
05/01/39	505,000.00		4.500%	188,775.00	693,775.00	7,470,000.00
11/01/39	-			177,412.50	177,412.50	7,470,000.00
05/01/40	530,000.00		4.750%	177,412.50	707,412.50	6,940,000.00
11/01/40	-			164,825.00	164,825.00	6,940,000.00
05/01/41	555,000.00		4.750%	164,825.00	719,825.00	6,385,000.00
11/01/41	-			151,643.75	151,643.75	6,385,000.00
05/01/42	585,000.00		4.750%	151,643.75	736,643.75	5,800,000.00
11/01/42	-			137,750.00	137,750.00	5,800,000.00
05/01/43	610,000.00		4.750%	137,750.00	747,750.00	5,190,000.00
11/01/43	-			123,262.50	123,262.50	5,190,000.00
05/01/44	640,000.00		4.750%	123,262.50	763,262.50	4,550,000.00

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

	<b>Principal</b>	<b>Prepayment</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/44	-			108,062.50	108,062.50	4,550,000.00
05/01/45	670,000.00		4.750%	108,062.50	778,062.50	3,880,000.00
11/01/45	-			92,150.00	92,150.00	3,880,000.00
05/01/46	705,000.00		4.750%	92,150.00	797,150.00	3,175,000.00
11/01/46	-			75,406.25	75,406.25	3,175,000.00
05/01/47	740,000.00		4.750%	75,406.25	815,406.25	2,435,000.00
11/01/47	-			57,831.25	57,831.25	2,435,000.00
05/01/48	775,000.00		4.750%	57,831.25	832,831.25	1,660,000.00
11/01/48	-			39,425.00	39,425.00	1,660,000.00
05/01/49	810,000.00		4.750%	39,425.00	849,425.00	850,000.00
11/01/49	-			20,187.50	20,187.50	850,000.00
05/01/50	850,000.00		4.750%	20,187.50	870,187.50	-
<b>Total</b>	<b>12,850,000.00</b>			<b>9,241,268.78</b>	<b>22,091,268.78</b>	

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019A-2  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 03/31/25	Projected through 09/30/25	Total Actual & Projected	Budget FY 2026
<b>REVENUES</b>					
Off-roll assessments	\$ 3,088	\$ -	\$ 3,088	\$ 3,088	\$ 3,088
Interest	-	73	-	73	-
Total revenues	<u>3,088</u>	<u>73</u>	<u>3,088</u>	<u>3,161</u>	<u>3,088</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Interest 11/1	1,544	1,544	-	1,544	1,544
Interest 5/1	1,544	-	1,544	1,544	1,544
Total expenditures	<u>3,088</u>	<u>1,544</u>	<u>1,544</u>	<u>3,088</u>	<u>3,088</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(1,471)	1,544	73	-
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers in	-	1,103	-	1,103	-
Total other financing sources/(uses)	<u>-</u>	<u>1,103</u>	<u>-</u>	<u>1,103</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	-	(368)	1,544	1,176	-
Beginning fund balance (unaudited)	7,581	9,328	8,960	9,328	10,504
Ending fund balance (projected)	<u>\$ 7,581</u>	<u>\$ 8,960</u>	<u>\$ 10,504</u>	<u>\$10,504</u>	<u>10,504</u>
Use of fund balance:					
Debt service reserve account balance (required)					(3,325)
Interest expense - November 1, 2026					(1,544)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 5,635</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>65,000.00</b>		<b>12,350.00</b>	<b>77,350.00</b>	

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021B  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 03/31/25	Projected through 09/30/25	Total Actual & Projected	Budget FY 2026
<b>REVENUES</b>					
Interest	\$ -	\$ 3,927	\$ -	\$ 3,927	\$ -
Total revenues	-	3,927	-	3,927	-
<b>EXPENDITURES</b>					
<b>Other fees &amp; charges</b>					
Misc. expenses	-	222,436	-	222,436	-
Total other fees & charges	-	222,436	-	222,436	-
Total expenditures	-	222,436	-	222,436	-
Excess/(deficiency) of revenues over/(under) expenditures	-	(218,509)	-	(218,509)	-
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers in	-	1,603	-	1,603	-
Total other financing sources/(uses)	-	1,603	-	1,603	-
Fund balance:					
Net increase/(decrease) in fund balance	-	(216,906)	-	(216,906)	-
Beginning fund balance (unaudited)	-	216,906	-	216,906	-
Ending fund balance (projected)	\$ -	\$ -	\$ -	\$ -	-
Use of fund balance:					
Debt service reserve account balance (required)					-
Principal and Interest expense - November 1, 2026					-
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ -



**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021B (SOUTH ASSESSMENT AREA)  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 03/31/25	Projected through 09/30/25	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment: off-roll	\$ 285,594	\$ -	\$ 285,594	\$ 285,594	\$ 285,594
Interest	-	6,457	-	6,457	-
Total revenues	<u>285,594</u>	<u>6,457</u>	<u>285,594</u>	<u>292,051</u>	<u>285,594</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Interest	285,594	142,797	142,797	285,594	285,594
Total expenditures	<u>285,594</u>	<u>142,797</u>	<u>142,797</u>	<u>285,594</u>	<u>285,594</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(136,340)	142,797	6,457	-
Fund balance:					
Beginning fund balance (unaudited)	526,361	428,893	292,553	428,893	435,350
Ending fund balance (projected)	<u>\$ 526,361</u>	<u>\$ 292,553</u>	<u>\$ 435,350</u>	<u>\$435,350</u>	<u>435,350</u>
Use of fund balance:					
Debt service reserve account balance (required)					(285,594)
Principal and Interest expense - November 1, 2026					(142,797)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 6,959</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>6,175,000.00</b>		<b>3,141,531.36</b>	<b>9,316,531.36</b>	

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2023  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget
	Adopted Budget FY 2025	Actual through 03/31/25	Projected through 09/30/25	Total Actual & Projected	Budget FY 2026
<b>REVENUES</b>					
Special assessment - on-roll	\$ 188,576				\$ 174,155
Allowable discounts (4%)	(7,543)				(6,966)
Assessment levy: net	181,033	\$ 171,540	\$ 9,493	\$ -	167,189
Special assessment: off-roll	748,852	12,000.00	736,852	748,852.00	439,992
Assessment prepayments	-	765,728	-	765,728	-
Lot closings	-	60,859	-	60,859	-
Interest	-	55,162	-	55,162	-
Total revenues	929,885	1,065,289	746,345	1,630,601	607,181
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	195,000	-	195,000	195,000	145,000
Principal prepayment	-	3,070,000	-	3,070,000	-
Interest	721,198	360,866	360,332	721,198	502,405
Total debt service	916,198	3,430,866	555,332	3,986,198	647,405
<b>Other fees &amp; charges</b>					
Tax collector	3,772	3,431	341	3,772	3,483
Total other fees & charges	3,772	3,431	341	3,772	3,483
Total expenditures	919,970	3,434,297	555,673	3,989,970	650,888
Excess/(deficiency) of revenues over/(under) expenditures	9,915	(2,369,008)	190,672	(2,359,369)	(43,707)
Fund balance:					
Beginning fund balance (unaudited)	1,565,353	4,499,572	2,130,564	4,499,572	2,140,203
Ending fund balance (projected)	\$ 1,575,268	\$ 2,130,564	\$ 2,321,236	\$ 2,140,203	2,096,496
Use of fund balance:					
Debt service reserve account balance (required)					(1,039,493)
Principal and Interest expense - November 1, 2026					(247,686)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 809,317

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

	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25				251,202.50	251,202.50	9,050,000.00
05/01/26	145,000.00		4.850%	251,202.50	396,202.50	8,905,000.00
11/01/26				247,686.25	247,686.25	8,905,000.00
05/01/27	150,000.00		4.850%	247,686.25	397,686.25	8,755,000.00
11/01/27				244,048.75	244,048.75	8,755,000.00
05/01/28	160,000.00		4.850%	244,048.75	404,048.75	8,595,000.00
11/01/28	-			240,168.75	240,168.75	8,595,000.00
05/01/29	165,000.00		4.850%	240,168.75	405,168.75	8,430,000.00
11/01/29	-			236,167.50	236,167.50	8,430,000.00
05/01/30	175,000.00		4.850%	236,167.50	411,167.50	8,255,000.00
11/01/30	-			231,923.75	231,923.75	8,255,000.00
05/01/31	185,000.00		4.850%	231,923.75	416,923.75	8,070,000.00
11/01/31	-			227,437.50	227,437.50	8,070,000.00
05/01/32	195,000.00		4.850%	227,437.50	422,437.50	7,875,000.00
11/01/32	-			222,708.75	222,708.75	7,875,000.00
05/01/33	205,000.00		4.850%	222,708.75	427,708.75	7,670,000.00
11/01/33	-			217,737.50	217,737.50	7,670,000.00
05/01/34	215,000.00		5.550%	217,737.50	432,737.50	7,455,000.00
11/01/34	-			211,771.25	211,771.25	7,455,000.00
05/01/35	225,000.00		5.550%	211,771.25	436,771.25	7,230,000.00
11/01/35	-			205,527.50	205,527.50	7,230,000.00
05/01/36	240,000.00		5.550%	205,527.50	445,527.50	6,990,000.00
11/01/36	-			198,867.50	198,867.50	6,990,000.00
05/01/37	250,000.00		5.550%	198,867.50	448,867.50	6,740,000.00
11/01/37	-			191,930.00	191,930.00	6,740,000.00
05/01/38	265,000.00		5.550%	191,930.00	456,930.00	6,475,000.00
11/01/38	-			184,576.25	184,576.25	6,475,000.00
05/01/39	280,000.00		5.550%	184,576.25	464,576.25	6,195,000.00
11/01/39	-			176,806.25	176,806.25	6,195,000.00
05/01/40	300,000.00		5.550%	176,806.25	476,806.25	5,895,000.00
11/01/40	-			168,481.25	168,481.25	5,895,000.00
05/01/41	315,000.00		5.550%	168,481.25	483,481.25	5,580,000.00
11/01/41	-			159,740.00	159,740.00	5,580,000.00
05/01/42	335,000.00		5.550%	159,740.00	494,740.00	5,245,000.00
11/01/42	-			150,443.75	150,443.75	5,245,000.00
05/01/43	350,000.00		5.550%	150,443.75	500,443.75	4,895,000.00
11/01/43	-			140,731.25	140,731.25	4,895,000.00
05/01/44	370,000.00		5.750%	140,731.25	510,731.25	4,525,000.00
11/01/44	-			130,093.75	130,093.75	4,525,000.00
05/01/45	395,000.00		5.750%	130,093.75	525,093.75	4,130,000.00
11/01/45	-			118,737.50	118,737.50	4,130,000.00
05/01/46	420,000.00		5.750%	118,737.50	538,737.50	3,710,000.00
11/01/46	-			106,662.50	106,662.50	3,710,000.00
05/01/47	445,000.00		5.750%	106,662.50	551,662.50	3,265,000.00
11/01/47	-			93,868.75	93,868.75	3,265,000.00
05/01/48	470,000.00		5.750%	93,868.75	563,868.75	2,795,000.00
11/01/48	-			80,356.25	80,356.25	2,795,000.00
05/01/49	495,000.00		5.750%	80,356.25	575,356.25	2,300,000.00

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

	<b>Principal</b>	<b>Prepayment</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/49	-			66,125.00	66,125.00	2,300,000.00
05/01/50	525,000.00		5.750%	66,125.00	591,125.00	1,775,000.00
11/01/50	-			51,031.25	51,031.25	1,775,000.00
05/01/51	560,000.00		5.750%	51,031.25	611,031.25	1,215,000.00
11/01/51	-			34,931.25	34,931.25	1,215,000.00
05/01/52	590,000.00		5.750%	34,931.25	624,931.25	625,000.00
11/01/52	-			17,968.75	17,968.75	625,000.00
05/01/53	625,000.00		5.750%	17,968.75	642,968.75	-
11/01/53	-			-	-	-
<b>Total</b>	<b>9,050,000.00</b>			<b>9,215,462.50</b>	<b>18,265,462.50</b>	

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

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

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2026 O&amp;M Assessment per Unit</b>	<b>FY 2026 DS Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>
<b><u>Conventional</u></b>					
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
<b>Total</b>	<b>231</b>				

**On-Roll Assessments (Platted Lots in Unit 3)**

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2026 O&amp;M Assessment per Unit</b>	<b>FY 2026 DS Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>
<b><u>Conventional</u></b>					
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
<b>Total</b>	<b>53</b>				

**On-Roll Assessments (Platted Lots in Unit 4)**

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2026 O&amp;M Assessment per Unit</b>	<b>FY 2026 DS Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>
<b><u>Age-Restricted</u></b>					
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
<b>Total</b>	<b>100</b>				

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

**On-Roll Assessments (Platted Lots in Units 6)**

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2026 O&amp;M Assessment per Unit</b>	<b>FY 2026 DS Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>
<b><u>Conventional</u></b>					
SF 40'	63	\$ 1,215.93	\$ 1,458.51	\$ 2,674.44	\$ 2,674.44
SF 45'	105	1,215.93	1,510.64	2,726.57	2,726.57
SF 50'	-	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
<b>Total</b>	<b>168</b>				

**On-Roll Assessments (Platted Lots in Units 5)**

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2026 O&amp;M Assessment per Unit</b>	<b>FY 2026 DS Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>
<b><u>Age-Restricted</u></b>					
SF 45'	-	\$ 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	39	1,215.93	957.45	2,173.38	2,173.38
<b>Total</b>	<b>102</b>				

**On-Roll Assessments (Platted Lots in Units 8)**

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2026 O&amp;M Assessment per Unit</b>	<b>FY 2026 DS Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>
SF 50'	17	\$ 1,215.93	\$ 3,786.36	\$ 5,002.29	\$ 5,002.29
SF 50' Reduced	33	1,215.93	1,702.13	2,918.06	2,918.06
SF 60'	-	1,215.93	4,543.63	5,759.56	5,759.56
SF 60' Reduced	29	1,215.93	1,914.89	3,130.82	3,130.82
	<b>79</b>				

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

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2026 O&amp;M Assessment per Unit</b>	<b>FY 2026 DS Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>
SF 50'	10	\$ 1,142.97	\$ 3,559.18	\$ 4,702.15	\$ 4,702.15
SF 50' Reduced	48	1,142.97	1,600.00	2,742.97	4,702.15
SF 60'	-	1,142.97	4,271.01	5,413.98	5,413.98
SF 60' Reduced	64	1,142.97	1,800.00	2,942.97	5,413.98
SF 70'	35	1,142.97	4,982.86	6,125.83	6,125.83
SF 70' Reduced	19	1,142.97	2,000.00	3,142.97	6,125.83
	<b>176</b>				

# **THREE RIVERS**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **4**



**RESOLUTION 2025-12**  
**[FY 2026 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 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, 2025, and ending September 30, 2026 ("**FY 2026**"), 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 2026 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, 2025; 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, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026.
  - ii. *Due Date (Debt Assessments)*. Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2025; 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, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026.
  - 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 23rd day of July, 2025.

ATTEST:

**THREE RIVERS COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll

# **THREE RIVERS**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **5**

**RESOLUTION 2025-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2025-09 TO RE-SET THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO PARKING AND PARKING ENFORCEMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Three Rivers Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

**WHEREAS**, the Board of Supervisors of the District ("Board") previously adopted Resolution 2025-09, resetting a public hearing to adopt the Rules Relating to Parking and Parking Enforcement, pursuant to Chapter 190, *Florida Statutes*, for July 23, 2025, at 2:00 p.m. at the Florida State College at Jacksonville, Nassau Center, Building T, Nassau Room (T126), 76346 William Burgess Boulevard, Yulee, Florida 32097; and

**WHEREAS**, the Board desires to reset the public hearing to be held on \_\_\_\_\_, 2025, at \_\_\_\_:\_\_\_\_ a/p.m. at \_\_\_\_\_, \_\_\_\_\_, and has caused or will cause published notices to be provided with the new public hearing information, consistent with the requirements of Chapter 190, *Florida Statutes*; and.

**WHEREAS**, the Board desires to reset and notice the amended public hearing date.

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

**SECTION 1. PUBLIC HEARING RESET.** Resolution 2025-09 is hereby amended to reflect that the public hearing is reset to be held at the following date, time, and location:

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Location: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SECTION 2. RESOLUTION 2025-09 OTHERWISE REMAINS IN FULL FORCE AND EFFECT.** Except as otherwise provided herein, all of the provisions of Resolution 2025-09 continue in full force and effect.

**SECTION 3. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and adoption by the Board.

**PASSED AND ADOPTED** this 23rd day of July, 2025.

ATTEST:

**THREE RIVERS COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

# **THREE RIVERS**

## **COMMUNITY DEVELOPMENT DISTRICT**

**6**



## RESOLUTION 2025-14

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY NASSAU COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Three Rivers Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"), and Nassau County Ordinance No. 2018-47 (the "**Ordinance**"); and

**WHEREAS**, the District presently consists of approximately 1,546 acres, more or less, as more fully described in the Ordinance; and

**WHEREAS**, the District desires to amend its boundaries to remove certain lands ("**Boundary Amendment**"), as depicted in the attached **Exhibit A** ("**Affected Parcels**"); and

**WHEREAS**, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

**WHEREAS**, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

**WHEREAS**, the Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

**WHEREAS**, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

**WHEREAS**, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

**WHEREAS**, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

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

**1. RECITALS.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**2. AUTHORIZATION FOR BOUNDARY AMENDMENT.** Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation with Nassau County, Florida, as necessary to seek the amendment of the District's boundaries and to remove those lands depicted in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

**3. AUTHORIZATION FOR AGENTS.** The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to Nassau County, Florida, to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to create a metes and bounds description of the affected parcels and amended boundaries of the District, as well as any other exhibits that are reasonably necessary to accomplish the Boundary Amendment.

**4. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 23rd day of July, 2025.

ATTEST:

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

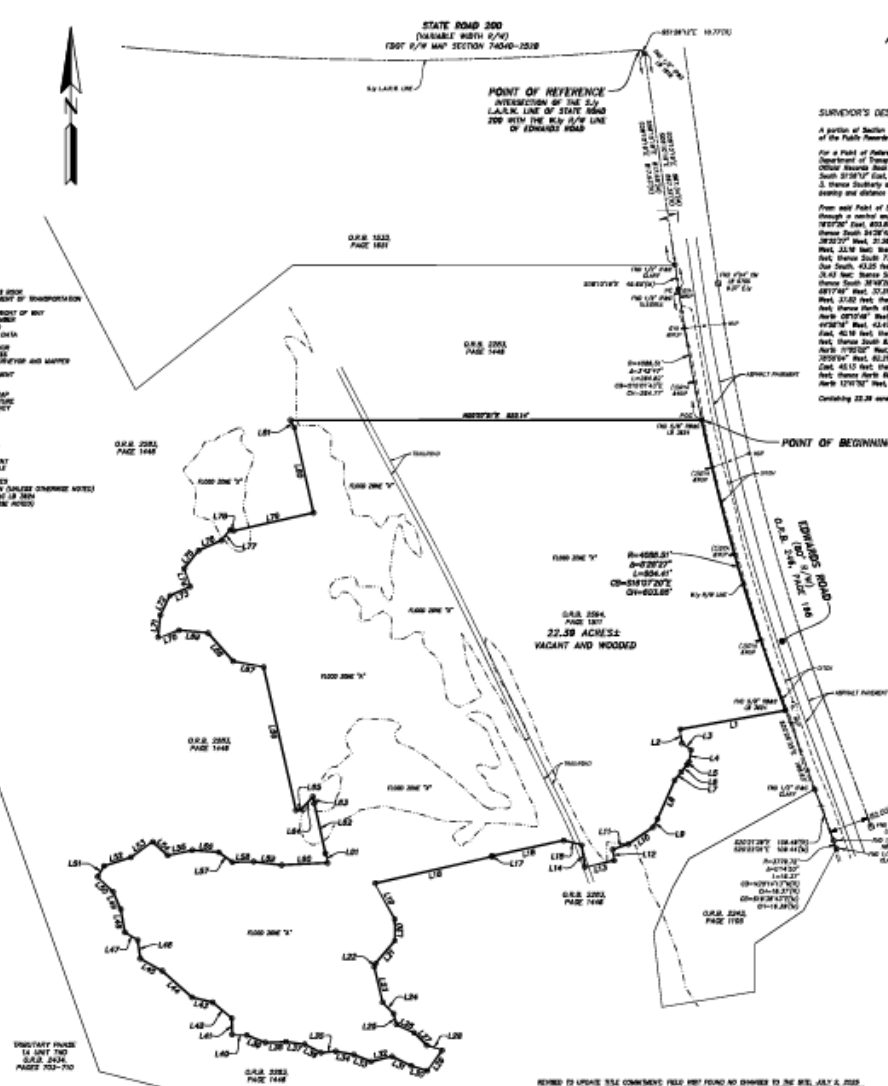
**EXHIBIT A**  
**Depiction of Affected Parcels**

A portion of Section 11, Township 2 North, Range 26 East, Nassau County, Florida, being a portion of those lands described and recorded in Official Records Book 2283, page 1446, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Southerly limited access right of way line of State Road 200, a variable width right of way as depicted on Florida Department of Transportation Right of Way Map Section No. 74040-2528 with the Westerly right of way line of Edwards Road, an 80 foot right of way as described and recorded in Official Records Book 246, page 196, of said Public Records; thence Southerly along said Westerly right of way line of Edwards Road the following 3 courses: Course 1, thence South 51°26'12" East, 10.77 feet; Course 2, thence South 08°10'19" East, 867.32 feet to the point of curvature of a curve concave Easterly having a radius of 4086.51 feet; Course 3, thence Southerly along the arc of said curve, through a central angle of 03°42'47", an arc length of 264.82 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 10°01'43" East, 264.77 feet.

From said Point of Beginning, thence Southerly continuing along said Westerly right of way line and along the arc of a curve concave Easterly having a radius of 4086.51 feet, through a central angle of 08°28'27", an arc length of 604.41 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 16°07'20" East, 603.86 feet; thence South 79°46'59" West, departing said Westerly right of way line, along a non-tangent line, 213.63 feet; thence South 07°19'37" East, 28.61 feet; thence South 54°36'45" East, 22.04 feet; thence South 08°49'08" West, 24.55 feet; thence South 38°00'25" West, 7.10 feet; thence South 38°37'36" West, 18.37 feet; thence South 38°25'27" West, 21.26 feet; thence South 24°00'04" West, 84.64 feet; thence South 27°28'55" West, 18.35 feet; thence South 56°06'04" West, 60.17 feet; thence South 70°15'20" West, 33.16 feet; thence South 07°56'02" East, 21.82 feet; thence South 77°18'08" West, 60.21 feet; thence North 07°56'02" West, 44.26 feet; thence North 75°45'54" West, 37.30 feet; thence South 77°53'17" West, 146.72 feet; thence South 02°47'55" West, 1.56 feet; thence South 77°12'03" West, 239.19 feet; thence South 28°25'49" East, 81.67 feet; thence Due South, 43.25 feet; thence South 40°28'12" West, 59.62 feet; thence South 19°09'43" West, 6.73 feet; thence South 13°11'56" East, 73.03 feet; thence South 43°51'57" East, 31.43 feet; thence South 15°53'46" East, 22.32 feet; thence South 64°53'30" East, 39.01 feet; thence South 45°01'57" East, 35.68 feet; thence South 71°02'37" East, 32.14 feet; thence South 36°49'28" West, 50.37 feet; thence North 72°47'13" West, 33.06 feet; thence North 63°44'09" West, 42.45 feet; thence South 76°11'16" West, 43.25 feet; thence North 68°17'49" West, 37.31 feet; thence North 79°19'38" West, 37.06 feet; thence South 84°13'34" West, 29.46 feet; thence North 62°38'19" West, 36.53 feet; thence North 82°13'54" West, 37.82 feet; thence South 87°24'51" West, 41.31 feet; thence North 68°17'58" West, 40.26 feet; thence North 86°52'04" West, 29.15 feet; thence North 01°07'49" West, 32.09 feet; thence North 49°59'40" West, 49.52 feet; thence North 75°55'07" West, 42.85 feet; thence North 48°35'15" West, 79.45 feet; thence North 60°24'27" West, 50.61 feet; thence North 08°10'49" West, 36.91 feet; thence North 58°07'33" West, 29.90 feet; thence North 10°32'19" West, 46.54 feet; thence North 23°43'47" West, 37.80 feet; thence North 44°58'16" West, 43.47 feet; thence North 31°25'08" East, 24.91 feet; thence North 72°03'55" East, 56.30 feet; thence North 54°46'00" East, 53.16 feet; thence South 48°06'31" East, 40.16 feet; thence North 78°10'44" East, 50.53 feet; thence South 85°30'15" East, 53.07 feet; thence South 54°13'09" East, 33.58 feet; thence North 88°46'10" East, 42.28 feet; thence South 83°05'52" East, 56.43 feet; thence North 87°21'02" East, 92.16 feet; thence North 12°52'22" West, 19.48 feet; thence North 12°42'41" West, 102.04 feet; thence North 11°05'02" West, 14.23 feet; thence South 41°55'37" West, 33.69 feet; thence South 77°18'08" West, 11.62 feet; thence North 12°41'52" West, 293.01 feet; thence North 78°50'04" West, 62.21 feet; thence North 41°42'01" West, 75.65 feet; thence North 84°33'55" West, 58.24 feet; thence South 70°53'59" West, 44.46 feet; thence North 05°49'05" East, 45.13 feet; thence North 26°08'01" East, 42.87 feet; thence North 66°08'09" East, 44.73 feet; thence North 18°46'31" West, 38.06 feet; thence North 38°26'44" East, 46.10 feet; thence North 66°07'14" East, 50.15 feet; thence North 40°23'05" East, 27.14 feet; thence South 78°16'03" East, 7.36 feet; thence North 77°18'08" East, 163.55 feet; thence North 12°41'52" West, 175.08 feet; thence North 27°41'52" West, 16.22 feet; thence North 89°57'51" East, 822.14 feet to the Point of Beginning.

Containing 22.39 acres, more or less.



A portion of Section 11, Township 2 North, Range 28 East, Nassau County, Florida, being a portion of those lands described and recorded in Official Records Book 2382, page 1146 of the 2040 Records of said county, better known as certain's described, to-wit:

For a Pict of Delaware, corners of the intersection of the Secretary United States right of way line of State Road 270, a suitable width right of way as depicted on Florida Department of Transportation Right of Way Map Section No. 70404-2520 with the Waterly right of way line of Edwards Road, on 80 feet right of way as described and recorded in Official Records No. 247, page 128, of said Public Records; thence Secretary along said Waterly right of way line of Edwards Road the following 2 courses: Course 1, thence South 53°48'18" East, 14.92 feet; Course 2, thence South 88°19'18" East, 867.22 feet to the Point of Curvature of a curve commencing Easely having a radius of 4685.51 feet; Course 3, thence Secretary along this curve of said curve a central angle of 53°45'47", an arc length of 2984.25 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 10°14'31" East, 564.77 feet.

[illegible]

#### GENERAL NOTES

[illegible]

ITEM 1 (X) NOTICE OF DEVELOPMENT ORDER AS AFFIRMED BY G.A.R. 1946, PAGE 254.

ITEM 2 (X) NOTICE OF DEVELOPMENT ORDER AS AFFIRMED BY G.A.R. 1972, PAGE 7082.

ITEM 3 (X) NOTICE OF DEVELOPMENT ORDER AS AFFIRMED BY G.A.R. 1978, PAGE 2271.

ITEM 4 (X) NOTICE OF DEVELOPMENT ORDER AS AFFIRMED BY G.A.R. 1980, PAGE 1316.

ITEM 5 (X) NOTICE OF DEVELOPMENT ORDER AS AFFIRMED BY G.A.R. 1981, PAGE 1316.

ITEM 6 (X) DEVELOPMENT AGREEMENT AS AFFIRMED BY G.A.R. 1986, PAGE 462 AND G.A.R. 1985, PAGE 1471.

ITEM 7 (X) NOTICE OF IMPROVEMENT OF ROAD, AGREEMENTS BY G.A.R. 1988, PAGE 1589 AND G.A.R. 1982, PAGE 410.

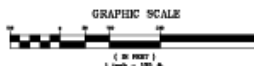
ITEM 14 (X) DECLARATION OF PUBLIC INTEREST AND MAINTENANCE OF IMPROVEMENTS FOR

ITEM 15 (X) TRANSFERABILITY INABILITY CONTRIBUTION CHARTER AGREEMENT BY G.A.R. 2004, PAGE 1794.

ITEM 16 (X) DECLARATION OF EFFECTIVE CONDUITS BY G.A.R. 2004, PAGE 1802.

ALL THE ACTIONS LISTED HEREIN IN THE PUBLIC RECORDS OF HENDON COUNTY, FLORIDA.

ALL OTHER ITEMS NOT LISTED HAVE BEEN PERSONALLY SELECTED OR ARE NOT BOUND



CONTINUED TO:  
 Stratford & Seabright Title Services, Inc.  
 Laid Treachery Holdings, LLC  
 Palmer Ridge, LLP  
 Fidelity National Title Insurance Company

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THIS FORM HAS BEEN ELECTRONICALLY SIGNED AND SEALED  
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS  
DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE  
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

 A digital signature  
has been created  
using Adobe Acrobat  
version 5.0.50 (32-bit)

DATE SEPTEMBER 2, 2007 TIME \_\_\_\_\_

DATE SEPTEMBER 2, 2007 TIME \_\_\_\_\_

NAME RUI L. PETERLIN

PROFESSIONAL SUPERVISOR AND SAMP

**THREE RIVERS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6A**

## BOUNDARY AMENDMENT FUNDING AGREEMENT

This Agreement is made and entered into this 23rd day of July, 2025, by and between:

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Nassau County, whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

\_\_\_\_\_, a \_\_\_\_\_ and the developer of the lands in the District, with a mailing address of \_\_\_\_\_ ("**Developer**").

### RECITALS

**WHEREAS**, the District was established pursuant to Chapter 190, *Florida Statutes* ("**Act**") and by Ordinance No. 2018-47 (the "**Ordinance**") adopted by the Board of County Commissioners of Nassau County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District has authorized a "**Boundary Amendment**" to amend the District's boundaries, and, in consideration, the Developer has agreed to fund all managerial, engineering, legal and other fees and costs that the District incurs in connection with the Boundary Amendment ("**Amendment Expenses**"); and

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **PROVISION OF FUNDS.** The Developer agrees to make available to the District such monies as are necessary to fund the Amendment Expenses and enable the District to affect the Boundary Amendment. The Developer will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The District Manager shall require consultants to provide invoices for the Amendment Expenses separate from other services provided to the District.

2. **DISTRICT USE OF FUNDS.** The District agrees to use the Amendment Expenses solely for the Boundary Amendment. The District agrees to use its good faith best efforts to proceed in an expeditious manner to affect the Boundary Amendment. The District shall not have any obligation to reimburse or repay the Developer for funds made available to the District under this Agreement.

3. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right

of actual damages (but not consequential, special or punitive damages), injunctive relief and/or specific performance.

4. **ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' and paralegals' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

5. **AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

6. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

7. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure

to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

10. **ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

11. **CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

12. **TERMINATION.** Either party may terminate this Agreement upon a breach by the other party, notice of which breach shall be provided to all parties at the addresses noted above, and only after the breaching party is provided fifteen (15) calendar day's period to cure said breach.

13. **PUBLIC RECORDS.** Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

14. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

15. **SOVEREIGN IMMUNITY.** Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

16. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

18. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.



**IN WITNESS WHEREOF**, the parties execute this Agreement the day and year first written above.

**ATTEST:**

**THREE RIVERS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

\_\_\_\_\_,  
a \_\_\_\_\_

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

# **THREE RIVERS**

## **COMMUNITY DEVELOPMENT DISTRICT**

**7**

**FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE THREE RIVERS COMMUNITY  
DEVELOPMENT DISTRICT AND TRIBUTARY HOMEOWNERS' ASSOCIATION, INC., FOR FACILITY  
MANAGEMENT, OPERATION, AND OVERSIGHT SERVICES**

This First Amendment ("First Amendment") is made and entered into this 1<sup>st</sup> day of September, 2025, by and between:

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, and located within Nassau County, Florida, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District"); and

**TRIBUTARY HOMEOWNERS' ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256 ("Association" and together with the District, the "Parties").

**RECITALS**

**WHEREAS**, on December 16, 2021, the District and the Association entered into an agreement for facility management, operation and oversight services (the "Services Agreement"); and

**WHEREAS**, pursuant to Section 13 of the Services Agreement, the parties desire to amend the Services Agreement as set forth in more detail in Section 2 below; and

**WHEREAS**, each of the parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

**SECTION 1.** The Services Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the parties under the Services Agreement. All of the remaining provisions remain in full effect and fully enforceable.

**SECTION 2.** The Agreement is hereby amended as follows:

**A.** The term of the Services Agreement, as amended, shall commence on September 1, 2025, and shall continue for a period of (3) years unless otherwise terminated in accordance with the Services Agreement. Thereafter, the Services

Agreement shall be automatically renewed for additional one (1) year periods unless either party provides at least sixty (60) days’ written notice of its intent to not renew the Agreement.

**B.** Compensation shall be amended to include reimbursement to the Association for certain facility management personnel, in accordance with **Exhibit A**, attached hereto. Payment shall be made on a monthly basis upon receipt of an invoice from the Association, which shall be due and payable by the District within forty-five (45) days of receipt of the invoice or as otherwise provided for under the Local Government Prompt Payment Act, Sections 218.70 et seq., Fla. Stat. accordance . To the extent that any terms or conditions in this First Amendment conflict with the terms of the Services Agreement, the Services Agreement controls and shall prevail.

**SECTION 3.** All other terms of the Services Agreement shall remain in full force and effect and are hereby ratified.

**IN WITNESS WHEREOF**, the parties hereto have signed this First Amendment to the Services Agreement to be effective the day and year first written above.

ATTEST:

THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**TRIBUTARY HOMEOWNERS’ ASSOCIATION, INC.**

\_\_\_\_\_  
By: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Compensation Chart

**Exhibit A**

<b>Tributary Management &amp; Staffing</b>			
<b>Service</b>	<b>Vendor</b>	<b>Annual Cost</b>	<b>District's Share</b>
Management Fee	Castle	\$28,800	25%
General Manager Salary	Castle	\$88,000	50%
Property Manager	Castle	TBD	0%
Administrative Assistant (if applicable)	Castle	TBD	50%
Maintenance Supervisor (if applicable)	Castle	TBD	100%

**THREE RIVERS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8**

**CONSENT**  
**AGENDA**

**THREE RIVERS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**CONSENT**  
**AGENDA AI**

**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: **95**
- (2) Name of Payee pursuant to Acquisition Agreement:  
**SES Environmental Resource SOL**  
**3550 St. Johns Bluff Road South**  
**Jacksonville, FL 32224**
- (3) Amount Payable: **\$ 5,038.05**
- (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 12 ERP Package Coordination - Invoice 41047**

- (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.

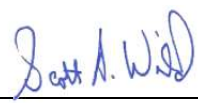
Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**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

3550 St. Johns Bluff Road South  
Jacksonville, FL 32224  
(904)285-1397

**Three Rivers Community Dev. District**  
c/o Wrathell, Hunt & Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

Invoice number      41047  
Date                    04/30/2025  
  
Project   **123.25.083 Tributary Unit 12 ERP**  
             **Permitting**

Professional Services provided through April 30, 2025

**Z99 PROFESSIONAL SERVICES**

Professional Personnel				
		Units	Rate	Billed Amount
Environmental Scientist III		18.00	140.00	2,520.00
Environmental Scientist V		1.00	120.00	120.00
GIS/CADD Specialist		1.25	145.00	181.25
		5.00	120.00	600.00
Sr. Environmental Scientist III		8.50	180.00	1,530.00
Reimbursable Expense				
		Units	Rate	Billed Amount
Mileage		124.00	0.70	86.80
subtotal				5,038.05
			Invoice total	<b>5,038.05</b>

Prepared Unit 12 ERP package, project team coordination.

# 2023 ACQUISITION AND CONSTRUCTION 95 SES Environmental

Final Audit Report

2025-05-07

Created:	2025-05-07
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAH726Q-e20vcwS-pE7W69JZ-IGjcgBYsy

## "2023 ACQUISITION AND CONSTRUCTION 95 SES Environm ental" History

-  Document created by Shelley Blair (blairs@etminc.com)  
2025-05-07 - 6:52:43 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature  
2025-05-07 - 6:52:47 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)  
2025-05-07 - 8:16:41 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)  
Signature Date: 2025-05-07 - 8:17:01 PM GMT - Time Source: server
-  Agreement completed.  
2025-05-07 - 8:17:01 PM GMT

**THREE RIVERS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**CONSENT**  
**AGENDA AII**

**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: **96**
- (2) Name of Payee pursuant to Acquisition Agreement:  
**England-Thims & Miller, Inc.**
- (3) Amount Payable: **\$ 5,460.00**
- (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):

Invoice 219417 (April 2025) Master Site Planning (WA#7)	\$4,765.00
Invoice 219436 (April 2025) Tributary Units 9 & 21 Mass Grading Construction	<u>\$ 695.00</u>
Document Preparation (WA#21)	
<b>TOTAL REQUISITION</b>	<b>\$ 5,460.00</b>

- (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

May 01, 2025

Invoice No: 219417

**Total This Invoice \$4,765.00**

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

**Professional Services rendered through April 26, 2025**

Phase 01 Master Site Planning

**Labor**

			Hours	Rate	Amount
Engineering Intern					
Horrell, Nicholas	4/5/2025		10.00	150.00	1,500.00
Horrell, Nicholas	4/19/2025		2.00	150.00	300.00
Horrell, Nicholas	4/26/2025		6.50	150.00	975.00
Totals			18.50		2,775.00
<b>Total Labor</b>					<b>2,775.00</b>

**Billing Limits**

	Current	Prior	To-Date
Total Billings	2,775.00	40,907.25	43,682.25
Limit			45,000.00
Remaining			1,317.75

**Total this Phase \$2,775.00**

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
Senior Engineer/Senior Project Manager					
Wild, Scott	4/5/2025		1.00	255.00	255.00
Wild, Scott	4/19/2025		1.00	255.00	255.00
Engineering Intern					
Horrell, Nicholas	4/5/2025		3.75	150.00	562.50
Horrell, Nicholas	4/19/2025		3.00	150.00	450.00
Administrative Support					
Blair, Shelley	4/5/2025		.50	110.00	55.00
Blair, Shelley	4/12/2025		1.75	110.00	192.50
Blair, Shelley	4/19/2025		1.25	110.00	137.50

Blair, Shelley	4/26/2025	.75	110.00	82.50	
Totals		13.00		1,990.00	
<b>Total Labor</b>					<b>1,990.00</b>

<b>Billing Limits</b>	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Total Billings	1,990.00	46,556.50	48,546.50	
Limit			55,000.00	
Remaining			6,453.50	
		<b>Total this Phase</b>		<b>\$1,990.00</b>

Phase	XP	Expenses		
			<b>Total this Phase</b>	<b>0.00</b>
			<b>Total This Invoice</b>	<b>\$4,765.00</b>

<b>Outstanding Invoices</b>				
<b>Number</b>	<b>Date</b>	<b>Balance</b>		
218442	2/26/2025	3,370.00		
218916	4/2/2025	8,087.50		
<b>Total</b>		<b>11,457.50</b>		
			<b>Total Now Due</b>	<b>\$16,222.50</b>



Three Rivers Developers, Inc.  
7807 Baymeadows Road East, Suite 205  
Jacksonville, FL 32256

May 02, 2025

Invoice No: 219436

**Total This Invoice \$695.00**

Project 21131.03000 (WA#21) Tributary Unit 9 and 21-Mass Grading Construction Document  
Preparation

**Professional Services rendered through April 26, 2025**

Phase . Lump Sum

	Fee	Percent Complete	Earned	Current Billing
<b>1.Preliminary Engineering/Mass Grading</b>				
1.1.Stormwater Modeling & Calculations	13,900.00	5.00	695.00	695.00
1.2.Fnl Mass Grdng En./Const. Documents	11,200.00	0.00	0.00	0.00
1.3.A.Permitting-Nassau County	7,400.00	0.00	0.00	0.00
1.3.B.Permitting-SJRWMD ERP	14,900.00	0.00	0.00	0.00
1.4.Final Dev. Plan (Unit 9)	17,350.00	0.00	0.00	0.00
1.5.Final Dev. Plan (Unit 21)	17,350.00	0.00	0.00	0.00
<b>2.Construction Document Preparation</b>				
2.2.Final Subdivision Const. Documents	110,000.00	0.00	0.00	0.00
2.3.Sanitary Sewer Pump Station Design	21,500.00	0.00	0.00	0.00
2.4.Code Minimum Landscape Plan	6,300.00	0.00	0.00	0.00
2.5.Electric Design Coordination	6,400.00	0.00	0.00	0.00
<b>3.Regulatory Permitting</b>				
3.1.Nassau County Const. Plan Review	10,500.00	0.00	0.00	0.00
3.2.JEA Utility Plan Approval	7,500.00	0.00	0.00	0.00
3.3.JEA Sntry Swr Coll. Sys General Prmt	2,000.00	0.00	0.00	0.00
3.4.JEA Wtr Dist. Sys General Prmt	2,000.00	0.00	0.00	0.00
3.5.SJRWMD ERP Permit Modification	9,800.00	0.00	0.00	0.00
Total Fee	258,100.00		695.00	695.00
<b>Total Fee</b>				<b>695.00</b>
<b>Total this Phase</b>				<b>\$695.00</b>

Phase 2.1. Site Plan Revisions

Billing Limits	Current	Prior	To-Date
Labor	0.00	0.00	0.00
Limit			7,500.00
Remaining			7,500.00

Total this Phase				0.00
-----				
Phase	4.	Project Management		
Billing Limits		Current	Prior	To-Date
Labor		0.00	0.00	0.00
Limit				15,000.00
Remaining				15,000.00
Total this Phase				0.00
-----				
Phase	XP.	Expenses		
Total this Phase				0.00
Total This Invoice				<u>\$695.00</u>




# 2023 ACQUISITION AND CONSTRUCTION 96-ETM (April 2025)

Final Audit Report

2025-05-08

Created:	2025-05-08
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4qyeiqCCt5q8MAYTZYIQvum_f8bu7-bk

## "2023 ACQUISITION AND CONSTRUCTION 96- ETM (April 2025)" History

-  Document created by Shelley Blair (blairs@etminc.com)  
2025-05-08 - 6:22:12 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature  
2025-05-08 - 6:22:21 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)  
2025-05-08 - 6:52:06 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)  
Signature Date: 2025-05-08 - 6:52:23 PM GMT - Time Source: server
-  Agreement completed.  
2025-05-08 - 6:52:23 PM GMT

**THREE RIVERS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**CONSENT**  
**AGENDA AIII**

**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: **97**

(2) Name of Payee pursuant to Acquisition Agreement:

**BrightView Landscape Services, Inc.  
PO Box 740655  
Atlanta, GA 30374-0655**

(3) Amount Payable: **\$ 189,685.59**

(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 Landscape and Irrigation - Invoices 9235723, 9274561 & 9274551**

(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

**Sold To:** 26947286  
Three Rivers CDD  
2300 Glades Rd Ste 410W  
Boca Raton FL 33431

**Customer #:** 26947286  
**Invoice #:** 9235723  
**Invoice Date:** 1/29/2025  
**Sales Order:** 8584601  
**Cust PO #:**

**Project Name:** (Revised 1.10.25) Tributary: Landscape and Irrigation Based on Plans (LC-00 ETM NO. 21-131)

**Project Description:** Tributary: Landscape and Irrigation Based on Plans (LC-00 ETM NO. 21-131)

Job Number	Description	Qty	UM	Unit Price	Amount
346100639	Three Rivers CDD				
	LC-03:	1.000	EA	20908.42	20,908.42
	LC-04: (Viburnum Option)	1.000	EA	42107.43	42,107.43
Total Invoice Amount					63,015.85
Taxable Amount					63,015.85
Tax Amount					
Balance Due					63,015.85

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

*Please detach stub and remit with your payment*

## Payment Stub

Customer Account #: 26947286  
Invoice #: 9235723  
Invoice Date: 1/29/2025

**Amount Due: \$ 63,015.85**

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Three Rivers CDD  
2300 Glades Rd Ste 410W  
Boca Raton FL 33431

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655



# INVOICE

**Sold To:** 26947286  
Three Rivers CDD  
2300 Glades Rd Ste 410W  
Boca Raton FL 33431

**Customer #:** 26947286  
**Invoice #:** 9274561  
**Invoice Date:** 2/26/2025  
**Sales Order:** 8592998  
**Cust PO #:**

**Project Name:** Phase10: Tributary: Landscape and Irrigation Based on Plans (LC-00 ETM NO. 21-131) (LC-05)

**Project Description:** Landscape and Irrigation Based on Plans (LC-00 ETM NO. 21-131) (LC-05)

Job Number	Description	Qty	UM	Unit Price	Amount
346100639	Three Rivers CDD LC-05:	1.000	EA	81819.21	81,819.21
Total Invoice Amount					81,819.21
Taxable Amount					81,819.21
Tax Amount					
Balance Due					81,819.21

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

*Please detach stub and remit with your payment*

## Payment Stub

Customer Account #: 26947286  
Invoice #: 9274561  
Invoice Date: 2/26/2025

**Amount Due: \$ 81,819.21**

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Three Rivers CDD  
2300 Glades Rd Ste 410W  
Boca Raton FL 33431

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655





# INVOICE

**Sold To:** 26947286  
Three Rivers CDD  
2300 Glades Rd Ste 410W  
Boca Raton FL 33431

**Customer #:** 26947286  
**Invoice #:** 9274551  
**Invoice Date:** 2/26/2025  
**Sales Order:** 8605788  
**Cust PO #:**

**Project Name:** Phase10: Tributary: Landscape and Irrigation Based on Plans (LC-00 ETM NO. 21-131) (LC-06)

**Project Description:** Tributary: Landscape and Irrigation Based on Plans (LC-00 ETM NO. 21-131) (Revised 1.10.25)

(Phase 1)

Job Number	Description	Amount
346100639	Three Rivers CDD LC-06:	44,850.53
Total Invoice Amount		44,850.53
Taxable Amount		
Tax Amount		
Balance Due		44,850.53

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

*Please detach stub and remit with your payment*

## Payment Stub

Customer Account #: 26947286  
Invoice #: 9274551  
Invoice Date: 2/26/2025

**Amount Due: \$ 44,850.53**

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Three Rivers CDD  
2300 Glades Rd Ste 410W  
Boca Raton FL 33431

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655


# 2023 ACQUISITION AND CONSTRUCTION 97 - Brightview


Final Audit Report


2025-05-14

Created:	2025-05-14
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAdz1GCgIOC60646X74Ex-0BCvWROkwY-D


## "2023 ACQUISITION AND CONSTRUCTION 97 - Brightview" History

 Document created by Shelley Blair (blairs@etminc.com)  
2025-05-14 - 2:06:19 PM GMT

 Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature  
2025-05-14 - 2:06:23 PM GMT

 Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)  
2025-05-14 - 6:59:05 PM GMT

 Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)  
Signature Date: 2025-05-14 - 6:59:22 PM GMT - Time Source: server

 Agreement completed.  
2025-05-14 - 6:59:22 PM GMT

**THREE RIVERS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**CONSENT**  
**AGENDA AIV**

**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: **98**
- (2) Name of Payee pursuant to Acquisition Agreement:  
**ECS Florida**  
**14030 Thunderbolat Place, Suite 500**  
**Chantilly, VA 20151**
- (3) Amount Payable: **\$ 3,500.00**
- (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 Phase 1B, Unit 12 – Lift Station – Invoice 2059209**
- (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



PLEASE REMIT TO: **NOTE: New REMIT TO Address**  
**ECS FLORIDA, LLC**  
**14030 THUNDERBOLT PLACE, SUITE 500**  
**CHANTILLY, VA 20151**

Invoice Date

6/4/2025

Invoice Number

2059209

Always Refer To  
Above Number

PROJECT NAME: Tributary Phase 1B Unit 12 - Lift Station  
Nassau County, FL

TO: Mr. Nick McKenna  
Three Rivers CDD  
7807 Baymeadows Road East  
Suite 205  
Jacksonville, FL 32256

PLEASE DETACH AND RETURN DUPLICATE COPY WITH YOUR REMITTANCE

CUSTOMER CODE	PROJECT NO.	BILLED THRU DATE	TERMS
35:I59403	35:36915	5/31/2025	DUE UPON RECEIPT

**Please Pay  
This Amount: \$3,500.00**

Description	Quantity	Units	Unit Price	Extension	Total
For Geotechnical Services					\$3,500.00
				Subtotal:	<b>\$3,500.00</b>

**Invoice Total - Please Remit => \$3,500.00**

If you have any questions regarding this invoice,  
please contact **Robert Clark** at 904.880.0960

**\* BUDGET SUMMARY \***

Budget Estimate:	\$3,500.00
Previously Invoiced:	\$0.00
Amt. This Invoice:	\$3,500.00
Amt. Remaining:	\$0.00

# 2023 ACQUISITION AND CONSTRUCTION 98 - ECS Florida

Final Audit Report

2025-06-05

Created:	2025-06-04
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAACC8ENLbZ8k4rYzlvBP4x-Q09clF59EBC

## "2023 ACQUISITION AND CONSTRUCTION 98 - ECS Florida" History



Document created by Shelley Blair (blairs@etminc.com)

2025-06-04 - 8:26:54 PM GMT



Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature

2025-06-04 - 8:26:58 PM GMT



Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)

2025-06-05 - 0:28:10 AM GMT



Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)

Signature Date: 2025-06-05 - 0:28:41 AM GMT - Time Source: server



Agreement completed.

2025-06-05 - 0:28:41 AM GMT

**THREE RIVERS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**CONSENT**  
**AGENDA AV**



**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: **99**
- (2) Name of Payee pursuant to Acquisition Agreement:  
**SES Environmental Resource SOL**  
**3550 St. Johns Bluff Road, South**  
**Jacksonville, FL 32224**
- (3) Amount Payable: **\$ 2,040.00**
- (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 12 – ERP Permitting - Invoice 41126**
- (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

3550 St. Johns Bluff Road South  
Jacksonville, FL 32224  
(904)285-1397

Three Rivers Community Developers District  
C/O Wrathell, Hunt & associates, LLC  
2300 Glades Road,  
Suite 410W  
Boca Raton,, FL 33431

Invoice number 41126  
Date 05/31/2025  
Project **123.25.083 Tributary Unit 12 ERP  
Permitting**

Professional Services provided through May 31, 2025

**Z99 PROFESSIONAL SERVICES**

Professional Personnel

	Units	Rate	Billed Amount
Environmental Scientist III	9.00	140.00	1,260.00
GIS/CADD Specialist	3.50	120.00	420.00
Sr. Environmental Scientist III	2.00	180.00	360.00
subtotal			2,040.00
Invoice total			<b>2,040.00</b>

*Prepare Unit 12 ERP submittal package. CE coordination fpr previous phase.*


# 2023 ACQUISITION AND CONSTRUCTION 99 - SES Environmental


Final Audit Report


2025-06-05


Created:	2025-06-04
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0oyFYOEzgzdieqWGh1K8LZNdwuJq7cNF


## "2023 ACQUISITION AND CONSTRUCTION 99 - SES Environmental" History

 Document created by Shelley Blair (blairs@etminc.com)  
2025-06-04 - 8:25:45 PM GMT

 Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature  
2025-06-04 - 8:25:51 PM GMT

 Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)  
2025-06-05 - 0:29:00 AM GMT

 Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)  
Signature Date: 2025-06-05 - 0:29:22 AM GMT - Time Source: server

 Agreement completed.  
2025-06-05 - 0:29:22 AM GMT

**THREE RIVERS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION**  
**ITEMS Ia**

## WORK AUTHORIZATION NUMBER ONE FOR ADDITIONAL SERVICES

**THIS WORK AUTHORIZATION** (“**Work Authorization**”), dated July 7, 2025, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Agreement*, effective February 1, 2025 (“**Agreement**”), by and between:

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Nassau County, Florida (the “**District**”), and

**BRIGHTVIEW LANDSCAPE SERVICES, INC.**, a Florida corporation, with an address of 11530 Davis Creek Court, Jacksonville, Florida 32256 (“**Contractor**”).

**SECTION 1. SCOPE OF SERVICES.** in addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide additional landscape maintenance services for Units 8 and 10, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Additional Services**”). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

**SECTION 2. COMPENSATION.** As compensation for the Additional Services, the District agrees to pay Contractor the annual amount of Twenty-Five Thousand Eight Hundred and Eight Dollars (\$25,808.00), which amount is in addition to the compensation provided for in the Agreement. Contractor shall invoice the District for Additional Services upon completion of the same and the District shall pay Contractor in accordance with the terms of the Agreement.

**SECTION 3. ACCEPTANCE.** Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remains in full force and effect.

**IN WITNESS WHEREOF**, the parties execute this agreement the day and year first written above.

ATTEST:

DocuSigned by:

*Ernesto Torres*

By: Ernesto J. Torres

☐ Secretary

☒ Assistant Secretary

**THREE RIVERS COMMUNITY  
DEVELOPMENT DISTRICT**

*Gregg Kern*  
6AB6ADEEDE114B6

By: Chairman

☐ Chairperson

☐ Vice Chairperson

**BRIGHTVIEW LANDSCAPE SERVICES,**

DocuSigned by:

*Todd Chesnut*  
1F898D356999458

By: Todd Chesnut

Its: SVP

**Exhibit A:** Proposal for Additional Services



Prepared by: 4/1/25 AC

**AMENDMENT # 1 TO LANDSCAPE SERVICES AGREEMENT BETWEEN  
THREE RIVER COMMUNITY DEVELOPMENT AND  
BRIGHTVIEW LANDSCAPE SERVICES, INC**

This Amendment ("Amendment") is entered into as of April 1, 2025 between THREE RIVER COMMUNITY DEVELOPMENT and BRIGHTVIEW LANDSCAPE SERVICES, INC ("BrightView").

WHEREAS, THREE RIVER COMMUNITY DEVELOPMENT and Brightview entered into a Landscape Service Agreement dated 2/1/2025, (the "Agreement").

WHEREAS, THREE RIVER COMMUNITY DEVELOPMENT and Brightview desire to amend the Agreement pursuant to the terms of this Amendment.

NOW THEREFORE, for valuable consideration, including but not limited to the mutual covenants contained herein, THREE RIVER COMMUNITY DEVELOPMENT and Brightview desire to amend the Agreement as follows:

- 1. Adding Tributary Units 8 and 10

Base Management Yearly Fee   \$ 18,200.00  
Fertilizer/Pest Control/Weed Control Yearly Fee       \$ 4,008.00  
Irrigation Inspection Yearly Fee \$ 3,600.00  
Base Maintenance, Fertilization and Irrigation Yearly Total:   \$ 25,808.00

This Amendment does not, and shall not be construed to; modify any term or condition of the Agreement other than those specific terms and conditions expressly referenced herein. Capitalized terms not otherwise defined herein shall be as defined in the Agreement. In all other respects, the Agreement shall remain in full force and effect. In the event of any inconsistency or discrepancy between the Agreement and this Amendment, the terms and conditions set forth in this Amendment shall control. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date written above.

THREE RIVER COMMUNITY DEVELOPMENT  
Signed by: Gregg Kern  
By: 6AB6ADEEDF114B6...  
Title: Chairman  
Date: 7/7/2025

BRIGHTVIEW LANDSCAPE SERVICES, INC  
Signed by: TJ  
By: 1F898D356999458...  
Title: SVP  
Date: 7/7/2025

**THREE RIVERS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION**  
**ITEMS Ib**



**FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE THREE RIVERS COMMUNITY  
DEVELOPMENT DISTRICT AND BRIGHTVIEW LANDSCAPE SERVICES, INC.  
FOR LANDSCAPE INSTALLATION SERVICES**

This First Amendment ("First Amendment") is made and entered into this 9<sup>th</sup> day of JUNE 2025, by and between:

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Nassau County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431("District"); and

**BRIGHTVIEW LANDSCAPE SERVICES, INC.**, a Florida corporation with a mailing address of 11530 Davis Creek Court, Jacksonville, Florida 32256 ("Contractor", and together with District, "Parties").

**RECITALS**

**WHEREAS**, on January 24, 2025, the District and the Contractor entered into an agreement for landscape and irrigation maintenance services ("Services Agreement"); and

**WHEREAS**, pursuant to Section 18 of the Services Agreement, the Parties desire to amend the Services Agreement as set forth in more detail in Section 2 below; and

**WHEREAS**, any terms not otherwise defined herein shall have the meaning set forth in the Services Agreement.

**WHEREAS**, each of the Parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each Party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each Party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

**SECTION 1.** The Services Agreement is hereby affirmed and the Parties hereto agree that it continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the Parties under the Services Agreement. All of the remaining provisions remain in full effect and fully enforceable.

**SECTION 2.**

A. The Services Agreement is hereby amended to reflect the additional scope of services pursuant to Contractor's proposal as set forth in **Exhibit A**, attached hereto ("Additional Services").

B. Compensation for the Additional Services shall be amended in accordance with **Exhibit A**. Such payment shall be due and payable in accordance with the terms of the Services Agreement, as amended.

**SECTION 3.** To the extent that any terms or conditions found in **Exhibit A** conflict with the terms and conditions of the Services Agreement or this First Amendment, the Services Agreement and this First Amendment control and shall prevail.

**SECTION 4.** All other terms of the Services Agreement shall remain in full force and effect and are hereby ratified.

**IN WITNESS WHEREOF**, the Parties hereto have signed this First Amendment to the Services Agreement on the day and year first written above.

ATTEST:

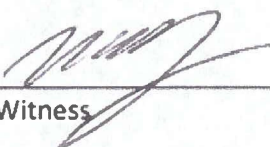
**THREE RIVERS COMMUNITY  
DEVELOPMENT DISTRICT**

  
Secretary/Assistant Secretary

  
Chairperson, Board of Supervisors

WITNESS:

**BRIGHTVIEW LANDSCAPE SERVICES, INC.**

  
Witness

  
By: Rodney Hicks  
Its: SBM

**Exhibit A:** Scope of Additional Services

## Exhibit A Scope of Additional Services



June 04, 2025  
Page 1 of 4

### Proposal for Extra Work at Three Rivers CDD

Property Name	Three Rivers CDD	Contact	Nick McKenna
Property Address	78183 Tributary Dr Yulee, FL 32097	To	Three Rivers CDD
		Billing Address	2300 Glades Rd Ste 410W Boca Raton, FL 33431

Project Name      Tributary Change Order and Additional Work for Unit 8/10/15 (Revised 6.4.25)

Project Description      Tributary Change Order and Additional Work for Unit 8/10/15

#### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
<b>LC-03 (Pocket Park Additional Bed):</b>			<b>Subtotal</b>	<b>\$5,035.48</b>
1.00	LUMP SUM	Prep area by lightly grading area before installing new plants. Deep edge any hardscapes or bedlines. Remove any debris from site. Dispatching of crew for project. (Fine Grading Only)	\$246.18	\$246.18
1.00	EACH	White Standard Crape Myrtle (14-16" Hx/6" spread min/ 6" Cal. Mus. Trunk) - Installed (LIN)	\$475.95	\$475.95
1.00	EACH	American Sycamore (10-12" Hx/4-5" spread min/ 3" Cal) - Installed (PO)	\$701.04	\$701.04
1.00	EACH	Southern Red Cedar (8-10" Hx/4-5" spread min/ 3" Cal) - Installed (JS)	\$689.63	\$689.63
3.00	EACH	Tree Straps/Staking for all Trees	\$99.62	\$298.86
2.00	CUBIC YARD	Soil - Installed (For new trees)	\$134.59	\$269.17
60.00	EACH	Sand Cord Grass (1 gal) - Installed (SBA)	\$11.10	\$665.88
16.00	EACH	Sand Cord Grass (1 gal) - Installed (SBA) (Additional Grasses)	\$11.10	\$177.56
20.00	EACH	Pine Straw Mulch - Installed	\$10.69	\$213.75
8.00	EACH	Pine Straw Mulch - Installed (Additional Pine straw)	\$10.69	\$84.12
1.00	EACH	Delivery of all Plant Material	\$205.13	\$205.13
1.00	LUMP SUM	Irrigation Installation	\$1,028.23	\$1,028.23
<b>LC-04 (Front and Rear Additional Bed and Plant Option):</b>			<b>Subtotal</b>	<b>\$1,369.33</b>
1.00	LUMP SUM	Prep area by lightly grading area before installing new plants. Deep edge any hardscapes or bedlines. Remove any debris from site. Dispatching of crew for project. (Fine Grading Only)	\$492.37	\$492.37
15.00	EACH	Pink Muhly (1 gal) - Installed (Front Bed)	\$8.51	\$127.58
5.00	EACH	Pine Straw Mulch - Installed (Front Bed)	\$10.69	\$53.43
400.00	SQUARE FEET	Bahia Sod - Installed (For Rear of Bed)	\$0.59	\$237.60
1.00	CUBIC YARD	Fill Dirt - Installed (For Grading Rear of Bed)	\$134.58	\$134.58
1.00	LUMP SUM	Irrigation Installation	\$314.77	\$314.77
<b>LC-05 (Additional Muhly):</b>			<b>Subtotal</b>	<b>\$1,782.83</b>

#### THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
11530 Deers Creek Court Jacksonville, FL 32256 ph: (904) 292-0718 fax: (904) 292-1914



### Proposal for Extra Work at Three Rivers CDD

1 00	LUMP SUM	Prep area by lightly grading area before installing new plants. Deep edge any hardscapes or bedlines. Remove any debris from site. Dispatching of crew for project. (Fine Grading Only)	\$184.64	\$184.64
125 00	EACH	Pink Murty (1 gal) - Installed (Front Bed)	\$8.51	\$1,063.15
20 00	EACH	Pine Straw Mulch - Installed (For Bed Touch Up)	\$10.69	\$213.72
1 00	LUMP SUM	Irrigation Installation	\$321.32	\$321.32
Unit 75036 (Additional Sod):			Subtotal	\$652.69
1 00	LUMP SUM	Prep area by lightly grading area before installing new plants. Deep edge any hardscapes or bedlines. Remove any debris from site. Dispatching of crew for project. (Fine Grading Only)	\$184.64	\$184.64
450 00	SQUARE FEET	St Augustine Sod- Installed	\$0.62	\$279.18
1 00	LUMP SUM	Irrigation Adjustments	\$188.77	\$188.77
LC-08 (Additional Sod Along Sidewalk):			Subtotal	\$1,119.84
1 00	LUMP SUM	Prep area by lightly grading area before installing new plants. Deep edge any hardscapes or bedlines. Remove any debris from site. Dispatching of crew for project. (Fine Grading Only)	\$246.18	\$246.18
900 00	SQUARE FEET	St Augustine Sod- Installed (Installed in area near sidewalk that was not on plan)	\$0.62	\$558.36
1 00	LUMP SUM	Irrigation Installation	\$315.10	\$315.10

For internal use only

SO# 8681583  
JOB# 346100639  
Service Line 130

**Total Price** \$9,950.87

**THIS IS NOT AN INVOICE**

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
11530 Oars Creek Court Jacksonville FL 32256 ph (904) 293-0718 fax (904) 292-1014

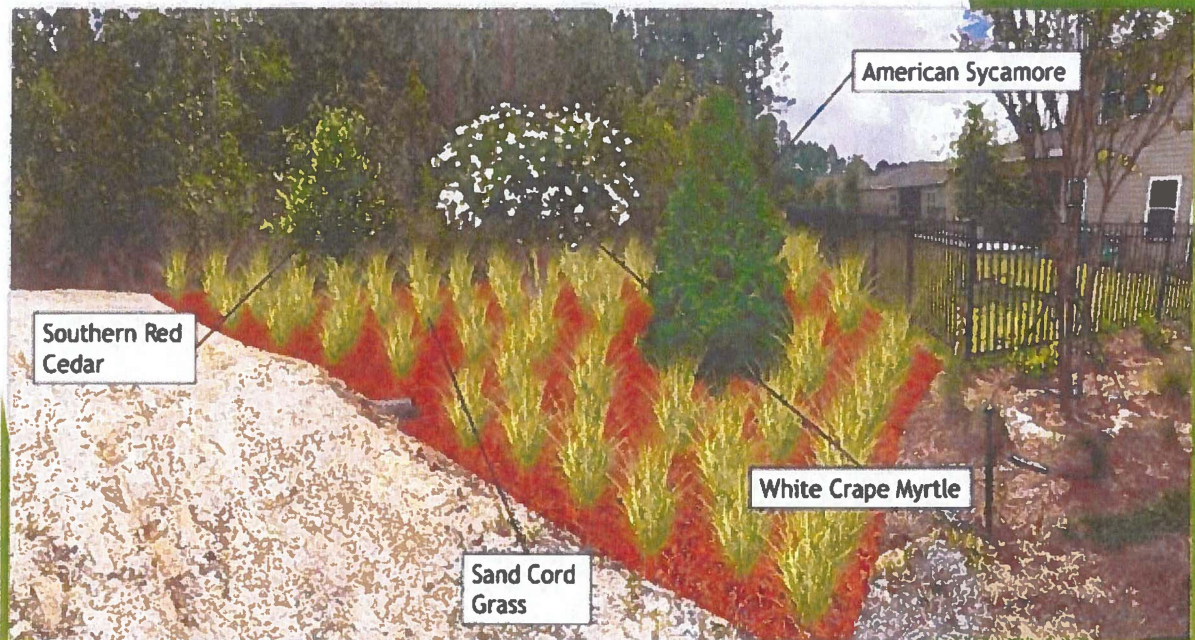


Tributary: LC-03 (Pocket Park Additional Bed)

Conceptual Landscape Design

BrightView



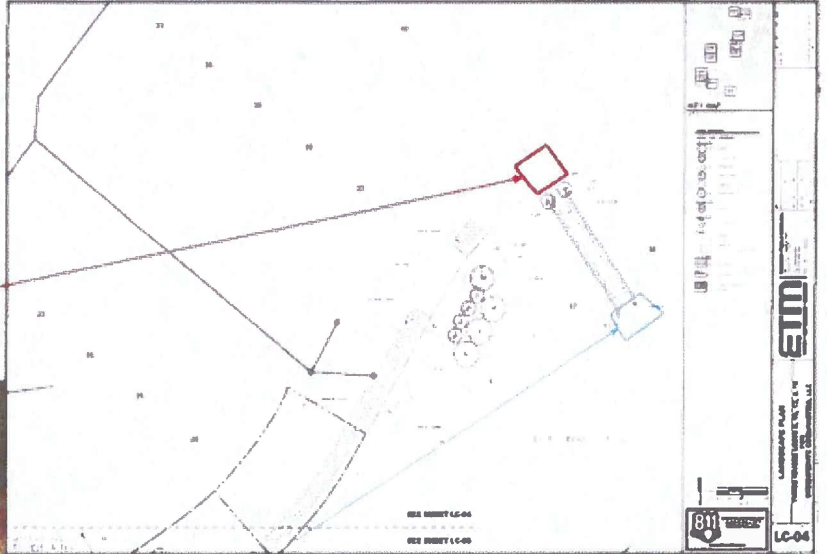
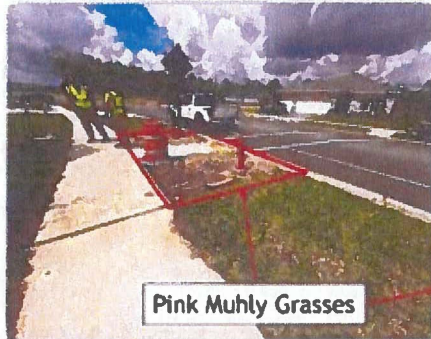




LC-04 (Front and Rear Additional Sod Option and Plant Option):

Conceptual Landscape Design

BrightView



Bahia Sod

**THREE RIVERS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION**  
**ITEMS II**



**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT  
WORK AUTHORIZATION NO. 11  
Amendment No. 3  
TRIBUTARY UNITS 12 AND 13  
CONSTRUCTION DOCUMENT REVISIONS**

**Scope of Work**

England, Thims & Miller, Inc. (ETM) shall provide general consulting engineering services for the Three Rivers Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

**PHASE 4 - CONSTRUCTION DOCUMENT REVISIONS****Task 1 - Subdivision Construction Document Revisions (Units 12 and 13)**

England, Thims & Miller, Inc. proposes to modify the previously prepared engineering and construction plans for the currently proposed residential development to address Nassau County comments. Construction Documents will be in accordance with Nassau County, JEA and SJRWMD criteria, and will include:

1. Roadway Design
2. Roadway Signage and Striping
3. Stormwater Collection System Design and Details
4. Potable Water Distribution System Design and Details
5. Gravity Sanitary Sewer Collection Design and Details
6. Coordination with Geotechnical Engineer
7. Erosion and Sediment Control Design
8. Stormwater Pollution Prevention Plan
9. Lot Grading Plan

**LUMP SUM FEE**.....\$90,000.00

**Task 2 – Project Management**

This task includes attendance at meetings with the Client and other project team members. Also includes conference calls, schedule preparation/updates, opinions of probable construction cost, miscellaneous exhibit preparation, consultant coordination and any other requested preconstruction activities.

**Fee** -----**HOURLY**  
(Budget Estimate: \$10,000.00)

**FEE SUMMARY**

	Lump Sum Fee	Hourly Fee
<b>Phase 4 – Construction Document Preparation</b>		
Task 1 – Subdivision Construction Document Revisions (Units 12 and 13)	\$ 90,000.00	
Task 2 – Project Management		\$ 10,000.00
<b>FEE SUMMARY SUB-TOTAL</b>	<b>\$ 90,000.00</b>	<b>10,000.00</b>
<b>FEE SUMMARY TOTAL</b>	<b>\$100,000.00</b>	

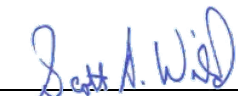
England, Thims & Miller, Inc. will perform additional services, as may be requested, at the following hourly rates:

**ENGLAND-THIMS & MILLER, INC.  
HOURLY FEE SCHEDULE - 2025**

CEO/Chairman/Founder.....	\$475.00	/Hr.
Executive Vice President.....	\$370.00	/Hr.
Principal - Vice President .....	\$305.00	/Hr.
Vice President .....	\$295.00	/Hr.
Senior Advisor .....	<del>\$300.00</del>	/Hr.
Senior Engineer/ Senior Project Manager.....	\$255.00	/Hr.
Project Manager/Construction Project Manager.....	\$225.00	/Hr.
Director.....	\$210.00	/Hr.
Engineer.....	\$190.00	/Hr.
Assistant Project Manager .....	\$165.00	/Hr.
Senior Planner /Planning Manager.....	\$225.00	/Hr.
Senior Environmental Scientist.....	\$240.00	/Hr.
Planner.....	\$170.00	/Hr.
CEI Senior Project Engineer.....	\$320.00	/Hr.
Senior Construction Representative.....	\$205.00	/Hr.
Construction Representative.....	\$180.00	/Hr.
CEI Inspector .....	\$140.00	/Hr.
Senior Landscape Architect.....	\$215.00	/Hr.
Landscape Architect.....	\$190.00	/Hr.
GIS Director .....	\$205.00	/Hr.
GIS Solutions/Engineer/Manager.....	\$185.00	/Hr.
GIS Analyst .....	\$155.00	/Hr.
GIS Consultant.....	\$165.00	/Hr.
GIS Specialist.....	\$150.00	/Hr.
Senior Engineering Designer .....	\$170.00	/Hr.
Senior Landscape Designer.....	\$170.00	/Hr.
Engineering/Landscape Designer.....	\$155.00	/Hr.
Engineering Intern.....	\$150.00	/Hr.
CADD/GIS Technician.....	\$145.00	/Hr.
Project Coordinator / CSS.....	\$120.00	/Hr.
Administrative Support.....	\$110.00	/Hr.

\*ETM's standard hourly billing rates are reevaluated annually, prior to the beginning of the calendar year.

**Approval**

Submitted by:   
England, Thims & Miller, Inc.

Date: May 30, 2025

Approved by:   
Three Rivers Community Development District

Date: 5/30, 2025

**THREE RIVERS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION**  
**ITEMS III**



Florida Power & Light Company, 303 Hastings Rd., St Augustine, FL 32084  
904-824-7617

June 2<sup>nd</sup>, 2025

Three Rivers CDD  
7807 Baymeadows Rd East, Ste 205  
Jacksonville, FL 32256

Re: Cost to provide 120/240v single phase service to Tributary unit 16 A/B, Spine Road unit 7, West Ph A – (160 lots)

Dear Joe,

We at FPL appreciate the opportunity to work with you in your new construction project at Tributary. The cost to provide underground electric service to you has been calculated and is determined by FPL's approved electric tariffs and by the plans you have provided.

The cost of this installation is \$9,572.46 and is broken down as follows:

This is for Differential Cost between Overhead and Underground Distribution System with customer installing all FPL provided materials for FPL distribution system-conduit, primary splice boxes, handholes, trench, pads, locate wire, 90's and 45's and locating devices as needed to serve lots along with conduit for service to house from lot corner to meter can. FPL will supply and pull all conductors for distribution, secondary, service and streetlights.

I have enclosed a list of FPL approved contractors. You can use whoever you want to install FPL Distribution System. If you choose to use someone not on our list, a charge of \$182,279.04 will be charged up front and a credit of \$172,706.58 will be given back after FPL has pulled in its distribution system. If discrepancies from FPL design are discovered and your contractor cannot fix, FPL will fix and deduct cost from credit. (credits cannot exceed charges)

Along with your payment the following will be required to help keep your project on schedule:

- **Signed** - Underground Distribution Facilities Installation Agreement
- **Signed** – Underground Road/Pavement Crossing Agreement
- **Signed** - Notification of FPL Facilities
- **Signed** - Transformer Pad Location and Specification
- **Copy of Recorded Plat** – Preliminary Plat will need to be provided for FPL review of easements before materials are released

Your construction project is very important to FPL. I will be communicating with you throughout the construction process and will work with you to keep it on schedule. FPL will install PM TX approximately 7 to 10 weeks after receipt of recorded easement, agreements, contribution and installation of FPL conduit.

Sincerely,

Daniel Terza  
Senior Engineer  
904-824-7617

June 2<sup>nd</sup>, 2025

Three Rivers CDD  
7807 Baymeadows Rd East, Ste 205  
Jacksonville, FL 32256

Exhibit "A" charges for Tributary unit 16A/B, Spine Road unit 7 and West Ph A

URD Charges:

Tariff 10.3.2.a.2 (1) – Contribution per service lateral with customer installing backbone and service laterals. This is for Differential Cost between Overhead and Underground Distribution System with customer installing all FPL provided materials for FPL distribution system-conduit, handholes, trench, pads, locate wire, 90's and 45's and locating devices as needed to serve lots along with conduit for service to house from lot corner to meter can. FPL will supply and pull all conductors for distribution, secondary, service and streetlights

Charge to serve building lots @ \$0.00/lot x 160 lots = \$0.00

Tariff 10.3.2.b – Applicants contribution (feeder) - \$32.72 x 2,986 ft = \$97,701.92

Tariff 10.3.2.b – Switch Package (6/6 or 9/3) - \$43,680.63 x 1 = \$43,680.63

Tariff 10.3.2.c – Applicants contribution (lateral 2 phase) - \$8.87 x 1,254 ft = \$11,122.98

Tariff 10.3.2.c – Applicants contribution (lateral 3 phase) - \$13.47 x 300 ft = \$4,041.00

Credits (Cannot exceed charges)

Tariff 10.3.3.a.2 – Credit – trench/backfill, backbone and service – 160 lots x (\$621.95) = (\$99,512.00)

Tariff 10.3.3.b.2 – Credit – install FPL conduit, backbone and service – 160 x (\$211.10) = (\$33,776.00)

Tariff 10.3.3.c – Credit – trench/backfill per ft – 3,166' x (\$4.64) = (\$14,690.24)

Tariff 10.3.3.d – Credit – install conduit per ft of 2" pvc – 12,021' x (\$0.80) = (\$9,616.80)

Tariff 10.3.3.d – Credit – install conduit per ft of >2" pvc – 2,866' x (\$1.12) = (\$3,209.92)

Tariff 10.3.3.e – Credit – install FPL feeder splice box – 3 x (\$886.68) = (\$2,660.04)

Tariff 10.3.3.f – Credit – install FPL primary splice box – 13 x (\$310.50) = (\$4,036.50)

Tariff 10.3.3.g – Credit – install FPL 17" secondary handhole – 23 x (\$28.81) = (\$622.63)

Tariff 10.3.3.g – Credit - installing 24" or 30" secondary handhole – 17 x (\$81.63) = (\$1,387.71)

Tariff 10.3.3.h – Credit - installing Concrete Pad – 29 x (\$80.03) = (\$2,320.87)

Tariff 10.3.3.j – Credit – install FPL feeder switch pad – 1 x (\$753.84) = (\$753.84)

URD Charges = \$156,546.53

Credits = \$172,626.55

URD Total = \$0.00

Non-Tariff Charges:

Lateral and transformer for irrigation and street lighting - \$9,652.49

Credits: \$80.03

Non-Tariff Total = \$9,572.46

Overall Total = \$0 + \$9,572.46 = \$9,572.46

Credits (Cannot exceed charges)

Credits do not apply to bore differential cost

Balance due if using FPL approved contractor = \$0.00





WR#13046989, 13046991, 13970567, 13975429

## UNDERGROUND DISTRIBUTION FACILITIES INSTALLATION AGREEMENT

This Agreement, made this 2nd day of June, 2025 by and between Three Rivers CDD (hereinafter called the Customer) and FLORIDA POWER & LIGHT COMPANY, a corporation organized and existing under the laws of the State of Florida (hereinafter called FPL).

### WITNESSETH:

Whereas, the Customer has applied to FPL for underground distribution facilities to be installed on Customer's property known as Tributary 16A and B, Spine Road unit 7, West Phase A located in Yulee/Nassau.  
(City/County)

That for and in consideration of the covenants and agreements herein set forth, the parties hereto covenant and agree as follows:

1. The Customer shall pay FPL a Contribution in Aid of Construction of \$182,279.04 (the total Contribution) to cover the differential cost between an underground and an overhead system. This is based on the currently effective tariff filed with the Florida Public Service Commission by FPL and is more particularly described on Exhibit A attached hereto.
2. That a credit of \$172,706.58 shall be provided to the Customer for trenching, backfilling, installation of Company provided conduit and other work, as shown on Exhibit B, if applicable, and approved by FPL. If such credit applies, the resulting Contribution cash payment shall be \$9,652.49
3. The contribution and credit are subject to adjustment when FPL's tariff is revised by the Florida Public Service Commission and the Customer has requested FPL to delay FPL's scheduled date of installation. Any additional costs caused by a Customer's change in the Customer's plans submitted to FPL on which the contribution was based shall be paid for by the Customer. The contribution does not include the cost of conversion of any existing overhead lines to underground or the relocation of any existing overhead or underground facilities to serve the property identified above.
4. That the Contribution provides for 120/240 volt, single (120/240 volt, single phase for URD Subdivisions) underground electrical service with facilities located on private property in easements as required by FPL. The contribution is based on employment of rapid production techniques and cooperation to eliminate conflicts with other utilities. Underground service, secondary, and primary conductors are to be of standard FPL design, in conduit, and with above-grade appurtenances.
5. That the payment of the Contribution does not waive any provisions of FPL's Electric Tariff.

If the property is subject to an underground ordinance, FPL shall notify the appropriate governmental agency that satisfactory arrangements have been made with the Customer as specified by FPL.

Title to and ownership of the facilities installed as a result of this agreement shall at all times remain the property of FPL.

6. That good and sufficient easements, including legal descriptions and survey work to produce such easements, and mortgage subordinations required by FPL for the installation and maintenance of its electric distribution facilities must be granted or obtained, and recorded, at no cost to FPL, prior to trenching, installation and/or construction of FPL facilities. FPL may require mortgage subordinations when the Customer's property, on which FPL will install its facilities, is mortgaged and (1) there are no provisions in the mortgage that the lien of the mortgage will be subordinate to utility easements, (2) FPL's easement has not been recorded prior to the recordation of the mortgage, (3) FPL's facilities are or will be used to serve other parcels of property, or (4) other circumstances exist which FPL determines would make such a subordination necessary.
  - a) The Customer shall furnish FPL a copy of the deed or other suitable document, which contains a full legal description, and exact name of the legal owner to be used when an easement is prepared, as required by FPL.
  - b) The Customer shall furnish drawings, satisfactory to FPL, showing the location of existing and proposed structures on the Customer's construction site, as required by FPL.
  - c) Should for any reason, except for the sole error of FPL, FPL's facilities not be constructed within the easement, FPL may require the customer to grant new easements and obtain any necessary mortgage subordinations to cover FPL's installed facilities, at no cost to FPL, and FPL will release the existing easement. Mortgage subordinations will be necessary in this context when 1) the Customer's property on which FPL will install its facilities is mortgaged, 2) there are no provisions in the mortgage for subordination of the lien of the mortgage to utility easements, or 3) FPL's facilities are or will be used to serve other parcels of property.



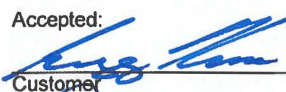


7. Before FPL can begin its engineering work on the underground electric distribution facilities, the Customer shall provide FPL with the following:
- Paving, grading, and drainage plans showing all surface and sub-surface drainage satisfactory to FPL,
  - A construction schedule,
  - An estimate of when electric service will be required, and
  - Copies of the Customer's final construction plans as well as other construction drawings (plot, site, sewage, electrical, etc.) requested by FPL. Plans provided by the Customer must be either recorded by the circuit clerk or other recording officer or prepared and certified as meeting the requirements for recording (except approval by the governing body) by a registered land surveyor.
8. Prior to FPL construction pursuant to this agreement, the Customer shall:
- Clear the FPL easement on the Customer's property of tree stumps, all trees, and other obstructions that conflict with construction, including the drainage of all flooded areas. The Customer shall be responsible for clearing, compacting, boulder and large rock removal, stump removal, paving and addressing other special conditions. The easement shall be graded to within six inches of final grade with soil stabilized.
  - Provide property line and corner stakes, designated by a licensed surveyor, to establish a reference for locating the underground cable trench route in the easement and additional reference points when required by FPL. Also, the Customer shall provide stakes identifying the location, depth, size and type facility of all non-FPL underground facilities within or near the easement where FPL distribution facilities will be installed. The Customer shall maintain these stakes, and if any of these stakes are lost, destroyed or moved and FPL requires their use, the Customer shall replace the stakes at no cost to FPL, unless the stakes are lost, destroyed or moved by an agent, employee, contractor or subcontractor of FPL, in which case FPL will pay the Customer the cost of replacing the stakes.
  - It is further understood and agreed that subsequent relocation or repair of the FPL system, once installed, will be paid by the Customer if said relocation or repair is a result of a change in the grading by the Customer or any of the Customer's contractors or subcontractors from the time the underground facilities were installed; and, that subsequent repair to FPL's system, once installed, will be paid by the Customer if said repair is a result of damage caused by the Customer or any of the Customer's contractors or subcontractors.
  - Provide sufficient and timely advance notice (30 days) as required by FPL, for FPL to install its underground distribution facilities prior to the installation of paving, landscaping, sodding, sprinkler systems, or other surface obstructions. In the absence of sufficient coordination, as determined by FPL, by the Customer, all additional costs for trenching and backfilling shall be paid by the Customer, and none of the costs of restoring paving, landscaping, grass, sprinkler systems and all other surface obstructions to their original condition, should they be installed prior to FPL's facilities, shall be borne by FPL.
  - Pay for all additional costs incurred by FPL which may include, but are not limited to, engineering design, administration and relocation expenses, due to changes made subsequent to this agreement on the subdivision or development layout or grade.
  - Provide applicable trenching, backfilling, installation of Company provided conduit and other work in accordance with FPL specifications more particularly described on Exhibit B attached hereto. At the discretion of FPL, either correct any discrepancies, within two (2) working days, found in the installation that are inconsistent with the instructions and specifications attached to this agreement or pay the associated cost to correct the installation within thirty (30) days of receiving the associated bill, and in either case, reimburse FPL for costs associated with lost crew time due to such discrepancies.
  - Provide a meter enclosure, downpipe and ell which meet all applicable codes and FPL specifications, and which will accommodate FPL's service cable size and design. These items must be confirmed with FPL prior to purchase. FPL will not be responsible for costs involved in modifying or replacing items which do not meet the above criteria.
9. FPL shall:
- Provide the Customer with a plan showing the location of all FPL underground facilities, point of delivery, and transformer locations and specifications required by FPL and to be adhered to by the Customer.
  - Install, own, and maintain the electric distribution facilities up to the designated point of delivery except when otherwise noted.
  - Request the Customer to participate in a pre-construction conference with the Customer's contractors, the FPL representatives and other utilities within six (6) weeks of the start of construction. At the pre-construction conference, FPL shall provide the Customer with an estimate of the date when service may be provided.
10. This Agreement is subject to FPL's Electric Tariff, including but not limited to the General Rules and Regulations for Electric Service and the Rules of the Florida Public Service Commission, as they are now written, or as they may be revised, amended or supplemented.
11. This agreement shall inure to the benefit of, and be binding upon, the successors and assigns of the Customer and FPL.

The Customer and FPL will coordinate closely in fulfilling obligations in order to avoid delays in providing permanent electric service at the time of the Customer's receipt of a certificate of occupancy.

Accepted:

 6-2-25  
For FPL (Date)

Accepted:

 6/12/25  
Customer (Date)  
 06/12/25  
Witness (Date)  
 6/12/25  
Witness (Date)



WR#13046989, 13046991, 13970567, 13975429

## UNDERGROUND ROAD/PAVEMENT CROSSING AGREEMENT

This Agreement, made this 2nd day of June, 2025, by and between Three Rivers CDD (hereinafter called the Customer) and Florida Power & Light Company, a corporation organized and existing under the laws of the State of Florida (hereinafter called FPL).

WHEREAS the Customer has requested the pre-approval of the location and installation of underground distribution facilities to be located under a dedicated roadbed described as follows: Amber Ln, Winterfield Dr, Dreamweaver Way, Seasons Ct, Tamara Pl, Tributary Dr

### WITNESSETH

That, for and in consideration of the covenants and agreements herein set forth, the parties hereto covenant and agree as follows:

#### 1. The Customer shall:

- a) Install conduit and cable markers provided by FPL in accordance with the instructions and specifications attached to this Agreement,
- b) provide reasonable notification of the conduit installation date and allow FPL to inspect the conduit installation prior to backfilling the trench created for the underground distribution facility,
- c) at the request of FPL, correct any discrepancies found in the installation that are inconsistent with the instructions and specifications attached to this Agreement, or pay FPL the associated cost to correct the installation, and
- d) provide survey control points for FPL to stake the road/pavement crossing.

#### 2. FPL shall:

- a) provide instructions and specifications for the installation of FPL-provided conduit,
- b) provide conduit and cable markers to the Customer for the installation of underground facilities at the specified road/pavement crossing,
- c) provide staking for the Customer at the specified road/pavement crossing,
- d) inspect the underground distribution facilities prior to the backfilling of the trench to insure proper installation of said facilities, and
- e) apply a credit in the amount of \$172,706.58 in the event that the Customer has made or has agreed to make a contribution in aid of construction for other underground distribution facilities associated with this Agreement.

3. This agreement is subject to FPL's General Rules and Regulations for Electric Service and the Rules of the Florida Public Service Commission.

IN WITNESS WHEREOF the parties hereto have caused the Agreement to be duly executed to be effective as of the day and year first written above:

APPLICANT:

SIGNED GREGG F. MERN

NAME GREGG F. MERN

TITLE CHAIR

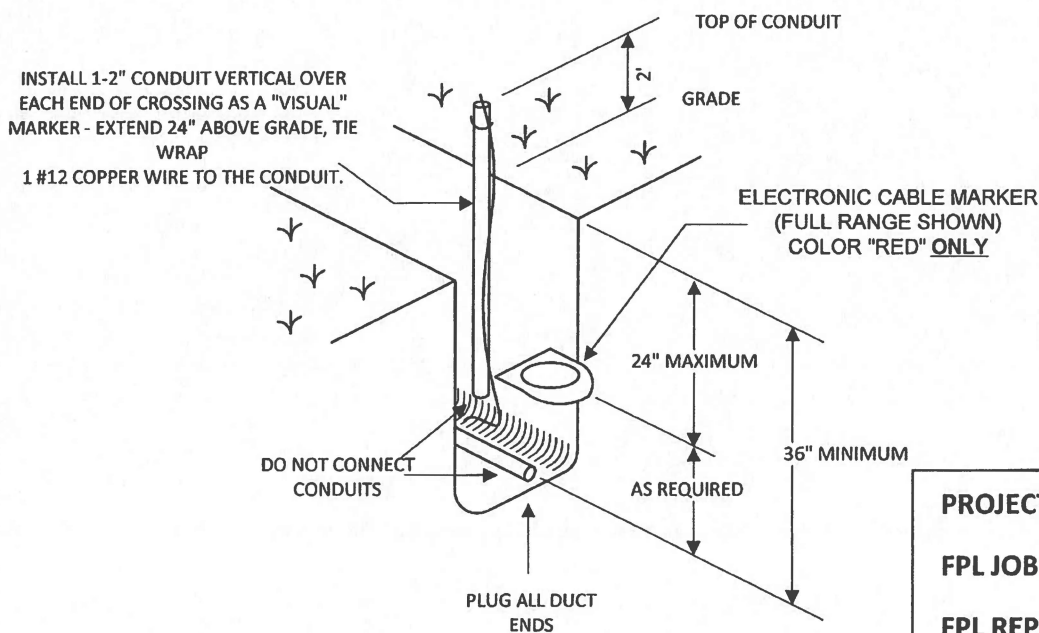
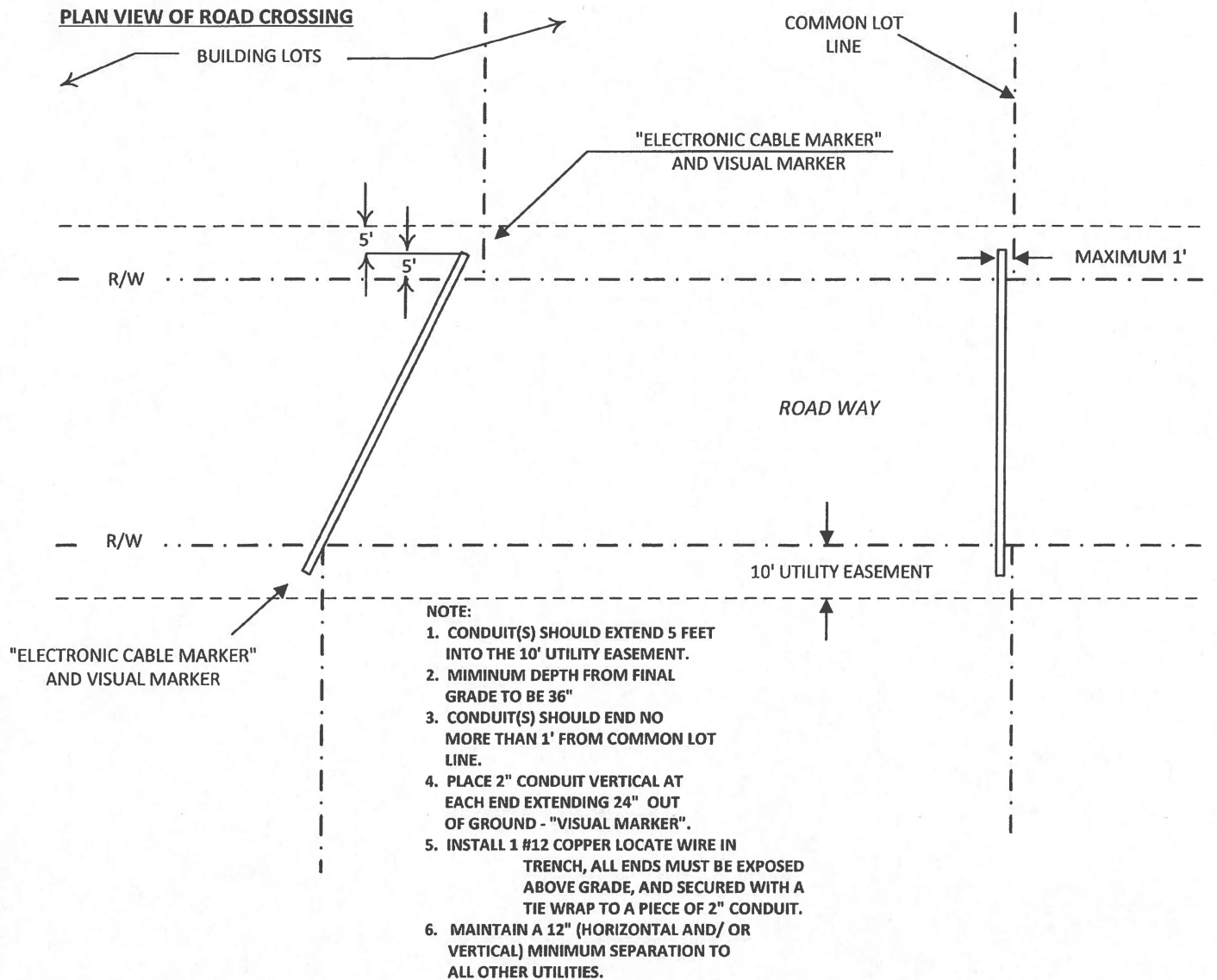
FPL:

SIGNED Daniel Terza

NAME Daniel Terza

TITLE Senior Engineer





**DUCT END FOR ROAD CROSSINGS**

<b>PROJECT</b>	TRIBUTARY 16A/B, SPINE UNIT 7, WEST PH A
<b>FPL JOB NO.</b>	13046989, 13046991, 13970567, 13975429
<b>FPL REP.</b>	DANIEL TERZA
<b>PHONE NO.</b>	904-824-7617



FPL

## NOTIFICATION OF FPL FACILITIES

Customer/Agency THREE RIVERS CDD

Developer/Contractor Name GREEN POINTE DEVELOPERS, LLC

Location of Project WINTERFIELD DR

FPL Representative DANIEL TERZA

Developer/Contractor Representative JOE CORNELISON

Date of Meeting/Contact: 2/14/2024

Project Number/Name: TRIBUTARY UNIT 16 A/B, SPINE ROAD UNIT 7, WEST PH A

City: YULEE

Phone: 904-824-7617

FPL Work Request #: 13046989, 13046991, 13970567, 13975429

FPL calls your attention to the fact that there may be energized, high voltage electric lines, both overhead and underground, located in the area of this project. It is imperative that you visually survey the area and that you also take the necessary steps to identify all overhead and underground facilities prior to commencing construction to determine whether the construction of any proposed improvements will bring any person, tool, machinery, equipment or object closer to FPL's power lines than the OSHA-prescribed limits. If it will, you must either re-design your project to allow it to be built safely given the pre-existing power line location, or make arrangements with FPL to either deenergize and ground our facilities, or relocate them, possibly at your expense. **You must do this before allowing any construction near the power lines.** It is impossible for FPL to know or predict whether or not the contractors or subcontractors, and their employees, will operate or use cranes, digging apparatus or other mobile equipment, or handle materials or tools, in dangerous proximity to such power lines during the course of construction, and, if so, when and where. Therefore, if it becomes necessary for any contractor or subcontractor, or their employees, to operate or handle cranes, digging apparatus, draglines, mobile equipment, or any other equipment, tools or materials in such a manner that they might come closer to underground or overhead power lines than is permitted by local, state or federal regulations, you and any such contractor or subcontractor must notify FPL in writing of such planned operation prior to the commencement thereof and make all necessary arrangements with FPL in order to carry out the work in a safe manner. **Any work in the vicinity of the electric lines should be suspended until these arrangements are finalized and implemented.**

The National Electrical Safety Code ("NESC") prescribes minimum clearances that must be maintained. If you build your structure so that those clearances cannot be maintained, you may be required to compensate FPL for the relocation of our facilities to comply with those clearances. As such, you should contact FPL prior to commencing construction near pre-existing underground or overhead power lines to make sure that your proposed improvement does not impinge upon the NESC clearances.

It is your responsibility and the responsibility of your contractors and subcontractors on this project to diligently fulfill the following obligations:

1. Make absolutely certain that all persons responsible for operating or handling cranes, digging apparatus, draglines, mobile equipment or any equipment, tool, or material capable of contacting a power line, are in compliance with all applicable state and federal regulations, including but not limited to U.S. Department of Labor OSHA Regulations, while performing their work.
2. Make sure that all cranes, digging apparatus, draglines, mobile equipment, and all other equipment or materials capable of contacting a power line have attached to them any warning signs required by U.S. Department of Labor OSHA Regulations.
3. Post and maintain proper warning signs and advise all employees, new and old alike, of their obligation to keep themselves, their tools, materials and equipment away from power lines per the following OSHA minimum approach distances (refer to OSHA regulations for restrictions):

*Power Line Voltages	Personnel and Equipment (29 CFR 1910.333 and 1926.600)	Cranes and Derricks (29 CFR 1926.1407, 1408)	Travel under or near Power Lines (on construction sites, no load) (29 CFR 1926.600 – Equipment)	(1926.1411 – Cranes and Derricks)
0 - 750 volts	10 Feet**	10 Feet	4 Feet	4 Feet
751 - 50,000 volts	10 Feet	10 Feet	4 Feet	6 Feet
69,000 volts	11 Feet	15 Feet	10 Feet	10 Feet
115,000 volts	13 Feet	15 Feet	10 Feet	10 Feet
138,000 volts	13 Feet	15 Feet	10 Feet	10 Feet
230,000 volts	16 Feet	20 Feet	10 Feet	10 Feet
500,000 volts	25 Feet	25 Feet	16 Feet	16 Feet

**\*When uncertain of the voltage, maintain a distance of 20 feet for voltages up to 350,000 volts and 50 feet for voltages greater than 350,000 volts.**

**\*\*For personnel approaching insulated secondary conductors less than 750 volts, avoid contact (Maintain 10 Feet to bare energized conductors less than 750 volts).**

4. All excavators are required to contact the Sunshine State One Call of Florida, phone number 1-800-432-4770 or 811 a minimum of two working days (excluding weekends) in advance of commencement of excavation to ensure facilities are located accurately.
5. Conduct all locations and excavations in accordance with the Florida Statute 556 of the Underground Facilities Damage Prevention & Safety Act and all local city and county ordinances that may apply.
6. When an excavation is to take place within a tolerance zone, an excavator shall use increased caution to protect underground facilities. The protection requires hand digging, pot holing, soft digging, vacuum methods, or similar procedures to identify underground facilities.

A copy of this notification must be provided by you to each contractor and subcontractor on this project, to be shared with their supervision and employees prior to commencing work on this project.

E-MAIL TO JOE CORNELISON

Means by which this notification was provided to customer and/or contractor

FPL Representative Signature

Customer/Developer/Contractor Representative Signature

jcornelison@greenpointellc.com

Address

Date

Date



## **TRANSFORMER PAD LOCATION AND SPECIFICATION**

PROJECT: Tributary unit 16 A/B, Spine Road unit 7, West Ph A  
ADDRESS: Winderfield Dr

DATE: June 2, 2025  
FPL WR#13046989, 13046991, 13970567, 13975429

### **CUSTOMER AGREES TO:**

Provide recorded easement for all FPL facilities on Customer's property. FPL will not start construction until these easements are cleared by the customer of all conflicts preventing construction. Should paving, grass, landscaping or sprinkler systems be installed prior to construction of the underground distribution facilities, the customer will bear the cost of restoring same to their original condition.

Provide location and depth information for all underground facilities and fill or cut to within 6 inches of final grade within the easement. (See attached referenced prints.)

Notify FPL representative two weeks in advance of paving schedule so that FPL can install ducts if required.

Make arrangements for location of FPL pads as shown on location sketch. Provide and install secondary service to padmount transformer. Use a maximum of 8 cables per leg. (See pad detail for entrance space availability for customer service cable) Terminate conduits 3 inches above final grade and provide 7 feet of cable per leg beyond the conduit ends for connection to transformer terminals.

Compact and level 3 inches below final grade an area sufficient for the concrete pad. Provide clear space of 8 feet at the front and 4 feet at sides and rear of the transformer pad to allow for a safe working area.

Keep area above transformer pad clear to allow setting transformer with a crane. If current transformers are required, provide and install 1 1/2 inch rigid conduit from CT's to meter location. Maximum horizontal distance from pad to meter is 10 feet.

Provide a clear space 36 inches in front of meters. If built up meter centers are to be used, provide FPL representative with shop drawings of centers and layout sketch of meter room for FPL approval prior to purchase

### **FPL AGREES TO:**

Provide pad and padmount transformer.

Provide primary ducts and/or cable from FPL facilities to the padmounted transformer.

Provide and install ground rods at the transformer.

Connect customer's service cables to FPL facilities in transformer compartment.

Provide 120/240 volt single phase service.



**REPRESENTING CUSTOMER:**

I hereby certify that I am authorized to accept these specifications on behalf of the customer and that I have delivered a copy of these specifications to the customer and all affected contractors.

NAME:   
(signature)

DATE: 6/12/25

NAME: GREG F. HEARN  
(print or type)

TITLE: CHAIR

TELEPHONE #: 904-299-6115

**REPRESENTING FPL:**

I hereby certify that I am authorized to accept these specifications on behalf of Florida Power and Light Company.

NAME: 

DATE: 6-2-25



Date 06/12/25

Florida Power & Light Company  
303 Hastings Rd  
St. Augustine, FL 32084  
Attention: Daniel Terza

Re: Installation of Underground Electric Distribution Facilities  
Project: Tributary 16 A/B, Spine Road unit 7, West Ph A  
Florida Power & Light Company Work Request #13046989, 13046991, 13970567, 13975429

Dear Daniel:

This is to notify you that the site at the aforementioned project is ready for the installation of your underground electric distribution facilities:

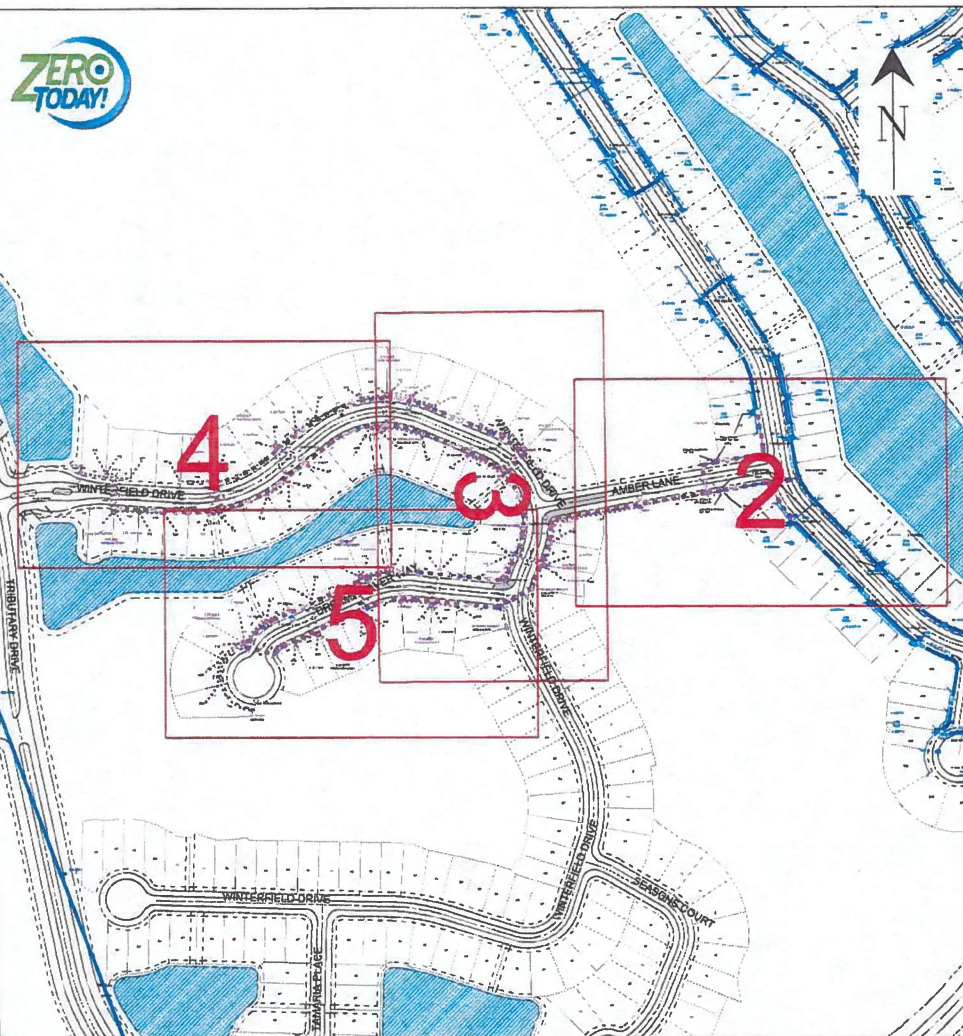
1. The underground cable route has been cleared of trees, stumps and other obstructions.
2. The cable route has been filled or cut to within 6" of final grade.
3. Grade stakes have been set along the cable route marked to indicate final grade.
4. Lot lines and corners have been staked as you requested for reference to locate the cable route.
5. Any grade or reference stakes found missing will be replaced by our surveyors at your request.
6. All flooded areas have been drained.
7. All underground facilities have been staked within 2 feet of their location along the cable route. Stakes are marked with depth, size and type of facility.
8. The above conditions will be maintained throughout construction of FPL facilities.

  
Signed for Owner/Developer



**Cover Sheet: WR#13046989**

Page 1 of 5

☐ INACCESSIBLE ☐ 12KV ☐ 13KV ☐ FUTURE 23KV ☒ 23KV ☐ FUTURE 25KV ☐ 25KV ☐ SALT SPRAY ☐ ROCK

## GENERAL NOTES

- NOTIFY CUSTOMERS OF TEMPORARY POWER AND TRAFFIC INTERRUPTIONS.
- PROVIDE WARNING SIGNALS FOR PEDESTRIANS AND TRAFFIC SIGNALS FOR MOTORISTS.
- SERVICE TO TRAFFIC SIGNAL, SCHOOL FLASHING SIGNAL, AND LIFT STATIONS MUST REMAIN ENERGIZED AT ALL TIMES.

**CAUTION**

- THIS DRAWING IS MERELY AN APPROXIMATION. EXACT LOCATION OF FPL COMPANY UNDERGROUND FACILITIES MUST BE DETERMINED PRIOR TO ANY SUBSURFACE OPERATIONS IN THIS AREA.
- ALL BOUNDARIES ARE APPROXIMATE. ONLY ACCURATE ON THE DAY OF THIS TRANSMISSION. FACILITY LOCATION AND DEPTH SUBJECT TO CHANGE WITHOUT NOTICE. NOT TO BE USED FOR SURVEY OR EXCAVATION PURPOSES.

NOTE: THE LOCATION AND EXISTENCE OF ANY FACILITIES MAY NOT BE RELIED UPON BY THE SUPPLIER IN RESPONDING TO A BID OR IN COMPLYING WITH ANY CONTRACT. SUPPLIER IS RESPONSIBLE FOR EVALUATING SITE CONDITIONS BOTH ABOVE AND BELOW GROUND INCLUDING UNDERGROUND FACILITY LOCATIONS.

**CALL SUNSHINE #811  
48 HOURS BEFORE YOU DIG  
LOCATE MARKINGS COLOR CODE**

RED	ELECTRIC	BLUE	WATER
YELLOW	GAS-OIL-STEAM	GREEN	SEWER
PINK	TEMP. SURVEY MARKINGS	ORANGE	CABLE TV
WHITE	PROPOSED EXCAVATION		

## American Disabilities Act

If pole placement location does not meet the minimum single point distance of 32" from edge of curb or back of sidewalk, contact your Production Lead, for further instructions.



**-STUB, SEAL, AND ELECTRONICALLY MARK ALL EMPTY SERVICE CONDUITS AT THE LOT CORNER FOR FUTURE EXTENSION TO THE METER.**

PLEASE BE ADVISED THAT RECEIPT OF THIS DRAWING AND/OR SURVEY, WHICH IS AN APPROXIMATION, DOES NOT RELIEVE YOU OF ANY STATUTORY OBLIGATIONS, INCLUDING THE PROVISIONS CONTAINED IN SECTION 556, FLORIDA STATUTES.

**CALL 811 (Sunshine811) PRIOR TO ANY EXCAVATION  
ACTIVITIES**

**Construction Notes:**

REQUIRED DRAWINGS:  
WR\_13046989\_18X24 UG  
1S1160501.2

**TRENCH:**

- CENTERLINE OF TRENCH IS 5 FT OUTSIDE R/W EASEMENT:
- MAINTAIN A MINIMUM OF 12" SEPERATION FROM ALL OTHER UTILITIES
- INSTALL #12C WIRE ALONGSIDE EMPTY COUNDUIT RUNS
- CUSTOMER INSTALLED CONDUIT: ALL

CABLE:

- 3PN3C IS 1CC #1/0A 25KV-XLPE IN 3-2" PVC WITH 36" MIN COVER  
-SECONDARY IS #4/0 TPX HM-HD IN 1-2" PVC WITH 24" MIN COVER (UNLESS NOTED)  
-ALL CABLE AND/OR CONDUIT ENDS ARE TO BE MARKED WITH AN ELECTRONIC MARKER

-(XXX') DENOTES CABLE PULL DISTANCE

- UNDERGROUND OBSTRUCTIONS ARE TO BE LOCATED PRIOR TO DIGGING
- INSTALL NEUTRAL BOND FOR COMMUNICATION COMPANIES AT ALL SINGLE PHASE TRANSFORMERS PER D.C.S. G-11.0.0
- ALL HANDHOLES ARE 24" (UNLESS NOTED)
- ALL TRANSFORMERS ARE LOW STYLE (UNLESS NOTED)

STREET LIGHTS:WR 13047065


- STREET LIGHTS ARE EPTC 7000L 4000K BLACK ON 13 FT  
FIBERGLASS POLES - FPL OWNED AND MAINTAINED

LARGEST A/C TONS:	100
-------------------	-----

5.0

HOME SQ. FT.

3,000

				Easement? [ ]		Tree Work? [ ]		Tree Access? [ ]		Tree Staking Req'd? [ ]			Job Owner: Daniel Terza		M/A: NF		Township: 02 Range: 25 Section 10	
4				Designated/State? [ ]		CT/Special Mtr? [ ]		Work with SMO? [ ]		Survey/State? [ ]			Designer: Eliana Clarke		TRIBUTARY UNIT 16A			
3				POLE LINE FT:		POLE LINE FT, ON TRANSM. POLES:		TRENCH FT:		DUCT BANK FT:			Date: 05/02/2025					
2				PERMIT	CITY [ ]	COUNTY RD [ ]	COUNTY AIR [ ]	STATE RD [ ]	FAA [ ]									
1	04/01/2025	INSTALL UG FACILITIES TO PROVIDE SERVICE TO 61 LOTS - TRIBUTARY UNIT 16A											Original Size: 16 x 24		VIO TRIBUTARY DR, YULEE, FL, 32097			
IPC	DATE	REVISION		Requested Tel. Co. Set Poles? [ ]		Requested Tel. Co. Transfer? [ ]		Request CATV Transfer? [ ]		0' 16" 37"		Dwg No. 13046989_1bxd4 UG.xml		Map: QV1225				
					WMID [ ]	RR KING [ ]	DR. DIST. [ ]	TRANS. [ ]				WR: 13046989		Page 1 of 5				

Size: 10 x 24

PRINTED BY: EXCOZOK

PLOT DATE/TIME: 05/02/2025 12:40:27




Job Owner:	Daniel Terza	M/A: NF	Township: 02 Range: 25 Section 10
Designer:	Elisha Clarke	TRIBUTORY UNIT 16A	
Date:	05/02/2025		
Original Size: 16 x 24		VIO TRIBUTARY DR, YULEE, FL, 32087	
0'	167'	373'	Map: 0V1225
Dwg No: 13046989_18x24 UC.xml WR: 13046989			Page 1 of 5





Ground Rod Information		
Location	Feet of Ground Rod Installed	Resistance (Ohms)

4			AS-BUILT CREW PRINT	Job CERTIFIED COMPLETED as shown on this AS-BUILT print. Material changes shown on ROS.				Easement? [ ]				Tree Work? [ ]		Tree Access? [ ]		Tree Staking Req'd? [ ]			Job Owner: Daniel Tortza		MVA: NF		Township: 02 Range: 26 Section 10	
3			Representor's Signature _____ Date _____	Designer/State? [ ]				CT/Special Mtr? [ ]		Work with SMO? [ ]		Survey/State? [ ]		Designer: Elihu Clarko		TRIBUTARY UNIT 15A								
2			Supervisor's Signature _____ Date _____	POLE LINE FT: _____				TRENCH FT: _____		DUCT BANK FT: _____		Date: 05/02/2025												
1			AS-BUILT COPY	All required ground rods have been driven & verified to be within FPL standards. Values are shown at all locations.				PERMIT RECD _____		CITY [ ]		COUNTY RD [ ]		COUNTY AIR [ ]		STATE RD [ ]			FAA [ ]		Original Size: 18 x 24		VIO TRIBUTARY DR, YULEE, FL, 32097	
IPC	DATE	REVISION	Initials _____ CoK. Data _____	Formator's Signature _____ Date _____				Requested Tel. Co. Set Poles? [ ]		Requested CATV Transm? [ ]		Requested CATV Transm? [ ]		Request CATV Transm? [ ]		Request CATV Transm? [ ]		Request CATV Transm? [ ]		Request CATV Transm? [ ]		Request CATV Transm? [ ]		
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								Request CATV Transm? [ ]		Request CATV Transm? [ ]		Request CATV Transm? [ ]		Request CATV Transm? [ ]		Request CATV Transm? [ ]		Request CATV Transm? [ ]		Request CATV Transm? [ ]		Request CATV Transm? [ ]		
								Request CATV Transm? [ ]		Request CATV Transm? [ ]		Request CATV Transm? [ ]		Request CATV Transm? [ ]		Request CATV Transm? [ ]		Request CATV Transm? [ ]		Request CATV Transm? [ ]		Request CATV Transm? [ ]		
								Request																







FEEDERS: YULEE 01465

[ ] INACCESSIBLE

[ ] 13KV

[ ] FUTURE 23KV

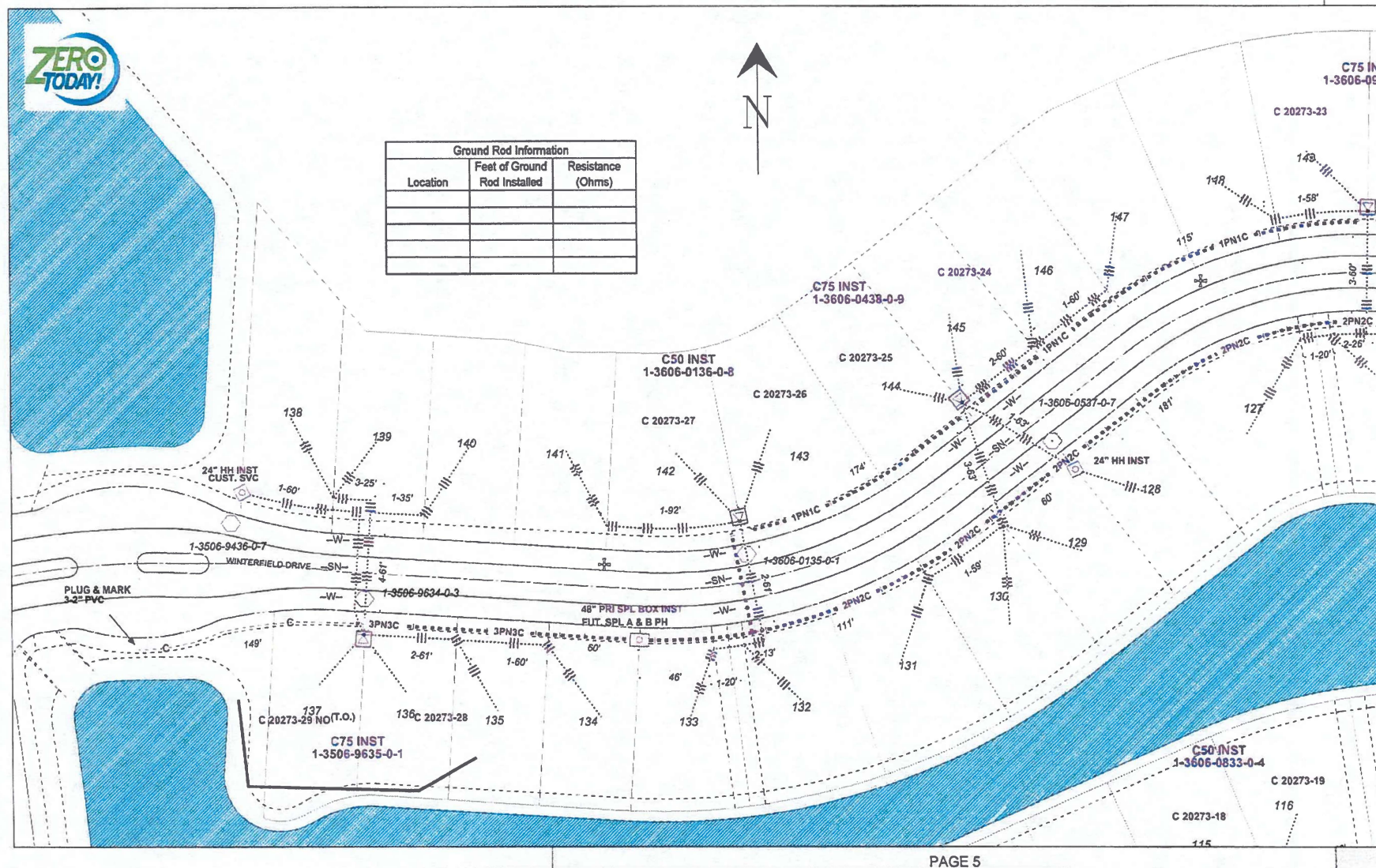
[X] 23KV

[ ] SALT SPRAY

[ ] ROCK



Ground Rod Information		
Location	Feet of Ground Rod Installed	Resistance (Ohms)



PAGE 3

PAGE 5

See 19 &amp; 24

PRINTED BY EUC202K

PLOT DATE/TIME: 05/02/2025 12:45:33

4		AS-BUILT CREW PRINT	Job CERTIFIED COMPLETED as shown on the AS-BUILT print. Material changes shown on RDS.	Equipment? [ ]	Tree Work? [ ]	Tree Access? [ ]	Tree Staking Req'd? [ ]	Job Owner:	Daniel Terza	MIA: NF	Township: 02 Range: 26 Section 10
3		Foreman's Signature	Date	Design/State? [ ]	CT/Special Mtg? [ ]	Work with SMO? [ ]	Survey/State? [ ]	Designer:	Elsha Clarke	TRIBUTARY UNIT 16A	
2		AS-BUILT COPY	Supervisor's Signature	POLE LINE FT:	POLE LINE FT, ON TRANS, POLES:	TRENCH FT:	DUCT BANK FT:	Date:	05/02/2025	Original Size: 18 x 24	VIO TRIBUTARY DR, YULEE, FL, 32087
1	04/01/2025	INSTALL UG FACILITIES TO PROVIDE SERVICE TO 61 LOTS - TRIBUTARY UNIT 16A	All required ground rods have been driven & verified to be within PPL standards. Values are shown at all locations.	PERMIT REQ'D	CITY [ ]	COUNTY RD [ ]	COUNTY AIR [ ]	STATE RD [ ]	PAA [ ]	Dwg No. 13046889_16x24 UG3.mxd	Map: CV1225
IPC	DATE	REVISION	Foreman's Signature	Date	Requested Tol. Co. Set Poles? [ ]	Requested Tol. Co. Transfer? [ ]	Request CATV Transfer? [ ]			WR: 13046889	Page 4 of 5



FEEDERS: YULEE 01465

[ ] INACCESSIBLE

[ ] 13KV

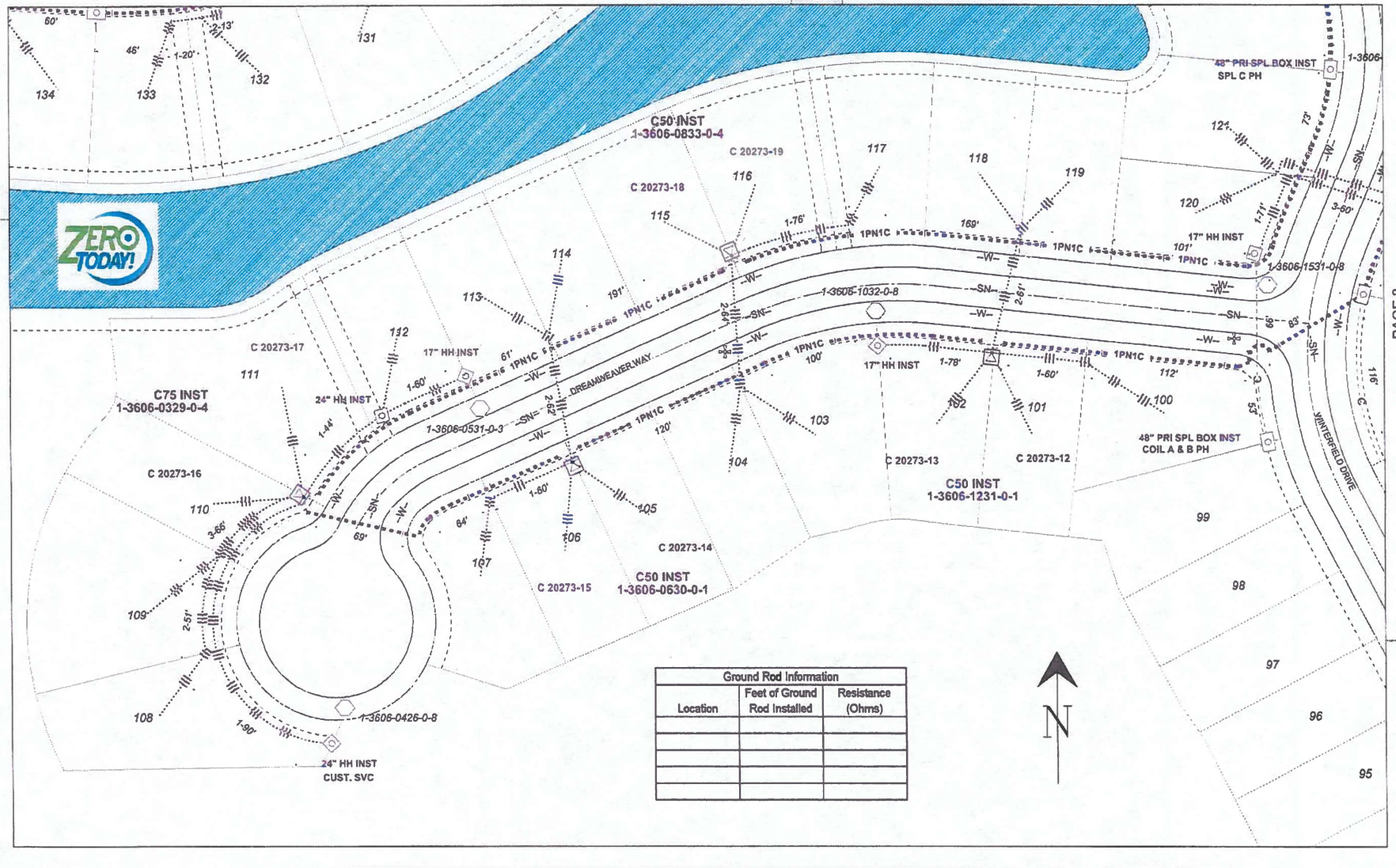
[ ] FUTURE 23KV

[X] 23KV

[ ] SALT SPRAY

[ ] ROCK

PAGE 4



Ground Rod Information		
Location	Feet of Ground Rod Installed	Resistance (Ohms)



PAGE 3

Sht. 18 &amp; 24

PRINTED BY: EUC020X

PLOT DATE/TIME: 05/02/2025 12:43:35

4			AS-BUILT CREW PRINT	Job CERTIFIED COMPLETED as shown on this AS-BUILT print. Material changes shown on RDS.	Easement? [ ]	Tree Work? [ ]	Tree Access? [ ]	Tree Staking Req'd? [ ]		Job Owner: Daniel Terza	M/A: NF	Township: 02 Range: 28 Section 10	
3			Foreman's Signature	Supervisor's Signature	Design/State? [ ]	CT/Special Mt? [ ]	Work with S&O? [ ]	Survey/State? [ ]		Designer: Elisha Clarke	TRIBUTARY UNIT 16A		
2			AS-BUILT COPY	All required ground rods have been shown & verified to be within FPL standards. Values are shown at all locations.	POLE LINE FT:	POLE LINE FT, ON TRANS. POLES:	TRENCH FT:	DUCT BANK FT:		Date: 05/02/2025	Original Size: 18 x 24	VIO TRIBUTARY DR, YULEE, FL, 32007	
1	04/01/2025	INSTALL UG FACILITIES TO PROVIDE SERVICE TO 81 LOTS - TRIBUTARY UNIT 16A	Initials	Foreman's Signature	PERMIT REQ'D	CITY [ ]	COUNTY RD [ ]	COUNTY AIR [ ]		STATE RD [ ]	FAA [ ]	Dwg No. 13046989_18x24 UG.xml	Map: GV1225
IPC	DATE	REVISION	Initials	Foreman's Signature	Requested Tel. Co. Set Poles? [ ]	Requested Tel. Co. Transfer? [ ]	Request CATV Transfer? [ ]				WR: 13046989	Page 5 of 5	

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**High profile fiber optic line, Ticket Number 150500019**

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From lumen\_noreply@lumen.com <lumen\_noreply@lumen.com>

Date Mon 6/2/2025 9:20 AM

To Gardner, Melissa <Melissa.Gardner@fpl.com>

Caution - External Email (lumen\_noreply@lumen.com)

[Report this Email](#)

[Quick response](#)

[Emergency response](#)

[Tips](#)

Hello,

I hope this message finds you well. My name is Andrew Parrish , and I am a Damage Prevention Specialist for Lumen (formerly Level 3/CenturyLink). I am reaching out regarding your dig ticket 150500019 to offer my support and assist with any issues or concerns related to Lumen's fiber facilities during your excavation project.

We understand the importance of keeping your projects on schedule and avoiding disruptions. My role is to help ensure that Lumen's fiber is properly marked and located, and to assist with resolving any issues that may arise in a timely and professional manner.

Here are the ways I can support your efforts:

- Resolving issues related to our fiber quickly and professionally.
- Collaborating with you before and during your projects to prevent any fiber-related delays.
- Providing assistance with all matters concerning Lumen's facilities, including prints, locator responses, and on-site coordination.

I look forward to working together to ensure your projects proceed smoothly without delays from our fiber. Should any concerns arise, I'm available to coordinate site meetings, dispatching locators, or provide additional support as needed.

Please feel free to share this information with any contractors or excavators involved in your projects so we can extend the same level of support across your team.

Below are my contact details:

- Andrew Parrish
- Phone: (305) 922 1508
- Email: [Andrew.Parrish@lumen.com](mailto:Andrew.Parrish@lumen.com)

Thank you for your time, and I look forward to assisting you with your upcoming projects.

Best regards,

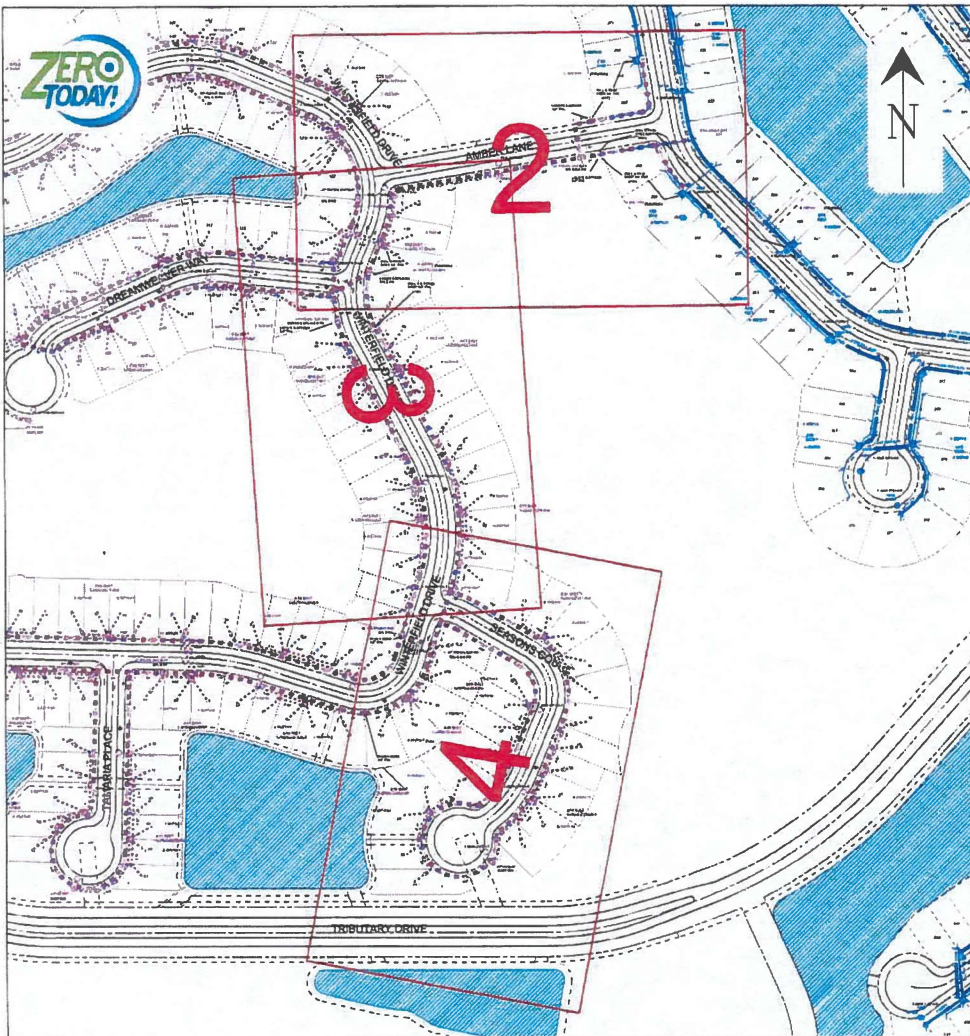
Andrew Parrish  
Damage Prevention Specialist | Lumen



# Cover Sheet: WR#13046991

Page 1 of 4

☐ INACCESSIBLE ☐ 12KV ☐ 13KV ☐ FUTURE 23KV ☒ 23KV ☐ FUTURE 25KV ☐ 25KV ☐ SALT SPRAY ☐ ROCK



## GENERAL NOTES

- NOTIFY CUSTOMERS OF TEMPORARY POWER AND TRAFFIC INTERRUPTIONS.
- PROVIDE WARNING SIGNALS FOR PEDESTRIANS AND TRAFFIC SIGNALS FOR MOTORISTS.
- SERVICE TO TRAFFIC SIGNAL, SCHOOL FLASHING SIGNAL, AND LIFT STATIONS MUST REMAIN ENERGIZED AT ALL TIMES.

## CAUTION

- THIS DRAWING IS MERELY AN APPROXIMATION. EXACT LOCATION OF FPL COMPANY UNDERGROUND FACILITIES MUST BE DETERMINED PRIOR TO ANY SUBSURFACE OPERATIONS IN THIS AREA.
- ALL BOUNDARIES ARE APPROXIMATE. ONLY ACCURATE ON THE DAY OF THIS TRANSMISSION. FACILITY LOCATION AND DEPTH SUBJECT TO CHANGE WITHOUT NOTICE. NOT TO BE USED FOR SURVEY OR EXCAVATION PURPOSES.

NOTE: THE LOCATION AND EXISTENCE OF ANY FACILITIES MAY NOT BE RELIED UPON BY THE SUPPLIER IN RESPONDING TO A BID OR IN COMPLYING WITH ANY CONTRACT. SUPPLIER IS RESPONSIBLE FOR EVALUATING SITE CONDITIONS BOTH ABOVE AND BELOW GROUND INCLUDING UNDERGROUND FACILITY LOCATIONS.

## CALL SUNSHINE #811 48 HOURS BEFORE YOU DIG LOCATE MARKINGS COLOR CODE

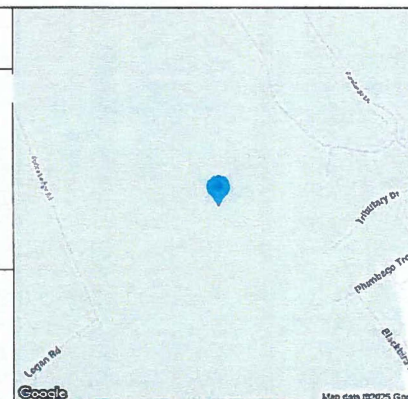
RED	ELECTRIC	BLUE	WATER
YELLOW	GAS-OIL-STEAM	GREEN	SEWER
PINK	TEMP. SURVEY MARKINGS	ORANGE	CABLE TV
WHITE	PROPOSED EXCAVATION		

## American Disabilities Act

If pole placement location does not meet the minimum single point distance of 32" from edge of curb or back of sidewalk, contact your Production Lead, for further instructions.



-STUB, SEAL, AND ELECTRONICALLY MARK ALL EMPTY SERVICE CONDUITS AT THE LOT CORNER FOR FUTURE EXTENSION TO THE METER.



PLEASE BE ADVISED THAT RECEIPT OF THIS DRAWING AND/OR SURVEY, WHICH IS AN APPROXIMATION, DOES NOT RELIEVE YOU OF ANY STATUTORY OBLIGATIONS, INCLUDING THE PROVISIONS CONTAINED IN SECTION 558, FLORIDA STATUTES.  
CALL 811 (Sunshine811) PRIOR TO ANY EXCAVATION ACTIVITIES

## Construction Notes:

REQUIRED DRAWINGS:  
WR\_13046991\_18x24 UG  
1S1160502

TRENCH:  
-CENTERLINE OF TRENCH IS 5 FT OUTSIDE R/W EASEMENT;  
-MAINTAIN A MINIMUM OF 12" SEPERATON FROM ALL OTHER UTILITIES

-INSTALL #12C WIRE ALONGSIDE EMPTY CONDUIT RUNS  
-CUSTOMER INSTALLED CONDUIT: ALL

CABLE:  
-2PN2C IS 1CC #1/0A 25KV-XLPE IN 2-2" PVC WITH 36" MIN COVER  
-SECONDARY IS #4/0 TPX HM-HD IN 1-2" PVC WITH 24" MIN COVER (UNLESS NOTED)  
-ALL CABLE AND/OR CONDUIT ENDS ARE TO BE MARKED WITH AN ELECTRONIC MARKER

-(XXX') DENOTES CABLE PULL DISTANCE  
-UNDERGROUND OBSTRUCTIONS ARE TO BE LOCATED PRIOR TO DIGGING

-INSTALL NEUTRAL BOND FOR COMMUNICATION COMPANIES AT ALL SINGLE PHASE TRANSFORMERS PER D.C.S. G-11.0.0

-ALL HANDHOLES ARE 24" (UNLESS NOTED)  
-ALL TRANSFORMERS ARE LOW STYLE (UNLESS NOTED)

STREET LIGHTS:WR\_13047068

-STREET LIGHTS ARE EPTC 7000L 4000K BLACK ON 13 FT FIBERGLASS POLES - FPL OWNED AND MAINTAINED

LARGEST A/C TONS:

5.0

HOME SQ. FT.

3,000



Job Owner: Daniel Terza

M&A: NF

Township: 02 Range: 25 Section 10

Designer: Elissa Clarke

TRIBUTARY UNIT 16B

Date: 05/02/2025

Original Size: 18 x 24

VIO TRIBUTARY DR, YULEE, FL 32097

Dwg No. 13046991\_18x24 UG.xml

WR: 13046991

Map: GV1225

Page 1 of 4

Scale: 1/8" = 24'

PRINTED BY: DICKSON

PLT DATE/TIME: 05/02/2025 09:55:49

IPC	DATE	REVISION
4		
3		
2		
1	04/01/2025	INSTALL UG FACILITIES TO PROVIDE SERVICE TO 49 LOTS - TRIBUTARY UNIT 16B-1

Assessment? <input type="checkbox"/>	Tree Work? <input type="checkbox"/>	Tree Access? <input type="checkbox"/>	Tree Staking Req'd? <input type="checkbox"/>
Designer/State? <input type="checkbox"/>	CT/Special Mkt? <input type="checkbox"/>	Work with SMD? <input type="checkbox"/>	Survey/State? <input type="checkbox"/>
POLE LINE FT:	POLE LINE FT. ON TRANSM. POLES:	TRENCH FT:	DUCT BANK FT:
PERMIT CITY <input type="checkbox"/>	COUNTY RD <input type="checkbox"/>	COUNTY AIR <input type="checkbox"/>	STATE RD <input type="checkbox"/>
REQ'D WMD <input type="checkbox"/>	RR XING <input type="checkbox"/>	DR. DIST. <input type="checkbox"/>	TRANS. <input type="checkbox"/>
Requested Tol. Co. Set Pole? <input type="checkbox"/>	Requested Tol. Co. Transfer? <input type="checkbox"/>	Request CATV Transfer? <input type="checkbox"/>	



FEEDERS: YULEE 01465

[ ] INACCESSIBLE

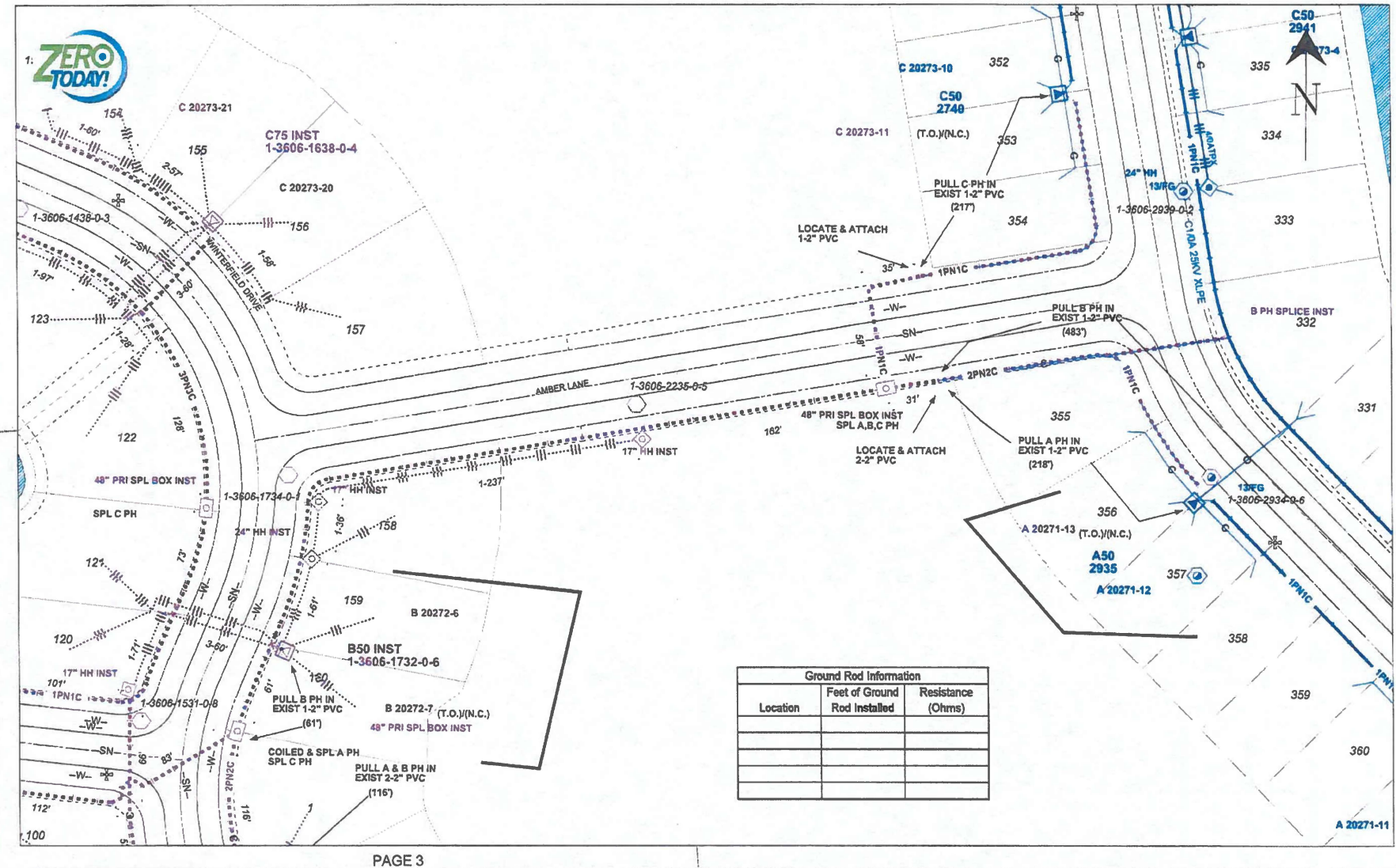
[ ] 13KV

[ ] FUTURE 23KV

[X] 23KV

[ ] SALT SPRAY

[ ] ROCK



Ground Rod Information		
Location	Feet of Ground Rod Installed	Resistance (Ohms)

PAGE 3


4		AS-BUILT CREW PRINT	Job CERTIFIED COMPLETED as shown on this AS-BUILT print. Material changes shown on RDS.	Essement? [ ]	Tree Work? [ ]	Tree Access? [ ]	Tree Staking Req'd? [ ]
3		Parent's Signature	Supervisor's Signature	Design/Status? [ ]	CT/Special MW? [ ]	Work with SMD? [ ]	Survey/Status? [ ]
2		AS-BUILT COPY	All required ground rods have been driven & verified to be within RPL standards. Values are shown at all locations.	POLE LINE FT:	POLE LINE FT. ON TRANSM. POLES:	TRENCH FT:	DUCT BANK FT:
1	04/01/2025	INSTALL VIO FACILITIES TO PROVIDE SERVICE TO 48 LOTS - TRIBUTARY UNIT 168-1	Permit REQ'D	CITY [ ]	COUNTY RD [ ]	COUNTY AIR [ ]	STATE RD [ ]
IPC	DATE	REVISION	Initials	Requested Tol. Co. Set Poles? [ ]	Requested Tol. Co. Transfer? [ ]	Request CATV Transfer? [ ]	FAA [ ]

Job Owner: Daniel Terza  
Design: Elsha Clarke  
Date: 05/02/2025  
Original Size: 18 x 24  
Dwg No. 13045991\_1b24 UG.xml  
Map: GV1225  
Page 2 of 4







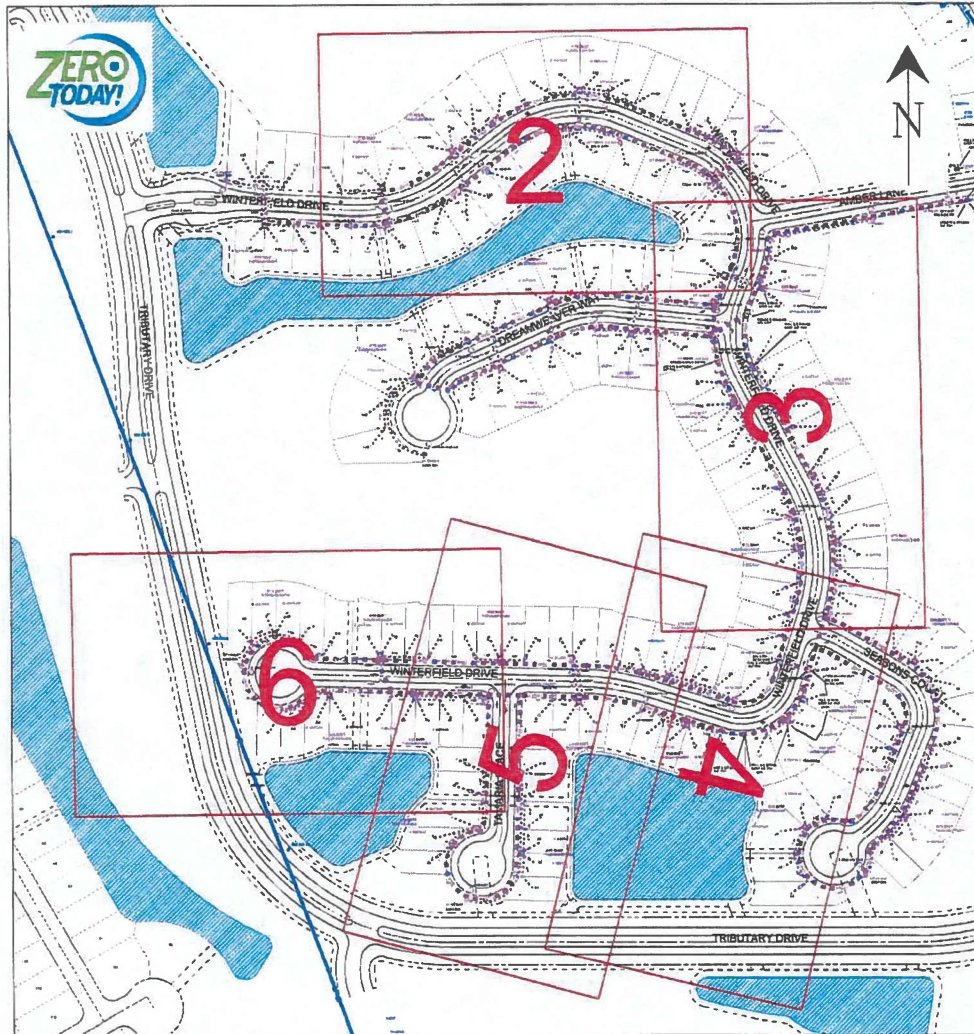
4			AS-BUILT CREW PRINT	Job CERTIFIED COMPLETED as shown on this AS-BUILT print. Material changes shown on RDS.	Easement? [ ] Tree Work? [ ] Tree Access? [ ] Tree Staking Req'd? [ ] Designer/State? [ ] CT/Special Mtr? [ ] Work with SM/D? [ ] Survey/State? [ ] POLE LINE FT: POLE LINE FT, ON TRANS. POLES: TRENCH FT: DUCT BANK FT:		Job Owner: Daniel Terza Designer: Elisha Clarka Date: 05/02/2025	M/A: NF Township: 02 Range: 26 Section 10 TRIBUTARY UNIT 16B
3		Foreman's Signature _____ Date _____	Supervisor's Signature _____ Date _____		Original Size: 16 x 24		VIO TRIBUTARY DR., YULEE, FL, 32067 Dwg No. 13046991_16r24-U3r.mxd WJR: 13046991	
2	04/01/2025	INSTALL UG FACILITIES TO PROVIDE SERVICE TO 49 LOTS - TRIBUTARY UNIT 16B-1	AS-BUILT COPY	All required ground rods have been driven & tested to be within FPL standards. Values are shown at all locations. PERMIT CITY [ ] COUNTY RD [ ] COUNTY AIR [ ] STATE RD [ ] FAA [ ] REQ'D WMD [ ] RR XING [ ] DR. DIST. [ ] TRANSNA. [ ] Requested Tel. Co. Set Poles? [ ] Requested Tel. Co. Transfer? [ ] Request CATV Transfer? [ ]	0' 4' 8'		Map: GV1225	
IPC	DATE	REVISION	Incals Cst. Date	Foreman's Signature _____ Date _____				Page 4 of 4



# Cover Sheet: WR#13970567

Page 1 of 6

☐ INACCESSIBLE ☐ 12KV ☐ 13KV ☐ FUTURE 23KV ☒ 23KV ☐ FUTURE 25KV ☐ 25KV ☐ SALT SPRAY ☐ ROCK



## GENERAL NOTES

- NOTIFY CUSTOMERS OF TEMPORARY POWER AND TRAFFIC INTERRUPTIONS.
- PROVIDE WARNING SIGNALS FOR PEDESTRIANS AND TRAFFIC SIGNALS FOR MOTORISTS.
- SERVICE TO TRAFFIC SIGNAL, SCHOOL FLASHING SIGNAL, AND LIFT STATIONS MUST REMAIN ENERGIZED AT ALL TIMES.

## CAUTION

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NOTE: THE LOCATION AND EXISTENCE OF ANY FACILITIES MAY NOT BE RELIED UPON BY THE SUPPLIER IN RESPONDING TO A BID OR IN COMPLYING WITH ANY CONTRACT. SUPPLIER IS RESPONSIBLE FOR EVALUATING SITE CONDITIONS BOTH ABOVE AND BELOW GROUND INCLUDING UNDERGROUND FACILITY LOCATIONS.

## CALL SUNSHINE #811 48 HOURS BEFORE YOU DIG LOCATE MARKINGS COLOR CODE

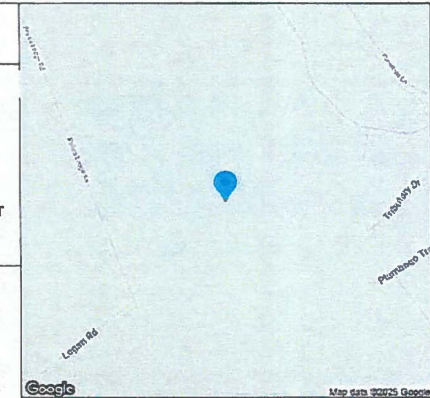
<span style="background-color: red; color: black;">ELECTRIC</span>	<span style="background-color: blue; color: black;">WATER</span>
<span style="background-color: yellow; color: black;">GAS-OIL-STEAM</span>	<span style="background-color: green; color: black;">SEWER</span>
<span style="background-color: pink; color: black;">TEMP. SURVEY MARKINGS</span>	<span style="background-color: orange; color: black;">CABLE TV</span>
<span style="background-color: white; color: black;">PROPOSED EXCAVATION</span>	

## American Disabilities Act

If pole placement location does not meet the minimum single point distance of 32" from edge of curb or back of sidewalk, contact your Production Lead, for further instructions.



-STUB, SEAL, AND ELECTRONICALLY MARK ALL EMPTY SERVICE CONDUITS AT THE LOT CORNER FOR FUTURE EXTENSION TO THE METER.



PLEASE BE ADVISED THAT RECEIPT OF THIS DRAWING AND/OR SURVEY, WHICH IS AN APPROXIMATION, DOES NOT RELIEVE YOU OF ANY STATUTORY OBLIGATIONS, INCLUDING THE PROVISIONS CONTAINED IN SECTION 556, FLORIDA STATUTES.  
CALL 811 (Sunshine811) PRIOR TO ANY EXCAVATION ACTIVITIES

## Construction Notes:

REQUIRED DRAWINGS:  
WR\_13970567\_18x24 UG  
1S1160502

## TRENCH:

- CENTERLINE OF TRENCH IS 5 FT OUTSIDE R/W
- EASEMENT:
- MAINTAIN A MINIMUM OF 12" SEPERATON FROM ALL OTHER UTILITIES
- INSTALL #12C WIRE ALONGSIDE EMPTY COUNDUIT RUNS
- CUSTOMER INSTALLED CONDUIT: ALL
- CABLE:
- 2PN2C IS 1CC #1/0A 25KV-XLPE IN 2-2" PVC WITH 36" MIN COVER
- SECONDARY IS #4/0 TPX HM-HD IN 1-2" PVC WITH 24" MIN COVER (UNLESS NOTED)
- ALL CABLE AND/OR CONDUIT ENDS ARE TO BE MARKED WITH AN ELECTRONIC MARKER
- ("XX") DENOTES CABLE PULL DISTANCE
- UNDERGROUND OBSTRUCTIONS ARE TO BE LOCATED PRIOR TO DIGGING
- INSTALL NEUTRAL BOND FOR COMMUNICATION COMPANIES AT ALL SINGLE PHASE TRANSFORMERS PER D.C.S. G-11.0.0
- ALL HANDHOLES ARE 24" (UNLESS NOTED)
- ALL TRANSFORMERS ARE LOW STYLE (UNLESS NOTED)

STREET LIGHTS:WR\_13970571  
-STREET LIGHTS ARE EPTC 7000L 4000K BLACK ON 13 FT FIBERGLASS POLES - FPL OWNED AND MAINTAINED

Sheet 18 of 24

PRINTED BY: EDC020X

PLAT DATE/TIME: 06/02/2025 13:06:22

4		
3		
2		
1	04/01/2025	INSTALL UG FACILITIES TO PROVIDE SERVICE TO 50 LOTS - TRIBUTARY UNIT 16B-2
IPC	DATE	REVISION

Ensement? <input type="checkbox"/>	Tree Work? <input type="checkbox"/>	Tree Access? <input type="checkbox"/>	Tree Staking Req'd? <input type="checkbox"/>
Designer/State? <input type="checkbox"/>	CT/Special Mt? <input type="checkbox"/>	Work with SMC? <input type="checkbox"/>	Survey/State? <input type="checkbox"/>
POLE LINE FT:	POLE LINE FT. ON TRANSM. POLES:	TRENCH FT:	DUCT BANK FT:
PERMIT CITY <input type="checkbox"/>	COUNTY RD <input type="checkbox"/>	COUNTY AIR <input type="checkbox"/>	STATE RD <input type="checkbox"/>
REGD WMD <input type="checkbox"/>	RR XING <input type="checkbox"/>	DR. DIST. <input type="checkbox"/>	FAA <input type="checkbox"/>
Requested Tel. Co. Set Poles? <input type="checkbox"/>	Requested Tel. Co. Transfer? <input type="checkbox"/>	Request CATV Transfer? <input type="checkbox"/>	

LARGEST A/C TONS: 5.0  
HOME SQ. FT. 3,000



Job Owner: Daniel Torza	MA: NF	Township: 02 Range: 26 Section 10
Designer: Elaine Clark	TRIBUTARY UNIT 16B-2	
Date: 06/02/2025	Original Size: 18 x 24	VIO TRIBUTARY DR, YULEE, FL, 32097
0' 162' 323'	Dwg No. 13970567_18x24 UG.xm	Map: GV1225
	WR: 13970567	Page 1 of 6



FEEDERS: YULEE 01465

[ ] INACCESSIBLE

[ ] 13KV

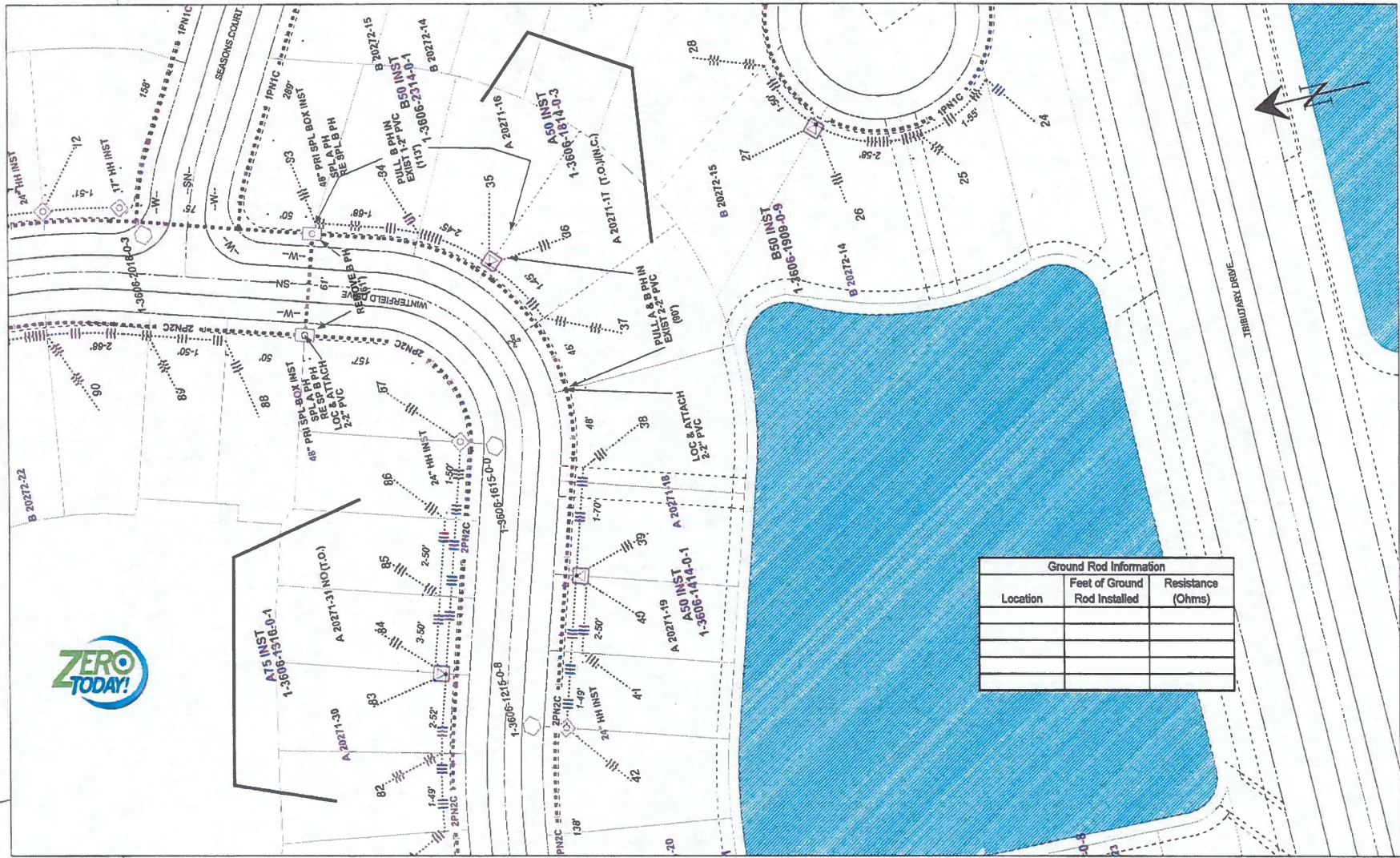
[ ] FUTURE 23KV

[X] 23KV

[ ] SALT SPRAY

[ ] ROCK

PAGE 3



Ground Rod Information		
Location	Feet of Ground Rod Installed	Resistance (Ohms)

PAGE 5

24x18x24

PRINTED BY: EUCOZOK

PLAT DATE/TIME: 06/02/2025 13:08:31

4	
3	
2	
1	04/01/2025 INSTALL UC FACILITIES TO PROVIDE SERVICE TO 16 LOTS - TRIBUTARY UNIT 16B-2
IPC	DATE
	REVISION

AS-BUILT CREW PRINT		Job CERTIFIED COMPLETED as shown on this AS-BUILT plot. Material changes shown on ROS.	
Foreman's Signature	Date	Supervisor's Signature	Date
AS-BUILT COPY		All request ground rods have been driven & verified to be within FPL standards. Values are shown at all locations.	
Initials	Cont. Date	Foreman's Signature	Date

Assessment? [ ]	Tree Work? [ ]	Tree Access? [ ]	Tree Staking Req'd? [ ]
Designer/State? [ ]	CT/Special M/R? [ ]	Work with SMO? [ ]	Survey/State? [ ]
POLE LINE FT:	POLE LINE FT, ON TRANS, POLES:	TRENCH FT:	DUCT BANK FT:
CITY [ ]	COUNTY AIR [ ]	STATE RD [ ]	FAA [ ]
PERMIT REQ'D [ ]	RR XING [ ]	DR. DIST. [ ]	TRANS. [ ]
Requested Tel. Co. Set Poles? [ ]	Requested Tel. Co. Transfer? [ ]	Request CATV Transfer? [ ]	



Job Owner:	Donist Terzo	M/A: NF	Township: 02 Range: 26 Section 10
Designer:	Elsha Clark	TRIBUTARY UNIT 16B-2	
Date:	05/02/2025	Original Size: 18 x 24	
0' 40' 80'		Dwg No. 13070507_18x24 UG.dwg	
		Map: GV1225	
		Page 4 of 5	



FEEDERS: YULEE 01465

[ ] INACCESSIBLE

[ ] 13KV

[ ] FUTURE 23KV

[X] 23KV

[ ] SALT SPRAY

[ ] ROCK

PAGE 6



Ground Rod Information		
Location	Feet of Ground Rod Installed	Resistance (Ohms)

PAGE 4

PAGE 3

Size: 18 x 24


PRINTED BY: EXCDOK

PLOT DATE/TIME: 05/02/2025 13:08:33

4		AS-BUILT CREW PRINT	Job CERTIFIED COMPLETED as shown on this AS-BUILT print. Material changes shown on RGS.	Essence? [ ]	Tree Work? [ ]	Tree Access? [ ]	Tree Staking Req'd? [ ]	Job Owner:	Daniel Terza	WA: NF	Township: 02 Range: 26 Section 10
3		Designer's Signature	Date	Design/State? [ ]	CT/Special MW? [ ]	Work with SMO? [ ]	Survey/State? [ ]	Designer:	Elisba Clarko		TRIBUTARY UNIT 16B-2
2		Supervisor's Signature	Date	POLE LINE FT:	POLE LINE FT. ON TRANS. POLES:	TRENCH FT:	DUCT BANK FT:	Date:	05/02/2025		
1	04/01/2025	INSTALL UG FACILITIES TO PROVIDE SERVICE TO 16 LOTS - TRIBUTARY UNIT 16B-2	AS-BUILT COPY	PERMIT CITY [ ]	COUNTY RD [ ]	COUNTY AIR [ ]	STATE RD [ ]	Original Size: 18 x 24	VIO TRIBUTARY DR, YULEE, FL, 32097	Dwg No. 13970587_18x24 UG.xml	Map: GV1225
IPC	DATE	REVISION	Initials	Forman's Signature	Date	Requested Tol. Co. Set Poles? [ ]	Requested Tol. Co. Transfer? [ ]	Request CATV Transfer? [ ]	FPL	0' 40' 80'	Page 5 of 6



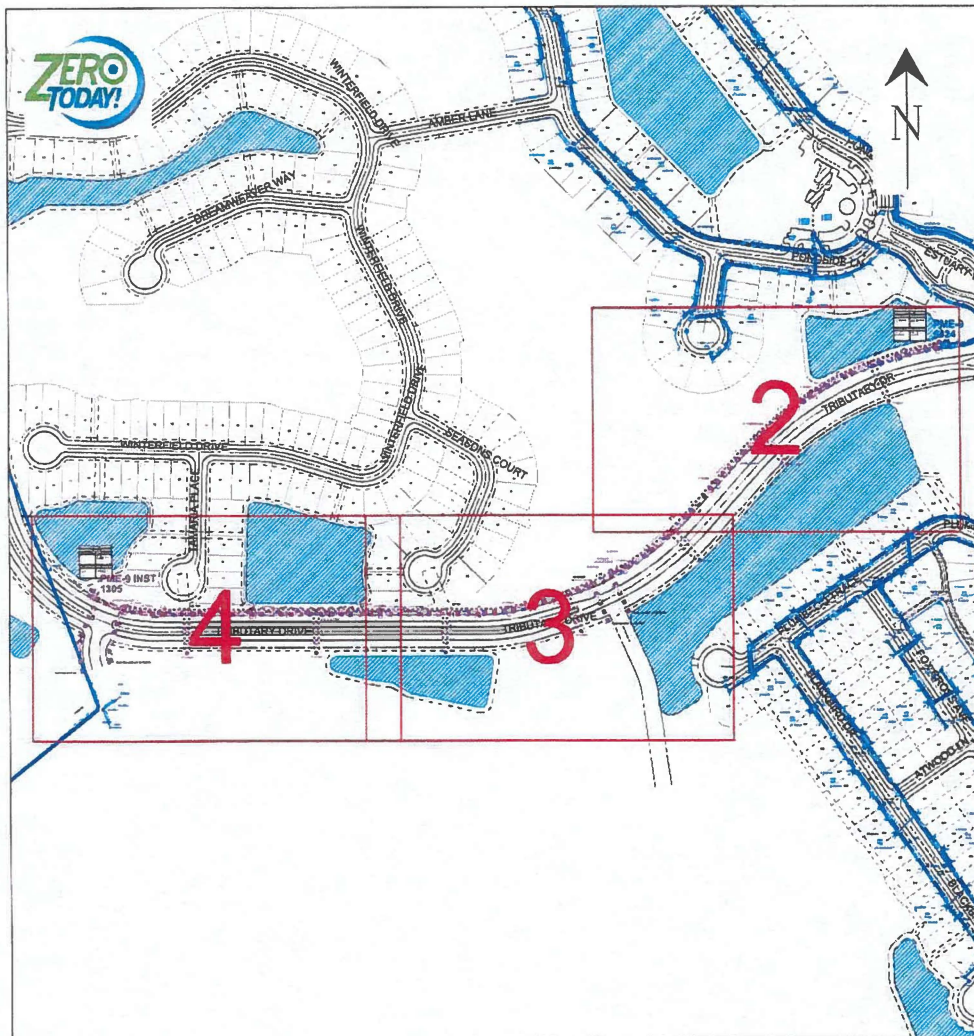
PLOT DATE/TIME: 05/02/2025 13:08:34

4			AS-BUILT CREW PRINT	Job CERTIFIED COMPLETED as shown on this AS-BUILT print. Material changes shown on ROS.				Easement? [ ]      Tree Work? [ ]      Tree Access? [ ]      Tree Staking Req'd? [ ] Designer/Stake? [ ]      CTS/Special Mtg? [ ]      Work with SM/O? [ ]      Survey/Stake? [ ] POLE LINE FT.      POLE LINE FT. ON TRANSIM. POLES:      TRENCH FT.      DUCT BANK FT.					Job Owner: Daniel Terza      M/A: NF      Township: 02 Range: 26 Section 10 Designer: Eliha Chato      TRIBUTARY UNIT 16B-2 Date: 05/02/2025			
3		Foreman's Signature _____ Date _____ Supervisor's Signature _____ Date _____														
2		AS-BUILT COPY	All required ground rods have been driven & verified to be within FPL standards. Values are shown at all locations.				PERMIT REC'D      CITY [ ]      COUNTY RD [ ]      COUNTY AIR [ ]      STATE RD [ ]      FAA [ ] WMD [ ]      RR XING [ ]      DR. DIST. [ ]      TRANSIM. [ ]				Original Size: 18 x 24      VIO TRIBUTARY DR., YULEE, FL, 32097 Dwg No. 13970587_16b24_UCJ.mxd      Map: GV1225 W/R: 13970587      Page 6 of 6					
1	04/01/2025	INSTALL UG FACILITIES TO PROVIDE SERVICE TO 50 LOTS - TRIBUTARY UNIT 16B-3														
IPC	DATE	REVISION	Initials	Cart. Date	Foreman's Signature	Date	Requested Tel. Co. Set Poles? [ ]      Requested Tel. Co. Transfer? [ ]      Request CATV Transfer? [ ]									



PLOT DATE/TIME: 04/08/2025 08:53:11  
PRINTED BY: dp00kq  
Size: 18 x 24

☐ INACCESSIBLE ☐ 12KV ☐ 13KV ☐ FUTURE 23KV ☒ 23KV ☐ FUTURE 25KV ☐ 25KV ☐ SALT SPRAY ☐ ROCK



- NOTIFY CUSTOMERS OF TEMPORARY POWER AND TRAFFIC INTERRUPTIONS.
- PROVIDE WARNING SIGNALS FOR PEDESTRIANS AND TRAFFIC SIGNALS FOR MOTORISTS.
- SERVICE TO TRAFFIC SIGNAL, SCHOOL FLASHING SIGNAL, AND LIFT STATIONS MUST REMAIN ENERGIZED AT ALL TIMES.

- THIS DRAWING IS MERELY AN APPROXIMATION. EXACT LOCATION OF FPL COMPANY UNDERGROUND FACILITIES MUST BE DETERMINED PRIOR TO ANY SUBSURFACE OPERATIONS IN THIS AREA.

- ALL BOUNDARIES ARE APPROXIMATE. ONLY ACCURATE ON THE DAY OF THIS TRANSMISSION. FACILITY LOCATION AND DEPTH SUBJECT TO CHANGE WITHOUT NOTICE. NOT TO BE USED FOR SURVEY OR EXCAVATION PURPOSES.

NOTE: THE LOCATION AND EXISTENCE OF ANY FACILITIES MAY NOT BE RELIED UPON BY THE SUPPLIER IN RESPONDING TO A BID OR IN COMPLYING WITH ANY CONTRACT. SUPPLIER IS RESPONSIBLE FOR EVALUATING SITE CONDITIONS BOTH ABOVE AND BELOW GROUND INCLUDING UNDERGROUND FACILITY LOCATIONS.

**CALL SUNSHINE #811  
48 HOURS BEFORE YOU DIG  
LOCATE MARKINGS COLOR CODE**

RED	ELECTRIC	BLUE	WATER
YELLOW	GAS-OIL-STEAM	GREEN	SEWER
PINK	TEMP. SURVEY MARKINGS	ORANGE	CABLE TV
WHITE	PROPOSED EXCAVATION		

## American Disabilities Act

If pole placement location does not meet the minimum single point distance of 32" from edge of curb or back of sidewalk, contact your Production Lead, for further instructions.



-STUB, SEAL, AND ELECTRONICALLY MARK ALL EMPTY SERVICE CONDUITS AT THE LOT CORNER FOR FUTURE EXTENSION TO THE METER.





PLEASE BE ADVISED THAT RECEIPT OF THIS DRAWING  
AND/OR SURVEY, WHICH IS AN APPROXIMATION, DOES  
NOT RELIEVE YOU OF ANY STATUTORY OBLIGATIONS,  
INCLUDING THE PROVISIONS CONTAINED IN SECTION 556,  
FLORIDA STATUTES.  
CALL 811 (Sunshine811) PRIOR TO ANY EXCAVATION  
ACTIVITIES

**Construction Notes:**

**REQUIRED DRAWINGS:**  
1S1160500

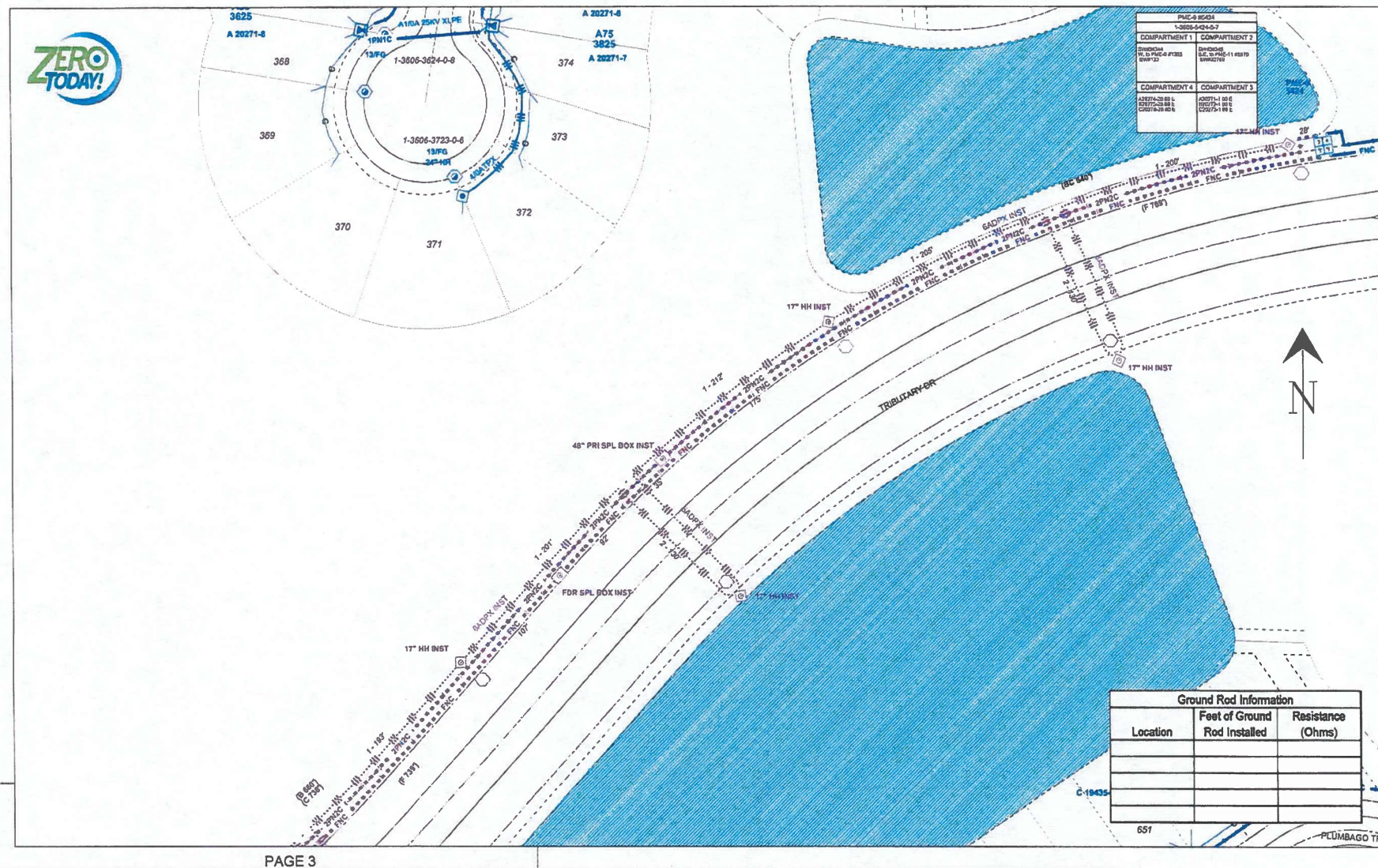
- TRENCH:
- CENTERLINE OF TRENCH IS 5 FT OUTSIDE R/W EASEMENT:
- 10 FEET FRONT
- MAINTAIN A MINIMUM OF 12" SEPARATION FROM ALL OTHER UTILITIES
- INSTALL #12C WIRE ALONGSIDE EMPTY CONDUIT RUNS
- CUSTOMER INSTALLED CONDUIT: ALL
- CABLE:
- FNC IS 3CC #1000A 25KV-XLPE IN 1-6" PVC WITH 48 MIN COVER
- 3PN3C IS 1CC #1/0A 25KV-XLPE IN 3-2" PVC WITH 36" MIN COVER
- SECONDARY IS #4/0 TPX HM-HD IN 1-2" PVC WITH 24" MIN COVER (UNLESS NOTED)
- ALL CABLE AND/OR CONDUIT ENDS ARE TO BE MARKED WITH AN ELECTRONIC MARKER
- (XXX) DENOTES CABLE PULL DISTANCE
- INSTALL NEUTRAL BOND FOR COMMUNICATION COMPANIES AT ALL SINGLE PHASE TRANSFORMERS PER D.C.S. G-11.0.0
- ALL HANDHOLES ARE 24" (UNLESS NOTED)
- ALL TRANSFORMERS ARE LOW STYLE (UNLESS NOTED)
- EXTEND SERVICE PVC 10 ft INTO CUSTOMER PROPERTY FUSING:
- FUSE ALL PHASES AT 80E
- STREET LIGHTS: WR#13998061
- STREET LIGHTS ARE ON OPTIC TRADITIONAL ON 20 FT CONCRETE POLES - FPL OWNED AND MAINTAINED

LARGEST A/C TONS:
HOME SQ. FT.


				Easement? [ ]		Tree Work? [ ]		Tree Access? [ ]		Tree Staking Ref'd? [ ]			Job Owner: Daniel Terza		M/A: NF		Township: G2 Range: 26 Section 10		
4				Designer/State? [ ]		CT/Special Mir? [ ]		Work with SMO? [ ]		Survey/State? [ ]			Designer: Daniel Terza		TRIBUTARY - TRIBUTARY DR SPINE ROAD FROM ESTUARY DR TO RSTUARY DR				
3				POLE LINE FT:		POLE LINE FT, ON TRANSM, POLES:		TRENCH FT:		DUCT BANK FT:			Date: 04/08/2025		Original Size: 18 x 24				
2				PERMIT CITY [ ]		COUNTY RD [ ]		COUNTY AIR [ ]		STATE RD [ ]			FAA [ ]		VIO TRIBUTARY DR, YALEE, FL, 32697				
1				WMD [ ]		RR XING [ ]		DR. DIST. [ ]		TRANSM. [ ]					Dwg No. 13975429_1b1x24 UG.xml				
IPC		DATE		REVISION		Requested Tel. Co. Set Poles? [ ]		Requested Tel. Co. Transfer? [ ]		Request CATV Transfer? [ ]				0' 235' 472'		WFE: 13975429		Map: D122	
																		Page 1 of 1	



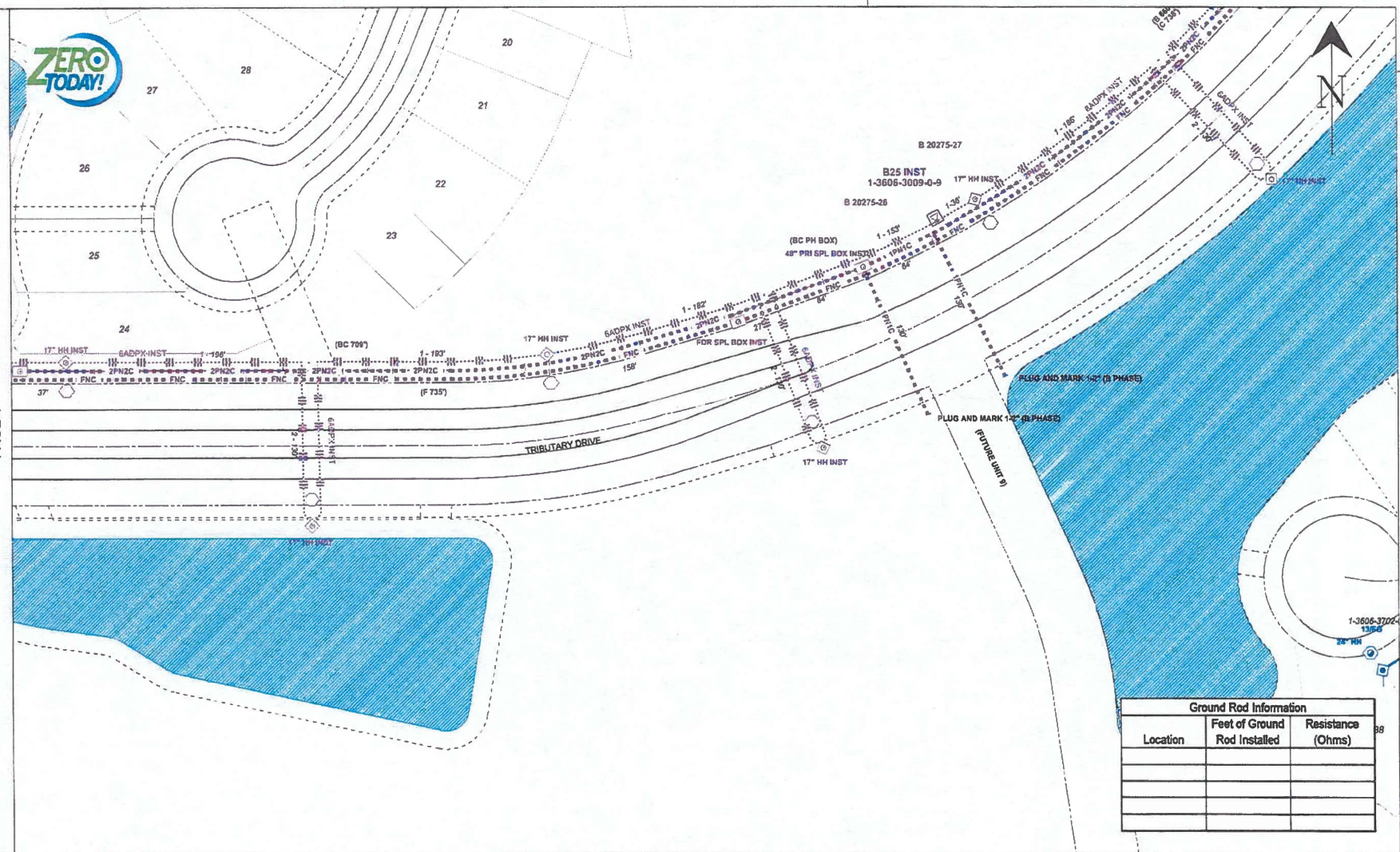
[ 1 ] ROCK




PAGE 3

			AS-BUILT CREW PRINT		Job CERTIFIED COMPLETED as shown on this AS-BUILT print. Material changes shown on ROS.				Easement? [ ]		Tree Work? [ ]		Tree Access? [ ]		Tree Staking Req'd? [ ]			Job Owner: Daniel Terza		MIA: NF		Township: 02 Range: 26 Section 10			
3			Designer's Signature _____ Date _____		Designer/States? [ ]				CT/Special Mfr? [ ]		Work with SMO? [ ]		Survey/State? [ ]		Date: 04/08/2025			TRIBUTARY - TRIBUTARY DR SPINE ROAD FROM ESTUARY DR TO LOGAN ROAD							
2			AS-BUILT COPY		All round ground rods have been driven & verified to be within FPL standards. Values are shown at all locations.				PERMIT REQ'D		CITY [ ]		COUNTY RD [ ]		COUNTY AIR [ ]			STATE RD [ ]		FAA [ ]		Original Size: 16 x 24		VO TRIBUTARY DR, YULEE, FL 32087	
1			Perman's Signature _____ Date _____		Request CATV Transfer? [ ]				Request T&L Co. Set Poles? [ ]		Request T&L Co. Transfer? [ ]		Request CATV Transfer? [ ]		Dwg No: 13975429_16x24 UG.xml			Map: GY122		Page: 2 of 2					
IPC			DATE		REVISION		Initials		Carl Data		Request CATV Transfer? [ ]		Request T&L Co. Set Poles? [ ]		Request T&L Co. Transfer? [ ]		Request CATV Transfer? [ ]		Dwg No: 13975429_16x24 UG.xml		Map: GY122		Page: 2 of 2		




[illegible]

4			AS-BUILT CREW PRINT	Job CERTIFIED COMPLETED as shown on the AS-BUILT print. Material changes shown on RDS.	Essential? [ ]	Tree Work? [ ]	Tree Access? [ ]	Tree Staking Req'd? [ ]		Job Owner: Daniel Tarza	M/A: NF	Township: 02 Range: 26 Section 10	
3			Fireman's Signature _____ Date _____	Supervisor's Signature _____ Date _____	Designer/State? [ ]	CT/Special TRM? [ ]	Work with SMD? [ ]	Survey/State? [ ]		Designer: Daniel Tarza	TRIBUTARY - TRIBUTARY DR SPINE ROAD FROM ESTUARY DR TO LOGAN RD		
2			AS-BUILT COPY	AS measured ground rods have been driven & verified to be within FPL standards. Values are shown at all locations.	POLE LINE FT: _____	POLE LINE FT, ON TRANS. POLES: _____	TRENCH FT: _____	DUCT BANK FT: _____		Date: 04/08/2025	Original Size: 18 x 24		
1			Permit Req'd _____	City [ ]	COUNTY RD [ ]	COUNTY AIR [ ]	STATE RD [ ]	FAA [ ]			VIO TRIBUTARY DR, YULEE, FL, 32097		
IPC	DATE	REVISION	Initials _____ Cn't. Date _____	Fireman's Signature _____ Date _____	Requested Tel. Co. Set Poles? [ ]	Requested Tel. Co. Transfer? [ ]	Requested CATV Transfer? [ ]			0'      50'      100'	Dwg No. 13975429_18x24_UG.xml	Map: CV1225	Page 3 of 4





Ground Rod Information		
Location	Feet of Ground Rod Installed	Resistance (Ohms)

4			AS-BUILT CREW PRINT		Job CERTIFIED COMPLETE as shown on this AS-BUILT print Material changes shown on RDS.				Easement? [ ]      Tree Work? [ ]      Tree Access? [ ]      Tree Staking Req'd? [ ] Designer/State? [ ]      CT/Special Mtr? [ ]      Work with SMO? [ ]      Survey/State? [ ] POLE LINE FT:      POLE LINE FT. ON TRANS. POLES:      TRENCH FT:      DUCT BANK FT:						Job Owner: Daniel Terza		M/A: NF	Township: 02 Range: 25 Section 10	
3			Foreman's Signature _____ Date _____ Supervisor's Signature _____ Date _____		Design: Daniel Terza Date: 04/08/2025				TRIBUTARY - TRIBUTARY DR SPINE ROAD FROM ESTUARY DR TO LOGAN RD										
2			AS-BUILT COPY		All required ground info has been drawn & verified to be within FPL standards. Values are shown at all locations.				Original Size: 18 x 24 W/D TRIBUTARY DR, YULEE, FL, 32097										
1			Foreman's Signature _____ Date _____ Foreman's Signature _____ Date _____		PERMIT CITY [ ]      COUNTY RD [ ]      COUNTY AIR [ ]      STATE RD [ ]      FAA [ ] REQ'D WMO [ ]      RR XING [ ]      DR. DIST. [ ]      TRANS. [ ] Requested Tel. Co. Sel. Poles? [ ]      Requested Tel. Co. Transfer? [ ]      Request CATV Transfer? [ ]				Dwg No. 13975429_1b2d4 UG.xml      Map: G1225 W/P: 13975429      Page 4 of 4										
IPC	DATE	REVISION	Initials	Cont. Date															



**THREE RIVERS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION**  
**ITEMS IV**

**AGREEMENT BETWEEN THREE RIVERS COMMUNITY  
DEVELOPMENT DISTRICT AND GOLD COAST LAND MANAGEMENT, LLC,  
FOR PHASE 3 CONSTRUCTION ACCESS PATH – UNIT 10 TO COUNTY PARK**

THIS AGREEMENT (“Agreement”) is made and entered into this 10 day of 2025, 2025, by and between:

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Nassau County, Florida, and whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District”); and

**GOLD COAST LAND MANAGEMENT, LLC**, a Florida corporation with a mailing address of 33201 SR 44, Deland, Florida 32720 (“Contractor”, together with District, “Parties”).

**RECITALS**

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District has a need to retain an independent contractor to provide landscape and irrigation installation services; and

**WHEREAS**, Contractor submitted a proposal and represents that it is qualified to provide services for the construction of an access path and has agreed to provide to the District those services identified in the proposal and plans attached hereto as **Exhibit A** (“Services”); and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

**SECTION 2. DUTIES.** The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

- A.** Contractor shall provide the Services as described in **Exhibit A**. The Services shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and demonstrated in **Exhibit A**, including

but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

- B.** Services shall be performed and completed no later than July 30th, 2025.
- C.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D.** Contractor shall perform all Services in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Services.
- E.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F.** Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- G.** Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

### **SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.**

- A.** As compensation for the Services, the District shall pay Contractor **Eighteen Thousand Five Hundred Dollars and No Cents (\$18,500.00)** upon completion and acceptance of the Services by the District. Contractor shall invoice the District upon completion and acceptance of the Services and the District shall provide payment within forty-five (45) days of receipt of the invoice or as otherwise provided for under the Local Government Prompt Payment Act, Sections 218.70 et seq., Fla. Stat. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Services.

- B. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

**SECTION 4. WARRANTY.** The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

**SECTION 5. INSURANCE.**

- A. The Contractor shall maintain throughout the term of this Agreement the following insurance:
  - (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars

(\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:

- (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
  - (3) Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
  - (4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

#### **SECTION 6. INDEMNIFICATION.**

- A.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the

District, regardless whether the District is adjudged to be more or less than 50% at fault.

- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

**SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**SECTION 9. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.



**SECTION 11. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 12. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**SECTION 13. TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

**SECTION 14. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**SECTION 15. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**SECTION 16. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 17. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 18. ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 19. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

**SECTION 20. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

**SECTION 21. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 22. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

**A. If to District:** Three Rivers Community Development District  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
Attn: District Manager

**With a copy to:** Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

**B. If to the Contractor:** Gold Coast Land Management, LLC  
33201 SR 44  
Deland, Florida 32720  
Attn: Troy Rentz – President

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any



time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

**SECTION 23. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 24. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Nassau County, Florida.

**SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Ernesto Torres** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE**

**CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, OR BY EMAIL AT TORRESE@WHHASSOCIATES.COM, OR BY REGULAR MAIL AT 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.**

**SECTION 26. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 27. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**SECTION 28. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

**SECTION 29. E-VERIFY.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 30. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES.** The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

**SECTION 31. SCRUTINIZED COMPANIES STATEMENT.** Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of

Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.


[CONTINUED ON FOLLOWING PAGE]

**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement on the day and year first written above.

**THREE RIVERS COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Chairperson, Board of Supervisors

**GOLD COAST LAND MANAGEMENT,  
LLC**

  
\_\_\_\_\_  
By: Troy Rentz  
\_\_\_\_\_  
Its: President

**Exhibit A: Scope of Services**

## Exhibit A Scope of Services

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Gold Coast Land Management, LLC

33201 SR 44  
Deland, FL 32720  
(386) 801-1810

May 28, 2025

Mr. Nicholas McKenna  
Three Rivers CDD  
[nmckenna@greenpointllc.com](mailto:nmckenna@greenpointllc.com)  
321.759.2141

Re: Construction Access Path – Unit 10 to County Park Phase 3

We propose the following:

This proposal outlines the scope of work described in *Exhibit A* on the accompanying map. The project involves trail clearing, grubbing, root raking, wetland preparation, grading with drainage swales, and installation of two equalizing culverts. All work will be performed within the designated project limits as marked in the field and indicated on the map labeled *Exhibit A*.

1. Clearing and Grubbing:  
Clear and grub from the end of the previously cleared area extending to the cul-de-sac. All vegetation, brush, and debris will be removed to prepare the area for a construction access path.
2. Root Raking:  
Root rake the previously cleared and grubbed area to remove remaining roots and surface debris, ensuring the area is clean and ready for grading.
3. Wetland Clearing and Grubbing:  
Clear and grub designated wetland area. A silt fence will be installed and staked by others prior to commencement of work in this section.
4. Trail Grading:  
Grade the trail and construct swales along both sides of the trail to facilitate proper drainage and minimize erosion.
5. Culvert Installation:  
Install two (2) equalizing culverts. Final locations to be determined and staked in the field based on site conditions and drainage requirements.

**Term:**

This proposal is subject to change after 30 days of May 28, 2025. Additional work not outlined in "Scope of Work", will be invoiced separately based on a negotiated rate between Gold Coast Land Management, and the client. If this agreement is accepted and signed, authorized signor agrees to pay Gold Coast Land Management, LLC service/management fees quoted in this agreement per NET 30 days upon receipt of invoice.


**FEE SCHEDULE:** The professional fees to perform the services described are as follows:

Proposal Amount: -----**\$18,500.00**

Please execute below as acknowledgement and acceptance of proposed Services.  
Should you have any questions, please reach out to me at (386) 801-1810.

Thank you for considering Gold Coast Land Management, LLC.

Sincerely,



Troy Rentz  
President

Accepted By:

\_\_\_\_\_  
Use this line to sign your name. If you are using a signature strip, please attach it to this line.

Signed

\_\_\_\_\_  
Use this line to print your name. If you are using a signature strip, please attach it to this line.

Printed

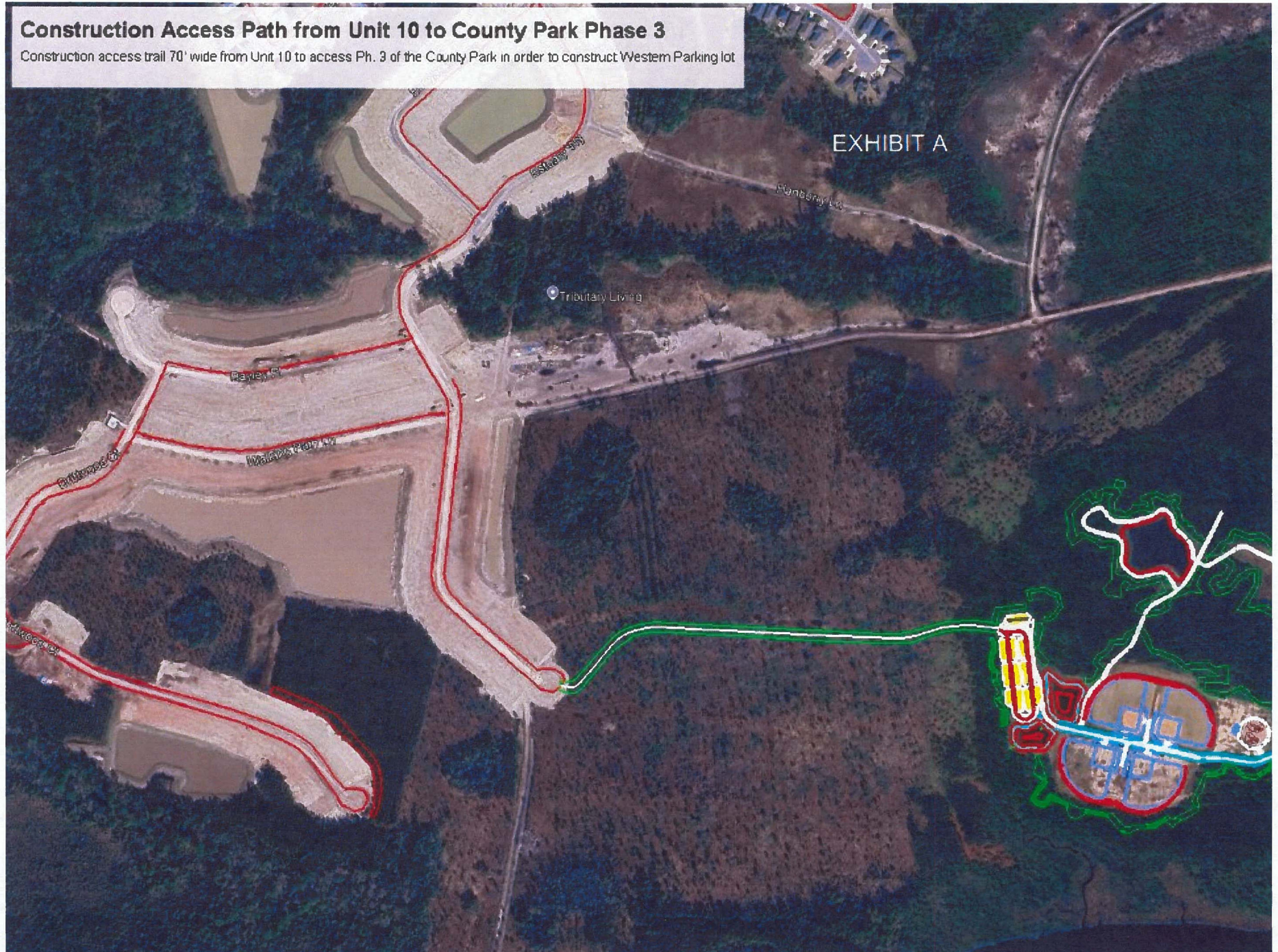
Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.



## Construction Access Path from Unit 10 to County Park Phase 3

Construction access trail 70' wide from Unit 10 to access Ph. 3 of the County Park in order to construct Western Parking lot

EXHIBIT A







**THREE RIVERS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION**  
**ITEMS V**



**nmckenna@GreenPointLLC.com**

May 29, 2025

Three River Community Development District  
2300 Glades Rd., St. 410W  
Boca Raton, FL 33431

Attn: Nick McKenna

Re: Tributary Country Park – Western Parking Lot  
Nassau County, Florida

Dear Mr. McKenna:

Pursuant to your request, we are pleased to submit to you our proposal for the surveying and mapping services on the above referenced property. The scope of our services to be provided is outlined as follows:

**Flag the Wetland Impact Limits** shown on the attached sketch.

Our fees to perform the above outlined scope of services will be a lump sum of \$1150.00 (One Thousand One Hundred Fifty Dollars).

**Any additional work or additional certifications requested outside of the above outlined scope of work can be quoted at that time on a lump sum basis or will be billed to you at our current hourly rates.** In addition to the lump sum fees in this contract, any out-of-pocket expenses will be billed to you at our cost.

Initial

*met*



May 29, 2025

Page 2

Three Rivers Community Development District

**TERMS:**

The CLIENT will be billed on a progress-completed basis, and the **BILL WILL BE DUE UPON RECEIPT**. Balances outstanding more than thirty (30) days from the date of billing shall bear interest at the rate of one and one-half percent (1-1/2%) per month. All collection costs, including reasonable attorney's fees, shall be paid by the CLIENT. This agreement may be terminated without cause by either party upon fifteen (15) days written notice. In the event of termination, Clary & Associates, Inc. shall be compensated, as provided herein, for services performed to termination date and for all termination expenses.

**\*\*\*There will be a 4% processing fee added to your total when processing your credit card. There is no processing fee if paid with cash or check.**

We certainly appreciate the opportunity of submitting this proposal to you and if the above meets with your approval, please execute one copy of this agreement by initialing the preceding pages, signing below, and returning this to our office for our files. If you have any questions, please do not hesitate to call.

This proposal consists of 4 pages. Any additions or exclusions to this document are not considered a part hereof.

Sincerely,  
Clary & Associates, Inc.  
*Professional Surveyors & Mappers*



Jeff Steinle  
President

JS/BT

**\*\*\* See following page. \*\*\***

Initial MCT

May 29, 2025

Page 3

Three Rivers Community Development District

**The following sections must be completed and signed before work is scheduled.**

**INVOICE SUBMISSION INFORMATION**

Send by: ☐ Mail ☐ Email: \_\_\_\_\_

Point of Contact for Invoices: \_\_\_\_\_ Phone: \_\_\_\_\_

Submit To (Company): \_\_\_\_\_

Address: \_\_\_\_\_

Documents needed for payment: ☐ W-9 ☐ COI ☐ Other: \_\_\_\_\_

Additional Instructions (if applicable): \_\_\_\_\_

**CLIENT INFORMATION**

Name: ~~XXXXXXXXXXXX~~ MIKE TAYLOR

Address: 7807 BAYMEADOWS RD. E SUITE 205

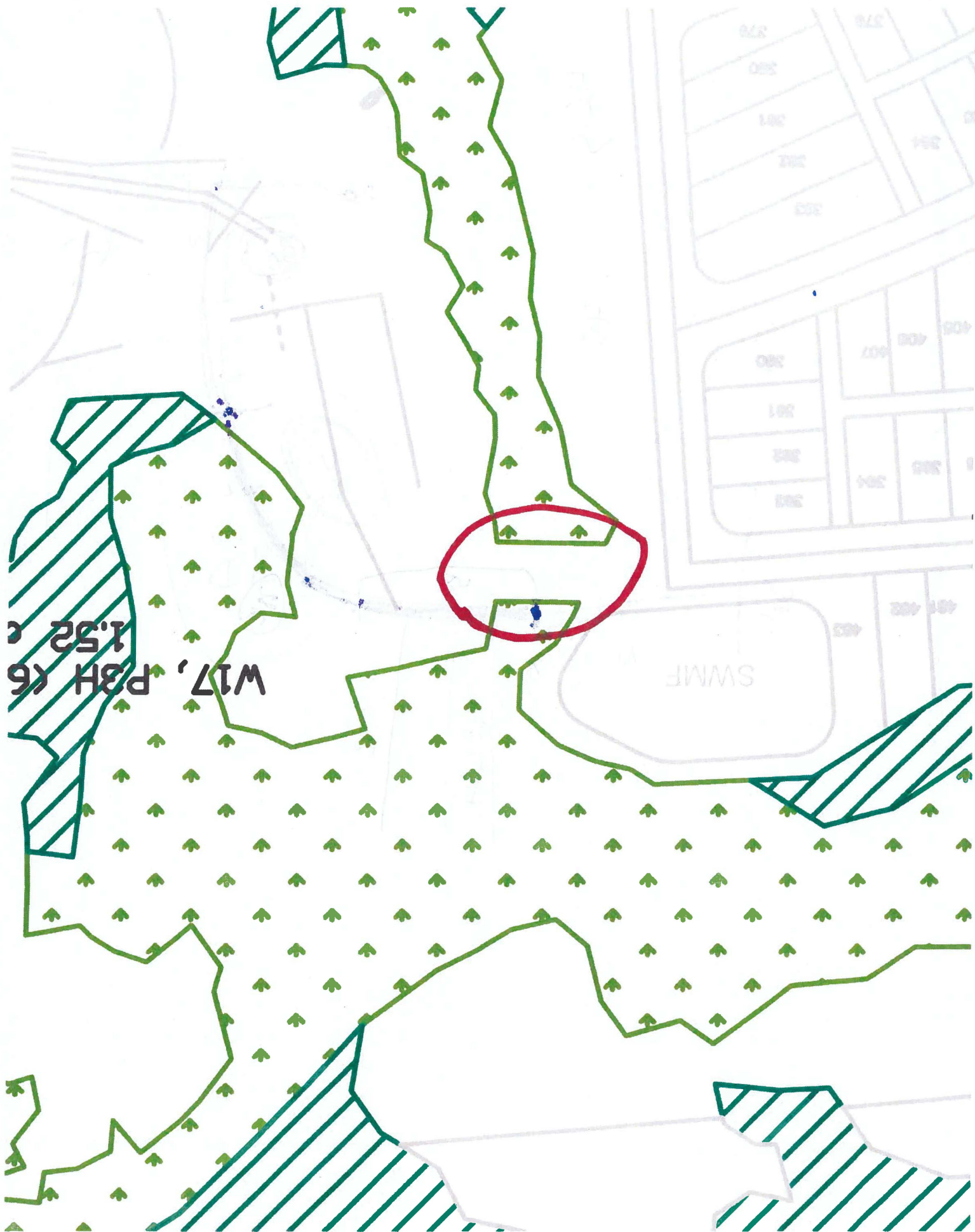
City: JACKSONVILLE State: FL Zip: 32254

Phone No: 321-759-2141 E-Mail Address: NMCKENNA@GREENPOWELL.COM

Name/Signature: 

Title: Board Member Date: 5/29/25





**THREE RIVERS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION**  
**ITEMS VI**

## CHANGE ORDER REQUEST



Serving NE Florida Since 1974

Project: Tributary Spine Rd. West PH-A

Change Order No: 2

Owner: Three Rivers Developers CDD

Date: 6/5/2025

Engineer: Dominion Eng. Group

Contract for: SITE WORK

## SCOPE

Charlie Freshwater - President | Rick Johns - Vice President | Steven Jordan - CFO

The contract is changed as follows:

Item	Previous Change Orders	Qty	Unit	Unit Price	Total Price
01	ODP Material Credit	1	LS	-\$483,639.55	-\$483,639.55
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00

## SUMMARY

The original Contract Sum was:

\$ 3,093,044.00

The net change by previously authorized Change Orders:

-\$483,639.55

The Contract Sum prior to this Change Order was:

\$ 2,609,404.45

The Contract Sum will be increased (decreased) by this Change Order in the amount of:

-\$75,159.40

The new Contract Sum including this Change Order will be:

\$ 2,534,245.05

## TIME

The original commencement date was: 9/26/2025

Original days to Substantial Completion was: 278 days

Date: 7/1/2026

Original days to Final Completion was: 403 days

Date: 11/3/2026

Days added prior to this change order was: 0 days

Days will be increased (decreased) by: 0 days

Current Substantial Completion: 278 days

Date: 7/1/2026

New days to Substantial Completion: 278 days

Date: 7/1/2026

Current Final Completion: 403 days

Date: 11/3/2026

New days to Final Completion: 403 days

Date: 11/3/2026

By: W. E. Schaefer  
EngineerBy: [Signature]  
OwnerBy: Scott Mason  
ContractorDate: June 6, 2025Date: 7/17/25Date: June 6, 2025



*Serving NE Florida Since 1974*

Charlie Freshwater - President | Rick Johns - Vice President | Steven Jordan - CFO

Date

6/5/2025

## Change Order Proposal & Scope of Work

**Project:** Tributary Spine Rd. West PH-A

**Owner:** Three Rivers Developers CDD

**Engineer:** Dominion Eng. Group

Item	SOV Adjustment	Quantity	Units	Unit Price	Total Price
	15" HDPE Credit (Material already removed)	(259)	LF	\$ 34.77	\$ (9,006.25)
	18" RCP (was 15" HDPE)	259	LF	\$ 95.00	\$ 24,605.00
	36" RCP Reduced (Material already removed)	(402)	LF	\$ 119.55	\$ (48,058.15)
	18" MES	1	EA	\$ 1,500.00	\$ 1,500.00
	24" MES	(1)	EA	\$ 2,200.00	\$ (2,200.00)
	36" MES (Already in 16-B as S-52 & S-55)	(2)	EA	\$ 7,600.00	\$ (15,200.00)
	Curb Inlets (Already in 16-B as S-53 & S-54)	(2)	EA	\$ 8,000.00	\$ (16,000.00)
	Sewer MH (Already in 16-B as MH-19 & MH-50)	(2)	EA	\$ 12,800.00	\$ (25,600.00)
	Base Rock Police Lodge	370	TN	\$ 40.00	\$ 14,800.00
				<b>Total</b>	<b>\$ (75,159.40)</b>

**THREE RIVERS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2025**



**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2025**

	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	Capital Projects Fund Series 2025	Total Governmental Funds
<b>ASSETS</b>												
Cash	\$ 552,539	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 552,539
Investments												
Revenue	-	671,069	62	-	3,024	177,149	-	-	-	-	-	851,304
Reserve	-	888,419	3,325	-	285,594	645,962	-	-	-	-	-	1,823,300
Prepayment	-	1,916	97	-	-	1,104,078	-	-	-	-	-	1,106,091
Construction	-	-	-	-	-	-	-	-	320,430	120	-	320,550
Construction - master	-	-	-	-	-	-	21	-	-	-	-	21
Construction - neighborhood	-	-	-	-	-	-	5	-	-	-	-	5
Cost of issuance	-	-	-	-	-	21,805	-	-	-	-	-	21,805
Capitalized interest	-	-	-	-	-	11	-	-	-	-	-	11
Interest	-	-	-	-	-	64	-	-	-	-	-	64
General redemption	-	-	-	-	519	-	-	-	-	-	-	519
Undeposited funds	-	21,750	-	-	-	-	-	881	-	-	-	22,631
Due from developer	-	-	-	-	-	-	-	53,566	180,938	510,619	3,247,298	3,992,421
Due from Three Rivers Developers	40,861	12,145	-	-	-	327,786	-	-	-	-	-	380,792
Due from other	-	-	-	-	-	-	-	6	450	-	-	456
Due from general fund	-	2,284	-	-	-	483	-	-	-	-	-	2,767
Due from debt service fund 2019A-1	-	-	5,509	-	-	-	-	-	-	-	-	5,509
Due from capital projects fund 2021B	-	-	-	-	-	-	-	-	6,870	-	-	6,870
Utility deposit	42,116	-	-	-	-	-	-	-	-	-	-	42,116
Prepaid expense	27,094	-	-	-	-	-	-	-	-	-	-	27,094
Total assets	<u>\$ 662,610</u>	<u>\$ 1,597,583</u>	<u>\$ 8,993</u>	<u>\$ -</u>	<u>\$ 289,137</u>	<u>\$ 2,277,338</u>	<u>\$ 26</u>	<u>\$ 54,453</u>	<u>\$ 508,688</u>	<u>\$ 510,739</u>	<u>\$ 3,247,298</u>	<u>\$ 9,156,865</u>
<b>LIABILITIES</b>												
Liabilities:												
Accounts payable	\$ 1,089	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,247,298	\$ 3,248,387
Amenity deposits	1,950	-	-	-	-	-	-	-	-	-	-	1,950
Due to Developer	246	-	-	-	-	-	-	-	-	-	3,509,849	3,510,095
Credit Card	2,594	-	-	-	-	-	-	-	-	-	-	2,594
Due to other	222,755	-	-	-	-	-	-	-	-	-	-	222,755
Due to debt service fund 2019A-1	2,284	-	-	-	-	-	-	-	-	-	-	2,284
Due to debt service fund 2019A-2	-	5,509	-	-	-	-	-	-	-	-	-	5,509
Due to debt service fund 2023	483	-	-	-	-	-	-	-	-	-	-	483
Due to capital projects fund 2021BSAA	-	-	-	-	-	-	-	6,870	-	-	-	6,870
Contracts payable	-	-	-	-	-	-	-	54,447	-	510,738	-	565,185
Retainage payable	-	-	-	-	-	-	-	-	-	-	160,601	160,601
Accrued taxes payable	92	-	-	-	-	-	-	-	-	-	-	92
Developer advance	20,000	-	-	-	-	-	-	-	-	-	-	20,000
Total liabilities	<u>251,493</u>	<u>5,509</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>61,317</u>	<u>-</u>	<u>510,738</u>	<u>6,917,748</u>	<u>7,746,805</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>												
Deferred receipts	40,861	12,145	-	-	-	327,786	-	53,566	-	510,619	65,107	1,010,084
Total deferred inflows of resources	<u>40,861</u>	<u>12,145</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>327,786</u>	<u>-</u>	<u>53,566</u>	<u>-</u>	<u>510,619</u>	<u>65,107</u>	<u>1,010,084</u>
<b>FUND BALANCES</b>												
Assigned:												
Restricted for												
Debt service	-	1,579,929	8,993	-	289,137	1,949,552	-	-	-	-	-	3,827,611
Capital projects	-	-	-	-	-	-	26	(60,430)	508,688	(510,618)	(3,735,557)	(3,797,891)
Unassigned	370,256	-	-	-	-	-	-	-	-	-	-	370,256
Total fund balances	<u>370,256</u>	<u>1,579,929</u>	<u>8,993</u>	<u>-</u>	<u>289,137</u>	<u>1,949,552</u>	<u>26</u>	<u>(60,430)</u>	<u>508,688</u>	<u>(510,618)</u>	<u>(3,735,557)</u>	<u>399,976</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 662,610</u>	<u>\$ 1,597,583</u>	<u>\$ 8,993</u>	<u>\$ -</u>	<u>\$ 289,137</u>	<u>\$ 2,277,338</u>	<u>\$ 26</u>	<u>\$ 54,453</u>	<u>\$ 508,688</u>	<u>\$ 510,739</u>	<u>\$ 3,247,298</u>	<u>\$ 9,156,865</u>

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 2,281	\$ 842,308	\$ 855,626	98%
Assessment levy: off-roll	-	142,871	201,163	71%
Developer contribution	-	214,687	199,980	107%
Lot closing	-	10,858	-	N/A
Interest and miscellaneous	-	2,092	-	N/A
Total revenues	<u>2,281</u>	<u>1,212,816</u>	<u>1,256,769</u>	
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisor fees	600	2,400	9,000	27%
FICA	46	184	918	20%
Engineering	-	32,480	10,000	325%
Attorney (Legal Fees)	1,600	7,437	25,000	30%
Arbitrage	-	-	500	0%
DSF accounting: series 2019	625	5,625	7,500	75%
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	-	9,600	7,500	128%
Management	3,750	33,750	45,000	75%
O&M accounting	625	5,625	7,500	75%
Website	-	-	705	0%
ADA compliance	-	-	210	0%
Telephone	42	375	500	75%
Postage	9	452	750	60%
Insurance	-	-	6,000	0%
Printing & binding	42	375	500	75%
Legal advertising	226	2,293	20,000	11%
Other current charges	120	1,803	500	361%
Dues, licenses & subscriptions	-	175	175	100%
Tax collector	-	30,905	17,826	173%
Total professional & administrative	<u>9,892</u>	<u>157,610</u>	<u>207,884</u>	

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>Operations &amp; maintenance</b>				
Landscape maintenance	13,467	131,624	300,000	44%
Landscape contingency	-	-	20,000	0%
Lifestyle director	9,500	68,654	85,000	81%
Electric	5,153	41,402	60,000	69%
Reclaimed water	7,391	45,562	35,000	130%
Lake/stormwater maintenance	2,675	24,075	25,000	96%
Irrigation repairs	1,194	13,977	10,000	140%
Total operations & maintenance	<u>39,380</u>	<u>325,294</u>	<u>535,000</u>	
<b>Amenity center</b>				
Utilities				
Telephone & cable	613	4,976	6,000	83%
Electric	1,981	12,479	25,000	50%
Water irrigation	-	1,374	5,000	27%
Gas	43	536	1,500	36%
Trash removal	215	1,894	3,000	63%
Security				
Alarm monitoring	-	-	400	0%
Monitoring	-	-	3,000	0%
Access cards	-	225	2,000	11%
Management contracts				
Landscape maintenance	5,641	24,898	55,000	45%
Landscape seasonal (annuals & pine straw)	-	6,589	-	N/A
Landscape contingency	-	-	5,500	0%
Pool maintenance	2,903	24,115	28,200	86%
Pool repairs	11	3,349	4,000	84%
Pool chemicals	1,414	1,414	10,000	14%
Janitorial services	1,420	14,065	30,000	47%
Janatorial supplies	588	5,014	10,000	50%
Fitness equipment lease	3,130	28,563	38,300	75%
Technology help desk	69	1,239	3,000	41%
HVAC maintenance	-	6,198	2,000	310%
Pest control	144	1,285	2,750	47%
Pool permits	-	265	1,000	27%
Repairs & maintenance	560	25,931	20,000	130%
New capital projects	-	3,060	10,000	31%
Special events	8,399	60,854	82,500	74%
Holiday decorations	-	9,500	12,666	75%
Fitness center repairs/supplies	-	699	3,500	20%
Office supplies	-	845	3,600	23%
Operating supplies	1,510	1,943	-	N/A
ASCAP/BMI licences	-	-	1,984	0%
Insurance: property	-	70,359	74,414	95%
Fitness maintenance	595	627	1,500	42%
Temporary Staff	1,820	4,250	23,374	18%
Nassau County off-duty patrol	-	-	15,000	0%
Meeting room	-	5,075	7,200	70%
Life safety	1,140	3,188	3,500	91%
Total amenity center	<u>32,196</u>	<u>324,809</u>	<u>494,888</u>	
Total expenditures	<u>81,468</u>	<u>807,713</u>	<u>1,237,772</u>	
Excess/(deficiency) of revenues over/(under) expenditures	(79,187)	405,103	18,997	
Net change in fund balances	(79,187)	405,103	18,997	
Fund balances - beginning	449,443	(34,847)	18,437	
Fund balances - ending	<u>\$ 370,256</u>	<u>\$ 370,256</u>	<u>\$ 37,434</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, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment - on roll	\$ 2,284	\$ 843,446	\$ 856,782	98%
Assessment prepayments	21,750	21,750	-	N/A
Interest	5,161	54,409	-	N/A
Total revenues	<u>29,195</u>	<u>919,605</u>	<u>856,782</u>	
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	275,000	275,000	100%
Principal prepayment	-	25,000	-	N/A
Interest 11/1	-	302,422	302,422	100%
Interest 5/1	-	301,856	302,422	100%
Total debt service	<u>-</u>	<u>904,278</u>	<u>879,844</u>	
<b>Other fees &amp; charges</b>				
Tax collector	-	16,817	17,850	94%
Total other fees and charges	<u>-</u>	<u>16,817</u>	<u>17,850</u>	94%
Total expenditures	<u>-</u>	<u>921,095</u>	<u>897,694</u>	
Excess/(deficiency) of revenues over/(under) expenditures	29,195	(1,490)	(40,912)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(2,646)	-	N/A
Total other financing sources	<u>-</u>	<u>(2,646)</u>	<u>-</u>	
Net change in fund balances	29,195	(4,136)	(40,912)	
Fund balances - beginning	1,550,734	1,584,065	1,545,715	
Fund balances - ending	<u>\$ 1,579,929</u>	<u>\$ 1,579,929</u>	<u>\$ 1,504,803</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, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ -	\$ 3,088	0%
Interest	12	106	-	N/A
Total revenues	12	106	3,088	
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest 11/1	-	1,544	1,544	100%
Interest 5/1	-	1,544	1,544	100%
Total debt service	-	3,088	3,088	
Excess/(deficiency) of revenues over/(under) expenditures	12	(2,982)	-	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	-	2,646	-	N/A
Total other financing sources	-	2,646	-	
Net change in fund balances	12	(336)	-	
Fund balances - beginning	8,981	9,328	7,581	
Fund balances - ending	<u>\$ 8,993</u>	<u>\$ 8,993</u>	<u>\$ 7,581</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, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Interest	\$ -	\$ 3,927	-	N/A
Total revenues	-	3,927	-	
<b>EXPENDITURES</b>	-	-	-	
Total expenditures	-	-	-	N/A
Excess/(deficiency) of revenues over/(under) expenditures	-	3,927	-	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Misc. expenses	-	(222,436)	-	N/A
Transfers in	-	1,603	-	N/A
Total other financing sources	-	(220,833)	-	
Net change in fund balances	-	(216,906)	-	
Fund balances - beginning	-	216,906	211,621	
Fund balances - ending	\$ -	\$ -	\$ 211,621	



**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, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ 136,352	\$ 285,594	48%
Interest	972	9,486	-	N/A
Total revenues	972	145,838	285,594	
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	285,594	285,594	100%
Total debt service	-	285,594	285,594	
<b>Other fees &amp; charges</b>				
Tax collector	-	-	-	N/A
Total other fees and charges	-	-	-	N/A
Total expenditures	-	285,594	285,594	100%
Excess/(deficiency) of revenues over/(under) expenditures	972	(139,756)	-	
Fund balances - beginning	288,165	428,893	526,361	
Fund balances - ending	<u>\$ 289,137</u>	<u>\$ 289,137</u>	<u>\$ 526,361</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, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment - on roll	\$ 483	\$ 178,215	\$ 181,033	98%
Assessment levy: off-roll	-	234,200	-	N/A
Assessment prepayments	-	1,457,470	748,852	195%
Lot closing	-	110,674	-	N/A
Interest	4,635	74,005	-	N/A
Total revenues	<u>5,118</u>	<u>2,054,564</u>	<u>929,885</u>	
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	636,031	721,198	88%
Principal	-	940,000	195,000	482%
Principal prepayment	-	3,025,000	-	N/A
Total debt service	<u>-</u>	<u>4,601,031</u>	<u>916,198</u>	
<b>Other fees &amp; charges</b>				
Tax collector	-	3,553	3,772	N/A
Total other fees and charges	<u>-</u>	<u>3,553</u>	<u>3,772</u>	N/A
Total expenditures	<u>-</u>	<u>4,604,584</u>	<u>919,970</u>	
Excess/(deficiency) of revenues over/(under) expenditures	5,118	(2,550,020)	9,915	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Net change in fund balances	5,118	(2,550,020)	9,915	
Fund balances - beginning	<u>1,944,434</u>	<u>4,499,572</u>	<u>1,565,353</u>	
Fund balances - ending	<u>\$ 1,949,552</u>	<u>\$ 1,949,552</u>	<u>\$ 1,575,268</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, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Developer contribution	\$ -	\$ 4,413
Interest	-	16
Total revenues	<u>-</u>	<u>4,429</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	4,429
Fund balances - beginning	26	(4,403)
Fund balances - ending	<u>\$ 26</u>	<u>\$ 26</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, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest & Misc.	\$ 3	\$ 1,142
Total revenues	<u>3</u>	<u>1,142</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>7,070</u>	<u>54,530</u>
Total expenditures	<u>7,070</u>	<u>54,530</u>
Excess/(deficiency) of revenues over/(under) expenditures	(7,067)	(53,388)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	3,555
Transfer out	-	(1,603)
Total other financing sources/(uses)	<u>-</u>	<u>1,952</u>
Net change in fund balances	(7,067)	(51,436)
Fund balances - beginning	(53,363)	(8,994)
Fund balances - ending	<u>\$ (60,430)</u>	<u>\$ (60,430)</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, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1,062	\$ 8,866
Total revenues	<u>1,062</u>	<u>8,866</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 1,062	 8,866
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	174,091
Transfer out	-	(3,555)
Total other financing sources/(uses)	<u>-</u>	<u>170,536</u>
 Net change in fund balances	 1,062	 179,402
Fund balances - beginning	507,626	329,286
Fund balances - ending	<u>\$ 508,688</u>	<u>\$ 508,688</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, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Developer contribution	\$ -	\$ 996,663
Interest	4	630
Total revenues	<u>4</u>	<u>997,293</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>124,970</u>	<u>784,855</u>
Total expenditures	<u>124,970</u>	<u>784,855</u>
Excess/(deficiency) of revenues over/(under) expenditures	(124,966)	212,438
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer out	<u>-</u>	<u>(174,091)</u>
Total other financing sources/(uses)	<u>-</u>	<u>(174,091)</u>
Net change in fund balances	(124,966)	38,347
Fund balances - beginning	<u>(385,652)</u>	<u>(548,965)</u>
Fund balances - ending	<u><u>\$ (510,618)</u></u>	<u><u>\$ (510,618)</u></u>



**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2025 BONDS  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
Capital outlay	<u>3,277,119</u>	<u>3,735,557</u>
Total expenditures	<u>3,277,119</u>	<u>3,735,557</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (3,277,119)	 (3,735,557)
 Net change in fund balances	 (3,277,119)	 (3,735,557)
Fund balances - beginning	<u>(458,438)</u>	<u>-</u>
Fund balances - ending	<u><u>\$ (3,735,557)</u></u>	<u><u>\$ (3,735,557)</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 May 15, 2025 at 3:00 p.m., at Florida State College at Jacksonville, Nassau Center, Building T, Nassau Room (T126), 76346 William Burgess Boulevard, Yulee, Florida 32097.

**Present:**

Gregg Kern	Chair
Rose Bock	Assistant Secretary
Mike Taylor	Assistant Secretary

**Also present:**

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Wes Haber	District Counsel
Bill Schaeffer (via telephone)	District Engineer-Dominion Engineering
Nick McKenna	Dominion Engineering Group
James McMahon	Castle Group
Megan Maldonado	GreenPointe Developers
Shanin Baldwin	Lifestyle Director
Sami Keim (via telephone)	OnPlace, LLC
Keith Howard	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 4:00 p.m. Supervisors Taylor, Bock and Kern were present. Supervisors Cornelison and Odom were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2025-06, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Torres presented Resolution 2025-06 and the proposed Fiscal Year 2026 budget. Overall, Developer contributions increased while homeowner assessments remain the same as in Fiscal Year 2025. This will be the third year keeping assessment levels flat, year-over-year.

Mr. Kern asked Ms. Maldonado if the proposed Fiscal Year 2026 budget is sufficient. Ms. Maldonado replied affirmatively; she is looking to update the Assessment Schedule.

On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, Resolution 2025-06, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for July 23, 2025 at 2:00 p.m., at Florida State College at Jacksonville, Nassau Center, Building T, Nassau Room (T126), 76346 William Burgess Boulevard, Yulee, Florida 32097, subject to availability, otherwise at the Amenity Center; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

#### FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

On MOTION by Mr. Taylor and seconded by Mr. Kern, with all in favor, Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

#### FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

On MOTION by Ms. Bock and seconded by Mr. Taylor, with all in favor, Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

#### SIXTH ORDER OF BUSINESS

Consideration of Dominion Engineering Group Change Order #1 [Tributary 16A]

Change Order #1 is from Jax Utilities Management Inc., not Dominion Engineering.

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, Jax Utilities Management, Inc., Change Order #1 for Tributary 16A, was approved.

**SEVENTH ORDER OF BUSINESS****Discussion: Amenity Policies**

**A. Consideration of Resolution 2025-09, Designate the Date, Time and Location of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Amenity Facilities; and Providing an Effective Date**

Mr. Torres distributed and presented a redline version of Staff's proposed changes to the Rules Relating to the Amenity Facilities and Exhibit. This was also emailed to everyone.

Mr. Haber stated that Exhibit A depicts non-parking areas and Exhibit B depicts the parking lot and other areas in the community that allow parking but only in accordance of the Rules; the actual site plans will be presented at the Public Hearing.

Regarding parking in bike lanes or a right-of-way (ROW), Mr. Haber offered the following:

- Option I: Install "No Parking in Bike Lane" signs or add language in the Declaration of Covenants and Restrictions prohibiting parking on roadways. The HOA and CDD would need to enter into an Agreement whereby the CDD does not object and consents to the HOA enforcing its Covenants on CDD roadways. The HOA can fine violators and impose penalties but cannot tow.
- Option II: Issue a Memorandum of Understanding (MOU) on traffic enforcement. The Sheriff might only be able to enforce the County's law, which is not consistent with the MOU language about traffic enforcement that would allow towing in the CDD's bike lane or ROW.

Mr. McMahon suggested installing signs limiting parking at the mailbox parking lanes.

- Amenity Policy 2D Parking and Vehicles: Language was added to prohibit non-street-legal golf carts to address usage by underage students who are driving their golf carts to the Amenity Center and retrieving them after school.

Mr. Kern proposed changing the language regarding non-street legal use of motorized vehicles and replacing residents with patrons.

Discussion ensued regarding addressing e-bikes/motorized vehicles on sidewalks/multi-use paths, use of scooters and e-blasting reminders about the dangers of operating motor vehicles on sidewalks.

Mr. Kern asked Staff to ask the Sheriff if traffic laws allow them to enforce no motorized vehicles on sidewalks and multi-use paths. Regarding the Traffic Enforcement MOU, Mr. Eber

122 stated the MOU was placed on the County Commission's May 21, 2025 agenda. The Sheriff  
123 expects to receive the fully signed MOU shortly thereafter. Once finalized, a Town Hall meeting  
124 will be scheduled with the Sheriff the Fire Departments in attendance to educate residents.

125 Ms. Bock asked for the Sheriff to address the issue of golf cart use at the Town Hall,  
126 including making their golf carts, scooters, GoPeds or motorcycles street legal and e-bike use.

127 Resident Keith Howard suggested the following:

128 ➤ Use the recently cleared space by the Amenity Center for all the parking issues just  
129 discussed, rather than as overflow parking or accommodating a tent as originally intended.

130 ➤ Add a pavement symbol at the lane around the roundabout exiting the neighborhood, so  
131 residents do not misconstrue it as a golf cart, bicycle or parking lane.

132 ➤ Taking his suggestion into consideration before finalizing the Rules, as he thinks it will  
133 create a lot of issues. He thinks the Board should reconsider the golf cart rules or expect push  
134 back, as 150 residents purchased golf carts to drive to the Amenity Center.

135 Mr. Kerns stated the purpose of the Amenity Policies is to improve on issues that have  
136 come up. They are constantly evaluated in an effort to make operations better.

137 ➤ Regarding the Amenity Center Patio, Mr. Howard suggests constructing another multi-  
138 purpose building behind the pickleball courts to accommodate parties, similar in design to the  
139 Amenity Center; he thinks it was never designed or intended to be a gathering place.

140 Mr. Howard stated that he and other residents question why developing the property  
141 down to the river is not being considered. Mr. Kern stated the CDD does not own the property  
142 south of Old Hollow Road.

143 Regarding Facility Rental Policy #1-Rentals' Patrons Only, Mr. McMahon suggested  
144 increasing the rental security deposit and modifying the language to include the stipulation that  
145 the rental security deposit is non-refundable if the event flows onto the patio.

146 Discussion ensued regarding language to prevent a repeat of the resident holding a nine-  
147 hour party on the pool deck, indoor rentals overflowing onto the outdoor patio and realtors not  
148 being able to show potential new residents the Amenity Center because of bookings.

149 Mr. Taylor stated that the Developer never intended to rent the Amenity Center during  
150 the day while it was operational as the Welcome Center. Mr. Kern suggested restricting rentals  
151 to certain times and voiced concerns that the proposed changes may result in less use.

152 Mr. Howard thinks the rentals policies are mostly abused by Saturday rentals. It is not  
153 unreasonable to him to increase the rates and to construct a 3,000 square foot facility.



Discussion ensued regarding modifying the rental plan to define party size, possibly offering the ability to reserve space on the pool patio, reducing entry points and implementing a check-in process rather than Staff policing guests.

Mr. McMahon was asked to provide recommendations of where to reduce access control points and limit ingress.

Ms. Keim presented Rental Policy #(10) outlining terms of permitting one event at the Lookout Amenity per day and giving first priority to the CDD's Lifestyle events, then HOA events, Community Groups and lastly private rentals. Holidays were excluded from rentals.

Ms. Keim stated it is difficult to limit access to the patio. If the Board implements patio rentals, residents already expressed unhappiness with not having a shaded area on the patio.

Mr. Kerns stated the Board needs to decide if it wants to offer rentals and, if so, figure out how to facilitate residents wanting to host an event with some designated space.

Board Members should send their recommendations for changes to the rental policies, access control points and staffing and recommendations on parking to Mr. Torres.

Mr. Torres referred to "Resolution 2025-09" related to the Amenity Policies and stated the Resolution is not needed. As such, Resolution 2025-10, related to Rules Relating to Parking and Parking Enforcement was renumbered from 2025-10 to 2025-09.

The following changes were made to the Amenity Rules Policies:

Policy 2D: Change "non-street legal golf carts" to "non-street legal vehicles" and change "residents" to "patrons"

**On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the Rules Relating to the Operation Level of the Amenity Center, as amended, was approved.**

**B. Consideration of Resolution 2025-10, Designate the Date, Time and Location of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Parking and Parking Enforcement; and Providing an Effective Date**

As noted earlier, this Resolution is renumbered to Resolution 2025-09.

**On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, Resolution 2025-09, to Designate July 23, 2025 at 2:00 p.m., at Florida State College at**

Jacksonville, Nassau Center, Building T, Nassau Room (T126), 76346 William Burgess Boulevard, Yulee, Florida 32097, as the Date, Time and Location of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Parking and Parking Enforcement, subject to availability and if not, at the Amenity Center; and Providing an Effective Date, was adopted.

**EIGHTH ORDER OF BUSINESS****Consent Agenda****A. Consideration/Ratification of Requisition(s): Refunding Bond, Series 2023**

- |      |  |                |
|------|--|----------------|
| I.   | Number 86: England-Thims & Miller, Inc.        | [\$2,722.75]   |
| II.  | Number 87: England-Thims & Miller, Inc.        | [\$24,205.75]  |
| III. | Number 88: BrightView Landscape Services Inc.  | [\$126,669.74] |
| IV.  | Number 91: BrightView Landscape Services Inc.  | [\$95,237.35]  |
| V.   | Number 92: Gemini Engineering & Sciences, Inc. | [\$8,860.00]   |
| VI.  | Number 93: Onsight Industries, LLC             | [\$2,056.25]   |
| VII. | Number 94: England-Thims & Miller, Inc.        | [\$23,782.76]  |

**B. Ratification Item(s)**

- |     |  |
|-----|--|
| I.  | SEC Environmental Resource Solutions LLC Proposal P250420 for Tributary Unit 12 ERP Permitting |
| II. | England, Thims & Miller, Inc. Work Authorization No 21 [Tributary Units 9 and 21]              |

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the Consent Agenda Items as listed and presented, were approved and/or ratified.

**NINTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of March 31, 2025**

On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

**TENTH ORDER OF BUSINESS****Approval of March 4, 2025 Regular Meeting Minutes**

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the March 4, 2025 Regular Meeting Minutes, as presented, were approved.

## ELEVENTH ORDER OF BUSINESS

## Staff Reports

## A. District Counsel: Kutak Rock LLP

Mr. Haber stated he is working on the next financing package.

## B. District Engineers: Dominion Engineering Group, Inc. and ETM

There was no report.

## C. Property Manager: Castle Group

Mr. McMahon thanked Ms. Baldwin for her dedication as the Lifestyle Director; her last day is in a week or two and her replacement will be decided upon tonight. He emphasized that his duty is to give recommendations and to enforce what the Board has approved.

Mr. McMahon reported on recently completed HOA/CDD related work, work currently underway, future projects and incidents. The Report will be emailed tomorrow.

## D. Lifestyle Director: OnPlace, LLC

Ms. Baldwin discussed recent community activities.

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

Mr. Torres introduced his Associate, Felix Rodriguez.

- NEXT MEETING DATE: June 12, 2025 at 3:00 PM

- QUORUM CHECK

## TWELFTH ORDER OF BUSINESS

## Board Members' Comments/Requests

There were no Board Members' comments or requests.

## THIRTEENTH ORDER OF BUSINESS

## Public Comments

No members of the public spoke.

## FOURTEENTH ORDER OF BUSINESS

## Adjournment

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the meeting adjourned at 4:48 p.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair

**THREE RIVERS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Florida State College at Jacksonville, Nassau Center, Building T, Nassau Room (T126)</i> <i>76346 William Burgess Boulevard, Yulee, Florida 32097</i> <i><sup>1</sup>The Lookout Amenity Center, 76183 Tributary Drive, Yulee, Florida 32097</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2024 <b>CANCELED</b>	Regular Meeting	3:00 PM
November 5, 2024 <sup>1</sup>	Landowners' Meeting	11:00 AM
November 21, 2024 <b>CANCELED</b>	Regular Meeting	3:00 PM
December 6, 2024 <sup>1</sup>	<b>Special Meeting: Bid Opening</b> RFP for Landscape and Irrigation Maintenance Services	11:00 AM
December 10, 2024 <sup>1</sup>	Special Meeting	1:00 PM
January 16, 2025	Regular Meeting	3:00 PM
February 20, 2025 <i>rescheduled to March 4, 2025</i>	Regular Meeting	3:00 PM
March 4, 2025	Regular Meeting	10:00 AM
April 17, 2025 <b>CANCELED</b>	Regular Meeting	3:00 PM
May 15, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	3:00 PM
June 12, 2025* <b>CANCELED</b>	Regular Meeting	3:00 PM
July 17, 2025 <i>rescheduled to July 23, 2025</i>	Regular Meeting	3:00 PM
July 23, 2025	Public Hearings & Regular Meeting <i>Adoption of FY2026 Budget and Rules</i> <i>Relating to Parking Enforcement</i>	2:00 PM
August 21, 2025	Regular Meeting	3:00 PM



DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>September 18, 2025</b>	<b>Regular Meeting</b>	<b>3:00 PM</b>

**Exception**

*\*June meeting date is one week earlier to accommodate the Juneteenth holiday*