

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2022**

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
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**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 258,531
Allowable discounts (4%)	-				(10,341)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	248,190
Developer contribution	268,602	33,433	135,059	168,492	336,942
Total revenues	268,602	33,433	135,059	168,492	585,132
EXPENDITURES					
Professional & administrative					
Supervisor fees	12,000	3,400	5,000	8,400	9,000
FICA	918	260	383	643	918
Engineering	12,000	3,525	4,500	8,025	8,500
Attorney	25,000	2,888	22,112	25,000	25,000
Arbitrage	450	-	450	450	500
Assessment administration	5,000	2,500	2,500	5,000	-
DSF accounting: series 2019	-	-	-	-	7,500
DSF accounting: series 2021	-	-	-	-	7,500
Dissemination agent: series 2019	1,000	500	500	1,000	1,000
Dissemination agent: series 2021-B1	-	-	500	500	1,000
Dissemination agent: series 2021-B2	-	-	500	500	1,000
Trustee: series 2019	5,000	4,041	-	4,041	4,050
Trustee: series 2021-B1	-	-	-	-	4,000
Trustee: series 2021-B2	-	-	-	-	4,000
Audit	4,200	-	4,200	4,200	6,000
Management	45,000	22,500	22,500	45,000	45,000
Website	1,680	-	1,680	1,680	705
ADA compliance	210	-	210	210	210
Telephone	544	272	272	544	500
Postage	1,000	15	250	265	500
Insurance	6,000	5,381	-	5,381	5,500
Printing & binding	2,000	1,000	1,000	2,000	500
Legal Advertising	5,000	2,640	1,200	3,840	1,500
Other current charges	800	45	450	495	500
Office supplies	625	-	-	-	-
Dues, licenses & subscriptions	175	175	-	175	175
Tax collector	-	-	-	-	5,171
Total professional & administrative	128,602	49,142	68,207	117,349	140,229

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted	Actual through 3/31/2021	Projected through 9/30/2021		
Operations & maintenance					
Landscape maintenance	65,000	-	30,000	30,000	150,000
Landscape contingency	7,000	-	3,000	3,000	15,000
Utilities	50,000	3,033	7,110	10,143	-
Electric	-	-	-	-	18,000
Reclaimed water	-	-	-	-	40,000
Lake/stormwater maintenance	8,000	-	4,000	4,000	20,000
Irrigation repairs	10,000	-	4,000	4,000	10,000
Accounting	-	-	-	-	3,500
Total operations & maintenance	<u>140,000</u>	<u>3,033</u>	<u>48,110</u>	<u>51,143</u>	<u>256,500</u>
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					
Facility management	-	-	-	-	25,480
Landscape mainenance	-	-	-	-	15,263
Landscape seasonal (annuals & pine straw)	-	-	-	-	4,667
Landscape contingency	-	-	-	-	4,667
Field Management/administrative	-	-	-	-	18,000
Pool maintenance	-	-	-	-	9,730
Pool repairs	-	-	-	-	2,917
Pool chemicals	-	-	-	-	7,000
Janitorial services	-	-	-	-	8,015
Janitorial supplies	-	-	-	-	1,750
Facility maintenance	-	-	-	-	8,750
Fitness equipment lease	-	-	-	-	8,041
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
Total amenity center	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>193,412</u>

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted	Actual through 3/31/2021	Projected through 9/30/2021		
Total expenditures	268,602	52,175	116,317	168,492	590,141
Net increase/(decrease) of fund balance	-	(18,742)	18,742	-	(5,009)
Fund balance - beginning (unaudited)	-	3,820	(14,922)	3,820	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (14,922)</u>	<u>\$ 3,820</u>	<u>\$ -</u>	<u>\$ (5,009)</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	815.06

**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	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	5,171
Operations & maintenance	
Landscape maintenance	150,000
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	15,000
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	20,000
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

Facility management	25,480
Landscape mainenance	15,263
Landscape seasonal (annuals & pine straw)	4,667
Landscape contingency	4,667
Field Management/administrative	18,000
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	8,041
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

Total expenditures

\$ 590,141

**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'	-	\$ 910.32	\$ 1,458.51	\$ 2,368.83	N/A
SF 45'	30	910.32	1,510.64	2,420.96	N/A
SF 50'	94	910.32	1,562.77	2,473.09	N/A
SF 60'	107	910.32	1,667.02	2,577.34	N/A
SF 65'	-	910.32	1,719.15	2,629.47	N/A
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'	-	\$ 910.32	\$ 1,458.51	\$ 2,368.83	N/A
SF 45'	-	910.32	1,510.64	2,420.96	N/A
SF 50'	53	910.32	1,562.77	2,473.09	N/A
SF 60'	-	910.32	1,667.02	2,577.34	N/A
SF 65'	-	910.32	1,719.15	2,629.47	N/A
Total	53				

Developer Contribution for O&M & Off-Roll Assessments for DS (Anticipated 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'	-	Dev Contribution	-	-	N/A
SF 50'	67	Dev Contribution	1,469.00	1,469.00	N/A
SF 60'	33	Dev Contribution	1,567.00	1,567.00	N/A
Total	100				

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

Developer Contribution for O&M & Off-Roll Assessments for DS (Anticipated 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	Dev Contribution	\$ 1,371.00	\$ 1,371.00	N/A
SF 45'	105	Dev Contribution	1,420.00	1,420.00	N/A
SF 50'	-	Dev Contribution	1,469.00	1,469.00	N/A
SF 60'	-	Dev Contribution	1,567.00	1,567.00	N/A
SF 65'	-	Dev Contribution	1,616.00	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	1,469.00	1,469.00	N/A
SF 60'	47	Dev Contribution	1,567.00	1,567.00	N/A
Total	102				

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-1
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Adopted	Actual Through 3/31/2021	Projected Through 9/30/2021	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 453,418
Allowable discounts (4%)	-				(18,137)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	435,281
Off-roll assessments	1,000,506	-	983,603	983,603	574,623
Lot closing	-	17,482	-	17,482	-
Interest	5,000	36	-	36	5,000
Total revenues	<u>1,005,506</u>	<u>17,518</u>	<u>983,603</u>	<u>1,001,121</u>	<u>1,014,904</u>
EXPENDITURES					
Debt service					
Principal	270,000	-	270,000	270,000	280,000
Interest 11/1	367,753	367,753	-	367,753	362,522
Interest 5/1	367,753	-	367,753	367,753	362,522
Tax collector	-	-	-	-	9,068
Total expenditures	<u>1,005,506</u>	<u>367,753</u>	<u>637,753</u>	<u>1,005,506</u>	<u>1,014,112</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(350,235)	345,850	(4,385)	792
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(4,409)	-	(4,409)	-
Total other financing sources/(uses)	<u>-</u>	<u>(4,409)</u>	<u>-</u>	<u>(4,409)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	-	(354,644)	345,850	(8,794)	792
Beginning fund balance (unaudited)	1,383,738	1,379,114	1,024,470	1,379,114	1,370,320
Ending fund balance (projected)	<u>\$ 1,383,738</u>	<u>\$ 1,024,470</u>	<u>\$ 1,370,320</u>	<u>\$ 1,370,320</u>	<u>\$ 1,371,112</u>
Use of fund balance:					
Debt service reserve account balance (required)					(1,001,063)
Principal expense - November 1, 2022					-
Interest expense - November 1, 2022					(357,097)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 12,952</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/21			362,521.88	362,521.88	15,900,000.00
05/01/22	280,000.00	3.875%	362,521.88	642,521.88	15,620,000.00
11/01/22			357,096.88	357,096.88	15,620,000.00
05/01/23	290,000.00	3.875%	357,096.88	647,096.88	15,330,000.00
11/01/23			351,478.13	351,478.13	15,330,000.00
05/01/24	300,000.00	3.875%	351,478.13	651,478.13	15,030,000.00
11/01/24			345,665.63	345,665.63	15,030,000.00
05/01/25	315,000.00	4.125%	345,665.63	660,665.63	14,715,000.00
11/01/25			339,168.75	339,168.75	14,715,000.00
05/01/26	325,000.00	4.125%	339,168.75	664,168.75	14,390,000.00
11/01/26			332,465.63	332,465.63	14,390,000.00
05/01/27	340,000.00	4.125%	332,465.63	672,465.63	14,050,000.00
11/01/27			325,453.13	325,453.13	14,050,000.00
05/01/28	355,000.00	4.125%	325,453.13	680,453.13	13,695,000.00
11/01/28			318,131.25	318,131.25	13,695,000.00
05/01/29	370,000.00	4.125%	318,131.25	688,131.25	13,325,000.00
11/01/29			310,500.00	310,500.00	13,325,000.00
05/01/30	385,000.00	4.500%	310,500.00	695,500.00	12,940,000.00
11/01/30			301,837.50	301,837.50	12,940,000.00
05/01/31	405,000.00	4.500%	301,837.50	706,837.50	12,535,000.00
11/01/31			292,725.00	292,725.00	12,535,000.00
05/01/32	425,000.00	4.500%	292,725.00	717,725.00	12,110,000.00
11/01/32			283,162.50	283,162.50	12,110,000.00
05/01/33	440,000.00	4.500%	283,162.50	723,162.50	11,670,000.00
11/01/33			273,262.50	273,262.50	11,670,000.00
05/01/34	465,000.00	4.500%	273,262.50	738,262.50	11,205,000.00
11/01/34			262,800.00	262,800.00	11,205,000.00
05/01/35	485,000.00	4.500%	262,800.00	747,800.00	10,720,000.00
11/01/35			251,887.50	251,887.50	10,720,000.00
05/01/36	505,000.00	4.500%	251,887.50	756,887.50	10,215,000.00
11/01/36			240,525.00	240,525.00	10,215,000.00
05/01/37	530,000.00	4.500%	240,525.00	770,525.00	9,685,000.00
11/01/37			228,600.00	228,600.00	9,685,000.00
05/01/38	555,000.00	4.500%	228,600.00	783,600.00	9,130,000.00
11/01/38			216,112.50	216,112.50	9,130,000.00
05/01/39	580,000.00	4.500%	216,112.50	796,112.50	8,550,000.00
11/01/39			203,062.50	203,062.50	8,550,000.00
05/01/40	605,000.00	4.750%	203,062.50	808,062.50	7,945,000.00
11/01/40			188,693.75	188,693.75	7,945,000.00
05/01/41	635,000.00	4.750%	188,693.75	823,693.75	7,310,000.00
11/01/41			173,612.50	173,612.50	7,310,000.00
05/01/42	665,000.00	4.750%	173,612.50	838,612.50	6,645,000.00
11/01/42			157,818.75	157,818.75	6,645,000.00
05/01/43	700,000.00	4.750%	157,818.75	857,818.75	5,945,000.00
11/01/43			141,193.75	141,193.75	5,945,000.00
05/01/44	735,000.00	4.750%	141,193.75	876,193.75	5,210,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/44			123,737.50	123,737.50	5,210,000.00
05/01/45	770,000.00	4.750%	123,737.50	893,737.50	4,440,000.00
11/01/45			105,450.00	105,450.00	4,440,000.00
05/01/46	805,000.00	4.750%	105,450.00	910,450.00	3,635,000.00
11/01/46			86,331.25	86,331.25	3,635,000.00
05/01/47	845,000.00	4.750%	86,331.25	931,331.25	2,790,000.00
11/01/47			66,262.50	66,262.50	2,790,000.00
05/01/48	885,000.00	4.750%	66,262.50	951,262.50	1,905,000.00
11/01/48			45,243.75	45,243.75	1,905,000.00
05/01/49	930,000.00	4.750%	45,243.75	975,243.75	975,000.00
11/01/49			23,156.25	23,156.25	975,000.00
05/01/50	975,000.00	4.750%	23,156.25	998,156.25	-
Total	15,900,000.00		13,415,912.56	29,315,912.56	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019A-2
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenue & Expenditures	Adopted Budget FY 2022
	Adopted	Actual Through 3/31/2021	Projected Through 9/30/2021		
REVENUES					
Off-roll assessments	\$ 74,812	\$ -	\$ 27,972	\$ 27,972	\$ 29,569
Assessment prepayments	-	355,528	765,634	1,121,162	-
Lot closing	-	4,221	-	4,221	-
Interest	-	11	-	11	-
Total revenues	<u>74,812</u>	<u>359,760</u>	<u>793,606</u>	<u>1,153,366</u>	<u>29,569</u>
EXPENDITURES					
Debt service					
Principal prepayment	-	570,000	765,000	1,335,000	-
Interest 11/1	37,406	37,406	-	37,406	23,869
Interest 5/1	37,406	6,591	23,869	30,460	5,700
Total expenditures	<u>74,812</u>	<u>613,997</u>	<u>788,869</u>	<u>1,402,866</u>	<u>29,569</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(254,237)	4,737	(249,500)	-
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(448)	-	(448)	-
Total other financing sources/(uses)	<u>-</u>	<u>(448)</u>	<u>-</u>	<u>(448)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	-	(254,685)	4,737	(249,948)	-
Beginning fund balance (unaudited)	113,497	332,465	77,780	332,465	82,517
Ending fund balance (projected)	<u>\$113,497</u>	<u>\$ 77,780</u>	<u>\$ 82,517</u>	<u>\$ 82,517</u>	<u>82,517</u>
Use of fund balance:					
Debt service reserve account balance (required)					(74,813)
Interest expense - November 1, 2022					(5,700)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 2,004</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/20			37,406.25	37,406.25	1,575,000.00
11/01/20	15,000.00		37,406.25	52,406.25	1,560,000.00
05/01/21	555,000.00		37,050.00	592,050.00	1,005,000.00
11/01/21	765,000.00		23,868.75	788,868.75	240,000.00
05/01/22			5,700.00	5,700.00	240,000.00
11/01/22			5,700.00	5,700.00	240,000.00
05/01/23			5,700.00	5,700.00	240,000.00
11/01/23			5,700.00	5,700.00	240,000.00
05/01/24			5,700.00	5,700.00	240,000.00
11/01/24			5,700.00	5,700.00	240,000.00
05/01/25			5,700.00	5,700.00	240,000.00
11/01/25			5,700.00	5,700.00	240,000.00
05/01/26			5,700.00	5,700.00	240,000.00
11/01/26			5,700.00	5,700.00	240,000.00
05/01/27			5,700.00	5,700.00	240,000.00
11/01/27			5,700.00	5,700.00	240,000.00
05/01/28			5,700.00	5,700.00	240,000.00
11/01/28			5,700.00	5,700.00	240,000.00
05/01/29	240,000.00	4.750%	5,700.00	245,700.00	-
Total	1,005,000.00		109,368.75	1,114,368.75	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021B
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Adopted	Actual through 3/31/2021	Projected through 9/30/2021	Total Revenue & Expenditures	
REVENUES					
Special assessment: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 111,825
Assessment prepayments	-	-	1,195,580	1,195,580	-
Total revenues	-	-	1,195,580	1,195,580	111,825
EXPENDITURES					
Debt service					
Principal prepayment	-	-	1,195,000	1,195,000	-
Interest	-	-	39,560	39,560	138,713
Total debt service	-	-	1,234,560	1,234,560	138,713
Other fees & charges					
Costs of issuance	-	155,790	22,900	178,690	-
Underwriter's discount	-	73,600	-	73,600	-
Total other fees & charges	-	229,390	22,900	252,290	-
Total expenditures	-	229,390	1,257,460	1,486,850	138,713
Excess/(deficiency) of revenues over/(under) expenditures	-	(229,390)	(61,880)	(291,270)	(26,888)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	540,250	-	540,250	-
Total other financing sources/(uses)	-	540,250	-	540,250	-
Fund balance:					
Net increase/(decrease) in fund balance	-	310,860	(61,880)	248,980	(26,888)
Beginning fund balance (unaudited)	-	-	310,860	-	248,980
Ending fund balance (projected)	\$ -	\$ 310,860	\$ 248,980	\$ 248,980	222,092
Use of fund balance:					
Debt service reserve account balance (required)					(165,600)
Principal and Interest expense - November 1, 2022					(55,913)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 579</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
11/01/21	1,195,000.00		82,800.00	1,277,800.00	2,485,000.00
05/01/22			55,912.50	55,912.50	2,485,000.00
11/01/22			55,912.50	55,912.50	2,485,000.00
05/01/23			55,912.50	55,912.50	2,485,000.00
11/01/23			55,912.50	55,912.50	2,485,000.00
05/01/24			55,912.50	55,912.50	2,485,000.00
11/01/24			55,912.50	55,912.50	2,485,000.00
05/01/25			55,912.50	55,912.50	2,485,000.00
11/01/25			55,912.50	55,912.50	2,485,000.00
05/01/26			55,912.50	55,912.50	2,485,000.00
11/01/26			55,912.50	55,912.50	2,485,000.00
05/01/27			55,912.50	55,912.50	2,485,000.00
11/01/27			55,912.50	55,912.50	2,485,000.00
05/01/28			55,912.50	55,912.50	2,485,000.00
11/01/28			55,912.50	55,912.50	2,485,000.00
05/01/29			55,912.50	55,912.50	2,485,000.00
11/01/29			55,912.50	55,912.50	2,485,000.00
05/01/30			55,912.50	55,912.50	2,485,000.00
11/01/30			55,912.50	55,912.50	2,485,000.00
05/01/31			55,912.50	55,912.50	2,485,000.00
11/01/31			55,912.50	55,912.50	2,485,000.00
05/01/32			55,912.50	55,912.50	2,485,000.00
11/01/32			55,912.50	55,912.50	2,485,000.00
05/01/33			55,912.50	55,912.50	2,485,000.00
11/01/33			55,912.50	55,912.50	2,485,000.00
05/01/34			55,912.50	55,912.50	2,485,000.00
11/01/34			55,912.50	55,912.50	2,485,000.00
05/01/35			55,912.50	55,912.50	2,485,000.00
11/01/35			55,912.50	55,912.50	2,485,000.00
05/01/36	2,485,000.00	4.500%	55,912.50	2,540,912.50	-
Total	3,680,000.00		1,704,262.50	5,384,262.50	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021B (SOUTH ASSESSMENT AREA)
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Adopted	Actual through 3/31/2021	Projected through 9/30/2021	Total Revenue & Expenditures	
REVENUES					
Special assessment: off-roll	\$ -	\$ -	\$ -	\$ -	\$ -
Total revenues	-	-	-	-	-
EXPENDITURES					
Debt service					
Interest	-	-	-	-	318,611
Total debt service	-	-	-	-	318,611
Other fees & charges					
Costs of issuance	-	-	191,225	191,225	-
Underwriter's discount	-	-	200,000	200,000	-
Total other fees & charges	-	-	391,225	391,225	-
Total expenditures	-	-	391,225	391,225	318,611
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(391,225)	(391,225)	(318,611)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	1,403,586	1,403,586	-
Total other financing sources/(uses)	-	-	1,403,586	1,403,586	-
Fund balance:					
Net increase/(decrease) in fund balance	-	-	1,012,361	1,012,361	(318,611)
Beginning fund balance (unaudited)	-	-	-	-	1,012,361
Ending fund balance (projected)	\$ -	\$ -	\$1,012,361	\$ 1,012,361	693,750
Use of fund balance:					
Debt service reserve account balance (required)					(462,500)
Principal and Interest expense - November 1, 2022					(231,250)
Projected fund balance surplus/(deficit) as of September 30, 2022					\$ -

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
11/01/21			87,361.11	87,361.11	10,000,000.00
05/01/22			231,250.00	231,250.00	10,000,000.00
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		6,793,611.11	16,793,611.11	