

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2024**

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
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**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 02/28/23	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 671,193				\$ 671,193
Allowable discounts (4%)	(26,848)				(26,848)
Assessment levy: on-roll - net	644,345	\$609,783	\$ 34,562	\$ 644,345	644,345
Assessment levy: off-roll	-	-	-	-	206,878
Developer contribution	122,976	253,556	(16,631)	236,925	251,433
Lot closing	-	13,365	-	13,365	-
Interest & miscellaneous	-	250	-	250	-
Total revenues	767,321	876,954	17,931	894,885	1,102,656
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisor fees	9,000	2,000	7,000	9,000	9,000
FICA	918	153	765	918	918
Engineering	8,500	2,667	5,833	8,500	8,500
Attorney	25,000	3,286	21,714	25,000	25,000
Arbitrage	500	-	500	500	500
DSF accounting: series 2019	7,500	3,125	4,375	7,500	7,500
DSF accounting: series 2021	7,500	3,125	4,375	7,500	7,500
DSF accounting: series 2022	7,500	-	7,500	7,500	7,500
DSF accounting: series 2023	-	-	1,250	1,250	7,500
Dissemination agent: series 2019	1,000	417	583	1,000	1,000
Dissemination agent: series 2021-B1	1,000	417	583	1,000	1,000
Dissemination agent: series 2021-B2	1,000	417	583	1,000	1,000
Dissemination agent: series 2022	1,000	-	1,000	1,000	1,000
Dissemination agent: series 2023	-	-	167	167	1,000
Trustee: series 2019	4,050	4,256	-	4,256	4,300
Trustee: series 2021-B1	4,000	-	4,000	4,000	4,000
Trustee: series 2021-B2	4,000	-	4,000	4,000	4,000
Trustee: series 2022	4,000	-	4,000	4,000	4,000
Trustee: series 2023	-	-	-	-	4,000
Audit	6,000	-	6,000	6,000	7,500
Management	45,000	18,750	26,250	45,000	45,000
O&M accounting	-	-	-	-	7,500
Website	705	-	705	705	705
ADA compliance	210	-	210	210	210
Telephone	500	208	292	500	500
Postage	500	248	252	500	500
Insurance: GL and D&O	5,500	5,988	-	5,988	6,000
Printing & binding	500	208	292	500	500
Legal Advertising	1,500	1,310	190	1,500	1,500
Other current charges	500	116	384	500	500

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 02/28/23	Projected through 9/30/2023		
<b>Professional &amp; administrative</b>					
Dues, licenses & subscriptions	175	175	-	175	175
Tax collector	13,424	12,196	1,228	13,424	13,424
Total professional & administrative	<u>160,982</u>	<u>59,062</u>	<u>104,031</u>	<u>163,093</u>	<u>183,232</u>
<b>Operations &amp; maintenance</b>					
Landscape maintenance	147,400	57,372	90,028	147,400	250,000
Landscape contingency	7,700	-	7,700	7,700	25,000
Lifestyle director	-	-	-	-	70,000
Electric	19,800	20,069	31,500	51,569	5,000
Reclaimed water	44,000	14,783	29,217	44,000	40,000
Lake/stormwater maintenance	15,180	5,750	9,430	15,180	17,000
Irrigation repairs	11,000	2,302	8,698	11,000	11,000
Waste pickup	1,000	-	1,000	1,000	1,440
Accounting	7,500	3,125	4,375	7,500	-
Total operations & maintenance	<u>253,580</u>	<u>103,401</u>	<u>181,948</u>	<u>285,349</u>	<u>419,440</u>
<b>Amenity center</b>					
Utilities					
Telephone & cable	9,566	2,046	7,520	9,566	9,566
Electric	17,500	-	17,500	17,500	55,000
Water/irrigation	18,666	-	18,666	18,666	-
Potable water	-	-	-	-	3,000
Reclaim water	-	-	-	-	15,666
Gas	1,750	311	1,439	1,750	1,750
Trash removal	2,916	1,129	1,787	2,916	2,916
Security					
Alarm monitoring	400	-	400	400	400
Monitoring	14,466	-	14,466	14,466	14,466
Access cards	1,166	-	1,166	1,166	1,166
Management contracts					
Landscape mainenance	30,526	39,295	10,000	49,295	55,000
Landscape contingency	-	-	-	-	5,500
Pool service	28,200	9,400	14,100	23,500	28,200
Pool repairs	5,834	112	5,722	5,834	5,834
Pool chemicals	14,000	-	9,000	9,000	14,000
Janitorial services	16,030	10,632	15,120	25,752	30,240
Janatorial supplies	3,500	-	3,500	3,500	12,000
Fitness equipment lease	38,300	15,649	22,651	38,300	38,300
Techonolgy help desk	-	-	-	-	4,100
HVAC maintenance	-	-	-	-	2,000
Pest control	1,750	840	910	1,750	2,520

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 02/28/23	Projected through 9/30/2023	Total Actual & Projected	
Pool permits	1,166	-	1,166	1,166	1,166
Repairs & maintenance	9,334	7,885	1,449	9,334	20,000
New capital projects	10,000	-	10,000	10,000	10,000
Special events	11,666	15,016	-	15,016	80,000
Holiday decorations	12,666	11,015	1,651	12,666	12,666
Fitness center repairs/supplies	3,500	-	3,500	3,500	3,500
Office supplies	584	2,216	1,200	3,416	3,600
Operating supplies	10,850	1,463	5,425	6,888	10,850
ASCAP/BMI licences	1,984	-	1,984	1,984	1,984
Insurance: property	30,000	39,889	-	39,889	40,000
Total amenity center	<u>320,654</u>	<u>156,898</u>	<u>194,656</u>	<u>351,554</u>	<u>485,390</u>
Total expenditures	<u>735,216</u>	<u>319,361</u>	<u>480,635</u>	<u>799,996</u>	<u>1,088,062</u>
Net increase/(decrease) of fund balance	32,105	557,593	(462,704)	94,889	14,594
Fund balance - beginning (unaudited)	-	(80,295)	477,298	(80,295)	14,594
Committed					
Future maintenance	14,594	14,594	14,594	14,594	29,188
Working capital	-	-	-	-	-
Unassigned	17,511	462,704	-	-	-
Fund balance - ending (projected)	<u>\$ 32,105</u>	<u>\$477,298</u>	<u>\$ 14,594</u>	<u>\$ 14,594</u>	<u>\$ 29,188</u>

Total Number of Units	3,125
Platted or Anticipated Platted Units	552
Professional & admin amount per unit	54.40
Operations & maintenance and amenity center amount per unit	1,161.52
<b>Total</b>	<b>1,215.92</b>

**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
DSF accounting: series 2022	7,500
DSF accounting: series 2023	7,500
Dissemination agent	
The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.	
Dissemination agent: series 2019	1,000
Dissemination agent: series 2021-B1	1,000
Dissemination agent: series 2021-B2	1,000
Dissemination agent: series 2022	1,000
Dissemination agent: series 2023	1,000
Trustee: series 2019	4,300
Trustee: series 2021-B1	4,000
Trustee: series 2021-B2	4,000
Trustee: series 2022	4,000
Trustee: series 2023	4,000
Audit	7,500
The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
Management	45,000
<b>Wrathell, Hunt and Associates, LLC</b> specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experiences of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and finally operate and maintain the assets of the community.	
O&M accounting	7,500
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	6,000
The District's general liability, public officials liability and property insurance coverages.	
Printing & binding	500
Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.	
Legal Advertising	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	13,424
<b>Operations &amp; maintenance</b>	
Landscape maintenance	250,000
Estimated costs that the District will incur to maintain the landscaping within the common areas of the District after installation of landscape material has been completed.	
Landscape contingency	25,000
Lifestyle director	70,000
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	5,000
Reclaimed water	40,000
Lake/stormwater maintenance	17,000
Estimated costs for maintenance of all lakes and stormwater that will be maintained by the District. Sitex Aquatics contractor.	
Irrigation repairs	11,000
Estimated costs for any repairs to the irrigation system.	
Waste pickup	1,440
Doody Daddy monthly pick-up services \$120.00 per month	

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

**EXPENDITURES (continued)**

**Amenity center**

Utilities	
Telephone & cable	9,566
Electric	55,000
Potable water	3,000
Reclaim water	15,666
Gas	1,750
Trash removal	2,916
Security	
Alarm monitoring	400
Monitoring	14,466
Access cards	1,166
Management contracts	
Landscape mainenance	55,000
Landscape contingency	5,500
Pool service	28,200
Crown Pools monthly service contract \$2,350 per month	
Pool repairs	5,834
Pool chemicals	14,000
Janitorial services	30,240
Janatorial supplies	12,000
Fitness equipment lease	38,300
Techonolgy help desk	4,100
ARCO help desk support security system, camera, TV, sound system \$100 per hour	
HVAC maintenance	2,000
Southern Technology agreemetrn \$2,000 per year. Does not include repairs.	
Pest control	2,520
Pool permits	1,166
Repairs & maintenance	20,000
AC repairs, handyman, electrician, Onsite Industry	
New capital projects	10,000
Special events	80,000
Holiday decorations	12,666
Fitness center repairs/supplies	3,500
Office supplies	3,600
Operating supplies	10,850
ASCAP/BMI licences	1,984
Insurance: property	40,000
Total expenditures	<u><u>\$ 1,088,062</u></u>

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019A-1  
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 02/28/23	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 811,167				\$ 799,666
Allowable discounts (4%)	(32,447)				(31,987)
Net assessment levy - on-roll	778,720	\$ 726,582	\$ 52,138	\$ 778,720	767,679
Off-roll assessments	198,678	82,151	116,527	198,678	153,856
Assessment prepayments	-	22,553	-	22,553	-
Interest	5,000	19,737	-	19,737	5,000
Total revenues	<u>982,398</u>	<u>851,023</u>	<u>168,665</u>	<u>1,019,688</u>	<u>926,535</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	275,000	-	275,000	275,000	285,000
Principal prepayment	-	85,000	-	85,000	-
Interest 11/1	340,650	337,142	3,508	340,650	329,684
Interest 5/1	340,650	-	340,650	340,650	329,684
Tax collector	16,223	14,533	1,690	16,223	15,993
Total expenditures	<u>972,523</u>	<u>436,675</u>	<u>620,848</u>	<u>1,057,523</u>	<u>960,361</u>
Excess/(deficiency) of revenues over/(under) expenditures	9,875	414,348	(452,183)	(37,835)	(33,826)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(2,407)	-	(2,407)	-
Total other financing sources/(uses)	<u>-</u>	<u>(2,407)</u>	<u>-</u>	<u>(2,407)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	9,875	411,941	(452,183)	(40,242)	(33,826)
Beginning fund balance (unaudited)	1,354,063	1,586,178	1,998,119	1,586,178	1,545,936
Ending fund balance (projected)	<u>\$ 1,363,938</u>	<u>\$1,998,119</u>	<u>\$1,545,936</u>	<u>\$1,545,936</u>	<u>1,512,110</u>
Use of fund balance:					
Debt service reserve account balance (required)					(1,001,063)
Interest expense - November 1, 2024					(324,163)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 186,884</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/23	-		329,684.38	329,684.38	14,380,000.00
05/01/24	285,000.00	3.875%	329,684.38	614,684.38	14,095,000.00
11/01/24	-		324,162.50	324,162.50	14,095,000.00
05/01/25	295,000.00	4.125%	324,162.50	619,162.50	13,800,000.00
11/01/25	-		318,078.13	318,078.13	13,800,000.00
05/01/26	305,000.00	4.125%	318,078.13	623,078.13	13,495,000.00
11/01/26	-		311,787.50	311,787.50	13,495,000.00
05/01/27	320,000.00	4.125%	311,787.50	631,787.50	13,175,000.00
11/01/27	-		305,187.50	305,187.50	13,175,000.00
05/01/28	335,000.00	4.125%	305,187.50	640,187.50	12,840,000.00
11/01/28	-		298,278.13	298,278.13	12,840,000.00
05/01/29	345,000.00	4.125%	298,278.13	643,278.13	12,495,000.00
11/01/29	-		291,162.50	291,162.50	12,495,000.00
05/01/30	360,000.00	4.500%	291,162.50	651,162.50	12,135,000.00
11/01/30	-		283,062.50	283,062.50	12,135,000.00
05/01/31	380,000.00	4.500%	283,062.50	663,062.50	11,755,000.00
11/01/31	-		274,512.50	274,512.50	11,755,000.00
05/01/32	395,000.00	4.500%	274,512.50	669,512.50	11,360,000.00
11/01/32	-		265,625.00	265,625.00	11,360,000.00
05/01/33	415,000.00	4.500%	265,625.00	680,625.00	10,945,000.00
11/01/33	-		256,287.50	256,287.50	10,945,000.00
05/01/34	435,000.00	4.500%	256,287.50	691,287.50	10,510,000.00
11/01/34	-		246,500.00	246,500.00	10,510,000.00
05/01/35	455,000.00	4.500%	246,500.00	701,500.00	10,055,000.00
11/01/35	-		236,262.50	236,262.50	10,055,000.00
05/01/36	475,000.00	4.500%	236,262.50	711,262.50	9,580,000.00
11/01/36	-		225,575.00	225,575.00	9,580,000.00
05/01/37	495,000.00	4.500%	225,575.00	720,575.00	9,085,000.00
11/01/37	-		214,437.50	214,437.50	9,085,000.00
05/01/38	520,000.00	4.500%	214,437.50	734,437.50	8,565,000.00
11/01/38	-		202,737.50	202,737.50	8,565,000.00
05/01/39	545,000.00	4.500%	202,737.50	747,737.50	8,020,000.00
11/01/39	-		190,475.00	190,475.00	8,020,000.00
05/01/40	570,000.00	4.750%	190,475.00	760,475.00	7,450,000.00
11/01/40	-		176,937.50	176,937.50	7,450,000.00
05/01/41	595,000.00	4.750%	176,937.50	771,937.50	6,855,000.00
11/01/41	-		162,806.25	162,806.25	6,855,000.00
05/01/42	625,000.00	4.750%	162,806.25	787,806.25	6,230,000.00
11/01/42	-		147,962.50	147,962.50	6,230,000.00
05/01/43	655,000.00	4.750%	147,962.50	802,962.50	5,575,000.00
11/01/43	-		132,406.25	132,406.25	5,575,000.00
05/01/44	685,000.00	4.750%	132,406.25	817,406.25	4,890,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/44	-		116,137.50	116,137.50	4,890,000.00
05/01/45	720,000.00	4.750%	116,137.50	836,137.50	4,170,000.00
11/01/45	-		99,037.50	99,037.50	4,170,000.00
05/01/46	755,000.00	4.750%	99,037.50	854,037.50	3,415,000.00
11/01/46	-		81,106.25	81,106.25	3,415,000.00
05/01/47	795,000.00	4.750%	81,106.25	876,106.25	2,620,000.00
11/01/47	-		62,225.00	62,225.00	2,620,000.00
05/01/48	830,000.00	4.750%	62,225.00	892,225.00	1,790,000.00
11/01/48	-		42,512.50	42,512.50	1,790,000.00
05/01/49	875,000.00	4.750%	42,512.50	917,512.50	915,000.00
11/01/49	-		21,731.25	21,731.25	915,000.00
05/01/50	915,000.00	4.750%	21,731.25	936,731.25	-
<b>Total</b>	<b>14,380,000.00</b>		<b>11,233,356.28</b>	<b>25,613,356.28</b>	

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019A-2  
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 02/28/23	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Off-roll assessments	\$ 3,562	\$ -	\$ 3,562	\$ 3,562	\$ 3,326
Interest	-	62	-	62	-
Total revenues	<u>3,562</u>	<u>62</u>	<u>3,562</u>	<u>3,624</u>	<u>3,326</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal prepayment	-	5,000	-	5,000	-
Interest 11/1	1,781	1,781	-	1,781	1,663
Interest 5/1	1,781	-	1,663	1,663	1,663
Total expenditures	<u>3,562</u>	<u>6,781</u>	<u>1,663</u>	<u>8,444</u>	<u>3,326</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(6,719)	1,899	(4,820)	-
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers in	-	2,407	-	2,407	-
Total other financing sources/(uses)	<u>-</u>	<u>2,407</u>	<u>-</u>	<u>2,407</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	-	(4,312)	1,899	(2,413)	-
Beginning fund balance (unaudited)	41,404	13,636	9,324	13,636	11,223
Ending fund balance (projected)	<u>\$ 41,404</u>	<u>\$ 9,324</u>	<u>\$ 11,223</u>	<u>\$11,223</u>	<u>11,223</u>
Use of fund balance:					
Debt service reserve account balance (required)					(3,563)
Interest expense - November 1, 2024					(1,663)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 5,997</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23			1,662.50	1,662.50	70,000.00
05/01/24			1,662.50	1,662.50	70,000.00
11/01/24			1,662.50	1,662.50	70,000.00
05/01/25			1,662.50	1,662.50	70,000.00
11/01/25			1,662.50	1,662.50	70,000.00
05/01/26			1,662.50	1,662.50	70,000.00
11/01/26			1,662.50	1,662.50	70,000.00
05/01/27			1,662.50	1,662.50	70,000.00
11/01/27			1,662.50	1,662.50	70,000.00
05/01/28			1,662.50	1,662.50	70,000.00
11/01/28			1,662.50	1,662.50	70,000.00
05/01/29	70,000.00	4.750%	1,662.50	71,662.50	-
<b>Total</b>	<b>70,000.00</b>		<b>19,950.00</b>	<b>89,950.00</b>	

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021B  
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 02/28/23	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment: off-roll	\$ 14,850	\$ -	\$ -	\$ -	\$ -
Interest	-	3,581	-	3,581	-
Total revenues	<u>14,850</u>	<u>3,581</u>	<u>-</u>	<u>3,581</u>	<u>-</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal prepayment	-	265,000	-	265,000	-
Interest	14,850	5,962	-	5,962	-
Total expenditures	<u>14,850</u>	<u>270,962</u>	<u>-</u>	<u>270,962</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(267,381)	-	(267,381)	-
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	-	(201,666)	(201,666)	-
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>(201,666)</u>	<u>(201,666)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	-	(267,381)	(201,666)	(469,047)	-
Beginning fund balance (unaudited)	89,712	469,047	201,666	469,047	-
Ending fund balance (projected)	<u>\$ 89,712</u>	<u>\$ 201,666</u>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>
Use of fund balance:					
Debt service reserve account balance (required)					-
Principal and Interest expense - November 1, 2024					-
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ -</u>

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021B (SOUTH ASSESSMENT AREA)  
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 02/28/23	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment: off-roll	\$ 462,500	\$ -	\$ 462,500	\$ 462,500	\$ 462,500
Interest	-	6,833	-	6,833	-
Total revenues	<u>462,500</u>	<u>6,833</u>	<u>462,500</u>	<u>469,333</u>	<u>462,500</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Interest	462,500	231,250	231,250	462,500	462,500
Total debt service	<u>462,500</u>	<u>231,250</u>	<u>231,250</u>	<u>462,500</u>	<u>462,500</u>
Total expenditures	<u>462,500</u>	<u>231,250</u>	<u>231,250</u>	<u>462,500</u>	<u>462,500</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(224,417)	231,250	6,833	-
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(1,638)	-	-	-
Total other financing sources/(uses)	<u>-</u>	<u>(1,638)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	-	(226,055)	231,250	6,833	-
Beginning fund balance (unaudited)	703,070	695,991	469,936	695,991	702,824
Ending fund balance (projected)	<u>\$ 703,070</u>	<u>\$ 469,936</u>	<u>\$ 701,186</u>	<u>\$702,824</u>	<u>702,824</u>
Use of fund balance:					
Debt service reserve account balance (required)					(462,500)
Principal and Interest expense - November 1, 2024					(231,250)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 9,074</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	-
<b>Total</b>	<b>10,000,000.00</b>		<b>6,012,500.00</b>	<b>16,012,500.00</b>	

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

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

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&amp;M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
<b>Conventional</b>					
SF 40'	-	\$ 1,215.93	\$ 1,458.51	\$ 2,674.44	\$ 2,674.44
SF 45'	30	1,215.93	1,510.64	2,726.57	2,726.57
SF 50'	94	1,215.93	1,562.77	2,778.70	2,778.70
SF 60'	107	1,215.93	1,667.02	2,882.95	2,882.95
SF 65'	-	1,215.93	1,719.15	2,935.08	2,935.08
<b>Total</b>	<b>231</b>				

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

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&amp;M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
<b>Conventional</b>					
SF 40'	-	\$ 1,215.93	\$ 1,458.51	\$ 2,674.44	\$ 2,674.44
SF 45'	-	1,215.93	1,510.64	2,726.57	2,726.57
SF 50'	53	1,215.93	1,562.77	2,778.70	2,778.70
SF 60'	-	1,215.93	1,667.02	2,882.95	2,882.95
SF 65'	-	1,215.93	1,719.15	2,935.08	2,935.08
<b>Total</b>	<b>53</b>				

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

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&amp;M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
<b>Age-Restricted</b>					
SF 45'	-	\$ 1,215.93	-	\$ 1,215.93	\$ 1,215.93
SF 50'	-	1,215.93	1,562.77	2,778.70	2,778.70
SF 50' Reduced	63	1,215.93	957.45	2,173.38	2,173.38
SF 60'	-	1,215.93	1,667.02	2,882.95	2,882.95
SF 60' Reduced	37	1,215.93	957.45	2,173.38	2,173.38
<b>Total</b>	<b>100</b>				

**THREE RIVERS  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

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

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&amp;M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
<b><u>Conventional</u></b>					
SF 40'	63	\$ 1,215.93	\$ 1,458.51	\$ 2,674.44	\$ 1,371.00
SF 45'	105	1,215.93	1,510.64	2,726.57	1,420.00
SF 50'	-	1,215.93	1,562.77	2,778.70	1,469.00
SF 60'	-	1,215.93	1,667.02	2,882.95	1,567.00
SF 65'	-	1,215.93	1,719.15	2,935.08	1,616.00
<b>Total</b>	<b>168</b>				

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

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&amp;M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
<b><u>Age-Restricted</u></b>					
SF 45'	-	\$ 1,142.97	\$ -	\$ -	\$ -
SF 50'	61	1,142.97	1,469.00	1,469.00	1,469.00
SF 60'	41	1,142.97	1,567.00	1,567.00	1,567.00
<b>Total</b>	<b>102</b>				

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

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&amp;M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
SF 50'	50	\$ 1,142.97	\$ -	\$ 1,142.97	
SF 60'	29	1,142.97	-	1,142.97	
	<b>79</b>				