

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

May 19, 2022

BOARD OF SUPERVISORS

PUBLIC HEARINGS AND

REGULAR MEETING

AGENDA

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

May 12, 2022

Board of Supervisors
Three Rivers Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the Three Rivers Community Development District will hold Multiple Public Hearings and a Regular Meeting on May 19, 2022 at 3:00 p.m., at Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach, Florida 32034. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consent Agenda
 - A. Consideration of Requisitions: Construction Account *(support documentation available upon request)*
 - I. Number 106: Kutak Rock LLP [\$660.00]
 - II. Number 107: Dominion Engineering Group, Inc. [\$31,359.00]
 - B. Consideration of Requisitions: South Series Assessment *(support documentation available upon request)*
 - I. Number 85: Bio Tech Consulting, Inc. [\$4,187.50]
 - II. Number 86: Gold Coast Land Management, LLC [\$54,000.00]
 - III. Number 87: ELM, Inc. [\$4,606.95]
 - IV. Number 88: ECS Florida LLC [\$2,300.00]
 - V. Number 89: The Tree Amigos Outdoor Services, Inc. [\$37,680.00]
4. Presentation of First Amendment to Master and Neighborhood Special Assessment Methodology Report *(for informational purposes)*
5. Public Hearing to Consider Reallocation of Certain Debt Special Assessments Pursuant to Sections 170, 190, and 197, Florida Statutes and Consideration of Adoption of an Assessment Roll Pursuant to Section 197.3632(4)(B), Florida Statutes

- A. Affidavit of Publication
 - B. Consideration of Resolution 2022-08, Making Certain Findings; Authorizing and Confirming the District's Improvement Plan; Confirming an Estimated Cost of the Improvement Plan; Confirming the Maximum Liens Securing Prior and Future Bonds and Providing for the Reallocation of Assessments; Equalizing, Approving, Confirming, and Reallocating Assessments on Certain Property Specially Benefited by Such Improvement Plan to Pay the Costs Thereof; Providing for Recording in the Improvement Lien Book; Providing for Finalization of the Assessments; Providing for the Payment and the Collection of the Reallocated Assessments by the Method Provided for by Chapters 170, 190 and 197, Florida Statutes; Making Provisions for Transfers of Real Property to Governmental Bodies; Addressing Conflicts; Providing for Recording of an Assessment Notice; and Providing for Severability and an Effective Date
6. Consideration of Resolution 2022-09, Approving Proposed Budgets for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
 7. Consideration of Resolution 2022-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
 8. Consideration of Resolution 2022-11, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date
 9. Consideration of Addendum to Doody Daddy LLC Service Agreement for Dog Waste Station and Maintenance Service
 10. Acceptance of Unaudited Financial Statements as of March 31, 2022
 11. Approval of April 21, 2022 Regular Meeting Minutes
 12. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineers: *Dominion Engineering Group, Inc. and ETM*
 - C. Property Manager: *Castle Group*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: June 16, 2022 at 3:00 PM

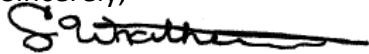
- QUORUM CHECK

GRADY MIARS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
LIAM O'REILLY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
GREGG KERN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
ROSE BOCK	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
MIKE TAYLOR	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

13. Board Members' Comments/Requests
14. Public Comments
15. Adjournment

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

Sincerely,



Craig Wrathell
District Manager

FOR BOARD AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3AI

**2021B ACQUISITION AND CONSTRUCTION
REQUISITION**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021B**

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 National Association, as trustee (the "Trustee"), dated as of September 1, 2019, as supplemented by that certain Second Supplemental Trust Indenture dated as of February 1, 2021 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: **106**
- (2) Name of Payee pursuant to Acquisition Agreement:
Kutak Rock LLP
- (3) Amount Payable: **\$660.00**
- (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): **Project Construction Services**
- (5) Fund or Account and subaccount, if any, from which disbursement to be made: **Series 2021B Construction Account**
- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount: **N/A**

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.

DOMINION ENGINEERING GROUP, LLC,
CONSULTING ENGINEER

Title: _____

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 30, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3026866

Client Matter No. 123-3

Mr. Craig Wrathell
Three Rivers CDD
Wrathell, Hunt & Associates, LLC
401W
2300 Glades Road
Boca Raton, FL 33431

Invoice No. 3026866
123-3

Re: Project Construction

For Professional Legal Services Rendered

03/24/22	W. Haber	0.20	60.00	Confer with Kern regarding agreement for Unit 5
03/25/22	W. Haber	0.90	270.00	Review and revise agreement for Unit Five
03/29/22	W. Haber	0.30	90.00	Review and respond to correspondence regarding payment from County on interlocal
03/30/22	W. Haber	0.30	90.00	Review correspondence and revise agreement for Unit 5
03/31/22	W. Haber	0.50	150.00	Review and revise agreement for Unit 5; confer with Schaefer and Kern regarding same
TOTAL HOURS		2.20		

KUTAK ROCK LLP

Three Rivers CDD

April 30, 2022

Client Matter No. 123-3

Invoice No. 3026866

Page 2

TOTAL FOR SERVICES RENDERED \$660.00

TOTAL CURRENT AMOUNT DUE \$660.00

UNPAID INVOICES:

March 3, 2022 Invoice No. 3009835 1,020.00

TOTAL DUE \$1,680.00

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3A11

**2021B ACQUISITION AND CONSTRUCTION
REQUISITION**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021B**

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 National Association, as trustee (the “Trustee”), dated as of September 1, 2019, as supplemented by that certain Second Supplemental Trust Indenture dated as of February 1, 2021 (the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: **107**
- (2)
- (2) Name of Payee pursuant to Acquisition Agreement:

Dominion Engineering Group, Inc.
- (3) Amount Payable: **\$31,359.00**
- (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): **May 2022 – Invoices #2022-5322, 2022-5323, 2022-5321, 2022-5320, 2022-5324 & 2022-5326**
- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2021B Construction Account
- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount: **N/A**

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.

DOMINION ENGINEERING GROUP, LLC,
CONSULTING ENGINEER

Title: _____

***** INVOICE *****



Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
(904) 854-4500

Date: May 1, 2022

Invoice Number 2022-5322

Services Provided 04/1/22 - 04/30/22

Mr. Liam O'Reilly, PE Chairman
Three Rivers CDD
c/o Stephanie Schackmann
Wrathell, Hunt and Associates, LLC
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

Reference: Three Rivers CDD, Nassau County, Florida
DEG Project Number 2106.003

Task Order 1 CDD District Engineer (hourly)

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
Administrative	\$50	5	\$250.00
CADD Designer	\$100	0	\$0.00
Engineer	\$125	0	\$0.00
Principal	\$180	5	\$900.00
TOTAL		10	\$1,150.00

1. Reviewed invoices against approved purchase orders
2. Issued invoice approvals and assigned to appropriate account
3. Signed payment requisitions
4. Attend CDD meeting on April 21, 2022

Amount Due \$1,150.00

PM REVIEW: initials (wes)

Select Contract Term Regarding Invoicing:

1. Per our Contract, terms are net fifteen (15) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month. All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

***** INVOICE *****



Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
(904) 854-4500

Date: May 1, 2022

Invoice Number 2022-5323

Services Provided 4/1/22 – 4/30/22

Mr. Liam O'Reilly, PE, Chairman
 Three Rivers CDD
c/o Wrathell, Hunt and Associates, LLC
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

Reference: Three Rivers CDD, Engineering During Construction
Phase 1A, Units 1, 2, 3, 4, and 6
Three Rivers DRI, Nassau County, FL
DEG Project Number 2106.005

Task 2 Construction Phase Services NTE \$40,000

(hourly)

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
CADD Operator	\$75	0	\$0.00
CADD Designer	\$100	8	\$800.00
Engineer	\$125	8	\$1,000.00
Principal	\$180	3	\$540.00
TOTAL		19	\$2,340.00

Subtotal \$2,340.00

1. Reviewed Pay Applications for Unit 6
2. Coordination meetings on site w/owner and Vallencourt
3. Contractor Coordination
4. Reviewed utility As-Builts
5. Prepared Unit park grading plan
6. Community Park closeout
7. Community Park hardscape grading

Task 3 Site Visit (68 visits @ \$750/visit)

\$51,000.00

Activity	Billing Amount (per visit)	Total Visits this period	Total Due
Site Visit	\$750	2	\$1,500.00
TOTAL		2	\$1,500.00

Total Amount Due \$3,840.00

PM REVIEW: initials (wes)

Select Contract Term Regarding Invoicing:

1. Per our Contract, terms are net fifteen (15) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month.
2. All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

***** INVOICE *****



Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
(904) 854-4500

Date: May 1, 2022

Invoice Number 2022-5321

Net 15 days

Mr. Liam O'Reilly, PE, Chairman
Three Rivers CDD
c/o Stephanie Schackmann
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

**Reference: Amenity Center
Engineering and Permitting
Tributary, Nassau County, FL
DEG Project Number 2106.007**

Task 5 Construction Phase Services NTE

\$7500.00

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
CADD Operator	\$75	0	\$0.00
CADD Designer	\$100	5	\$500.00
Engineer	\$125	5	\$625.00
Principal	\$185	3	\$555.00
TOTAL		13	\$1,680.00

1. Site visit on April 8, 2022
2. Review Contractor pay app
3. Respond to RFI's
4. Review close out documentation
5. Redesigned area drains per contractor's request

Total Amount Due \$1,680.00

PM REVIEW: initials (____)

Select Contract Term Regarding Invoicing:

1. Per our Contract, terms are net fifteen (15) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month. All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

***** INVOICE *****



Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
(904) 854-4500

Date: May 1, 2021

Invoice Number 2022-5320

Services Provided 4/1/22 – 4/30/22

Mr. Liam O'Reilly, PE, Chairman
Three Rivers CDD
c/o **Wrathell, Hunt and Associates, LLC**
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Reference: Master Planning Services
Tributary (Three Rivers CDD), Nassau County, FL
DEG Project Number 2106.009

Task 1 Master Planning

(hourly)

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
Administrative	\$50	0	\$0.00
CADD Designer	\$100	6	\$600.00
Engineer	\$125	0	\$0.00
Principal	\$180	3	\$540.00
TOTAL		9	\$1,140.00

1. Worked on loop road layout

Task ADD001 Traffic Engineering Services (ETM) (hourly)

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
Administrative	\$50	0	\$0.00
CADD Designer	\$100	0	\$0.00
Engineer	\$125	0	\$0.00
Principal	\$180	0	\$0.00
TOTAL		0	\$0.00

Total Amount Due \$1,140.00

PM REVIEW: initials (____)

Select Contract Term Regarding Invoicing:

1. Per our Contract, terms are net fifteen (15) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month.
2. All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

***** INVOICE *****



Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
(904) 854-4500

Date: May 1, 2022

Invoice Number 2022-5324

Net 15 days

Mr. Liam O'Reilly, PE, Chairman
Three Rivers CDD
 c/o Stephanie Schackmann
Wrathell, Hunt and Associates, LLC
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

Reference: Tributary Unit 16A & 16B
Engineering and Permitting
Nassau County, FL
DEG Project Number 2106.011

Task 1 Preliminary Engineering \$16,500.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$16,500.00	0	\$16,500.00	100	\$16,500.00	\$16,500.00	\$0.00

Task 2 Final Site Planning & DRC Submittal \$3,500.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$3,500.00	0	\$3,500.00	100	\$3,500.00	\$1,750.00	\$1,750.00

Task 3 SJRWMD Design & Permitting \$26,240.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$26,240.00	0	\$26,240.00	65	\$17,056.00	\$10,496.00	\$6,560.00

Task 4 Final Engineering & Design

\$49,200.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$49,200.00	0	\$49,200.00	35	\$17,220.00	\$9,840.00	\$7,380.00

Task 5a Permitting- ERP

\$8,200.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$8,200.00	0	\$8,200.00	0	\$0.00	\$0.00	\$0.00

Task 5b Permitting- Nassau County

\$8,200.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$8,200.00	0	\$8,200.00	0	\$0.00	\$0.00	\$0.00

Task 5c Permitting JEA & FDEP

\$6,560.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$6,560.00	0	\$6,560.00	0	\$0.00	\$0.00	\$0.00

Task 6 Coordination of Secondary Utility

\$1,500.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$1,500.00	0	\$1,500.00	0	\$0.00	\$0.00	\$0.00

Task 7 Construction Phase Services NTE

\$12,000.00

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
CADD Operator	\$75	0	\$0.00
CADD Designer	\$100	0	\$0.00
Engineer	\$135	0	\$0.00
Principal	\$185	0	\$0.00
TOTAL		0	\$0.00

Total Amount Due \$15,690.00

PM REVIEW: initials (_wes_)

Select Contract Term Regarding Invoicing:

1. Per our Contract, terms are net fifteen (15) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month.
2. All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

***** INVOICE *****



Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
(904) 854-4500

Date: May 1, 2022

Invoice Number 2022-5326

Net 15 days

Mr. Liam O'Reilly, PE, Chairman
Three Rivers CDD
 c/o Stephanie Schackmann
Wrathell, Hunt and Associates, LLC
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

Reference: Tributary Unit 17
Engineering and Permitting
Nassau County, FL
DEG Project Number 2106.012

Task 1 Preliminary Engineering \$10,670.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$10,670.00	0	\$10,670.00	100	\$10,670.00	\$10,670.00	\$0.00

Task 2 Final Site Planning & FDP Submittal \$5,500.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$5,500.00	0	\$5,500.00	100	\$5,500.00	\$2,200.00	\$3,300.00

Task 3 SJRWMD Design & Permitting \$15,520.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$15,520.00	0	\$15,520.00	30	\$4,656.00	\$1,552.00	\$3,104.00

Task 4 Final Engineering & Design

\$29,100.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$29,100.00	0	\$29,100.00	25	\$7,275.00	\$5,820.00	\$1,455.00

Task 5a Permitting- ERP

\$4,850.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$4,850.00	0	\$4,850.00	0	\$0.00	\$0.00	\$0.00

Task 5b Permitting- Nassau County

\$4,850.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$4,850.00	0	\$4,850.000.00	0	\$0.00	\$0.00	\$0.00

Task 5c Permitting JEA & FDEP

\$3,880.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$3880.00	0	\$3,880.00	0	\$0.00	\$0.00	\$0.00

Task 6 Coordination of Secondary Utility

\$1,500.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$1,500.00	0	\$1,500.00	0	\$0.00	\$0.00	\$0.00

Task 7 Construction Phase Services NTE

\$12,500.00

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
CADD Operator	\$75	0	\$0.00
CADD Designer	\$100	0	\$0.00
Engineer	\$135	0	\$0.00
Principal	\$185	0	\$0.00
TOTAL		0	\$0.00

Total Amount Due \$7,859.00

PM REVIEW: initials (____)

Select Contract Term Regarding Invoicing:

1. Per our Contract, terms are net fifteen (15) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month.
2. All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3BI

**2021B ACQUISITION AND CONSTRUCTION
REQUISITION NO. 85**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021B (SOUTH ASSESSMENT AREA)**

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 National Association, as trustee (the "Trustee"), dated as of September 1, 2019, as supplemented by that certain Third Supplemental Trust Indenture dated as of August 1, 2021 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: 85
- (2) Name of Payee pursuant to Acquisition Agreement:

Bio-Tech Consulting, Inc.
3025 E. South Street
Orlando, FL 32803
- (3) Amount Payable: \$ 4,187.50
- (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 – Environmental & Permitting Services – Invoice 166800 (Mar 2022)
- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
- (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.

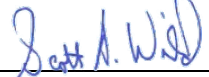
**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

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.

ENGLAND-THIMS & MILLER, INC,
CONSULTING ENGINEER



District Engineer

Date: April 25, 2022

Invoice

Invoice #: 166800
Invoice Date: 4/9/2022
Project Manager: JM
Project #: 1138-04 Tri...
Contract #: 21-1933

Bill To:

Three Rivers CDD
 2300 Glades Road
 Suite 410W
 Boca Raton, FL 33431

Project Name: Tributary
 (21-1933)
 WO #5

Terms: Net 30

Date	Item #	Description	Contract	Rate	Prev	Qty	Total %	Amount
3/15/2022	20-12	SJRWMD - ERP Application	6,000.00	3,000.00	3,000.00	1.0	100.00%	3,000.00
	20-13	SJRWMD - ERP Application RAI	10,000.00	10,000.00	3,150.00	0.0	31.50%	0.00
	20-14	SJRWMD - ERP Meetings	3,000.00	3,000.00	675.00	0.0	22.50%	0.00
	20-21	SJRWMD - CE Documents Submittal	6,000.00	6,000.00		0.0	0.00%	0.00
	25-00	FDEP - Coordination	3,000.00	3,000.00		0.0	0.00%	0.00
	65-00	General Coordination - ***TOTAL***	6,000.00	125.00	825.00	9.5	33.54%	1,187.50
3/27/2022	65-00FB	General Coordination - CE Mitigation Mapping				3.0		
3/28/2022	65-00FB	General Coordination - CE Mitigation Mapping				4.5		
3/29/2022	65-00FB	General Coordination - CE Mitigation Mapping				2.0		

We appreciate your business!

Current Charges	\$4,187.50
Payments/Credits	\$0.00
Invoice Total	\$4,187.50

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3B11

**2021B ACQUISITION AND CONSTRUCTION
REQUISITION NO. 86**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021B (SOUTH ASSESSMENT AREA)**

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 National Association, as trustee (the "Trustee"), dated as of September 1, 2019, as supplemented by that certain Third Supplemental Trust Indenture dated as of August 1, 2021 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: 86
- (2) Name of Payee pursuant to Acquisition Agreement:

Gold Coast Land Management, LLC
33549 Forest Dr
Deland, FL 32720
- (3) Amount Payable: \$ 54,000.00
- (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): Clearing on Tributary Unit 8 – Invoice I90131175
- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
- (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.

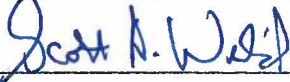
**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

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.

ENGLAND-THIMS & MILLER, INC,
CONSULTING ENGINEER



District Engineer

Date: May 2, 2022

Gold Coast Land Management, LLC
33549 Forest Dr
Deland, FL 32720 US
3868011810
troy@gclandmanagement.com
<http://www.gclandmanagement.com>

Invoice

BILL TO

Gregg Kern
7807 Baymeadows Road East | Ste.
205
Jacksonville, FL 32256 USA

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
I190131175	04/29/2022	\$54,000.00	05/29/2022	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Clearing on Tributary unit 8	Clear & grub, and onsite burn all debris in Unit 1B Phase 8. 50% completion \$54,000 (50% of the total)	1	54,000.00	54,000.00
				BALANCE DUE	\$54,000.00

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3BIII

**2021B ACQUISITION AND CONSTRUCTION
REQUISITION NO. 87**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021B (SOUTH ASSESSMENT AREA)**

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 National Association, as trustee (the “Trustee”), dated as of September 1, 2019, as supplemented by that certain Third Supplemental Trust Indenture dated as of August 1, 2021 (the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: **87**
- (2) Name of Payee pursuant to Acquisition Agreement:
ELM, Inc.
1035 Kings Avenue
Jacksonville, FL 32207
- (3) Amount Payable: **\$ 4,606.95**
- (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): **Professional architectural services – Invoice 19792 (Apr 2022)**
- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
- (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.

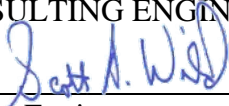
**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

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.

ENGLAND-THIMS & MILLER, INC,
CONSULTING ENGINEER



District Engineer

Date: May 5, 2022



RECEIVED
By Mike Taylor at 8:43 am, May 05, 2022

APPROVED
By Mike Taylor at 8:43 am, May 05, 2022

MONTHLY INVOICE

BILL TO

Three Rivers CDD
2300 Glades Road, Ste. 410W
Boca Raton, FL 33431

Project Description: Three Rivers Community Development District

For Professional Services Rendered from April 1, 2022 thru April 30, 2022

INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE
19792	Apr 30, 2022	May 30, 2022	19-32	\$4,606.95

	Fee Summary		Previously Invoiced		Current Invoice		Remaining	
	%	Stipulated	% phase Completed	Amount Billed	% complete	Value of Completed	Amount remaining	
21 Entry and Blvd Improvements	10.42%	\$41,900.00	100.00%	\$41,900.00	0.00%	\$0.00	\$0.00	
Task A - L/H - DD	3.70%	\$14,900.00	100.00%	\$14,900.00	0.00%	\$0.00	\$0.00	
Task B - L/H - CD's	6.71%	\$27,000.00	100.00%	\$27,000.00	0.00%	\$0.00	\$0.00	
22 North Amenity Design (Bldg, Structures & Site Imp)	77.47%	\$311,600.00	100.00%	\$311,600.00	0.00%	\$0.00	\$0.00	
Task A - Schematic Design	9.12%	\$36,700.00	100.00%	\$36,700.00	0.00%	\$0.00	\$0.00	
Task B - Design Development	9.60%	\$38,600.00	100.00%	\$38,600.00	0.00%	\$0.00	\$0.00	
Task C - Construction Docs	41.22%	\$165,800.00	100.00%	\$165,800.00	0.00%	\$0.00	\$0.00	
Task D - L/H - DD Amenity Site	5.72%	\$23,000.00	100.00%	\$23,000.00	0.00%	\$0.00	\$0.00	
Task E - L/H - CD's Amenity Site	11.81%	\$47,500.00	100.00%	\$47,500.00	0.00%	\$0.00	\$0.00	
23 Site Improvements-Dog Park/Pocket Park/Bus Stop	12.11%	\$48,700.00	100.00%	\$48,700.00	0.00%	\$0.00	\$0.00	
Task A - SD - Site Imp	2.24%	\$9,000.00	100.00%	\$9,000.00	0.00%	\$0.00	\$0.00	
Task B - DD L/H Site Imp	3.16%	\$12,700.00	100.00%	\$12,700.00	0.00%	\$0.00	\$0.00	
Task C - CDs L/H Site Imp	6.71%	\$27,000.00	100.00%	\$27,000.00	0.00%	\$0.00	\$0.00	
	100.00%	\$402,200.00	100.00%	\$402,200.00	0.00%	\$0.00	\$0.00	

Basic Services

Role	Hrs	Extension
<i>26 Construction Observation</i>		
Landscape Architect - Level 3	10.25	\$1,588.75
Senior Architect	13.75	\$2,956.25
26 Construction Observation Total:	24.00	\$4,545.00
Basic Services Sub Total:	24.00	\$4,545.00

Expenses

Expense Type	Amount
<i>26 Construction Observation</i>	
Mileage	\$61.95
26 Construction Observation Total:	\$61.95
Expenses Total:	\$61.95

Invoice Total: \$4,606.95



MONTHLY INVOICE

Project Description: Three Rivers Community Development District

For Professional Services Rendered from April 1, 2022 thru April 30, 2022

INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE
19792	Apr 30, 2022	May 30, 2022	19-32	\$4,606.95

Please make payments to ELM Inc.



Slip Details

Basic Services

<u>Date</u>	<u>Name</u>	<u>Code</u>	<u>Description</u>	<u>Hrs</u>	<u>Rate</u>	<u>Actual Value</u>	<u>Extension</u>
<i>26 Construction Observation</i>							
4/4/2022	DP	Landscape Architecture	Reviewing RFI's No. 29 and 30 as to our responsibility in the response.	1.00	\$155.00	\$155.00	\$155.00
4/5/2022	DP	Landscape Architecture	Reviewing and responding to Dominion Engineering's RFI No. 30 response. Providing additional information on the irrigation system and providing a concise question.	2.00	\$155.00	\$310.00	\$310.00
4/6/2022	JL	Architecture	Pay application review and sign.	0.50	\$215.00	\$107.50	\$107.50
4/6/2022	DP	Landscape Architecture	Researching project history determining when we first received an updated engineering base file showing the relocation of water utilities. Determined that the file was received in the context of pool drainage and sidewalk improvements which I had been coordinating with Jason Mokwa at Dominion. There was no correspondence between the engineer and our office about the utility change. Clarified to the engineer the response to RFI No. 30.	2.00	\$155.00	\$310.00	\$310.00
4/7/2022	JL	Architecture	Pay app review, irrigation and meter discussion with Donny.	0.75	\$215.00	\$161.25	\$161.25
4/8/2022	JL	Architecture	Railing discussion with Mike and Gregg.	0.25	\$215.00	\$53.75	\$53.75
4/11/2022	JL	Architecture	Railing modification, issue ASI-009.	1.50	\$215.00	\$322.50	\$322.50
4/12/2022	JL	Architecture	Provide finishes for pavilion, issue ASI-010.	1.75	\$215.00	\$376.25	\$376.25
4/12/2022	DP	Landscape Architecture	Addressing irrigation and drainage issues with Kevin Hill and Mike Taylor.	2.00	\$155.00	\$310.00	\$310.00
4/13/2022	JL	Architecture	Phone calls, emails regarding placement of island counter.	1.25	\$215.00	\$268.75	\$268.75
4/18/2022	DP	Landscape Architecture	Weekly construction meeting, driving to and from site.	3.25	\$155.00	\$503.75	\$503.75
4/18/2022	JL	Architecture	OAC meeting and site visit	3.00	\$215.00	\$645.00	\$645.00
4/19/2022	JL	Architecture	Submittal review, creating list of upcoming tasks, scheduling punch walk-throughs, follow up yesterday's site meeting	1.25	\$215.00	\$268.75	\$268.75



<u>Date</u>	<u>Name</u>	<u>Code</u>	<u>Description</u>	<u>Hrs</u>	<u>Rate</u>	<u>Actual Value</u>	<u>Extension</u>
4/20/2022	JL	Architecture	Setting up time for substantial completion punch walk, discussion and correspondence about deck railing	1.00	\$215.00	\$215.00	\$215.00
4/21/2022	JL	Architecture	Correspondence with Ansana regarding interior finishes, light fixtures, fans.	0.75	\$215.00	\$161.25	\$161.25
4/22/2022	JL	Architecture	Review interior paint color conflicts, review re-cap of meeting and provide response, review previously submitted siding submittal	1.25	\$215.00	\$268.75	\$268.75
4/26/2022	JL	Architecture	Discussion with Mike, followed up by recap with Donny - pavers, stucco, railing	0.50	\$215.00	\$107.50	\$107.50
26 Construction Observation Total:				<u>24.00</u>		<u>\$4,545.00</u>	<u>\$4,545.00</u>
Total Basic Services:						<u>\$4,545.00</u>	<u>\$4,545.00</u>

Expenses

<u>Date</u>	<u>Name</u>	<u>Code</u>	<u>Description</u>	<u>Qty</u>	<u>Rate</u>	<u>Actual Value</u>	<u>Amount</u>
<i>26 Construction Observation</i>							
4/18/2022	JL	Architecture	Site Visit	52.00	\$0.59	\$30.68	\$30.68
4/18/2022	DP	Landscape Architecture	Site Visit/Meeting	53.00	\$0.59	\$31.27	\$31.27
26 Construction Observation Total:				<u>105.00</u>		<u>\$61.95</u>	<u>\$61.95</u>
Total Expenses:						<u>\$61.95</u>	<u>\$61.95</u>

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3BIV

**2021B ACQUISITION AND CONSTRUCTION
REQUISITION NO. 88**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021B (SOUTH ASSESSMENT AREA)**

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 National Association, as trustee (the "Trustee"), dated as of September 1, 2019, as supplemented by that certain Third Supplemental Trust Indenture dated as of August 1, 2021 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: 88
- (2) Name of Payee pursuant to Acquisition Agreement:

ECS Florida LLC
14026 Thunderbolt Place, Suite 600
Chantilly, VA 20151
- (3) Amount Payable: \$ 2,300.00
- (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): **Geotechnical Services (Tributary Spine Road) Invoice 970355 (Apr 2022)**
- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
- (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.

ENGLAND-THIMS & MILLER, INC,
CONSULTING ENGINEER



District Engineer

Date: May 6, 2022



PLEASE REMIT TO:
ECS FLORIDA, LLC
14026 THUNDERBOLT PLACE, SUITE 600
CHANTILLY, VA 20151

Invoice Date

5/5/2022

Invoice Number

970355

Always Refer To
Above Number

PROJECT NAME: Tributary Spine Road
Nassau, FL

TO: Gregg Kern
 Three Rivers CDD
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

PLEASE DETACH AND RETURN DUPLICATE COPY WITH YOUR REMITTANCE

**Please Pay
This Amount:**

\$2,300.00

CUSTOMER CODE	PROJECT NO.	BILLED THRU DATE	TERMS
35:159402	35:32809	4/30/2022	DUE UPON RECEIPT

Description	Quantity	Units	Unit Price	Extension	Total
Final Invoice for Geotechnical Services					\$2,300.00
				Subtotal:	\$2,300.00

Invoice Total - Please Remit => \$2,300.00

If you have any questions regarding this invoice,
 please contact **Nathan Hildreth** at 904.880.0960

*** BUDGET SUMMARY ***

Budget Estimate:	\$4,300.00
Previously Invoiced:	\$2,000.00
Amt. This Invoice:	\$2,300.00
Amt. Remaining:	\$0.00

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3BV

**2021B ACQUISITION AND CONSTRUCTION
REQUISITION No. 89**

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021B (SOUTH ASSESSMENT AREA)**

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 National Association, as trustee (the "Trustee"), dated as of September 1, 2019, as supplemented by that certain Third Supplemental Trust Indenture dated as of August 1, 2021 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: **89**

- (2) Name of Payee pursuant to Acquisition Agreement:

**The Tree Amigos Outdoor Services, Inc.
5000-18 Highway 17, Suite 235
Fleming Island, FL 32003**

- (3) Amount Payable: **\$37,680.00**

- (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 Landscape Installation Services (March 2022) Invoice 16412**

- (5) Fund or Account and subaccount, if any, from which disbursement to be made:

- (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.

ENGLAND-THIMS & MILLER, INC,
CONSULTING ENGINEER



District Engineer

May 16, 2022



The Tree Amigos Outdoor Services, Inc.
5000-18 Highway 17
#235
Fleming Island FL 32003
904-778-1030

License:

Contract Invoice

Invoice#: 16412

Date: 03/31/2022

Billed To: Three Rivers CDD
2300 Glades Road
Suite 410W
Boca Raton FL 33431

Project: Tributary Misc. Services
2300 Glades Road
Boca Raton FL 33431

Due Date: 04/30/2022

Terms: 30DY

Order#

Description	Amount
Tributary Common Areas	
Common Area between PH1 & 2	19,910.00
Bahia seed and silt fence	1,550.00
Common area between homes	16,220.00

A service charge of 0.00 % per annum will be charged on all amounts overdue on regular statement dates.

Thank you for your prompt payment!

Non-Taxable Amount:	37,680.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	37,680.00

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

4

Three Rivers

COMMUNITY DEVELOPMENT DISTRICT

First Amendment to the Master and Neighborhood Special Assessment Methodology Report

March 29, 2022



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

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Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This First Amendment to the Master and Neighborhood Special Assessment Methodology Report (the “First Amendment Report”) was developed to provide an amendment to the Master and Neighborhood Special Assessment Methodology Report, dated February 7, 2019 (the “Original Report”) prepared by Governmental Management Services, LLC (the “Original Assessment Consultant”) as related to the introduction of a new residential product type to the development plan for the Three Rivers Community Development District (the “District”), located in unincorporated Nassau County, Florida.

1.2 Scope of the First Amendment Report

This First Amendment Report presents the projections for financing the public infrastructure improvements described in the District Engineer’s Report prepared by Dominion Engineering Group, LLC (the “District Engineer”) and dated August 27, 2019 (the “Engineer’s Report”). This First Amendment Report also describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and financing of the master and neighborhood public infrastructure improvements described in the Engineer’s Report (the “Capital Improvement Program”) to the land uses projected to be developed in the District, including a new residential product type.

1.3 Special Benefits and General Benefits

Public infrastructure improvements undertaken and funded in part by the District as part of the Capital Improvement Program create special and peculiar benefits, different in kind and degree than general benefits, for properties within the District, as well as general benefits to properties outside of the District and to the public at large. However, as discussed within this First Amendment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District, as the District’s Capital Improvement Program enables properties within the boundaries of the District to be developed.

There is no doubt that the general public and owners of property outside of the District will benefit from the provision of the Capital Improvement Program. However, these benefits are only incidental since the Capital Improvement Program is designed solely to provide special benefits peculiar to property within the District. Properties outside of the District are not directly served by the District and do not depend upon the Capital Improvement Program to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which properties located within the boundaries of the District receive compared to those lying outside of the boundaries of the District.

The Capital Improvement Program will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Capital Improvement Program. Even though the exact value of the benefits provided by the Capital Improvement Program is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the First Amendment Report

Section Two describes the amended development program for the land within the District as proposed by the Developer, as defined below.

Section Three provides a summary of the Capital Improvement Program as determined by the District Engineer.

Section Four discusses the proposed financing program for the District.

Section Five introduces the amended special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The land within the District consists of approximately 1,546 +/- acres and is projected to be developed as a master planned mixed-use community. The District is generally located south of State Road 200, north of Nassau River, east of Boggy Creek and west of Edwards Road.

2.2 The Amended Development Program

The development of land within the District commenced in 2019 and has in the past, is presently, and is anticipated in the future to be conducted by Three Rivers Developers, LLC (the "Developer"). Land development is projected to occur in multiple phases over a multi-year period, with some or all development having already commenced or been completed by the time of writing of this First Amendment Report on approximately 1,376 residential single-family dwelling units.

The original development plan for the land in the District as projected in the Original Report envisioned a total of 3,200 single-family and multi-family residential dwelling units, 350,000 square feet of office/commercial/retail uses, 250,000 square feet of light industrial uses, and 300 dry dockage/boat slips. The original development plan has been recently revised to not only decrease the total number of residential units from 3,200 to 3,125 and change specific unit counts within residential categories, but also to introduce a new type of single-family land use, a 70'-79' lot size.

Table 1 in the *Appendix* illustrates the original as well as amended development plans for the land in the District.

3.0 The Capital Improvement Program

3.1 Overview

The public infrastructure costs to be funded by the District were described by the District Engineer in the Engineer's Report. Only public infrastructure that qualified for bond financing by the District under Chapter 190, Florida Statutes, and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Description of the Capital Improvement Program

As described by the District Engineer in his Engineer's Report as well as supplements to the Engineer's Report, the public infrastructure improvements needed to serve the District as parts of the Capital Improvement Program are projected to consist of the Master Infrastructure, which is designed to provide benefit to all lands in the District and Neighborhood Infrastructure, which is designed to provide benefit to specific residential single-family dwelling units in the District.

The Master Infrastructure needed to support the development of all land within the District was originally projected to generally consist of offsite and onsite transportation, master stormwater, water/wastewater/reuse utilities, amenity center and park recreation, environmental mitigation, landscape/hardscape and fire station improvements, the total costs of which were estimated by the District Engineer at \$89,138,676. The Neighborhood Infrastructure needed to support the development of single-family residential land within the District was originally projected to generally consist of transportation and water/wastewater/reuse utilities, the total costs of which were estimated by the District Engineer at \$44,797,324. Table 2 in the *Appendix* illustrates the specific components as well as the estimated costs of the Master Infrastructure and Neighborhood Infrastructure components of the Capital Improvement Program.

4.0 Financing Program

4.1 Overview

The District has already commenced its Capital Improvement Program and development program and issued Special Assessment Bonds, Series 2019A-1 in the principal amount of \$16,170,000 (the "Series 2019A-1 Bonds"), Special Assessment Bonds, Series 2019A-2 in the principal amount of \$1,575,000 (the "Series 2019A-2 Bonds"), Special Assessment Bonds, Series 2021B in the principal amount of \$3,680,000 (the "Series 2021B Bonds"), and Special Assessment Bonds, Series 2021B (South Assessment Area) in the principal amount of \$10,000,000 (the "Series

2021B (South Assessment Area) Bonds”). The Series 2019A-1 Bonds, Series 2019A-2 Bonds, Series 2021B Bonds, and Series 2021B (South Assessment Area) Bonds (cumulatively the “Issued Bonds”) funded a total of \$26,890,890 in the costs of the Capital Improvement Program and provided a portion of the costs of the Master Infrastructure and Neighborhood Infrastructure that supported the development of approximately 1,376 single-family residential units.

4.2 Master Infrastructure Bonds and Neighborhood Infrastructure Bonds

Notwithstanding the Issued Bonds, this First Amendment Report endeavors to provide an amendment to the Original Report which would model the amount of indebtedness required to fully fund the provision by the District of the public infrastructure improvements which are part of the Capital Improvement Program. Consequently, this First Amendment Report proposes that in order to fully fund the costs of the Master Infrastructure, the costs of which were estimated by the District Engineer at \$89,138,676, the District would have to issue its Master Infrastructure Bonds in the principal amount estimated in the Original Report at \$118,565,000. Similarly, this First Amendment Report proposes that in order to fully fund the costs of the Neighborhood Infrastructure, the costs of which were estimated by the District Engineer at \$44,797,324, the District would have to issue its Neighborhood Infrastructure Bonds in the principal amount estimated in the Original Report at \$60,950,000. Tables 3 and 4 in the *Appendix* illustrate the estimated sources and uses for the Master Infrastructure Bonds and Neighborhood Infrastructure Bonds – please note that the figures in these tables are identical to the figures in Tables 13 and 14 in the Original Report.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Master Infrastructure Bonds and Neighborhood Infrastructure Bonds would provide the District with funds necessary to construct/acquire the public infrastructure improvements which are part of the Capital Improvement Program that is described in more detail in the Engineer’s Report as well as supplements to the Engineer’s Report. Such improvements lead to special and general benefits, with special benefits accruing to properties within the boundaries of the District and general benefits accruing to areas outside of the District and being only incidental in nature. The debt incurred in financing the public infrastructure improvements which are part of the Capital Improvement Program is projected to be paid off by assessing properties that derive special and peculiar benefits from the Capital Improvement Program. All properties within the District that derive special benefits from the Capital Improvement Program will be assessed for their fair share of the debt issued in order to finance the Capital Improvement Program.

5.2 Benefit Allocation and Assessment Apportionment

The improvements included in the Capital Improvement Program comprise an interrelated system of improvements. This means that the sum of the improvements that comprise the Capital Improvement Program will serve all properties within the District and improvements will be interrelated such that they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements. Specifically, the Master Infrastructure is designed to provide benefit to all lands in the District and Neighborhood Infrastructure is designed to provide benefit to specific residential single-family dwelling units in the District.

The infrastructure improvements included in the Capital Improvement Program have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the public infrastructure improvements which are part of the Capital Improvement Program and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to assessable land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

In accordance with the methodology for benefit allocation developed in the Original Report, the benefit associated with the Master Infrastructure portion of the Capital Improvement Program is proposed to be allocated as illustrated in Tables 5 through 12 in the *Appendix*, with every table in the First Amendment Report having its direct equivalent to a table in the Original Report, specifically Tables 4 through 11. Similarly, in accordance with the methodology for benefit allocation developed in the Original Report, the benefit associated with the Neighborhood Infrastructure portion of the Capital Improvement Program is proposed to be allocated as illustrated in Table 13 in the *Appendix*, with that table being a direct equivalent of Table 12 in the Original Report. Please note that the only differences between equivalent cost allocation tables in the First Amendment Report and the Original Report are (1) decrease in the total number of residential units from 3,200 to 3,125; (2) change in specific unit counts within residential categories; and (3) introduction of a new type of single-family land use, a 70'-79' lot size. The approach to the cost allocations of the different infrastructure types in the First Amendment Report is the same for the new 70'-79' single-family residential land use as that used for the other single-family residential land uses in the Original Report. Please note that should product types not currently contemplated be introduced in the future into the development plan in a similar way to the

introduction of the 70'-79' lot size, for instance 80'-89' lot size, the District may without the need to adopt a further amendment to this First Amendment Report allocate the benefit of the Capital Improvement Program through the application of the methodology outlined herein.

Finally, Tables 14 and 15 in the *Appendix* illustrate the apportionment of the assessments associated with the Master Infrastructure Bonds (the "Master Infrastructure Bond Assessments") and the apportionment of the assessments associated with the Neighborhood Infrastructure Bonds (the "Neighborhood Infrastructure Bond Assessments").

5.3 Assigning Master Infrastructure Bond Assessments and Neighborhood Infrastructure Bond Assessments

As a portion of the land in the District has already been developed and/or platted, the Developer informed the District that it wishes to not burden such developed/platted single-family residential lots with any changes to their Master Infrastructure Bond Assessments and Neighborhood Infrastructure Bond Assessments and will contribute finished public infrastructure improvements at no cost to the District or buyers of property in the District so as to not increase the amounts of the Master Infrastructure Bond Assessments and Neighborhood Infrastructure Bond Assessments over the levels established in the Original Report. Consequently, \$21,710,594.34 in Master Infrastructure Bond Assessments that would otherwise be assigned to 198 40'-49' single-family residential lots, 214 50'-59' single-family residential lots, and 140 60'-69' single-family residential lots which have already been developed and/or platted will be subtracted from the \$118,565,000 in total Master Infrastructure Bond Assessments, and the remaining Master Infrastructure Bond Assessments in the amount of \$96,854,405.66 will be initially levied on an equal per gross acre-basis on approximately 1,062.36 +/- unplatted and undeveloped acres in the District at a rate of approximately \$91,169.10 per gross acre.

Similarly, \$13,820,652.90 in Neighborhood Infrastructure Bond Assessments that would otherwise be assigned to 198 40'-49' single-family residential lots, 214 50'-59' single-family residential lots, and 140 60'-69' single-family residential lots which have already been developed and/or platted will be subtracted from the \$60,950,000 in total Neighborhood Infrastructure Bond Assessments, and the remaining Neighborhood Infrastructure Bond Assessments in the amount of \$47,129,347.10 will be initially levied on an equal per gross acre-basis on approximately 1,062.36 +/- unplatted and undeveloped acres in the District at a rate of approximately \$44,362.88 per gross acre.

When the land which as of the time of writing of this within the First Amendment Report is platted and/or developed, the Master Infrastructure Bond Assessments and Neighborhood Infrastructure Bond Assessments will be allocated to each platted and/or developed parcel on a first platted/first developed-first assigned basis as reflected in Tables 14 and 15 in the *Appendix*. Such allocation of the Master Infrastructure Bond Assessments and Neighborhood Infrastructure Bond Assessments from

unplatted and/or undeveloped gross acres will reduce the amount of the Master Infrastructure Bond Assessments and Neighborhood Infrastructure Bond Assessments levied on unplatted gross acres within the District. Further, as land is sold with entitlements transferred thereto, the debt is allocated on a per lot basis on the assessable lands within the District. Further, as land is sold with entitlements transferred thereto, the debt is allocated on a per lot basis on the assessable lands within the District.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3, Special Benefits and General Benefits*, public infrastructure improvements undertaken by the District create special and peculiar benefits to certain properties within the District. Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the assessable property within the District. The special and peculiar benefits resulting from each improvement are:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums; and
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the Capital Improvement Program make the land in the District developable and saleable and when implemented jointly as parts of the Capital Improvement Program, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

Reasonable estimates of the proportion of special and peculiar benefits received from the public infrastructure improvements are delineated in Tables 5 through 13 in the *Appendix*.

The determination has been made that the duty to pay the Master Infrastructure Bond Assessments and Neighborhood Infrastructure Bond Assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Capital Improvement Program (and the corresponding responsibility to pay the Master Infrastructure Bond Assessments and Neighborhood Infrastructure Bond Assessments have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided to each land use.

Accordingly, no acre or parcel of assessable property within the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to the completion of land development in the District. As development occurs, it is possible that the number of and land use types may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Master Infrastructure Bond Assessments and Neighborhood Infrastructure Bond Assessments when calculated on a per unit/square foot basis does not exceed the levels listed on Tables 14 and 15 in the *Appendix*. If such changes occur, the Methodology is applied to the land based on the number of and land use types of particular land uses within each and every parcel.

As the land in the District is platted and/or developed, the Master Infrastructure Bond Assessments and Neighborhood Infrastructure Bond Assessments are assigned to platted/developed parcels based on the figures in Tables 14 and 15 in the *Appendix*. If as a result of platting/development, the amounts of Master Infrastructure Bond Assessments and Neighborhood Infrastructure Bond Assessments for land that remains unplatted/undeveloped remain equal to the figures in Tables 14 and 15, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Master Infrastructure Bond Assessments and Neighborhood Infrastructure Bond Assessments to the platted/developed parcels, the Master Infrastructure Bond Assessments and Neighborhood Infrastructure Bond Assessments for land that remains unplatted/undeveloped equal less than the figures in Tables 14 and 15 (either as a result of a larger number of units, different units or both), then the Master Infrastructure Bond Assessments and Neighborhood Infrastructure Bond Assessments for all parcels within the District will be lowered if that state persists at the conclusion of platting/development of all land within the District.

If, in contrast, as a result of platting/development and apportionment of the Master Infrastructure Bond Assessments and Neighborhood Infrastructure Bond Assessments to the platted/developed parcels within the District, the Master Infrastructure Bond Assessments and Neighborhood Infrastructure Bond Assessments for land that remains unplatted/undeveloped equal more than the figures in Tables 14 and 15 (either as a result of a smaller number of units, different units or both), taking into account any future development plans for the unplatted lands – in the District's sole discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in Master Infrastructure Bond Assessments and Neighborhood Infrastructure Bond Assessments

plus accrued interest will be collected from the owner(s) of the property which platting/development caused the increase of assessment to occur, in accordance with the assessment resolution and/or a true-up agreement to be entered into between the District and the owner(s) of the property, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Master Infrastructure Bond Assessments and Neighborhood Infrastructure Bond Assessments per unit and the Master Infrastructure Bond Assessments and Neighborhood Infrastructure Bond Assessments illustrated in Tables 14 and 15 plus accrued interest to the next succeeding interest payment date on the applicable bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

In addition to platting/development of property within the District, any planned sale of an unplatted parcel to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Master Infrastructure Bond Assessments and Neighborhood Infrastructure Bond Assessments for land that remains unplatted/undeveloped within the District remains equal to the figures illustrated in Tables 14 and 15. The test will be based upon the development rights as signified by the number of and land uses types associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of the Master Infrastructure Bond Assessments and Neighborhood Infrastructure Bond Assessments transferred at sale.

5.7 Assessment Roll

Based on the per gross acre assessment proposed in Section 5.2, the Master Infrastructure Bond Assessments in the amount of \$96,854,405.66 and Neighborhood Infrastructure Bond Assessments in the amount of \$47,129,347.10 are proposed to be levied as illustrated below.

Parcel ID	Gross Acres	Owner	Master Infrastructure Bonds Assessments	Neighborhood Infrastructure Bonds Assessments
09-2N-26-0000-0001-0000	193.76	THREE RIVERS DEVELOPERS LLC	\$17,664,924.92	\$8,595,751.25
10-2N-26-0000-0001-0020	786.32	THREE RIVERS DEVELOPERS LLC	\$71,688,087.14	\$34,883,418.25
10-2N-26-2010-0T79-0000	6.12	THREE RIVERS DEVELOPERS LLC	\$557,954.90	\$271,500.81
10-2N-26-0000-0001-0020	24.05	THREE RIVERS DEVELOPERS LLC	\$2,192,616.87	\$1,066,927.22
10-2N-26-0000-0001-0020	33.72	THREE RIVERS DEVELOPERS LLC	\$3,074,222.07	\$1,495,916.25
10-2N-26-2010-TR35-0000	5.91	THREE RIVERS DEVELOPERS LLC	\$538,809.38	\$262,184.61
10-2N-26-2010-TR33-0000	8.74	THREE RIVERS DEVELOPERS LLC	\$796,817.94	\$387,731.55
10-2N-26-2010-0T59-0000	3.74	THREE RIVERS DEVELOPERS LLC	\$340,972.44	\$165,917.16
Total	1062.36		\$96,854,405.66	\$47,129,347.10

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Capital Improvement Plan. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Three Rivers

Community Development District

Amended Development Plan

Land Use	Unit of Measurement	Original Number of Units/Square Feet	Amended Number of Units/Square Feet
Residential Single-Family			
40'-49' lot	Unit	580	582
50'-59' lot	Unit	949	917
60'-69' lot	Unit	471	499
70'-79' lot	Unit	0	107
Townhomes	Unit	700	420
Residential Multi-Family	Unit	500	600
Total Residential		3,200	3,125
Office/Commercial/Retail	Square Foot	350,000	350,000
Light Industrial	Square Foot	250,000	250,000
Dry Dockage/Boat Slip	Unit	300	300

Table 2

Three Rivers

Community Development District

Estimated Costs of the Capital Improvement Program

Improvement Category	Total Infrastructure Cost
<u>Master Infrastructure</u>	
Transportation	
Offsite	\$16,213,424
Spine Road	\$9,045,148
Master Stormwater System	\$29,679,385
Utilities: Water/Wastewater/Reuse	\$9,054,191
Recreation	
Amenity Center	\$10,175,789
Parks	\$3,165,801
Environmental Mitigation	\$983,660
Landscape/Hardscape	\$5,653,216
Fire Station	\$4,635,637
Contingency	\$532,425
Total Master Infrastructure	\$89,138,676
 <u>Neighborhood Infrastructure</u>	
Transportation	\$21,184,070
Utilities: Water/Wastewater/Reuse	\$23,345,679
Contingency	\$267,575
Total Neighborhood Infrastructure	\$44,797,324
Total	\$133,936,000

Table 3

Three Rivers

Community Development District

Series 2021B (South Assessment Area) Bonds - Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$10,000,000.00
Total Sources	\$10,000,000.00

Uses

Project Fund Deposits:	
Project Fund	\$8,596,413.89
Other Fund Deposits:	
Debt Service Reserve Fund	\$462,500.00
Capitalized Interest Fund	\$549,861.11
Delivery Date Expenses:	
Costs of Issuance	\$191,225.00
Underwriter's Discount	\$200,000.00
Total Uses	\$10,000,000.00

Table 4

Three Rivers

Community Development District

Neighborhood Infrastructure Bonds - Estimated Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$60,950,000.00
Total Sources	\$60,950,000.00

Uses

Project Fund Deposits:	
Project Fund	\$44,797,324.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$4,501,250.00
Capitalized Interest Fund	\$9,449,366.00
Delivery Date Expenses:	
Costs of Issuance	\$2,202,060.00
Total Uses	\$60,950,000.00

Table 5

Three Rivers

Community Development District

Master Infrastructure Onsite/Offsite Transportation Cost Allocation

Land Use	Number of Units/Square Feet	Residential ERU Factor	Trips per Unit/Square Foot	Cost Allocation	Cost Allocation per Unit/1,000 Square Feet
Residential Single-Family					
40'-49' lot	582	0.80	9.57	\$3,165,955.46	\$5,439.79
50'-59' lot	917	1.00	9.57	\$6,235,354.71	\$6,799.73
60'-69' lot	499	1.20	9.57	\$4,071,679.82	\$8,159.68
70'-79' lot	107	1.40	9.57	\$1,018,599.93	\$9,519.63
Townhomes	420	0.60	9.57	\$1,713,532.59	\$4,079.84
Residential Multi-Family	600	0.45	9.57	\$1,835,927.78	\$3,059.88
Total Residential	3,125				
Office/Commercial/Retail	350,000		15.93	\$3,961,536.95	\$11,318.68
Light Industrial	250,000		15.93	\$2,829,669.25	\$11,318.68
Dry Dockage/Boat Slip	300		2.00	\$426,315.52	\$1,421.05
Total				\$25,258,572.00	

Table 6

Three Rivers

Community Development District

Master Infrastructure Stormwater Cost Allocation

Land Use	Amended Number of Units/Square Feet	EBU per Unit/1,000 Square Feet	Average Runoff Coefficient per Unit/Acre	Cost Allocation	Cost Allocation per Unit/1,000 Square Feet
Residential Single-Family					
40'-49' lot	582	0.80	0.14	\$3,948,028.93	\$6,783.55
50'-59' lot	917	1.00	0.17	\$9,441,860.42	\$10,296.47
60'-69' lot	499	1.20	0.21	\$7,616,236.22	\$15,263.00
70'-79' lot	107	1.40	0.25	\$2,268,251.16	\$21,198.61
Townhomes	420	0.60	0.10	\$1,526,299.84	\$3,634.05
Residential Multi-Family	600	0.45	0.10	\$1,635,321.26	\$2,725.54
Total Residential	3,125				
Office/Commercial/Retail	350,000	2,500	0.21	\$1,780,683.15	\$5,087.67
Light Industrial	250,000	2,500	0.21	\$1,271,916.54	\$5,087.67
Dry Dockage/Boat Slip	300	20	0.21	\$190,787.48	\$635.96
Total				\$29,679,385.00	

Table 7

Three Rivers

Community Development District

Master Infrastructure Utilities Cost Allocation

Land Use	Amended	ERU per Unit	Cost Allocation	Cost Allocation
	Number of Units/Square Feet			per Unit/1,000 Square Feet
Residential Single-Family				
40'-49' lot	582	1.00	\$1,816,706.60	\$3,121.49
50'-59' lot	917	1.00	\$2,862,405.42	\$3,121.49
60'-69' lot	499	1.00	\$1,557,623.01	\$3,121.49
70'-79' lot	107	1.00	\$333,999.32	\$3,121.49
Townhomes	420	0.48	\$629,292.18	\$1,498.31
Residential Multi-Family	600	0.48	\$898,988.83	\$1,498.31
Total Residential	3,125			
Office/Commercial/Retail	350,000	0.48	\$524,410.15	\$1,498.31
Light Industrial	250,000	0.48	\$374,578.68	\$1,498.31
Dry Dockage/Boat Slip	300	0.06	\$56,186.80	\$187.29
Total			\$9,054,191.00	

Table 8

Three Rivers

Community Development District

Master Infrastructure Recreation Cost Allocation

Land Use	Amended	ERU per	Cost Allocation	Cost Allocation
	Number of Units/Square Feet	Unit/1,000 Square Feet		per Unit/1,000 Square Feet
Residential Single-Family				
40'-49' lot	582	0.80	\$2,606,514.06	\$4,478.55
50'-59' lot	917	1.00	\$5,133,533.92	\$5,598.18
60'-69' lot	499	1.20	\$3,352,192.05	\$6,717.82
70'-79' lot	107	1.40	\$838,607.83	\$7,837.46
Townhomes	420	0.60	\$1,410,742.15	\$3,358.91
Residential Multi-Family	600	0.00	\$0.00	\$0.00
Total Residential	3,125			
Office/Commercial/Retail	350,000	0.00	\$0.00	\$0.00
Light Industrial	250,000	0.00	\$0.00	\$0.00
Dry Dockage/Boat Slip	300	0.00	\$0.00	\$0.00
Total			\$13,341,590.00	

Table 9

Three Rivers

Community Development District

Master Infrastructure Environmental Cost Allocation

Land Use	Amended Number of Units/Square Feet	ERU per Unit/1,000 Square Feet	Development Acreage	Cost Allocation	Cost Allocation per Unit/1,000 Square Feet
Residential Single-Family					
40'-49' lot	582	0.80	136.54	\$180,284.14	\$309.77
50'-59' lot	917	1.00	268.92	\$355,069.92	\$387.21
60'-69' lot	499	1.20	175.61	\$231,860.27	\$464.65
70'-79' lot	107	1.40	43.93	\$58,003.79	\$542.09
Townhomes	420		75.00	\$99,026.17	\$235.78
Residential Multi-Family	600		30.00	\$39,610.47	\$66.02
Total Residential	3,125				
Office/Commercial/Retail	350,000		8.00	\$10,562.79	\$30.18
Light Industrial	250,000		4.00	\$5,281.40	\$21.13
Dry Dockage/Boat Slip	300		3.00	\$3,961.05	\$13.20
Total			745.00	\$983,660.00	

Table 10

Three Rivers

Community Development District

Master Infrastructure Landscape/Hardscape Cost Allocation

Land Use	Amended Number of Units/Square Feet	ERU per Unit/1,000 Square Feet	Cost Allocation	Cost Allocation per Unit/1,000 Square Feet
Residential Single-Family				
40'-49' lot	582	0.80	\$906,633.15	\$1,557.79
50'-59' lot	917	1.00	\$1,785,615.55	\$1,947.24
60'-69' lot	499	1.20	\$1,166,005.01	\$2,336.68
70'-79' lot	107	1.40	\$291,695.98	\$2,726.13
Townhomes	420	0.60	\$490,703.51	\$1,168.34
Residential Multi-Family	600	0.45	\$525,753.76	\$876.26
Total Residential	3,125			
Office/Commercial/Retail	350,000	2,500	\$272,613.06	\$778.89
Light Industrial	250,000	2,500	\$194,723.62	\$778.89
Dry Dockage/Boat Slip	300	30	\$19,472.36	\$64.91
Total			\$5,653,216.00	

Table 11

Three Rivers

Community Development District

Master Infrastructure Fire Station Cost Allocation

Land Use	Amended Number of Units/Square Feet	ERU per Unit/1,000 Square Feet	Cost Allocation	Cost Allocation per Unit/1,000 Square Feet
Residential Single-Family				
40'-49' lot	582	0.80	\$738,352.69	\$1,268.65
50'-59' lot	917	1.00	\$1,454,186.89	\$1,585.81
60'-69' lot	499	1.20	\$949,582.46	\$1,902.97
70'-79' lot	107	1.40	\$237,554.19	\$2,220.13
Townhomes	420	0.60	\$399,623.88	\$951.49
Residential Multi-Family	600	0.45	\$428,168.44	\$713.61
Total Residential	3,125			
Office/Commercial/Retail	350,000	2,500	\$222,013.27	\$634.32
Light Industrial	250,000	2,500	\$158,580.90	\$634.32
Dry Dockage/Boat Slip	300	10	\$47,574.27	\$158.58
Total			\$4,635,637.00	

Table 12

Three Rivers

Community Development District

Master Infrastructure Total Cost Allocation

Land Use	Amended Number of Units/Square Feet	Master Infrastructure Total Cost Allocation	Master Infrastructure Total Cost Allocation per Unit/1,000 Square Feet
Residential Single-Family			
40'-49' lot	582	\$13,362,475.02	\$22,959.58
50'-59' lot	917	\$27,268,026.83	\$29,736.13
60'-69' lot	499	\$18,945,178.84	\$37,966.29
70'-79' lot	107	\$5,046,712.20	\$47,165.53
Townhomes	420	\$6,269,220.33	\$14,926.72
Residential Multi-Family	600	\$5,363,770.54	\$8,939.62
Total Residential	3,125		
Office/Commercial/Retail	350,000	\$6,771,819.37	\$19,348.06
Light Industrial	250,000	\$4,834,750.38	\$19,339.00
Dry Dockage/Boat Slip	300	\$744,297.48	\$2,480.99
Total		\$88,606,251.00	

Table 13

Three Rivers

Community Development District

Neighborhood Infrastructure Cost Allocation

Land Use	Number of Units	ERU per Unit	Cost Allocation	Cost Allocation per Unit
Residential Single-Family				
40'-49' lot	582	1	\$8,699,668.99	\$14,947.88
50'-59' lot	917	1	\$17,134,013.02	\$18,684.86
60'-69' lot	499	1	\$11,188,491.82	\$22,421.83
70'-79' lot	107	1	\$2,798,991.44	\$26,158.80
Townhomes	420	1	\$4,708,583.73	\$11,210.91
Total	2,525		\$44,529,749.00	

Table 14

Three Rivers

Community Development District

Master Infrastructure Bond Assessments Apportionment

Land Use	Amended Number of Units/Square Feet	Master Infrastructure Bonds Assessments	Master Infrastructure Bonds per Unit/1,000 Square Feet	Total Annual Debt Service Payment*	Annual Debt Service Payment per Unit/1,000 Square Feet*
Residential Single-Family					
40'-49' lot	582	\$17,880,474.95	\$30,722.47	\$1,418,875.74	\$2,437.93
50'-59' lot	917	\$36,487,646.92	\$39,790.24	\$2,895,417.33	\$3,157.49
60'-69' lot	499	\$25,350,752.39	\$50,803.11	\$2,011,667.35	\$4,031.40
70'-79' lot	107	\$6,753,061.16	\$63,112.72	\$535,878.08	\$5,008.21
Townhomes	420	\$8,388,912.74	\$19,973.60	\$665,688.40	\$1,584.97
Residential Multi-Family	600	\$7,177,320.42	\$11,962.20	\$569,544.48	\$949.24
Total Residential	3,125				
Office/Commercial/Retail	350,000	\$9,061,446.06	\$25,889.85	\$719,056.18	\$2,054.45
Light Industrial	250,000	\$6,469,432.71	\$25,877.73	\$513,371.21	\$2,053.48
Dry Dockage/Boat Slip	300	\$995,952.65	\$3,319.84	\$79,032.19	\$263.44
Total		\$118,565,000.00		\$9,408,530.97	

* Includes costs of collection and early payment discount allowance

Table 15

Three Rivers

Community Development District

Neighborhood Infrastructure Bond Assessments Apportionment

Land Use	Number of Units	Neighborhood Infrastructure Bonds Assessments	Neighborhood Infrastructure Bonds Assessments per Unit	Total Annual Debt Service Payment*	Annual Debt Service Payment per Unit*
Residential Single-Family					
40'-49' lot	582	\$11,907,653.58	\$20,459.89	\$945,177.34	\$1,624.02
50'-59' lot	917	\$23,452,144.18	\$25,574.86	\$1,861,528.39	\$2,030.02
60'-69' lot	499	\$15,314,224.57	\$30,689.83	\$1,215,576.01	\$2,436.02
70'-79' lot	107	\$3,831,113.63	\$35,804.80	\$304,097.00	\$2,842.03
Townhomes	420	\$6,444,864.05	\$15,344.91	\$511,565.05	\$1,218.01
Total	2,525	\$60,950,000.00		\$4,837,943.80	

* Includes costs of collection and early payment discount allowance

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

5A

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

STATE OF FLORIDA
COUNTY OF NASSAU:

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


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

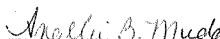
REALLOCATION OF CERTAIN
DEBT

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

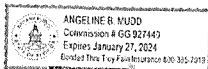
04/22/2022 04/29/2022
LEGAL DISPLAY

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 29th day of April, A.D. 2022


Angelina B. Mudd, Notary Public

Personally Known



**NOTICE OF PUBLIC HEARING TO CONSIDER REALLOCATION OF CERTAIN DEBT SPECIAL ASSESSMENTS
PURSUANT TO SECTIONS 170, 190 AND 197, FLORIDA STATUTES, AND CONSIDERATION OF ADOPTION OF AN
ASSESSMENT ROLL BY THE THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO
SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT**

NOTICE OF REGULAR MEETING OF THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT

The Three Rivers Community Development District ("District") Board of Supervisors ("Board") will hold a public hearing at 3:00 p.m. on May 19, 2022 at Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach, Florida 32044 to consider the adoption of an assessment roll, the reallocation of debt special assessments on certain benefited property within the District, as more particularly described below and a depiction of which lands is also shown below (the "Property"), and to provide for the levy, collection and enforcement of the debt special assessments. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the preliminary assessment roll and agenda for the hearing and meeting may be obtained at the office of the District Manager, 2300 Glades Road, Suite 410B, Boca Raton, Florida 33431, Ph: (561) 571-0100, during normal business hours.

To fund construction, installation, and/or acquisition of certain District improvements, the District previously levied special assessments (the "Assessments") on property specially benefited by construction, installation and/or acquisition of District improvements. The improvements include, but are not limited to, roadway improvements, stormwater management facilities, water, sewer and reuse utilities, amenity center and parks, landscape and hardware improvements, fire station improvements and other related public infrastructure (the "Improvements") all as more particularly described in the District's Engineer's Report, copies of which are available from the District Manager's office.

It is anticipated that an additional product type, which was not previously envisioned to be developed within the District, will be developed on certain portions of the District, which will alter the number and type of units set forth in the District's original *Master and Neighborhood Special Assessment Methodology Report*, dated February 7, 2019. Specifically, the modification decreases the number of units on the Property. To address this change and resulting benefit, on March 29, 2022, the District adopted Resolution 2022-04, declaring the reallocation of the Assessments. A copy of that resolution is being published with this notice.

In connection with the change in the unit type, the District desires to levy and reallocate a portion of the Assessments against the Property in proportion to the benefit received. The District intends to assess the Property in the manner set forth in the District's *First Amendment to Master and Neighborhood Special Assessment Methodology Report*, dated March 29, 2022 (the "Assessment Report"). A copy of the Assessment Report, which includes the preliminary assessment roll, is available from the District Manager's office. As discussed above, the purpose of the debt special assessments is to defray the costs of the Improvements as specified in the Engineer's Report.

The Assessment Report identifies each parcel within the District and assessment per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District is based described in the Assessment Report. As also explained in more detail in the Assessment Report, the reallocated assessments will be levied against the Property, in a manner that is consistent with the level of benefit received by that parcel. Unit to all benefited properties are assessed. Please consult the Assessment Report for more details.

From the imposition of all reallocated special assessments to be levied and imposed to fund the Improvements, the District expects to collect total revenues in the amount of \$342,759,310.24 (inclusive of fees and costs of collection or enforcement, and the annual interest costs of the debt issued to finance the Improvements or \$143,903,722.76, exclusive of fees and costs of collection or enforcement, and the annual interest costs of the debt issued to finance the Improvements).

The assessments may be prepaid in whole at any time, or in some instances, in part, by may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the District's Improvements. These annual assessments may be collected on the Nassau County tax bill by the Nassau County Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. For delinquent assessments that were directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. The decision to collect special assessments by any particular method, e.g., on the tax bill 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. Failure to pay the assessments will cause a tax certificate to be issued against the property, which may result in fees and sale. All affected property owners have the right to appear at the public hearing and the right to file written objection with the District within twenty (20) days of the publication of this notice.

The public hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing will be continued to a date, time and place to be specified on the record at the hearing.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at this hearing, because of a disability or physical impairment should contact the District Office at (561) 571-0910 or (561) 571-0910 hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8779 for and in contacting the District office.

BE LLEVIED AND REALLOCATED; PROVIDING FOR AN ASSESSMENT PLAN; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors of the Three Rivers Community Development District (the "Board") previously determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvement (the "Improvement") described in the *Master Engineer's Report*, dated February 27, 2019, attached hereto as **Exhibit A** (the *Engineer's Report*); and

WHEREAS, to fund construction, installation and/or acquisition of the improvements described in the *Engineer's Report*, the Board levied special assessments (the "Assessments") pursuant to Resolutions 2019-24, 2019-25 and 2019-29, as may be supplemented from time to time, (the "Assessment Resolutions") on property specially benefited by construction, installation and/or acquisition of the Improvements; and

WHEREAS, pursuant to the Assessment Resolutions, the District adopted that certain *Master and Neighborhood Special Assessment Methodology Report*, dated February 7, 2019, (the "Assessment Report"), which allocated the Assessments to product types by Equivalent Residential Units ("ERUs"); and

WHEREAS, it is anticipated that an additional product type consisting of 70 - 79' single-family lots, which product type was not previously envisioned to be developed within the District, will be developed on certain portions of the District (the "New Units"), which will alter the number and types of units set forth in the Assessment Report; and

WHEREAS, the term "Assessments" as defined herein is intended to include any changes to the Assessments to address the New Units;

WHEREAS, implementation of the New Units will require a designation of ERUs and a corresponding reallocation of the Assessments under the Assessment Report; and

WHEREAS, the District desires to amend the Assessment Report to update the development plan, identify ERUs for the New Units, and reallocate the Assessments to include the New Units, all as set forth in that certain *First Amendment to Master and Neighborhood Special Assessment Methodology Report*, dated March 29, 2022 (the "First Amendment to Master Assessment Report") attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2300 Glades Road, Suite 410B, Boca Raton, Florida 33431 (the "District Records Office"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct, or reconstruct, enlarge or extend, equip, operate, and/or maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determined that the proposed ERUs to be assigned to the New Units will not result in Assessments that exceed the benefits to the property improved and that Assessments to be levied will not exceed the benefits to the property improved.

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

1. The Assessments are being levied and shall be reallocated on certain property to identify the New Units. The Assessments as levied and reallocated, will defray the cost of the Improvements as specified in the *Engineer's Report*. It is declared that the proposed ERUs to be assigned to the New Units shall be as described in more detail in **Exhibit B** herein.
2. The name and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office.
3. The total estimated cost of the Improvements is \$88,606,251 for the Master Infrastructure; and \$43,129,749 for the Neighborhood Infrastructure, which amounts have been or will be funded, in part, by previously issued special assessments bonds, as well as special assessment bonds to be issued in the future (the "Assessment Code").
4. The reallocation contemplated by this Resolution and **Exhibit B** impact Assessments levied against only real property owned by the developer. After reallocation, the Assessments will continue to defray approximately \$118,565,000 to fund the Master Infrastructure and \$60,950,000 to fund the Neighborhood Infrastructure, which amounts include the Improvements Cost plus financing related costs, debt service reserve and contingencies, as applicable and excludes annual interest payments on the debt.
5. The manner in which the Assessments shall be apportioned, reallocated, levied and paid is set forth within **Exhibit B** attached hereto, including provisions for supplemental assessment resolutions.
6. The Assessments, as reallocated and levied, shall be levied on lots and lands within the District which are adjoining and contiguous or bounding and abutting upon the Improvements or specially benefited thereby, and such Assessments, as reallocated, are further decalorated by this assessment plan hereinafter provided for.
7. There is on file at the District Records Office an assessment roll and map showing the area to be assessed, with certain plans and specifications describing the Improvements and the costs thereof, all of which shall be open to inspection by the public.
8. Commencing with the year in which the reallocated and levied Assessments are outlined, the As-

NOTICE OF PUBLIC HEARING TO CONSIDER REALLOCATION OF CERTAIN DEBT SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170, 190 AND 197, FLORIDA STATUTES, AND CONSIDERATION OF ADOPTION OF AN ASSESSMENT ROLL BY THE THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT

The Three Rivers Community Development District ("District") Board of Supervisors ("Board") will hold a public hearing at 3:00 p.m., on May 19, 2022 at **Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach, Florida 32034** to consider the adoption of an assessment roll, the reallocation of debt special assessments on certain benefitted property within the District, as more particularly described below and a depiction of which lands is also shown below (the "Property"), and to provide for the levy, collection and enforcement of the debt special assessments. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the preliminary assessment roll and the agendas for the hearings and meeting may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100, during normal business hours.

To fund construction, installation, and/or acquisition of certain District improvements, the District previously levied special assessments (the "Assessments") on property specially benefitted by construction, installation and/or acquisition of District improvements. The improvements include, but are not limited to roadway improvements, stormwater management facilities, water, sewer and reuse utilities, amenity center and parks, landscape and hardscape improvements, fire station improvements and other related public infrastructure (the "Improvements"), all as more particularly described in the District's Engineer's Report, copies of which are available from the District Manager's office.

It is anticipated that an additional product type, which was not previously envisioned to be developed within the District, will be developed on certain portions of the District, which will alter the number and type of units set forth in the District's original *Master and Neighborhood Special Assessment Methodology Report*, dated February 7, 2019. Specifically, the modification decreases the number of units on the Property. To address this change and resulting benefit, on March 29, 2022, the District adopted Resolution 2022-04, declaring the reallocation of the Assessments. A copy of that resolution is being published with this notice.

In connection with the change in the unit type, the District desires to levy and reallocate a portion of the Assessments against the Property in proportion to the benefit received. The District intends to assess the Property in the manner set forth in the District's First Amendment to *Master and Neighborhood Special Assessment Methodology Report*, dated March 29, 2022 (the "Assessment Report"). A copy of the Assessment Report, which includes the preliminary assessment roll, is available from the District Manager's office. As discussed above, the purpose of the debt assessments is to defray the costs of the Improvements as specified in the Engineer's Report.

The Assessment Report identifies each parcel within the District and assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District is based described in the Assessment Report. As also explained in more detail in the Assessment Report, the reallocated assessments will be levied against the Property in a manner that is consistent with the level of benefit received by that parcel, just as all benefitted properties are assessed. Please consult the Assessment Report for more details.

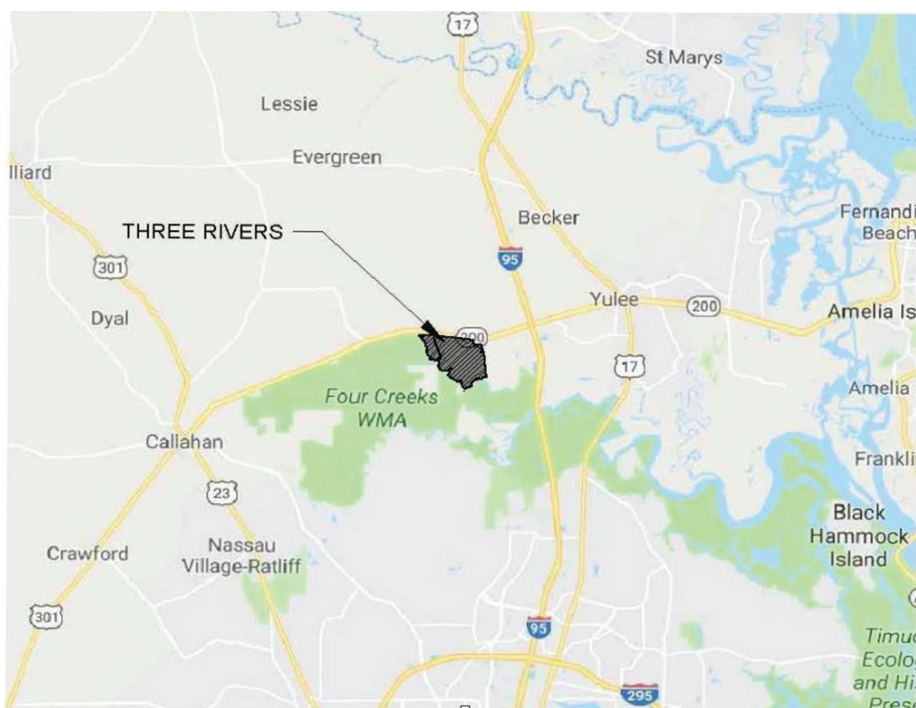
From the imposition of all reallocated special assessments to be levied and imposed to fund the Improvements, the District expects to collect total revenues in the amount of \$342,799,300.54 inclusive of fees and costs of collection or enforcement, and the annual interest costs of the debt issued to finance the Improvements or \$143,983,752.76, exclusive of fees and costs of collection or enforcement, and the annual interest costs of the debt issued to finance the Improvements.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the District's improvements. These annual assessments may be collected on the Nassau County tax roll by the Nassau County Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. For delinquent assessments that were directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. The decision to collect special 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. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

The public hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and place to be specified on the record at the hearing.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.



**RESOLUTION 2022-04
(NEW PRODUCT TYPE)**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT DECLARING AND REALLOCATING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL

BE LEVIED AND REALLOCATED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors of the Three Rivers Community Development District (the "Board") previously determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the *Master Engineer's Report*, dated February 27, 2019, attached hereto as **Exhibit A** (the Engineer's Report); and

WHEREAS, to fund construction, installation and/or acquisition of the improvements described in the Engineer's Report, the Board levied special assessments (the "Assessments") pursuant to Resolutions 2019-24, 2019-25 and 2019-29, as may be supplemented from time to time, (the "Assessment Resolutions") on property specially benefitted by construction, installation and/or acquisition of the Improvements; and

WHEREAS, pursuant to the Assessment Resolutions, the District adopted that certain Master and Neighborhood *Special Assessment Methodology Report*, dated February 7, 2019, (the "Assessment Report"), which allocated the Assessments to product types by Equivalent Residential Units ("ERUs"); and

WHEREAS, it is anticipated that an additional product type consisting of 70' – 79' single-family lots, which product type was not previously envisioned to be developed within the District, will be developed on certain portions of the District (the "New Units"), which will alter the number and types of units set forth in the Assessment Report; and

WHEREAS, the term "Assessments" as defined herein is intended to include any changes to the Assessments to address the New Units;

WHEREAS, implementation of the New Units will require a designation of ERUs and a corresponding reallocation of the Assessments under the Assessment Report; and

WHEREAS, the District desires to amend the Assessment Report to update the development plan, identify ERUs for the New Units, and reallocate the Assessments to include the New Units, all as set forth in that certain *First Amendment to Master and Neighborhood Special Assessment Methodology Report*, dated March 29, 2022 ("First Amendment to Master Assessment Report") attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that the proposed ERUs to be assigned to the New Units will not result in Assessments that exceed the benefits to the property improved and that Assessments to be levied will not exceed the benefit to the property improved.

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

1. The Assessments are being levied and shall be reallocated on certain property to identify the New Units. The Assessments, as levied and reallocated, will defray the cost of the Improvements as specified in the Engineer's Report. It is declared that the proposed ERUs to be assigned to the New Units shall be as described in more detail in **Exhibit B** hereto.

2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office.

3. The total estimated cost of the Improvements is \$88,606,251 for the Master Infrastructure and \$45,329,749 for the Neighborhood Infrastructure, which amounts have been or will be funded, in part, by previously issued special assessments bonds, as well as special assessment bonds to be issued in the future. (the "Estimated Costs").

4. The reallocation contemplated by this Resolution and Exhibit B impacts Assessments levied against only real property owned by the developer. After reallocation, the Assessments will continue to defray approximately \$118,565,000 to fund the Master Infrastructure and \$60,950,000 to fund the Neighborhood Infrastructure, which amounts include the Improvements Cost plus financing related costs, debt service reserve and contingency, as applicable and excludes annual interest payments on the debt.

5. The manner in which the Assessments shall be apportioned, reallocated, levied and paid is set forth within Exhibit B attached hereto, including provisions for supplemental assessment resolutions.

6. The Assessments, as reallocated and levied, shall be levied on lots and lands within the District which are adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and such Assessments, as reallocated, are further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment roll and map showing the area to be assessed, with certain plans and specifications describing the Improvements and the costs thereof, all of which shall be open to inspection by the public.

8. Commencing with the year in which the reallocated and levied Assessments are confirmed, the Assessments, as reallocated and levied, shall be paid in not more than thirty (30) annual installments. The Assessments, as reallocated and levied, may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform method of collecting the Assessments, as reallocated and levied, is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments, as reallocated and levied, may be collected as otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the Assessment, as reallocated and levied, against each lot or parcel of land and the number of annual installments into which the Assessment, as reallocated and levied, may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of i) the proposed ERUs to be assigned to the New Units and the resulting reallocation and levy of the Assessments and the amount thereof to be assessed against certain property as improved and ii) the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Nassau County, Florida, and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution is intended to amend and supplement the Assessment Resolutions relating to the District's levy of special assessments on the lands within the boundaries of the District benefitting from the public infrastructure improvements set forth in the Master Engineer's Report. As such, all such prior resolutions, including but not limited to the Assessment Resolutions, remain in full force and effect, except to the extent provided for herein.

13. This Resolution shall become effective upon its passage.

14. The invalidity or enforceability 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.

PASSED AND ADOPTED this 29th day of March, 2022.

ATTEST **Three Rivers Community Development District**

/s/ Craig Wrathell
Secretary

Liam O'Reilly
Chair Board of Supervisors

Exhibit A: *Engineer's Report, dated August 27, 2019*

Exhibit B: *First Amendment to Master and Neighborhood Special Assessment Methodology Report, dated March 29, 2022*

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2022-08

[NEW PRODUCT TYPE]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT MAKING CERTAIN FINDINGS; AUTHORIZING AND CONFIRMING THE DISTRICT'S IMPROVEMENT PLAN; CONFIRMING AN ESTIMATED COST OF THE IMPROVEMENT PLAN; CONFIRMING THE MAXIMUM LIENS SECURING PRIOR AND FUTURE BONDS AND PROVIDING FOR THE REALLOCATION OF ASSESSMENTS; EQUALIZING, APPROVING, CONFIRMING, AND REALLOCATING ASSESSMENTS ON CERTAIN PROPERTY SPECIALLY BENEFITED BY SUCH IMPROVEMENT PLAN TO PAY THE COSTS THEREOF; PROVIDING FOR RECORDING IN THE IMPROVEMENT LIEN BOOK; PROVIDING FOR FINALIZATION OF THE ASSESSMENTS; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF THE REALLOCATED ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; ADDRESSING CONFLICTS; PROVIDING FOR RECORDING OF AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Three Rivers Community Development District ("District") Board of Supervisors (the "Board") previously determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements described in *Master Engineer's Report*, dated August 27, 2019; and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain certain public improvements and to impose, levy and collect debt assessments; and

WHEREAS, to fund construction, installation and/or acquisition of the improvements described in the Engineer's Report, the Board levied special assessments (the "Assessments") pursuant to Resolutions 2019-24, 2019-25 and 2019-29, as may be supplemented from time to time, (the "Assessment Resolutions") on property specially benefited by construction, installation and/or acquisition of the Improvements; and

WHEREAS, pursuant to the Assessment Resolutions, the District adopted that certain *Master and Neighborhood Special Assessment Methodology Report*, dated February 7, 2019, (the "Assessment Report"), which allocated the Assessments to product types by Equivalent Residential Units ("ERUs"); and

WHEREAS, it is anticipated that an additional product type consisting of 70' – 79' single-family lots, which product type was not previously envisioned to be developed within the District, will be developed on certain portions of the District (the “New Units”), which will alter the number and types of units set forth in the Assessment Report; and

WHEREAS, the term “Assessments” as defined herein is intended to include any changes to the Assessments to address the New Units;

WHEREAS, implementation of the New Units will require a designation of ERUs and a corresponding reallocation of the Assessments under the Assessment Report; and

WHEREAS, to address the designation of ERUs and a corresponding reallocation of the Assessments, the District adopted Resolution 2022-04, declaring the reallocation of the Assessments; and

WHEREAS, pursuant to Resolution 2022-04, the District desires to amend the Assessment Report to update the development plan, identify ERUs for the New Units, and reallocate the Assessments to include the New Units allocated to certain Developer-owned property (the “Reallocation Property”), in accordance with the *First Amendment to the Master and Neighborhood Special Assessment Methodology Report*, dated March 29, 2022 which is attached hereto as **Exhibit A** and incorporated herein (the “Assessment Report”); and;

WHEREAS, the reallocation contemplated by this Resolution does not impact the Assessments allocated to any property owned by a third party homeowner at the time of its adoption; and

WHEREAS, the Board has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, Florida Statutes, relating to the imposition, levy, collection and enforcement of such assessments; and

WHEREAS, pursuant to and consistent with the provisions of Resolution 2022-04, this resolution shall reallocate and set forth the Reallocation Property’s portion of the Assessments as set forth in the Assessment Resolutions as a result of the change in the type and number of units (the “Reallocated Assessments”).

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*.

SECTION 2. FINDINGS.

(a) The recitals first stated above are hereby incorporated by reference as findings of the District's Board of Supervisors.

(b) The District is authorized by Chapter 170, *Florida Statutes*, to levy special assessments to pay all, or any part of, the cost of the District's capital improvement projects and to issue special assessment bonds payable from such special assessments as provided in Chapters 190 and 170, *Florida Statutes*.

(c) By Resolution 2022-04 adopted by the District's Board, the Board determined to continue to provide the infrastructure improvements described in the *Master Engineer's Report*, dated August 27, 2019 (the "Improvement Plan"), attached hereto as **Exhibit B**, and to defray the cost thereof in part by reallocating special assessments as set forth in more detail in the Assessment Report. Resolution 2022-04 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time the same was adopted, the requirements of Section 170.04, *Florida Statutes*, were additionally met.

(d) As directed by Resolution 2022-04, said resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board of Supervisors of the District.

(e) As directed by Resolution 2022-04, a preliminary assessment roll was prepared and filed with the Board of Supervisors as required by Section 170.06, *Florida Statutes*.

(f) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2020-04, as amended by Resolution 2022-07, fixing the time and place of a public hearing at which owners of the property to be assessed and other interested persons could appear before the Board and be heard as to (i) the propriety and advisability of reallocating the Assessments as set forth in the Assessment Report, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each parcel of specially benefited property and providing for the mailing and publication of notice of such public hearing.

(g) Notice of such public hearing was given by publication and by delivery as required by Section 170.07, *Florida Statutes*, and affidavits as to such publication and delivery are on file in the office of the Secretary of the Board.

(h) As part of Resolution 2022-04, the District reconfirmed its Improvement Plan, a portion of which has been or will be funded, in part, by previously issued special assessment bonds, as well as special assessment bonds to be issued in the future.

(i) It is necessary to the public safety and welfare, and to comply with applicable governmental requirements, that (i) the District continue to provide the Improvements; (ii) the cost of such Improvements be assessed, in part, against the lands specially benefited by the Improvements, subject to the reallocation described in the Assessment Report; and (iii) the

District continues to rely upon previously issued special assessment bonds, as well as special assessment bonds to be issued in the future, to provide funds for such purposes, pending the receipt of such special assessments.

(j) The continued provision of said Improvements, and the levying of the Reallocated Assessments serve a proper, essential and valid public purpose.

(k) Consistent with the resolutions and notices referred to in the paragraphs above, the Board has met as an Equalization Board, conducted such public hearing and heard and considered all complaints as to the matters described herein and, based thereon, has made such modifications (if any) in the preliminary assessment roll as it deems desirable at this time.

(l) Having considered the reallocation of the Assessments as described in the Assessment Report, and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District finds and determines:

- (i) that the estimated costs of the Improvements are as specified in the Improvement Plan, and the amount of such costs is reasonable and proper;
- (ii) that it is reasonable, proper, just and right to reallocate the cost of such Improvements against the Reallocation Property as identified in the Assessment Report, which properties are specially benefited thereby, using the methods determined by the Board of Supervisors, which result in special assessments set forth on the final assessment roll contained in the Assessment Report and herein adopted by the Board of Supervisors;
- (iii) that the Improvements will constitute a special benefit and that the benefit will be in excess of the Reallocated Assessments thereon;
- (iv) that the Reallocated Assessments as set forth in the Assessment Report are fairly and reasonably allocated across the benefitted properties as described in the Assessment Report;
- (v) it is desirable and in the District's best interests that the Reallocated Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION FOR PROJECT. The Improvement Plan is hereby confirmed, authorized and approved, and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to continue to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Improvements, and the costs to be paid by the Reallocated Assessments on certain specially

benefited property, are set forth in the Improvement Plan and Assessment Report attached hereto.

SECTION 5. CONFIRMATION OF MAXIMUM ASSESSMENT LIENS; REALLOCATION OF THE REALLOCATED ASSESSMENTS.

(a) This Resolution is intended to, among other things, set forth the final amount of the liens of the Reallocated Assessments, taking into account the reallocation described in the Assessment Report.

(b) The Assessment Report attached hereto as **Exhibit A** is hereby approved, adopted and confirmed by the Board acting in its capacity as a Board of Equalization. As such, the final liens of the Reallocated Assessments on the Reallocation Property, as such land is described in **Exhibit A**, shall be the principal amount due on previously issued special assessment bonds, as well as special assessment bonds to be issued in the future, together with any accrued unpaid interest then outstanding thereon, together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and all costs of collection.

(c) The Reallocated Assessments shall be allocated in accordance with **Exhibit A**, which allocation for the Reallocated Assessment are as described in the Assessment Report. The Reallocated Assessments are hereby imposed as described in **Exhibit A**. As lands are platted, the special assessments securing the Bonds shall be reallocated to the platted lands and the unplatted lands as set forth in the Assessment Resolutions, this Resolution, and the Assessment Report.

SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF REALLOCATED ASSESSMENTS; IMPROVEMENT LIEN BOOK; FINALIZATION OF SPECIAL ASSESSMENTS. The Reallocated Assessments, as specified in the final assessment rolls set forth as part of **Exhibit A**, attached hereto, are hereby equalized, approved, confirmed and levied. Upon this Resolution becoming effective, the Reallocated Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The Reallocated Assessments shall be and shall remain legal, valid and binding first liens on such parcels until paid and such liens shall be coequal with the liens of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. PAYMENT AND PREPAYMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AND METHOD OF COLLECTION. The terms of the Assessment Resolutions continue to govern the payment and prepayment of, and the method of collection for, the Reallocated Assessments.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS. The terms of the Assessment Resolutions shall continue to govern any application, calculation and collection of True-Up

payments for special assessment bonds issued prior to the adoption of this Resolution. For future special assessment bonds, the following provisions shall apply:

(a) There may be required from time to time certain true-up payments as specified in the Assessment Report and in future supplemental assessment methodology reports. As parcels of land or lots are platted, subject to site plan approval, or sold to homebuilders, the Special Assessments securing the Bonds shall be allocated as set forth in such reports. In furtherance thereof, at such time as parcels or land or lots are platted, subject to site plan approval, or sold to homebuilders, it shall be an express condition of the lien established by this Resolution that any and all initial plats or site plans of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the amount of debt per ERU, as described in more detail in the Assessment Report, and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution, including the collection of a true-up payment contemplated by the Assessment Report. The District Manager shall cause the Special Assessments to be reallocated to the units being platted and the remaining property in accordance with such the Assessment Report and supplemental assessment methodology reports, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in supplemental assessment methodology report which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable as set forth in the Assessment Report, in addition to the regular assessment installment payable with respect to the remaining developable acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding with the landowner that it intends to develop the unit numbers and types shown in the Assessment Report and in future supplemental assessment methodology reports, on the Reallocation Property and is intended to provide a formula to ensure that the appropriate ratio of the Special Assessments to developable acres or ERUs is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in Assessment Report and in future supplemental assessment methodology reports from being developed. In no event shall the District collect Special Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Special Assessments collected in excess of the District's total debt service obligation for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Special Assessments. Further, upon the District's review of the final plat for the developable acres, any

unallocated Special Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or home owners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. CONFLICTS. This Resolution is intended to supplement the Assessment Resolutions which remain in full force and effect. This Resolution and the Assessment Resolutions shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

THIS RESOLUTION 2022-08 HAS BEEN APPROVED AND ADOPTED THIS 19th DAY OF MAY, 2022.

ATTEST:

**THREE RIVERS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A: *First Amendment to the Master and Neighborhood Special Assessment Methodology Report*, dated March 29, 2022

EXHIBIT B: *Master Engineer's Report*, dated August 27, 2019

EXHIBIT A: *First Amendment to the Master and Neighborhood Special Assessment Methodology Report, dated March 29, 2022*

EXHIBIT B: *Master Engineer's Report*, dated August 27, 2019

MASTER ENGINEER'S REPORT

THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT

Prepared for:

**BOARD OF SUPERVISORS
THREE RIVERS CDD**

August 27, 2019



DOMINION ENGINEERING GROUP, INC
4348 Southpoint Boulevard, Suite 201
Jacksonville, Florida 32216

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Section 1

INTRODUCTION

1.1 INTRODUCTION

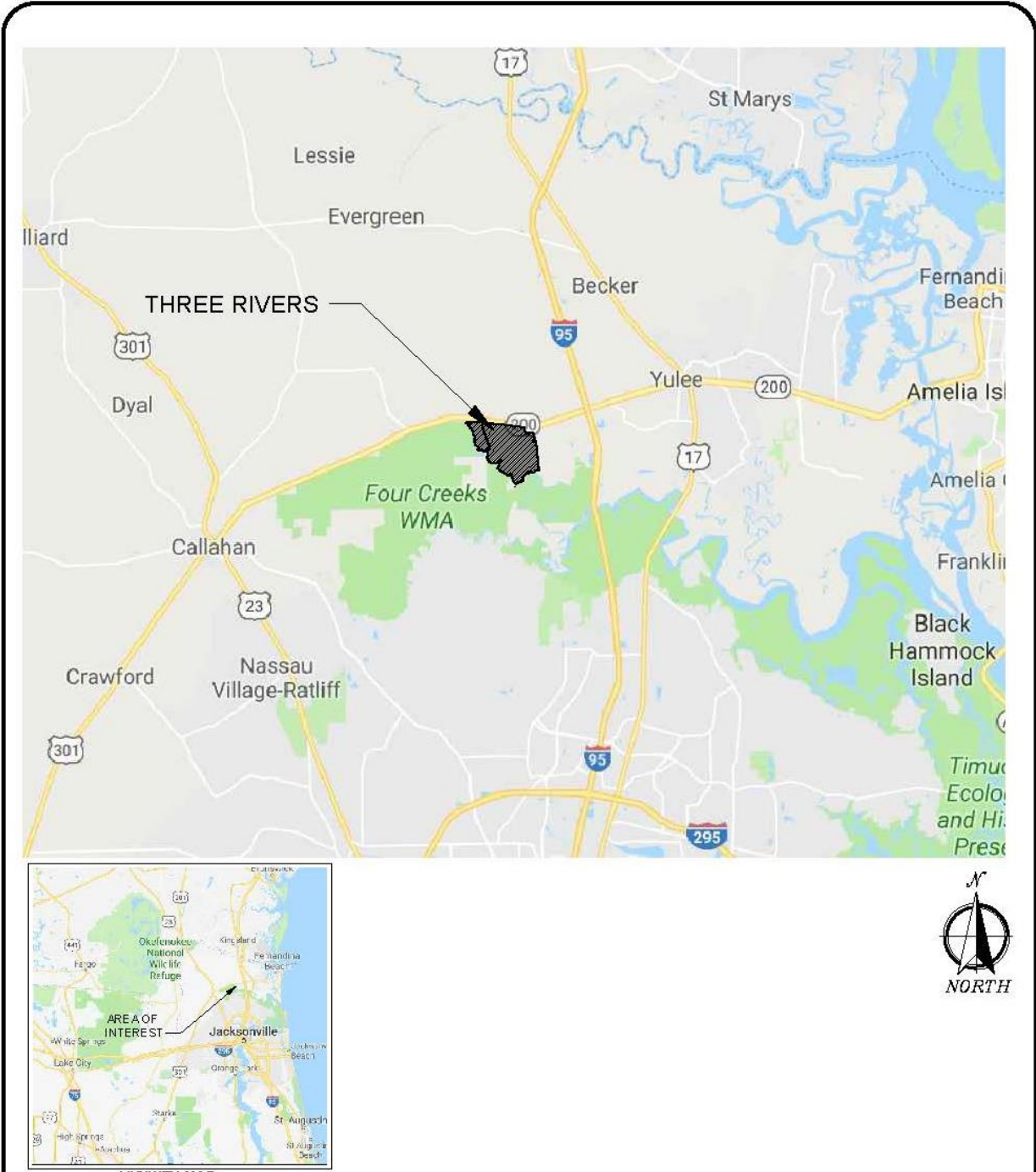
Three Rivers is a Development of Regional Impact (DRI) and a Planned Unit Development in Nassau County, Florida. The Three Rivers DRI/PUD Development Order (DO) was approved by Nassau County by Ordinance 2006-126 on August 28, 2006. It is bounded by State Road 200 to the North, Edwards Road to the east, Nassau River to the south and Boggy Creek to the west. The “Three Rivers CDD” is comprised of approximately 1,546 acres. Per the Development Order and the PUD, Three Rivers CDD will be developed in two major phases consisting of 3200 units of both single family and multifamily units. Phase I is shown to develop 1,400 units and Phase II developing a total of 1,800 units, a clubhouse and recreation areas collectively, the “Development.”

The Three Rivers CDD was established by Ordinance Number 18-47 of the Nassau County Board of County Commissioners, Nassau County, Florida effective January 17, 2019 pursuant to the provisions of Chapter 190, Florida Statutes. The CDD was established for the purpose of providing an efficient mechanism for financing, operating, and maintaining the public infrastructure associated with and necessary to support development within the CDD. A location map of the CDD is shown on Figure 1.

This Master Engineer’s Report for the Three Rivers Community Development District dated February 5, 2019 (“Master Engineer’s Report”) has been prepared to identify the public infrastructure necessary to support the Development. In order to serve the Development, the CDD plans to design, permit, finance, acquire and/or construct, install, operate, and maintain all or part of certain public infrastructure improvements, including, but not limited to, certain offsite transportation improvements, stormwater management facilities, utility infrastructure, recreation facilities, entry features, and landscaping (the “Capital Improvement Plan”). A portion of the Capital Improvement Plan is anticipated to be funded by the CDD through the issuance of bonds. A project of this type generally requires many permits through federal, state and local agencies. Identification of the various permits and respective status has been included in Section 3.

The lands within the Three Rivers CDD are scheduled to be developed in multiple sub phases spanning approximately twelve (12) years. The current plan, the “Master Plan” for the lands within the Three Rivers CDD is shown on Figure 2.

FIGURE 1 - LOCATION MAP



Z:\General Civil\Arendale\Three Rivers\Cadd\Exhibits - 8.5x11\Gen-Loa.dwg (General Location) 8/08/2018 09:37

SOURCE: Google Maps

ODEG
PLANNERS AND ENGINEERS

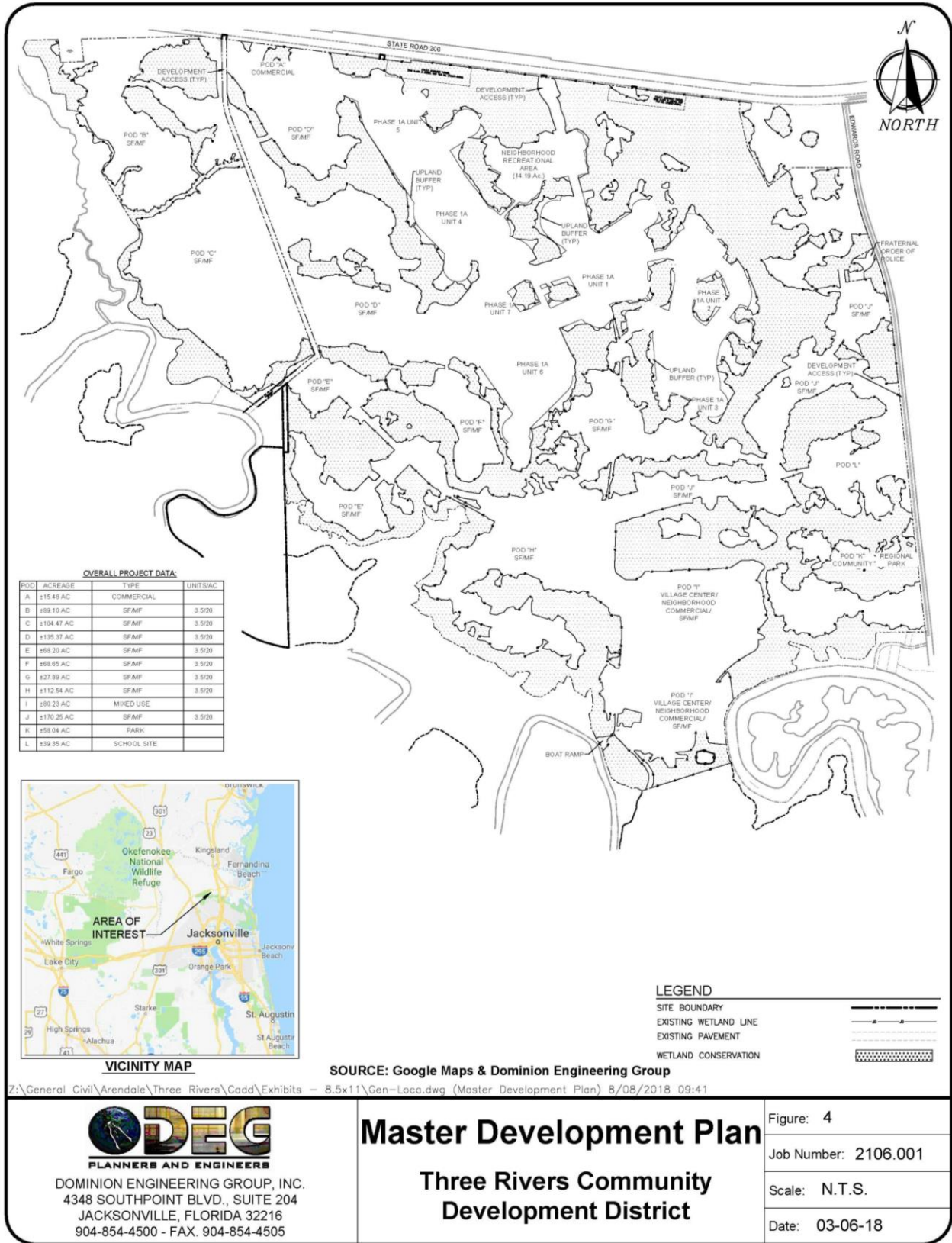
DOMINION ENGINEERING GROUP, INC.
4348 SOUTHPOINT BLVD., SUITE 204
JACKSONVILLE, FLORIDA 32216
904-854-4500 - FAX. 904-854-4505

GENERAL LOCATION

**Three Rivers Community
Development District**

Figure: 1
Job Number: 2106.001
Scale: N.T.S.
Date: 03-06-18

FIGURE 2 - THREE RIVERS CDD MASTER PLAN



Section 2 THREE RIVERS PROJECT DESCRIPTION

2.1 GENERAL

The Three Rivers CDD is composed of approximately 1546 acres located in Nassau County, comprising a major part and not all of the Three Rivers PUD. The site is generally located south of State Road 200, west of Edwards Road, north of the Nassau River and east of Boggy Creek. The metes and bounds description of the proposed external boundaries of the District is set forth in **Appendix A**. The proposed land uses are tabled below.

PROPOSED LAND USES

	Land Use	Acres	Residential Units
1.	Single Family and Multi-family	625	2000
	Townhomes	75	700
	Apartments	30	500
2.	Commercial	15.42	
3.	Wetlands and Upland Buffers, Lakes and Right of Ways	752.2	
4.	Amenity, Parks, and Open Space	48.38	
	TOTAL	1546	3200

2.2 THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT

Three Rivers CDD will consist of single family residential, multifamily residential a stormwater management system, wetlands, an amenity center and a community park. The master plan is shown on Figure 2.

Section 3 THREE RIVERS CDD PROPOSED IMPROVEMENTS

3.1 GENERAL

The infrastructure improvements proposed to be provided by the Three Rivers CDD include, but may not necessarily be limited to, the following as shown in Table 3.1 for the Master Infrastructure and Development and for the Residential Development Improvements. Table 3.1 costs include engineering/permitting.

TABLE 3.1

Master Infrastructure Improvements	Master Infrastructure	Residential Development improvements
Transportation:		
Offsite	\$16,213,424	
Spine Road	\$9,045,148	
Neighborhood Roads		\$21,184,070
Master Stormwater System	\$29,679,385	
Utilities Water/WW/Reuse	\$9,054,191	\$23,345,679
Recreation:		
Amenity Center	\$10,175,789	
Parks	\$3,165,801	
Environmental Mitigation	\$983,660	
Landscape/Hardscape	\$5,653,216	
Fire Station	\$4,635,637	
Subtotal	\$88,606,251	\$44,529,749
Contingency	\$532,425	\$267,575
Total	\$89,138,676	\$44,797,324

Table 3.2 breaks out the costs by phase for the infrastructure improvements. The construction of the infrastructure may be broken up into sub-phases to allow flexibility.

Table 3.2

Improvement Category	Phase 1A Costs	Phase1B Costs	Phase 2	Total Costs
	2018-2022	2023-2026	2027-2030	
Engineering & Permitting (1)	\$1,200,000	\$800,000	\$1,300,000	\$3,300,000
Offsite Improvements (2)	\$4,302,000	\$2,868,000	\$7,170,000	\$14,340,000
Master Stormwater System (3)	\$7,875,000	\$5,250,000	\$13,125,000	\$26,250,000
Utilities- Water, Wastewater and Reuse (4)	\$8,580,000	\$5,720,000	\$14,300,000	\$28,600,000
Spine Road	\$4,000,000	-	\$4,000,000	\$8,000,000
Roadway Improvements (5)	\$5,850,000	\$3,900,000	\$9,750,000	\$19,500,000
Environmental Mitigation	\$261,000	\$174,000	\$435,000	\$870,000
Landscape and Hardscape	\$1,500,000	\$1,000,000	\$2,500,000	\$5,000,000
Parks	\$840,000	\$560,000	\$1,400,000	\$2,800,000
Amenity Center	\$6,300,000	-	\$2,700,000	\$9,000,000
Fire Station	\$4,100,000	-	-	\$4,100,000
Sub-totals	\$44,808,000	\$20,272,000	\$56,680,000	\$121,760,000
Contingency @ 10%	\$4,480,800	\$2,027,200	\$5,668,000	\$12,176,000
Totals	\$49,288,800	\$22,299,200	\$62,348,000	\$133,936,000

Notes:

1. Engineering & Permitting consists of roadway engineering, stormwater management engineering, sanitary sewer engineering, potable water engineering and reuse water engineering. Permitting includes County and SJRWMD required development permits.
2. Offsite improvements consist of intersection improvements to State Road 200, and signalization of eastern and western entrances at SR-200. Cost contemplate Phase II traffic concurrency requirements
3. Stormwater system consists of grading retention pond, removal of excess dirt from site, piping connectivity of ponds and pumping facilities for reuse water.
4. Utilities consist of potable water, sewer and reuse water in road right-of ways
5. Roadways consist of grading, paving, striping, erosion control, surveying, curbs and sidewalks of public roads.

THREE RIVERS CDD IMPROVEMENTS

3.2.1 Infrastructure

The infrastructure improvements will benefit and provide environmental preservation, amenities, landscaping, signage, street lighting, District roadways, stormwater and environmental management, and recreation for the residences of the District. Infrastructure costs were based upon construction contracts, bids, construction drawing takeoffs, and from the approved Development of Regional Impact (DRI) and Planned Unit Development (PUD) exhibit. The infrastructure consists of the following categories as further described herein:

Master Stormwater System

The District will be acquiring grading and drainage systems that collect and “treat” the stormwater by temporarily holding it on-site retention/settlement basins before discharging to the regional drainage system. The stormwater collection system will consist of a stabilized subgrade, limerock base and curbs with inlets, piping system and ponds. These will all be constructed consistent with the specifications of Nassau County.

The design of the asphalt, roadway base and subgrade will be prepared in accordance with the current State of Florida Manual of Minimum Standards for Design, Construction and Maintenance of Streets and Highways, Nassau County Road Construction Specifications, and current AASHTO policies.

The project engineer has prepared a stormwater master plan, Figure 3-1 for the project. The purpose of the “Three Rivers Stormwater Master Plan” is to assure that adequate stormwater management facilities are available to provide stormwater management capacity for the final development and to meet the regulatory requirements, as listed below:

- St. Johns River Water Management District (SJRWMD)
- Nassau County
- Florida Department of Environmental Protection (FDEP)
- U.S. Army Corps of Engineers (ACOE)
- U.S. Environmental Protection Agency (EPA) for water permits and wastewater permits

The Three Rivers Stormwater Master Plan identifies peak discharge rates, water quality requirements, 100-year floodplain elevations, groundwater flows. More specifically, the plan includes:

- location and size of ponds and lakes required for stormwater management facilities;
- control elevations of ponds and lakes including required water quality treatment volumes;

- peak flow rates, flow volumes and stages for flood events determined within each basin and within major conveyance areas;
- compensating storage requirements to mitigate for encroachments into the 100-year floodplain in the basins which encroachments occur;
- wetland evaluations to show that hydroperiods and viability of wetlands are being maintained;
- groundwater impacts quantified as to the effects on flow rates and wetland impacts.

For each phase, final design of the proposed stormwater drainage system for the District will be reviewed and approved by SJRWMD and Nassau County prior to construction. The drainage system will maintain existing drainage patterns to the greatest extent possible. The stormwater retention ponds will be wet detention biological treatment facilities designed to provide for the treatment of stormwater according to Chapter 40E-4 of the Florida Administrative Code. As part of the overall Three Rivers SJRWMD stormwater permit, mitigation is required for environmental impacts. The Three Rivers Stormwater Master Plan provides for the mitigation, which includes selective clearing, earthwork and wetland plantings for enhancement within the environmental areas.

The removal of surface drainage from the roadways will be accomplished by storm sewer systems including curb and gutter, inlets and pipes along each side of the roadways that will collect and convey surface drainage to stormwater retention ponds located along the roadways. Protection of the road base material from undermining will be accomplished by underdrain systems as needed along each side of the roadways. The underdrain system will bleed off excess groundwater and discharge to the roadside storm sewer system.

In several areas, the removal of surface drainage from the roadways, and the protection of the road base material from undermining on those roadways, will be accomplished by grassed swales along each side of the roadways. This system will bleed off excess groundwater and convey surface drainage to stormwater retention ponds located along the roadways.

The costs of the stormwater management facilities include: clearing, earthwork operations to ensure a continuously functioning stormwater system, drainage structures, and wetland mitigation planting maintenance. The stormwater management system is included in the process of site grading and development for the PUD and clearing earthwork operators on public land and for mitigation on public land or for mitigation payments allocated to public land.

Entrances and Entrance Landscaping

The District will construct monumentation and entry landscaping and entrances and street tree plantings along the interior streets of the Three Rivers CDD.

District Roadways

The District will construct the roadways throughout the Development. The roadways vary in width and provide for access to the residential, commercial and recreational components of the community. All

Wetland (environmental) Compliance and Mitigation

The District will be enhancing approximately 235 acres of wetlands preservation lands, constructing new wetlands. Purchasing offsite wetland mitigation, and maintaining or enhancing wetlands to meet, and to ensure continued compliance with, the requirements of the environmental permits.

Offsite Improvements

The District will make improvements outside the property boundary that will include extending a water main and force main from the west side of Edwards Road to the entrance for Phase 1. This water main will be extended to the westerly entrance on SR-200 for Phase 2. Other offsite improvements include adding signals and turn lanes to SR-200 as required by the FDOT and improvements to Edwards Road.

Water and Sewer

Water and Sewer will be constructed by the District and dedicated to JEA, a public utility company who will then provide service to the residents. The costs associated with the construction of the water distribution, wastewater collection, and reuse water distribution infrastructure were estimated. This includes wastewater pumping stations and force mains.

Parks

Parks are planned throughout the Development. The open space is planned to be accessible to the residents as a passive recreation area for birding, hiking, viewing, and other non-invasive observation of the natural area systems which are planned to be preserved as a part of the overall master plan. Within the planned residential areas, pocket parks are proposed to provide readily accessible green spaces to all residents. These pocket parks may simply include trees, or may include other park amenities such as sitting areas or playground equipment. The community park will be constructed by the CDD and turned over to Nassau County to maintain. This park planned to allow for group activities, such as soccer, baseball, concession stand with restrooms, dog park, trails, and parking areas.

Multiuse pathways are also planned within the open spaces and rights-of-ways. These pathways will generally meander around significant trees and other natural features, providing a stable and planned access through natural areas. These pathways are planned to provide connectivity within the project, as well as to points of interest outside and adjacent to the development such as the proposed elementary school and the commercial center at the corner of SR200 and Edwards Road.

Street Lights

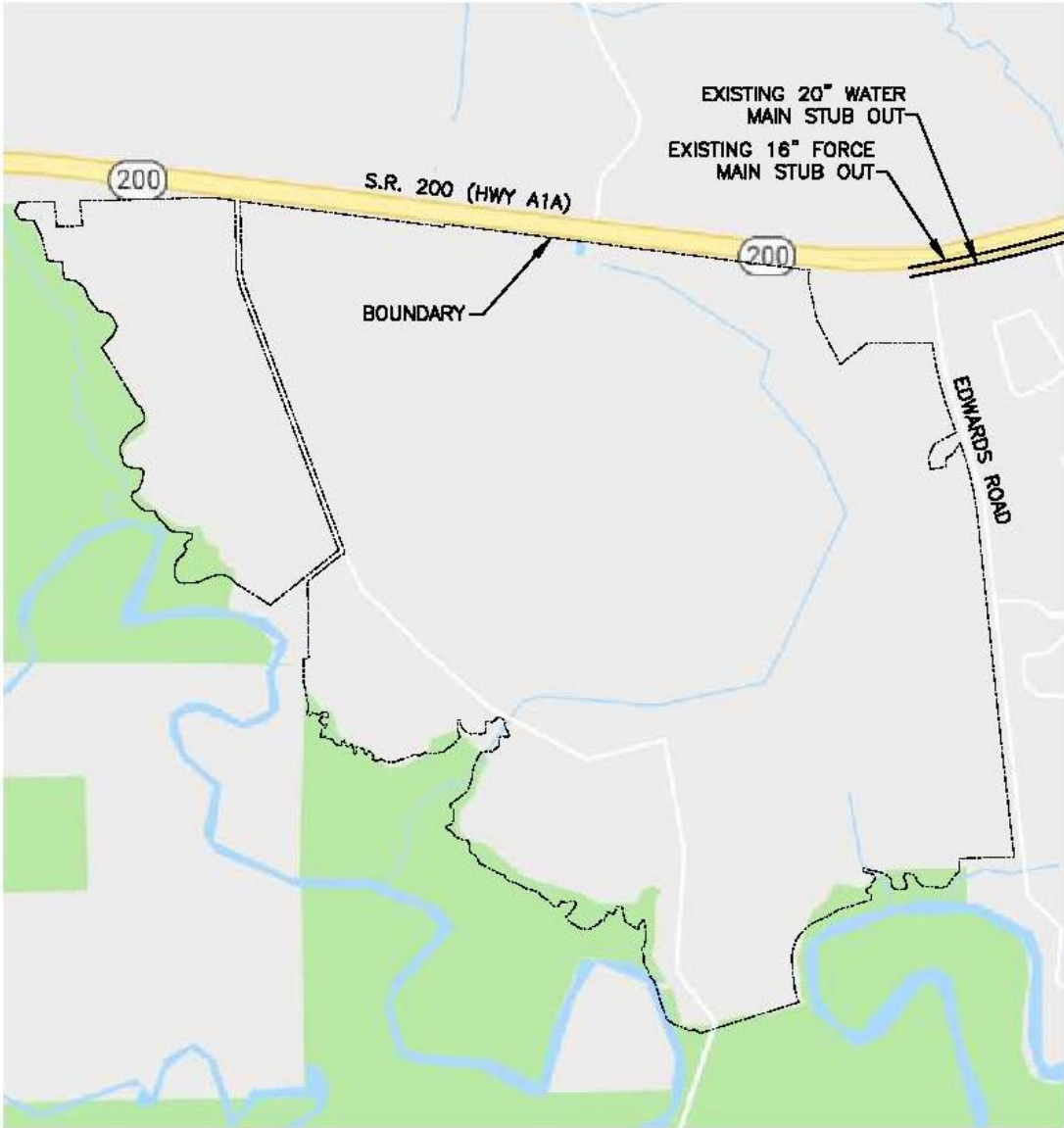
Interior Street Lighting construction and equipment will be provided by Florida Power and Light. Street Light wiring, fixtures and all related equipment will be provided by, and will remain in the ownership and maintenance control of, Florida Power and Light.

Fire Station

Prior to the issuance of the 100th residential building permit, the Three Rivers CDD will design and build a fire station on a nearby parcel of land owned by Nassau County. The CDD will also provide a 75 -foot Quint Fire Truck and a rescue unit ambulance for the station. Once constructed the fire station will become property of Nassau County for operation.

Professional Services

The professional services for design and construction of all components within the District consist of engineering of stormwater management systems, utilities, soil investigation and testing, landscaping design, environmental consultation, construction services for inspection of infrastructure during construction and other professional fees necessary for the design and implementation of the District infrastructure. In addition to the above professional services funding, the District will also reimburse the costs of the professional services that were performed prior to the establishment of the District that provided the means to develop the Phase 1 infrastructure within the District boundary. These services include, but are not limited to, soil exploration, water management permitting, master utility permitting and design, and environmental permitting. These costs also include permitting fees for construction of required District infrastructure, bonding for these facilities and construction inspection services.



NOTES:
 1. WATER MAIN AND FORCE MAIN STUBOUTS ARE ALONG S.R. 200 (HWY A1A) AS SHOWN. THERE ARE NO UTILITIES DOWN EDWARDS ROAD.

SOURCE: Google Maps & Dominion Engineering Group

Z:\General Civil\Arendale\Three Rivers\Cadd\Exhibits - 8.5x11\Gen-Loca.dwg (UTILITIES) 8/08/2018 09:45

 <p>ODEG PLANNERS AND ENGINEERS</p> <p>DOMINION ENGINEERING GROUP, INC. 4348 SOUTHPOINT BLVD., SUITE 204 JACKSONVILLE, FLORIDA 32216 904-854-4500 - FAX. 904-854-4505</p>	<p>MAJOR WATER & WASTEWATER FACILITIES</p> <p>Three Rivers Community Development District</p>	Figure: 5
		Job Number: 2106.001
		Scale: N.T.S.
		Date: 03-06-18

3.2.2 Ownership and Maintenance

The ownership and maintenance responsibilities for the infrastructure improvements within the Three Rivers CDD vary by the improvement as noted in the following table:

Improvement	Ownership	Maintenance Entity
Single Family Lots and Multifamily	Private	Private
Wetland (environmental) Compliance and Mitigation	CDD	CDD
Lakes and Stormwater Management Facilities	CDD	CDD
Offsite Improvements for Utilities	JEA	JEA
Internal Utilities	JEA	JEA
Neighborhood Parks and Open Space	CDD	CDD
County Park	County	County
Landscape and Hardscape	CDD	CDD
Fire Station	County	County
Environmental Conservation Easements	CDD	CDD
State Road 200 intersection Improvements	FDOT ⁽¹⁾	FDOT ⁽¹⁾

1. FDOT =Florida Department of Transportation

3.2.3 Improvement Costs

The infrastructure improvements may be divided into several construction/acquisition packages. Those packages consist of the offsite roadway and stormwater management. The total costs for the public improvements in Three Rivers CDD are **\$133,936,000**. The costs are based upon unit costs for construction in Northeast Florida with a ten percent contingency.

3.3 PERMIT STATUS

Outstanding permits for Phase 1A to be obtained in the normal process of development include:

- Nassau County Engineering approval for Phase IA is being processed and undergoing the routine 60-day review.
- JEA potable water and sewer permit for Phase IA is being processed and undergoing the routine 60-day review.

3.3.1 Federal Permits

US Army Corps of Engineers (USACOE) permit of wetland impacts was modified and the modified permit was issued and is received.

3.3.2 State Permits

SJRWMD Conceptual Environmental Resources permit update was issued on April 6, 2018 with a permit number of 105897-6 for the entire project. The original SJRWMD conceptual environmental resources permit (CERP No. 105897-3) was modified and the modification was issued on April 6, 2018.

A SJRWMD Individual Environmental Resources permit update was issued on November 27, 2018 with a permit number of 105897-5 for Phase 1A, a 488.64 acre component of the overall project.

3.3.3 Nassau County Permits

A Final Development Application for Phase 1A was submitted to Nassau County with comments and was approved by the Board of County Commissioners on December 4, 2018.

Construction plans were submitted to Nassau County on November 6, 2018 for review by the Development Review Committee (DRC).

3.3.4 Utility Permits

The plans for Phase 1A will be submitted to the JEA, local utility provider, for review and approval. FDEP will also require a permit for construction that will be submitted once JEA issues their permit.

3.4 CONSTRUCTION STATUS

Construction on Phase 1A is intended to begin May 2019.

ENGINEER'S CERTIFICATION

In our opinion, the improvements' cost estimates are fair and reasonable and we have no reason to believe that the improvements described herein cannot be constructed and installed at such costs and in the construction time frames as described in this Report. The estimated probable construction costs were determined utilizing comparable unit prices within North Florida with a ten percent (10%) contingency. We expect that all improvements to be constructed can be completed on schedule. Permits necessary to complete the Phase 1A improvements have been obtained. The improvements, if constructed to the designs described herein, will be sufficient to support the District's Phase 1A Project as described in this Supplemental Engineer's Report.

I hereby certify that the foregoing is a true and correct copy of the Phase 1A Supplemental Engineer's Report.

William F. Schaefer II, P.E.
Florida Registration No. 40229
Dominion Engineering Group, LLC

No. 40229

Date _____


EXHIBIT A LEGAL DESCRIPTION

PARCEL A

A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 88°33'22" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 974.33 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 200 (A1A) (A VARIABLE WIDTH RIGHT-OF-WAY AS CURRENTLY ESTABLISHED) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°33'22" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1549.02 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1050, PAGE 800 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 06°04'20" EAST, ALONG SAID EASTERLY LINE, 296.32 FEET TO THE SOUTHERLY LINE OF SAID LANDS; THENCE SOUTH 88°33'22" WEST, ALONG SAID SOUTHERLY LINE, 299.55 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE NORTH 06°04'20" WEST, ALONG SAID WESTERLY LINE, 296.32 FEET TO THE AFORESAID NORTH LINE OF SECTION 9; THENCE SOUTH 88°33'22" WEST, ALONG SAID NORTH LINE, 410.50 FEET; THENCE SOUTH 26°32'28" WEST, 110.54 FEET; THENCE SOUTH 27°17'20" EAST, 112.08 FEET; THENCE SOUTH 83°09'20" EAST, 171.14 FEET; THENCE SOUTH 26°57'15" EAST, 189.89 FEET; THENCE SOUTH 13°47'00" EAST, 305.12 FEET; THENCE SOUTH 83°54'46" EAST, 174.52 FEET; THENCE SOUTH 05°49'27" EAST, 199.02 FEET; THENCE SOUTH 81°13'39" EAST, 144.06 FEET; THENCE SOUTH 49°49'29" EAST, 126.55 FEET; THENCE SOUTH 21°07'20" EAST, 130.97 FEET; THENCE SOUTH 38°10'00" EAST, 189.46 FEET; THENCE SOUTH 77°24'55" EAST, 130.05 FEET; THENCE SOUTH 36°38'15" EAST, 95.96 FEET; THENCE SOUTH 23°18'40" EAST, 79.92 FEET; THENCE SOUTH 20°27'40" WEST, 101.47 FEET; THENCE SOUTH 42°31'10" WEST, 208.76 FEET; THENCE SOUTH 31°39'09" EAST, 780 FEET MORE OR LESS, TO THE MEAN HIGH WATER LINE OF TOM MANN CREEK; THENCE SOUTHEASTERLY ALONG SAID MEAN HIGH WATER LINE AND THE MEANDERINGS THEREOF, AND ALONG THE MEAN HIGH WATER LINE OF BOGGY CREEK AND THE MEANDERINGS THEREOF, 3780 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 716, PAGE 1633, SAID PUBLIC RECORDS; THENCE SOUTH 57°36'07" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, 397.69 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 58°10'17" EAST, CONTINUING ALONG SAID NORTHEASTERLY LINE, 72.47 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LOGAN ROAD (A 60 FOOT RIGHT-OF-WAY AS ESTABLISHED); THENCE NORTH 51°19'32" EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 433.20 FEET TO AN ANGLE POINT; THENCE NORTH 51°03'16" EAST, CONTINUING ALONG SAID NORTHWESTERLY LINE, 595.67 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF POLICE LODGE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED, BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 711, PAGE 1706, SAID PUBLIC RECORDS); THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES: COURSE NO. 1: NORTH 20°29'45" WEST, 3252.42 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 996.86 FEET, AN ARC DISTANCE OF 343.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND

DISTANCE OF NORTH 10°38'19" WEST, 341.31 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: NORTH 00°46'53" WEST, 723.06 FEET TO THE AFORESAID SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 200 (A1A); THENCE NORTH 82°46'55" WEST, ALONG LAST SAID LINE, 275.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 200 ACRES, MORE OR LESS

PARCEL B

A PORTION OF SECTIONS 9, 10, 11, 14, 15, THE W. LOFTON GRANT, SECTION 44, AND THE ROBERT HARRIS GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 01°04'10" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 148.29 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 200 (A1A) (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE NORTH 82°46'55" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 648.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF POLICE LODGE ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 00°46'53" EAST, 714.62 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 936.86 FEET, AN ARC DISTANCE OF 322.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°38'19" EAST, 320.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 20°29'45" EAST, 3315.67 FEET; THENCE SOUTH 69°30'15" WEST, 60.00 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF- LINE OF SAID POLICE LODGE ROAD WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LOGAN ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 51°03'16" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 499.11 FEET TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 720, PAGE 1963, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 01°01'45" EAST, ALONG SAID EASTERLY BOUNDARY, 899.20 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS; THENCE SOUTH 88°42'51" WEST, 60.80 FEET TO A POINT ON THE WESTERLY LINE OF SECTION 15, SAID POINT HEREINAFTER REFERED TO AS REFERENCE POINT ``A''; THENCE SOUTHEASTERLY ALONG A TRAVERSE LINE FOLLOWING THE MEANDERINGS OF BOGGY CREEK RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 65°44'20" EAST, 1108.97 FEET; COURSE NO. 2: SOUTH 73°13'20" EAST, 923.84 FEET; COURSE NO. 3: SOUTH 34°18'04" EAST, 1252.54 FEET; COURSE NO. 4: SOUTH 62°34'44" EAST, 1004.12 FEET; COURSE NO. 5: SOUTH 48°44'48" EAST, 913.35 FEET; COURSE NO. 6: SOUTH 18°11'58" EAST, 1646.63 FEET TO A POINT HEREINAFTER REFERED TO AS REFERENCE POINT ``B''; THENCE RETURN TO THE POINT OF BEGINNING; THENCE EASTERLY AND NORTHERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 200, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 82°46'55" EAST, 1763.43 FEET; COURSE NO. 2: NORTH 07°13'05" EAST, 34.00 FEET; COURSE NO. 3: SOUTH

82°46'55" EAST, 4306.10 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 1533, PAGE 1651 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY, NORTHEASTERLY AND EASTERLY, ALONG THE WESTERLY AND SOUTHERLY LINES OF LAST SAID LANDS, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 03°57'30" WEST, 128.96 FEET; COURSE NO. 2: SOUTH 12°29'20" EAST, 472.58 FEET; COURSE NO. 3: SOUTH 27°41'52" EAST, 582.37 FEET; COURSE NO. 4: NORTH 51°40'36" EAST, 402.26 FEET; COURSE NO. 5: NORTH 89°57'51" EAST, 763.55 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF EDWARDS ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 08°10'18" EAST, 49.68 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 4086.51 FEET, AN ARC DISTANCE OF 869.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°15'58" EAST, 867.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 20°21'38" EAST, 168.46 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 1521, PAGE 1321 OF SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, SOUTHERLY, EASTERLY, NORTHERLY AND NORTHEASTERLY, ALONG THE NORTHWESTERLY, WESTERLY, SOUTHERLY AND SOUTHEASTERLY LINES OF LAST SAID LANDS, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 61°05'54" WEST, 287.49 FEET; COURSE NO. 2: SOUTH 29°25'03" WEST, 66.67 FEET; COURSE NO. 3: SOUTH 22°36'39" WEST, 97.74 FEET; COURSE NO. 4: SOUTH 06°26'34" EAST, 148.74 FEET; COURSE NO. 5: NORTH 80°27'24" EAST, 188.89 FEET; COURSE NO. 6: NORTH 00°03'21" EAST, 95.86 FEET; COURSE NO. 7: NORTH 55°40'09" EAST, 116.85 FEET; COURSE NO. 8: NORTH 28°06'20" EAST, 140.53 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF EDWARDS ROAD AND THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3779.72 FEET, AN ARC DISTANCE OF 931.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°03'12" EAST, 929.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 05°59'38" EAST, 2635.19 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; COURSE NO. 3: SOUTH 06°28'24" EAST, 1354.14 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 518, PAGE 1229, SAID PUBLIC RECORDS; THENCE SOUTH 88°52'12" WEST, ALONG SAID LINE, 203.68 FEET; THENCE NORTH 79°50'18" WEST, 13.73 FEET; THENCE SOUTH 86°11'02" WEST, 57.36 FEET; THENCE SOUTH 88°52'12" WEST, 367.49 FEET; THENCE SOUTH 02°15'50" WEST, 160 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF NASSAU RIVER; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, SOUTHWESTERLY, AND SOUTHERLY, FOLLOWING THE MEANDERINGS OF SAID MEAN HIGH WATER LINE, 3920 FEET MORE OR LESS TO A POINT ON SAID MEAN HIGH WATER LINE, SAID POINT LYING NORTH 72°32'01" EAST, 1170 FEET MORE OR LESS FROM THE AFOREMENTIONED REFERENCE POINT "B"; THENCE SOUTH 72°32'01" WEST, THROUGH SAID REFERENCE POINT "B", 1215 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF BOGGY CREEK; THENCE WESTERLY, NORTHWESTERLY, NORTHERLY, NORTHEASTERLY, EASTERLY, SOUTHERLY, AND SOUTHEASTERLY, FOLLOWING THE MEANDERINGS OF SAID BOGGY CREEK, 11465 FEET MORE OR LESS TO ITS INTERSECTION WITH THE WESTERLY LINE OF SAID SECTION 15, SAID POINT

LYING SOUTH 00°12'35" EAST, 270 FEET MORE OR LESS FROM THE AFOREMENTIONED REFERENCE POINT ``A''; THENCE NORTH 00°12'35" WEST, 270 FEET MORE OR LESS TO THE SOUTHERLY BOUNDARY OF AFOREMENTIONED LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 720, PAGE 1963 OF THE OFFICIAL RECORDS OF SAID COUNTY AND SAID REFERENCE POINT ``A'' TO CLOSE.

CONTAINING 1346 ACRES, MORE OR LESS.

TOTAL OF PARCEL A AND B IS 1546 ACRES, MORE OR LESS

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Three Rivers Community Development District ("**District**") prior to June 15, 2022, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 18, 2022
HOUR: 3:00 P.M.
LOCATION: Amelia Walk Amenity Center
85287 Majestic Walk Circle
Fernandina Beach, Florida 32034

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Nassau County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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 immediately upon adoption.

PASSED AND ADOPTED THIS 19th DAY OF MAY, 2022.

ATTEST:

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A: FY2022/2023 Proposed Budget

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

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

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Assessment levy: on-roll - gross	\$ 258,531				\$ 483,254
Allowable discounts (4%)	(10,341)				(19,330)
Assessment levy: on-roll - net	248,190	\$221,444	\$ 26,746	\$ 248,190	463,924
Developer contribution	336,942	127,678	267,165	394,843	112,623
Total revenues	<u>585,132</u>	<u>349,122</u>	<u>293,911</u>	<u>643,033</u>	<u>576,547</u>
EXPENDITURES					
Professional & administrative					
Supervisor fees	9,000	2,200	6,800	9,000	9,000
FICA	918	168	750	918	918
Engineering	8,500	1,883	6,617	8,500	8,500
Attorney	25,000	3,088	21,912	25,000	25,000
Arbitrage	500	-	500	500	500
DSF accounting: series 2019	7,500	3,750	3,750	7,500	7,500
DSF accounting: series 2021	7,500	3,750	3,750	7,500	7,500
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
Trustee: series 2019	4,050	4,041	9	4,050	4,050
Trustee: series 2021-B1	4,000	4,031	-	4,031	4,000
Trustee: series 2021-B2	4,000	-	4,000	4,000	4,000
Audit	6,000	-	6,000	6,000	6,000
Management	45,000	22,500	22,500	45,000	45,000
Website	705	-	705	705	705
ADA compliance	210	-	210	210	210
Telephone	500	250	250	500	500
Postage	500	185	315	500	500
Insurance: GL and D&O	5,500	5,570	-	5,570	5,500
Printing & binding	500	250	250	500	500
Legal Advertising	1,500	1,342	158	1,500	1,500
Other current charges	500	70	430	500	500
Dues, licenses & subscriptions	175	175	-	175	175
Tax collector	5,171	4,429	742	5,171	9,665
Total professional & administrative	<u>140,229</u>	<u>59,182</u>	<u>81,148</u>	<u>140,330</u>	<u>144,723</u>

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

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
Operations & maintenance					
Landscape maintenance	150,000	70,190	79,810	150,000	134,000
Landscape contingency	15,000	11,672	3,328	15,000	7,000
Electric	18,000	10,361	7,639	18,000	18,000
Reclaimed water	40,000	16,568	23,432	40,000	40,000
Lake/stormwater maintenance	20,000	1,150	18,850	20,000	13,800
Irrigation repairs	10,000	-	10,000	10,000	10,000
Irrigation	-	-	-	-	10,000
Waste pickup	-	-	-	-	20,000
Accounting	3,500	-	3,500	3,500	3,500
Total operations & maintenance	<u>256,500</u>	<u>109,941</u>	<u>146,559</u>	<u>256,500</u>	<u>256,300</u>
Amenity center					
Utilities					
Telephone & cable	4,783	-	4,783	4,783	4,783
Electric	8,750	-	8,750	8,750	8,750
Water/irrigation	9,333	-	9,333	9,333	9,333
Gas	875	-	875	875	875
Trash removal	1,458	-	1,458	1,458	1,458
Security					
Alarm monitoring	700	-	700	700	700
Monitoring	7,233	-	7,233	7,233	7,233
Access cards	583	-	583	583	583
Management contracts					
Facility management	25,480	-	25,480	25,480	-
Landscape mainenance	15,263	-	15,263	15,263	15,263
Landscape seasonal (annuals & pine straw)	4,667	-	4,667	4,667	4,667
Landscape contingency	4,667	-	4,667	4,667	-
Field Management/administrative	18,000	-	18,000	18,000	-
Pool maintenance	9,730	-	9,730	9,730	9,730
Pool repairs	2,917	-	2,917	2,917	2,917
Pool chemicals	7,000	-	7,000	7,000	7,000
Janitorial services	8,015	-	8,015	8,015	8,015
Janatorial supplies	1,750	-	1,750	1,750	1,750
Facility maintenance	8,750	-	8,750	8,750	8,750
Fitness equipment lease	8,041	-	8,041	8,041	38,300
Pest control	875	-	875	875	875

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

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
Pool permits	583	-	583	583	583
Repairs & maintenance	4,667	-	4,667	4,667	4,667
Maintenance reserves	11,667	-	11,667	11,667	11,667
New capital projects	7,000	-	7,000	7,000	7,000
Special events	5,833	-	5,833	5,833	5,833
Holiday decorations	6,333	-	6,333	6,333	6,333
Fitness center repairs/supplies	1,750	-	1,750	1,750	1,750
Office supplies	292	-	292	292	292
Operating supplies	5,425	-	5,425	5,425	5,425
ASCAP/BMI licences	992	-	992	992	992
Insurance: property	-	-	-	-	30,000
Fitness equipment	-	31,877	-	31,877	-
Total amenity center	<u>193,412</u>	<u>31,877</u>	<u>193,412</u>	<u>225,289</u>	<u>175,524</u>
Total expenditures	<u>590,141</u>	<u>201,000</u>	<u>421,119</u>	<u>622,119</u>	<u>576,547</u>
Net increase/(decrease) of fund balance	(5,009)	148,122	(127,208)	20,914	-
Fund balance - beginning (unaudited)	-	(20,914)	127,208	(20,914)	-
Fund balance - ending (projected)	<u>\$ (5,009)</u>	<u>\$ 127,208</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Total Number of Units	3,200
Platted or Anticipated Platted Units	552
Professional & admin amount per unit	40.64
Operations & maintenance and amenity center amount per unit	782.29

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

Expenditures

Professional & administrative

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

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

EXPENDITURES (continued)

Telephone	500
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance: GL and D&O	5,500
The District's general liability, public officials liability and property insurance coverages.	
Printing & binding	500
Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.	
Legal Advertising	1,500
The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.	
Other current charges	500
Bank charges and any other miscellaneous expenses incurred during the year.	
Dues, licenses & subscriptions	175
Annual fee paid to the Florida Department of Community Affairs.	
Tax Collector	9,665
Operations & maintenance	
Landscape maintenance	134,000
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	7,000
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	18,000
Reclaimed water	40,000
Lake/stormwater maintenance	13,800
Estimated costs for maintenance of all lakes and stormwater that will be maintained by the District.	
Irrigation repairs	10,000
Estimated costs for any repairs to the irrigation system.	
Accounting	3,500

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

EXPENDITURES (continued)

Amenity center

Utilities

Telephone & cable	4,783
Electric	8,750
Water/irrigation	9,333
Gas	875
Trash removal	1,458

Security

Alarm monitoring	700
Monitoring	7,233
Access cards	583

Management contracts

Landscape mainenance	15,263
Landscape seasonal (annuals & pine straw)	4,667
Pool maintenance	9,730
Pool repairs	2,917
Pool chemicals	7,000
Janitorial services	8,015
Janatorial supplies	1,750
Facility maintenance	8,750
Fitness equipment lease	38,300
Pest control	875

Pool permits

583

Repairs & maintenance

4,667

Maintenance reserves

11,667

New capital projects

7,000

Special events

5,833

Holiday decorations

6,333

Fitness center repairs/supplies

1,750

Office supplies

292

Operating supplies

5,425

ASCAP/BMI licences

992

Insurance: property

30,000

Total expenditures

\$ 576,547

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2022 ASSESSMENTS**

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

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2022 O&M Assessment per Unit</u>	<u>FY 2022 DS Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>	<u>FY 2021 Total Assessment per Unit</u>
Conventional					
SF 40'	-	\$ 875.46	\$ 1,458.51	\$ 2,333.97	\$ 2,368.83
SF 45'	30	875.46	1,510.64	2,386.10	2,420.96
SF 50'	94	875.46	1,562.77	2,438.23	2,473.09
SF 60'	107	875.46	1,667.02	2,542.48	2,577.34
SF 65'	-	875.46	1,719.15	2,594.61	2,629.47
Total	231				

On-Roll Assessments (Platted Lots in Unit 3)

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2022 O&M Assessment per Unit</u>	<u>FY 2022 DS Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>	<u>FY 2021 Total Assessment per Unit</u>
Conventional					
SF 40'	-	\$ 875.46	\$ 1,458.51	\$ 2,333.97	\$ 2,368.83
SF 45'	-	875.46	1,510.64	2,386.10	2,420.96
SF 50'	53	875.46	1,562.77	2,438.23	2,473.09
SF 60'	-	875.46	1,667.02	2,542.48	2,577.34
SF 65'	-	875.46	1,719.15	2,594.61	2,629.47
Total	53				

On-Roll Assessments (Platted Lots in Unit 4)

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2022 O&M Assessment per Unit</u>	<u>FY 2022 DS Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>	<u>FY 2021 Total Assessment per Unit</u>
Age-Restricted					
SF 45'	-	\$ 875.46	-	875.46	N/A
SF 50'	19	875.46	1,562.77	2,438.23	N/A
SF 50' Reduced	46	875.46	957.45	1,832.91	
SF 60'	-	875.46	1,667.02	2,542.48	N/A
SF 60' Reduced	35	875.46	957.45	1,832.91	
Total	100				

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2022 ASSESSMENTS**

On-Roll Assessments (Platted Lots in Units 5 & 6)					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2022 O&M Assessment per Unit</u>	<u>FY 2022 DS Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>	<u>FY 2021 Total Assessment per Unit</u>
<u>Conventional</u>					
SF 40'	63	\$ 875.46	\$ 1,458.51	\$ 1,371.00	N/A
SF 45'	105	875.46	1,510.64	1,420.00	N/A
SF 50'	-	875.46	1,562.77	1,469.00	N/A
SF 60'	-	875.46	1,667.02	1,567.00	N/A
SF 65'	-	875.46	1,719.15	1,616.00	N/A
Total	168				

Developer Contribution for O&M & Off-Roll Assessments for DS (Unplatted Lots in Units 5 & 6)					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2022 O&M Assessment per Unit</u>	<u>FY 2022 DS Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>	<u>FY 2021 Total Assessment per Unit</u>
<u>Age-Restricted</u>					
SF 45'	-	Dev Contribution	-	-	N/A
SF 50'	55	Dev Contribution	1,562.77	1,469.00	N/A
SF 60'	47	Dev Contribution	1,667.02	1,567.00	N/A
Total	102				

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2022-10

A RESOLUTION OF THE THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR 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*, being situated entirely within Nassau County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2022/2023 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Pasco County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 19th day of May, 2022.

Attest:

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach, Florida 32034</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 20, 2022	Regular Meeting	3:00 PM
November 1, 2022	Landowners' Meeting	3:00 PM
November 17, 2022	Regular Meeting	3:00 PM
December 15, 2022	Regular Meeting	3:00 PM
January 19, 2023	Regular Meeting	3:00 PM
February 16, 2023	Regular Meeting	3:00 PM
March 16, 2023	Regular Meeting	3:00 PM
April 20, 2023	Regular Meeting	3:00 PM
May 18, 2023	Regular Meeting	3:00 PM
June 15, 2023	Regular Meeting	3:00 PM
July 20, 2023	Regular Meeting	3:00 PM
August 17, 2023	Public Hearing & Regular Meeting	3:00 PM
September 21, 2023	Regular Meeting	3:00 PM

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2022-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Three Rivers Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Nassau County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of Nassau County Ordinance No. 2018-47 creating the District (the "Ordinance") is January 17, 2019; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

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

SECTION 1. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 1st day of November, 2022 at 3:00 p.m., at the Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach, Florida 32034.

SECTION 2. The District's Secretary is hereby directed to publish notice of this landowners meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held on the 19th day of May, 2022. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 19th day of May, 2022.

ATTEST:

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Three Rivers Community Development District (the "District") in Nassau County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 1, 2022

TIME: 3:00 p.m.

PLACE: Amelia Walk Amenity Center
85287 Majestic Walk Circle
Fernandina Beach, Florida 32034

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wraithellc@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Craig Wrathell
District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 1, 2022**

TIME: **3:00 p.m.**

LOCATION: **Amelia Walk Amenity Center
85287 Majestic Walk Circle
Fernandina Beach, Florida 32034**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
NASSAU COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 1, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Three Rivers Community Development District to be held at 3:00 p.m., on November 1, 2022, at the Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach, Florida 32034, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the proxy holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
NASSAU COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 1, 2022**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Three Rivers Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
1.	_____	_____
3.	_____	_____
5.	_____	_____

Date: _____ Signed: _____

Printed Name: _____

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

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**ADDENDUM TO DOODY DADDY SERVICE AGREEMENT DATED
APRIL 26, 2022, BETWEEN THE THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT AND DOODY DADDY LLC**

This Addendum (“Addendum”) supplements and governs the agreement referenced above (“Agreement”) between the Three Rivers Community Development District (“District”) and Doody Daddy LLC (“Contractor”). To the extent that the provisions of this Addendum conflict with the provisions of the Agreement, or any portions of the Agreement thereof, the parties agree that this Addendum shall control:

1. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.

2. Notwithstanding the payment terms provided in the Agreement, Contractor understands and acknowledges that Contractor’s payment process is subject to the Florida Prompt Payment Act.

3. The initial term of the Agreement shall be twelve (12) months starting May 1, 2022 and ending April 30, 2023 (“Initial Term”) and may thereafter be renewed for a maximum of three (3) additional one (1) year terms. **Any increase in price, including during the Initial term and/or upon renewal, or change in scope of services must be submitted to the District at least 30 days before said increase is proposed to take effect, and shall not be effective unless approved by the District in writing.**

4. Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor’s actions or inactions. Contractor shall defend, indemnify and hold harmless the District and the District’s officers, staff, representatives, and agents, from any and all liabilities, damages, claims, losses, costs, or harm of any kind, including, but not limited to, reasonable attorney’s fees, paralegal fees and expert witness fees and costs, to the extent caused, wholly or in part, by any acts or omissions of the Contractor and persons employed or utilized by the Contractor in the performance of the Agreement.

5. In all matters relating to the 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 the 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.

6. Contractor further agrees that nothing in this Addendum or the 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 law, and nothing in this Addendum or the 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.

7. The Agreement may be terminated immediately by the District for cause upon written notice, or upon thirty (30) days' written notice without cause by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets the District may have.

8. 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 **Craig Wrathell** ("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, WRATHELLC@WHHASSOCIATES.COM, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

9. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.

DOODY DADDY LLC

THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT

By: _____
Its: _____
Date: _____

Chairperson, Board of Supervisors
Date: _____

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

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**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2022**

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2022**

	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	Capital Projects Fund Series 2019	Capital Projects Fund Series 2021	Capital Projects Fund Series 2021B SSA	Total Governmental Funds
ASSETS									
Cash	\$ 156,453	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 156,453
Investments									
Revenue	-	607,409	185	9	-	-	-	-	607,603
Reserve	-	1,001,062	3,800	109,575	462,516	-	-	-	1,576,953
Prepayment	-	482,968	4,122	1,381,308	-	-	-	-	1,868,398
Construction	-	-	-	-	-	-	-	3,793,677	3,793,677
Construction - master	-	-	-	-	-	4,857	24,995	-	29,852
Construction - neighborhood	-	-	-	-	-	1	-	-	1
Capitalized interest	-	-	-	13,417	462,517	-	-	-	475,934
Interest	-	13,810	-	30,993	-	-	-	-	44,803
Due from Three Rivers Developers	-	222,652	34,337	-	-	-	529,173	-	786,162
Due from Dream Finders Homes	-	17,482	-	-	-	-	-	-	17,482
Due from other	-	-	-	-	-	-	6	104,179	104,185
Due from general fund	-	6,163	-	-	-	-	-	-	6,163
Due from debt service fund 2019A-1	-	-	5,509	-	-	-	-	-	5,509
Utility deposit	2,090	-	-	-	-	-	-	-	2,090
Total assets	<u>\$ 158,543</u>	<u>\$ 2,351,546</u>	<u>\$ 47,953</u>	<u>\$ 1,535,302</u>	<u>\$ 925,033</u>	<u>\$ 4,858</u>	<u>\$ 554,174</u>	<u>\$ 3,897,856</u>	<u>\$ 9,475,265</u>
LIABILITIES									
Liabilities:									
Accounts payable	\$ 14,036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,036
Due to Developer	245	-	-	-	-	-	-	-	245
Due to debt service fund 2019A-1	6,163	-	-	-	-	-	-	-	6,163
Due to debt service fund 2019A-2	-	5,509	-	-	-	-	-	-	5,509
Contracts payable	-	-	-	-	-	-	614,808	1,243,515	1,858,323
Retainage payable	-	-	-	-	-	137,977	473,009	595,924	1,206,910
Accrued wages payable	600	-	-	-	-	-	-	-	600
Accrued taxes payable	291	-	-	-	-	-	-	-	291
Developer advance	10,000	-	-	-	-	-	-	-	10,000
Total liabilities	<u>31,335</u>	<u>5,509</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>137,977</u>	<u>1,087,817</u>	<u>1,839,439</u>	<u>3,102,077</u>
DEFERRED INFLOWS OF RESOURCES									
Deferred receipts	-	240,134	34,337	-	-	-	529,173	104,179	907,823
Total deferred inflows of resources	<u>-</u>	<u>240,134</u>	<u>34,337</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>529,173</u>	<u>104,179</u>	<u>907,823</u>
FUND BALANCES									
Assigned:									
Restricted for									
Debt service	-	2,105,903	13,616	1,535,302	925,033	-	-	-	4,579,854
Capital projects	-	-	-	-	-	(133,119)	(1,062,816)	1,954,238	758,303
Unassigned	127,208	-	-	-	-	-	-	-	127,208
Total fund balances	<u>127,208</u>	<u>2,105,903</u>	<u>13,616</u>	<u>1,535,302</u>	<u>925,033</u>	<u>(133,119)</u>	<u>(1,062,816)</u>	<u>1,954,238</u>	<u>5,465,365</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 158,543</u>	<u>\$ 2,351,546</u>	<u>\$ 47,953</u>	<u>\$ 1,535,302</u>	<u>\$ 925,033</u>	<u>\$ 4,858</u>	<u>\$ 554,174</u>	<u>\$ 3,897,856</u>	<u>\$ 9,475,265</u>

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 221,444	\$ 248,190	89%
Developer contribution	-	127,678	336,942	38%
Total revenues	<u>-</u>	<u>349,122</u>	<u>585,132</u>	60%
EXPENDITURES				
Professional & administrative				
Supervisor fees	600	2,200	9,000	24%
FICA	46	168	918	18%
Engineering	574	1,883	8,500	22%
Attorney	673	3,088	25,000	12%
Arbitrage	-	-	500	0%
DSF accounting: series 2019	625	3,750	7,500	50%
DSF accounting: series 2021	625	3,750	7,500	50%
Dissemination agent: series 2019	83	500	1,000	50%
Dissemination agent: series 2021-B1	83	500	1,000	50%
Dissemination agent: series 2021-B2	83	500	1,000	50%
Trustee: series 2019	-	4,041	4,050	100%
Trustee: series 2021-B1	4,031	4,031	4,000	101%
Trustee: series 2021-B2	-	-	4,000	0%
Audit	-	-	6,000	0%
Management	3,750	22,500	45,000	50%
Website	-	-	705	0%
ADA compliance	-	-	210	0%
Telephone	42	250	500	50%
Postage	-	185	500	37%
Insurance	-	5,570	5,500	101%
Printing & binding	42	250	500	50%
Legal advertising	551	1,342	1,500	89%
Other current charges	-	70	500	14%
Dues, licenses & subscriptions	-	175	175	100%
Tax collector	-	4,429	5,171	86%
Total professional & administrative	<u>11,808</u>	<u>59,182</u>	<u>140,229</u>	42%
Operations & maintenance				
Landscape maintenance	21,711	70,190	150,000	47%
Landscape contingency	2,200	11,672	15,000	78%
Electric	2,608	10,361	18,000	58%
Reclaimed water	2,229	16,568	40,000	41%
Lake/stormwater maintenance	-	1,150	20,000	6%
Irrigation repairs	-	-	10,000	0%
Accounting	-	-	3,500	0%
Total operations & maintenance	<u>28,748</u>	<u>109,941</u>	<u>256,500</u>	43%
Amenity center				
Utilities				
Telephone & cable	-	-	4,783	0%
Electric	-	-	8,750	0%
Water/irrigation	-	-	9,333	0%
Gas	-	-	875	0%
Trash removal	-	-	1,458	0%

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Security				
Alarm monitoring	-	-	700	0%
Monitoring	-	-	7,233	0%
Access cards	-	-	583	0%
Management contracts				
Facility management	-	-	25,480	0%
Landscape mainenance	-	-	15,263	0%
Landscape seasonal (annuals & pine straw)	-	-	4,667	0%
Landscape contingency	-	-	4,667	0%
Field Management/administrative	-	-	18,000	0%
Pool maintenance	-	-	9,730	0%
Pool repairs	-	-	2,917	0%
Pool chemicals	-	-	7,000	0%
Janitorial services	-	-	8,015	0%
Janatorial supplies	-	-	1,750	0%
Facility maintenance	-	-	8,750	0%
Fitness equipment lease	-	-	8,041	0%
Pest control	-	-	875	0%
Pool permits	-	-	583	0%
Repairs & maintenance	-	-	4,667	0%
Maintenance reserves	-	-	11,667	0%
New capital projects	-	-	7,000	0%
Special events	-	-	5,833	0%
Holiday decorations	-	-	6,333	0%
Fitness center repairs/supplies	-	-	1,750	0%
Office supplies	-	-	292	0%
Operating supplies	-	-	5,425	0%
ASCAP/BMI licences	-	-	992	0%
Fitness equipment	-	31,877	-	N/A
Total amenity center	-	31,877	193,412	16%
Total expenditures	<u>40,556</u>	<u>201,000</u>	<u>590,141</u>	34%
Excess/(deficiency) of revenues over/(under) expenditures	(40,556)	148,122	(5,009)	
Fund balances - beginning	167,764	(20,914)	-	
Fund balances - ending	<u>\$ 127,208</u>	<u>\$ 127,208</u>	<u>\$ (5,009)</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 MARCH 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	\$ -	\$ 388,427	\$ 435,281	89%
Assessment levy: off-roll	-	-	574,623	0%
Assessment prepayments	-	725,165	-	N/A
Lot closing	59,641	252,282	-	N/A
Interest	8	42	5,000	1%
Total revenues	<u>59,649</u>	<u>1,365,916</u>	<u>1,014,904</u>	135%
EXPENDITURES				
Debt service				
Principal	-	-	280,000	0%
Principal prepayment	-	245,000	-	N/A
Interest 11/1	-	362,522	362,522	100%
Interest 5/1	-	2,787	362,522	1%
Total debt service	<u>-</u>	<u>610,309</u>	<u>1,005,044</u>	61%
Other fees & charges				
Tax collector	-	7,768	9,068	N/A
Total other fees and charges	<u>-</u>	<u>7,768</u>	<u>9,068</u>	N/A
Total expenditures	<u>-</u>	<u>618,077</u>	<u>1,014,112</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	59,649	747,839	792	
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	37,762	-	N/A
Transfers out	<u>-</u>	<u>(37,762)</u>	<u>-</u>	N/A
Total other financing sources	<u>-</u>	<u>-</u>	<u>-</u>	N/A
Net change in fund balances	59,649	747,839	792	
Fund balances - beginning	<u>2,046,254</u>	<u>1,358,064</u>	<u>1,370,320</u>	
Fund balances - ending	<u><u>\$ 2,105,903</u></u>	<u><u>\$ 2,105,903</u></u>	<u><u>\$ 1,371,112</u></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 MARCH 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 29,569	0%
Interest	-	2	-	N/A
Total revenues	<u>-</u>	<u>2</u>	<u>29,569</u>	0%
EXPENDITURES				
Debt service				
Principal prepayment	-	135,000	-	N/A
Interest 11/1	-	4,987	23,869	21%
Interest 5/1	-	59	5,700	1%
Total debt service	<u>-</u>	<u>140,046</u>	<u>29,569</u>	474%
Excess/(deficiency) of revenues over/(under) expenditures	-	(140,044)	-	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(37,762)		N/A
Transfers in	-	37,762	-	N/A
Total other financing sources	<u>-</u>	<u>-</u>	<u>-</u>	N/A
Net change in fund balances	-	(140,044)	-	
Fund balances - beginning	13,616	153,660	82,517	
Fund balances - ending	<u>\$ 13,616</u>	<u>\$ 13,616</u>	<u>\$ 82,517</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 MARCH 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 111,825	0%
Assessment prepayments	-	2,069,670	-	N/A
Lot closing	30,993	38,780	-	N/A
Interest	2	19	-	N/A
Total revenues	<u>30,995</u>	<u>2,108,469</u>	<u>111,825</u>	1886%
EXPENDITURES				
Debt service				
Principal prepayment	-	745,000	-	N/A
Interest	-	63,731	138,713	46%
Total debt service	<u>-</u>	<u>808,731</u>	<u>138,713</u>	583%
Excess/(deficiency) of revenues over/(under) expenditures	30,995	1,299,738	(26,888)	
Fund balances - beginning	<u>1,504,307</u>	<u>235,564</u>	<u>248,980</u>	
Fund balances - ending	<u><u>\$ 1,535,302</u></u>	<u><u>\$ 1,535,302</u></u>	<u><u>\$ 222,092</u></u>	

**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 MARCH 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Interest	\$ 4	\$ 33	\$ -	N/A
Total revenues	<u>4</u>	<u>33</u>	<u>-</u>	N/A
EXPENDITURES				
Debt service				
Interest	-	87,361	318,611	27%
Cost of issuance	-	94,157	-	N/A
Total debt service	<u>-</u>	<u>181,518</u>	<u>318,611</u>	57%
Excess/(deficiency) of revenues over/(under) expenditures	4	(181,485)	(318,611)	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(9,320)	-	N/A
Total other financing sources	<u>-</u>	<u>(9,320)</u>	<u>-</u>	N/A
Net change in fund balances	4	(190,805)	-	
Fund balances - beginning	925,029	1,115,838	1,012,361	
Fund balances - ending	<u>\$ 925,033</u>	<u>\$ 925,033</u>	<u>\$ 693,750</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 MARCH 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES	 <u>-</u>	 <u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balances - beginning	 <u>(133,119)</u>	 <u>(133,119)</u>
Fund balances - ending	<u><u>\$ (133,119)</u></u>	<u><u>\$ (133,119)</u></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 MARCH 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Developer contribution	\$ 801,545	\$ 2,406,443
Interest	-	4
Total revenues	<u>801,545</u>	<u>2,406,447</u>
EXPENDITURES		
Capital outlay	<u>620,273</u>	<u>3,913,868</u>
Total expenditures	<u>620,273</u>	<u>3,913,868</u>
Excess/(deficiency) of revenues over/(under) expenditures	181,272	(1,507,421)
Fund balances - beginning	<u>(1,244,088)</u>	444,605
Fund balances - ending	<u><u>\$ (1,062,816)</u></u>	<u><u>\$ (1,062,816)</u></u>

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021B SSA BONDS
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 20	\$ 207
Total revenues	20	207
EXPENDITURES		
Capital outlay	1,265,048	4,518,400
Total expenditures	1,265,048	4,518,400
Excess/(deficiency) of revenues over/(under) expenditures	(1,265,028)	(4,518,193)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	9,320
Total other financing sources/(uses)	-	9,320
Net change in fund balances	(1,265,028)	(4,508,873)
Fund balances - beginning	3,219,266	6,463,111
Fund balances - ending	\$ 1,954,238	\$ 1,954,238

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors of the Three Rivers Community Development District held a Regular Meeting on April 21, 2022 at 3:00 p.m., at Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach, Florida 32034.

Present were:

Liam O'Reilly	Chair
Mike Taylor	Vice Chair
Greg Kern	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Wes Haber	District Counsel
Bill Schaefer (via telephone)	District Engineer
George Katsarus (via telephone)	England-Thims & Miller, Inc.
Michael Molineaux	Castle Group
Sete Zare (via telephone)	MBS Capital Markets, LLC
Tim Graham (via telephone)	Bond Counsel, Akerman

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 3:04 p.m. Supervisors O'Reilly, Taylor and Kern were present, in person. Supervisors Bock and Miars were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consent Agenda

Mr. Torres presented the following Consent Agenda items:

- 38 **A. Consideration of Requisitions: Construction Account (*support documentation available***
39 ***upon request*)**
- 40 I. Number 104: Vallencourt Construction Company, Inc. [\$488,853.78]
- 41 II. Number 105: Dominion Engineering Group, Inc. [\$22,354.00]
- 42 **B. Consideration of Requisitions: South Series Assessment (*support documentation***
43 ***available upon request*)**
- 44 I. Number 66: Bio Tech Consulting, Inc. [\$135.00]
- 45 II. Number 67: England-Thims & Miller, Inc. [\$56,912.50]
- 46 III. Number 68: ELM, Inc. [\$7,688.44]
- 47 IV. Number 70: Dominion Engineering Group, Inc. [\$1,130.00]
- 48 V. Number 71: Dominion Engineering Group, Inc. [\$1,050.00]
- 49 VI. Number 72: Kutak Rock LLP [\$1,710.00]
- 50 VII. Number 74: ECS Florida LLC [\$2,000.00]
- 51 VIII. Number 75: Clary & Associates, Inc. [\$450.00]
- 52 IX. Number 76: Bio-Tech Consulting, Inc. [\$825.00]
- 53 X. Number 77: Avid Trails LLC [\$4,900.00]
- 54 XI. Number 78: England-Thims & Miller, Inc. [\$23,370.00]
- 55 XII. Number 79: England-Thims & Miller, Inc. [\$17,766.49]
- 56 XIII. Number 80: England-Thims & Miller, Inc. [\$39,786.03]
- 57 XIV. Number 81: England-Thims & Miller, Inc. [\$19,655.00]
- 58 XV. Number 82: England-Thims & Miller, Inc. [\$77.50]
- 59 **▪ Requisitions Number 83 and 84**
- 60 **These items were additions to the agenda.**
- 61 Number 83: ECS Florida LLC [\$3,200.00]
- 62 Number 84: Godard Design [\$17,212.50]
- 63 **C. Ratification of Requisitions: South Series Assessment (*support documentation***
64 ***available upon request*)**
- 65 I. Number 69: Auld & White Constructors, LLC [\$517,587.62]
- 66 II. Number 73: Auld & White Constructors, LLC [\$228,375.38]

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

FOURTH ORDER OF BUSINESS

Consideration of Auld & White Constructors, LLC, Change Order No. 1 for Tributary Regional Park

Mr. Taylor presented Auld & White Constructors, LLC, Change Order No. 1 for additional drainage around the Tributary Regional Park playground.

On MOTION by Mr. O’Reilly and seconded by Mr. Kern, with all in favor, Auld & White Constructors, LLC, Change Order No. 1 for Tributary Regional Park, in the amount of \$108,631, was approved.

FIFTH ORDER OF BUSINESS

Presentation of Supplemental Engineers Report, Series 2022 A Bonds

Mr. Katsarus presented the Supplemental Engineer’s Report for the Series 2022 A Bonds, Units 8, 10 and 15, dated April 21, 2022 and accompanying Tables. He noted the following:

- The Supplemental Engineer’s Report describes the portion of the Capital Improvement Plan (CIP) to be financed through the issue of the Series 2022 A Bonds.
- The Development Program includes 257 total lots.
- The estimated cost of improvements is \$15,300,000, including the stormwater management system, roadway improvements and the water, sewer and reuse systems.

Mr. Haber suggested approval in substantial form.

On MOTION by Mr. O’Reilly and seconded by Mr. Taylor, with all in favor, the Supplemental Engineer’s Report, Series 2022 A Bonds, in substantial form, was approved.

101 **SIXTH ORDER OF BUSINESS**

**Presentation of Series 2022 A Bonds
Supplemental Special Assessment
Methodology Report**

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105 Mr. Torres presented the pertinent data in each Section of the Series 2022 A Bonds
106 Supplemental Special Assessment Methodology Report dated April 21, 2022, which would be
107 included in the bond offering, along with the accompanying Tables. He noted the following:

108 ➤ The development of land within the Series 2022 A Bonds Assessment Area within Units
109 8, 10 and 15 envisions a total of 257 single-family residential units.

110 ➤ Infrastructure to be funded includes stormwater management, roadways, and water,
111 sewer and reuse water utilities, with an estimated total cost of \$15,300,000.

112 Mr. Haber stated this Methodology applies to the new bonds. He recalled that, at the
113 previous meeting, the Board approved the Methodology, which added a new 70' unit type. At
114 the next meeting, a Public Hearing will be held to officially add that unit type and, at that time,
115 the Supplemental Assessment Resolution will be adopted. Mr. Haber suggested approval in
116 substantial form.

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**On MOTION by Mr. O'Reilly and seconded by Mr. Kern, with all in favor, the
Series 2022 A Bonds Supplemental Special Assessment Methodology Report, in
substantial form, was approved.**

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- 123 ■ **MBS Capital Markets Supplement to Investment Banking Agreement for the issuance**
124 **of Special Assessment Bonds Series 2022**
125 **This item was an addition to the agenda.**

126 Ms. Zare presented a supplement to the original Agreement specific to the 2022 bonds.

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**On MOTION by Mr. O'Reilly and seconded by Mr. Taylor, with all in favor, the
MBS Capital Markets Supplement to Investment Banking Agreement, was
approved.**

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134 SEVENTH ORDER OF BUSINESS

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Consideration of Resolution 2022-06, Supplementing its Resolution 2019-26 by Authorizing the Issuance of its Three Rivers Community Development District Special Assessment Bonds, Series 2022A-1 And Series 2022A-2 (Collectively, the “Series 2022A Bonds”) in an Aggregate Principal Amount Not Exceeding \$ \$17,000,000 for the Principal Purpose of Acquiring and Constructing Assessable Improvements and Refunding a Portion of the Outstanding Three Rivers Community Development District Special Assessment Bonds, Series 2021B (South Assessment Area); Delegating to the Chair or Vice Chair of the Board of Supervisors of the Issuer, Subject to Compliance with the Applicable Provisions Hereof, the Authority to Award the Sale of Such Bonds to MBS Capital Markets, LLC, by Executing and Delivering to Such Underwriter a Bond Purchase Agreement and Approving the Form Thereof; Approving the Form of and Authorizing the Execution of a Supplemental Trust Indenture; Approving U.S. Bank Trust Company, National Association, as the Trustee, Bond Registrar and Paying Agent for Such Series 2022A Bonds; Making Certain Findings; Approving the Form of Said Bonds; Approving the Form of the Preliminary Limited Offering Memorandum and Authorizing the Use by the Underwriter of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the Execution of the Limited Offering Memorandum; Approving the Form of the Continuing Disclosure Agreement and Authorizing the Execution Thereof; Authorizing Certain Officials of the District and Others to Take All Actions Required in Connection with the Issuance, Sale and Delivery of Said Bonds; Providing Certain Other Details

with Respect to Said Series 2022A Bonds;
and Providing an Effective Date

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Mr. Graham presented Resolution 2022-06. Resolution 2022-06 accomplishes the following:

- Authorizes issuance of bonds in an aggregate amount not to exceed \$17,000,000.
- Approves the principal bond documents, including the Fourth Supplemental Trust Indenture and the Preliminary Limited Offering Memorandum (PLOM).
- Authorizes commencing the bond validation process.

On MOTION by Mr. O'Reilly and seconded by Mr. Taylor, with all in favor, Resolution 2022-06, Supplementing its Resolution 2019-26 by Authorizing the Issuance of its Three Rivers Community Development District Special Assessment Bonds, Series 2022A-1 And Series 2022A-2 (Collectively, the "Series 2022A Bonds") in an Aggregate Principal Amount Not Exceeding \$ \$17,000,000 for the Principal Purpose of Acquiring and Constructing Assessable Improvements and Refunding a Portion of the Outstanding Three Rivers Community Development District Special Assessment Bonds, Series 2021B (South Assessment Area); Delegating to the Chair or Vice Chair of the Board of Supervisors of the Issuer, Subject to Compliance with the Applicable Provisions Hereof, the Authority to Award the Sale of Such Bonds to MBS Capital Markets, LLC, by Executing and Delivering to Such Underwriter a Bond Purchase Agreement and Approving the Form Thereof; Approving the Form of and Authorizing the Execution of a Supplemental Trust Indenture; Approving U.S. Bank Trust Company, National Association, as the Trustee, Bond Registrar and Paying Agent for Such Series 2022A Bonds; Making Certain Findings; Approving the Form of Said Bonds; Approving the Form of the Preliminary Limited Offering Memorandum and Authorizing the Use by the Underwriter of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the Execution of the Limited Offering Memorandum; Approving the Form of the Continuing Disclosure Agreement and Authorizing the Execution Thereof; Authorizing Certain Officials of the District and Others to Take All Actions Required in Connection with the Issuance, Sale and Delivery of Said Bonds; Providing Certain Other Details with Respect to Said Series 2022A Bonds; and Providing an Effective Date, was adopted.

216 EIGHTH ORDER OF BUSINESS

Consideration of First Amendment to Interlocal Agreement Between Nassau County and Three Rivers Community Development District Regarding Certain Park Improvements

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Mr. Haber presented the First Amendment to the Interlocal Agreement.

224 **On MOTION by Mr. O’Reilly and seconded by Mr. Kern, with all in favor, the**
225 **First Amendment to the Interlocal Agreement Between Nassau County and**
226 **Three Rivers Community Development District Regarding Certain Park**
227 **Improvements, in substantial form, and authorizing the Chair to execute, was**
228 **approved.**

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231 NINTH ORDER OF BUSINESS

Consideration of Resolution 2022-07, Ratifying the Actions of the District Manager in Re-Scheduling and Re-Noticing the Public Hearing on the Reallocation of Special Assessments and Designating ERUs for New Product Types and Imposing Special Assessments; Amending Resolution 2022-05 to Set the Public Hearing Thereon for May 19, 2022, at 3:00 P.M., at Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach, Florida 32034

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244 Mr. Haber presented Resolution 2022-07. This Resolution ratifies rescheduling the
245 Public Hearing from May 12, 2022 to May 19, 2022.

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247 **On MOTION by Mr. O’Reilly and seconded by Mr. Kern, with all in favor,**
248 **Resolution 2022-07, Ratifying the Actions of the District Manager in Re-**
249 **Scheduling and Re-Noticing the Public Hearing on the Reallocation of Special**
250 **Assessments and Designating ERUs for New Product Types and Imposing**
251 **Special Assessments; Amending Resolution 2022-05 to Set the Public Hearing**
252 **Thereon for May 19, 2022, at 3:00 P.M., at Amelia Walk Amenity Center, 85287**
253 **Majestic Walk Circle, Fernandina Beach, Florida 32034, was adopted.**

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256 **TENTH ORDER OF BUSINESS** **Approval of March 29, 2022 Regular**
 257 **Meeting Minutes**
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259 Mr. Torres presented the March 29, 2022 Regular Meeting Minutes.
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261 **On MOTION by Mr. O'Reilly and seconded by Mr. Kern, with all in favor, the**
 262 **March 29, 2022 Regular Meeting Minutes, as presented, were approved.**
 263

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 265 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**
 266

267 **A. District Counsel: *Kutak Rock LLP***

268 Mr. Haber stated that he and Mr. Taylor are developing policies for the Amenity Center.
 269 An annual user fee and room rental rates would be presented at an upcoming meeting.

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

271 There was no report.

272 **C. Property Manager: *Castle Group***

273 There was no report.

274 **D. District Manager: *Wrathell, Hunt and Associates, LLC***

- 275 • **NEXT MEETING DATE: May 19, 2022 at 3:00 PM**

- 276 ○ **QUORUM CHECK**

277 Supervisors O'Reilly, Kern and Taylor confirmed their attendance at the May 19, 2022
 278 meeting.
 279

280 **TWELFTH ORDER OF BUSINESS** **Board Members' Comments/Requests**
 281

282 There were no Board Members' comments or requests.
 283

284 **THIRTEENTH ORDER OF BUSINESS** **Public Comments**
 285

286 There were no public comments.
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288 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**
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290 There being nothing further to discuss, the meeting adjourned.

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292 **On MOTION by Mr. O'Reilly and seconded by Mr. Kern, with all in favor, the**
293 **meeting adjourned at 3:30 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

12D

THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach, Florida 32034

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2021 CANCELED NO QUORUM	Regular Meeting	3:00 PM
November 18, 2021 CANCELED	Regular Meeting	3:00 PM
December 16, 2021	Regular Meeting	3:00 PM
January 20, 2022 CANCELED	Regular Meeting	3:00 PM
February 17, 2022	Regular Meeting	3:00 PM
March 17, 2022 <i>rescheduled to March 29, 2022</i>	Regular Meeting	3:00 PM
March 29, 2022	Regular Meeting	1:00 P.M.
April 21, 2022	Regular Meeting	3:00 PM
May 19, 2022	Regular Meeting	3:00 PM
June 16, 2022	Regular Meeting	3:00 PM
July 21, 2022	Regular Meeting	3:00 PM
August 18, 2022	Public Hearing & Regular Meeting	3:00 PM
September 15, 2022	Regular Meeting	3:00 PM