

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

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

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

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 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
REVENUES					
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
EXPENDITURES					
Professional & administrative					
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				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 03/31/25	Projected through 09/30/25	Total Actual & Projected	
Operations & maintenance					
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
Amenity center					
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				Proposed
	Adopted Budget FY 2025	Actual through 03/31/25	Projected through 09/30/25	Total Actual & Projected	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
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	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
Operations & maintenance	
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 agreement \$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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Temporary 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
REVENUES					
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
EXPENDITURES					
Debt service					
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)
OTHER FINANCING SOURCES/(USES)					
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**

	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond Balance
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	-
Total	12,850,000.00			9,241,268.78	22,091,268.78	

**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
REVENUES					
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>
EXPENDITURES					
Debt service					
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	-
OTHER FINANCING SOURCES/(USES)					
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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		12,350.00	77,350.00	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021B
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
REVENUES					
Interest	\$ -	\$ 3,927	\$ -	\$ 3,927	\$ -
Total revenues	-	3,927	-	3,927	-
EXPENDITURES					
Other fees & charges					
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)	-
OTHER FINANCING SOURCES/(USES)					
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					<u>\$ -</u>

**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	
REVENUES					
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>
EXPENDITURES					
Debt service					
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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		3,141,531.36	9,316,531.36	

**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
REVENUES					
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
EXPENDITURES					
Debt service					
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
Other fees & charges					
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**

	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond Balance
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	-			-	-	-
Total	9,050,000.00			9,215,462.50	18,265,462.50	

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

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

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 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 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 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 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 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 2026 ASSESSMENTS**

On-Roll Assessments (Platted Lots in Units 6)

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
<u>Conventional</u>					
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
Total	168				

On-Roll Assessments (Platted Lots in Units 5)

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
<u>Age-Restricted</u>					
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
Total	102				

On-Roll Assessments (Platted Lots in Units 8)

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
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
	79				

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

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
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
	176				