

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

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

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

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

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

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

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

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

Expenditures

Professional & administrative

Supervisor fees	\$ 9,000
Statutory set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
FICA	918
Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.	
Engineering	10,000
The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc. The District has contracted with Dominion Engineering Group, Inc.	
Attorney	25,000
Kutak Rock provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.	
Arbitrage	500
To ensure the District's compliance with tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
DSF accounting: series 2019	7,500
DSF accounting: series 2021	7,500
DSF accounting: series 2022	7,500
DSF accounting: series 2023	7,500
Dissemination agent	
The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.	
Dissemination agent: series 2019	1,000
Dissemination agent: series 2021-B1	1,000
Dissemination agent: series 2021-B2	1,000
Dissemination agent: series 2022	1,000
Dissemination agent: series 2023	1,000
Trustee: series 2019	4,300
Trustee: series 2021-B1	4,000
Trustee: series 2021-B2	4,000
Trustee: series 2022	4,000
Trustee: series 2023	4,000
Audit	7,500
The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
Management	45,000
Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experiences of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and finally operate and maintain the assets of the community.	

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

EXPENDITURES (continued)

O&M accounting	7,500
Website	705
ADA compliance	210
Telephone	500
Telephone and fax machine.	
Postage	750
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance: GL and D&O	6,000
The District's general liability, public officials liability and property insurance coverages.	
Printing & binding	500
Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.	
Legal Advertising	20,000
The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.	
Other current charges	500
Bank charges and any other miscellaneous expenses incurred during the year.	
Dues, licenses & subscriptions	175
Annual fee paid to the Florida Department of Community Affairs.	
Tax Collector	17,826
Operations & maintenance	
Landscape maintenance	300,000
Estimated costs that the District will incur to maintain the landscaping within the common areas of the District after installation of landscape material has been completed.	
Landscape contingency	20,000
Lifestyle director	85,000
Estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.	
Utilities	
Estimated costs for any utilities such as electric, streetlights, water that may come online during the fiscal year.	
Electric	60,000
Reclaimed water	35,000
Lake/stormwater maintenance	25,000
Estimated costs for maintenance of all lakes and stormwater that will be maintained by the District. Sitex Aquatics contractor.	
Irrigation repairs	10,000
Estimated costs for any repairs to the irrigation system.	
Waste pickup	-
Doody Daddy monthly pick-up services \$120.00 per month	

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

EXPENDITURES (continued)

Amenity center

Utilities

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

Security

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

Management contracts

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

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

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

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

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

Pest control	2,750
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Pool permits	1,000
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Repairs & maintenance	20,000
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AC repairs, handyman, electrician, Onsight Industry

New capital projects	10,000
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Special events	82,500
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Holiday decorations	12,666
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Fitness center repairs/supplies	3,500
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Office supplies	3,600
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Operating supplies	-
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ASCAP/BMI licences	1,984
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Insurance: property	74,414
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Fitness maintenance	1,500
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Temporay staff	23,374
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Nassau County off-duty patrol	15,000
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Meeting room	7,200
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Life safety	3,500
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Cintas Fire (backflow inspection), Nassau County Fire Rescue (Annual Fire Inspection Fee),
Cintas (Zoll 3 AED)

Total expenditures	<u><u>\$ 1,237,772</u></u>
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**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-1
FISCAL YEAR 2025**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

On-Roll Assessments (Platted Lots in Unit 3)

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

On-Roll Assessments (Platted Lots in Unit 4)

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

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

On-Roll Assessments (Platted Lots in Units 6)

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

On-Roll Assessments (Platted Lots in Units 5)

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

On-Roll Assessments (Platted Lots in Units 8)

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

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

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