

*Three Rivers
Community Development District*

April 14, 2020

Three Rivers

Community Development District

475 West Town Place, Suite 114
Phone: 904-940-5850 - Fax: 904-940-5899

April 9, 2020

Board of Supervisors
Three Rivers Community
Development District

Dear Board Members:

The Meeting of the Three Rivers Community Development District will be held Tuesday, April 14, 2020 at 11:00 a.m. via *Zoom*.

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the March 17, 2020 Meeting
- IV. Ranking of RFQ's Regarding Construction Manager at Risk Services for Amenity Center and Hardscape and Landscape Features
- V. Acceptance of Fiscal Year 2019 Draft Audit Report
- VI. Ratification/Consideration of Requisitions
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- VIII. Financial Statements as of March 31, 2020
- IX. Approval of Fiscal Year 2020 Funding Request No. 7
- X. Supervisors' Requests and Audience Comments
- XI. Next Scheduled Meeting – April 21, 2020 at 1:00 p.m. at the Amelia Walk Amenity Center
- XII. Adjournment

Enclosed for your review and approval is a copy of the minutes from the March 17, 2020 meeting.

The fourth order of business is ranking of the RFQ's which were previously sent to you.

The fifth order of business is acceptance of the draft audit report, which is enclosed for your review.

The sixth order of business is approval/ratification of requisitions. A copy of the requisition summary is enclosed for your review.

Enclosed are the financials and Funding Request No. 7.

The balance of the agenda is routine in nature and staff will give their reports at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

James Perry
James Perry
Manager

cc: Wes Haber

AGENDA

*Three Rivers
Community Development District
Agenda*

Tuesday
April 14, 2020
11:00 a.m.

www.ThreeRivesCDD.com
Call In # 1-888-450-5996 Code 224888

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MINUTES

The Regular Meeting of the Board of Supervisors of the Three Rivers Community Development District was held on Tuesday March 17, 2020 at 1:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034.

Present and constituting a quorum were:

Liam O'Reilly	Chairman
Mike Taylor	Vice Chairman
Blake Weatherly	Supervisor
Rose Bock	Supervisor
Grady Miars	Supervisor (<i>via phone</i>)

Also, present were:

Jim Perry	District Manager
Wes Haber	District Counsel (<i>via phone</i>)
<i>Greg Kern</i>	

Mr. Perry called the meeting to order and called the roll.

Mr. Perry: There are no members of the public in attendance.

Mr. Perry: Are there any comments, corrections, or additions to the minutes? Hearing none, I would ask for a motion to approve.

On MOTION by Ms. Bock seconded by Mr. O'Reilly with all in favor, the Minutes of the January 21, 2020 Meeting, were approved.

Mr. Perry: This is a new statutory requirement. This really doesn't have an impact on the district. We already have an annual audit done, and as part that there is a limited review of internal controls. Plus, we have to certify to the auditors that there are control practices in place. So, this is something that the legislature just wanted to have formalized, it doesn't affect us at all. We do have to approve a resolution that has a formal policy.

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor, Resolution 2020-06 Adopting Internal Controls Policy, was approved.

Mr. Perry: There are two proposals that we received. One from ECS and the other was from Terracon. There is a grading sheet in front of each of the supervisors, and we will walk you through the rankings.

Mr. O'Reilly: There are two proposers and both are fairly equal. The last item, volume of work, ECS has already worked for the district and the developer doing some of the Geotech services. They are much more familiar with the project, so that's why they scored higher than Terracon in that category which ranked them first. I would like to make a motion to approve the scoring as is and award to ECS.

Mr. Perry: For the record the scoring for ECS was 95 points and Terracon was 90 points.

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor, Ranking ECS #1 with 90 Points for Geotechnical Services, was approved.

Mr. Perry: This ratification is for electrical work and it was \$4,787.69.

Mr. O'Reilly: This is the agreement with Florida Power and Light to provide electrical distribution to the project. If you are familiar with FPL, they have a credit system where the district will install the conduit and they apply credit to offset their cost and if there is any delta then you have to pay the overages. The CDD would pay the overages. That delta amount is \$4,787.69. Due to the schedule with the CDD Engineer and myself we went ahead and got them going on this work so they could go ahead and order material. So, we would just like to ratify the agreement.

Mr. Taylor: Is this for Phase 1?

Mr. O'Reilly: This is for Unit 1.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor, Agreement with FPL for Unit 1 Phase 1A, was ratified.

Mr. Perry: This is related to the amenity center. I believe the total fees are \$46,500.

Mr. O'Reilly: Since the CDD Engineer isn't here I will jump in again. This is for the Civil Engineering of the actual amenity center site. The engineering work done to date puts the site as a blank pad with a pond. This is to do all the design to get the site ready to build an amenity center.

Mr. Taylor: Jim can you state the number again?

Mr. Perry: \$46,500. I think it's on page 3 of the proposal.

Mr. O'Reilly: There are 3 tasks. The first task is \$3,500 and that is for some site planning iterations to lock in the parking requirements. The actual construction documents and the permitting component is \$5,000 to permit through the county and JEA.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor, the Proposal from Dominion Engineering Group, Inc., were approved.
--

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor, the Proposal from Avid Trails for Tributary Community Master Planning, was ratified.

On MOTION by Mr. Taylor seconded by Ms. Bock with all in favor, Requisitions #43-61, were ratified.

Mr. Haber: Just have a quick update to let the board know that the RFQ, request of qualifications, for the amenities center was approved at the last meeting. We put a notice in the paper on March 11th and the RFQ package was available for pickup on that same day. The due date for the responses is March 31st. Sometime after March 31st we should be in a position to review the proposals and ultimately make a decision on if and who the board wants to move forward with respect to the amenities facility. I am happy to answer any questions.

Mr. Perry: In regards to timing our next scheduled meeting is the 21st of April. Did we want to consider something sooner for timing of this?

Mr. Taylor: We could continue the meeting, right?

Mr. O'Reilly: We would need to make the selection before the 21st of April. So, would we call a special meeting or just continue this one?

Mr. Perry: It depends on the date. There is no rule of thumb. Most of the time if it is within two weeks or so then we will continue.

Mr. O'Reilly: Wes, what's the date that they are all due? The 21st?

Mr. Harber: The 31st.

Mr. O'Reilly: I would say that same week or the following week, the week of the 6th. I say that because we are behind schedule and we need to get a CM on board pretty quick. We are making progress on the amenity design so I would prefer to meet maybe the week of the 6th. Maybe one of those days to finalize, look at the scoring and select. My vote would be the 8th, that's a Wednesday.

Ms. Bock: Now is that a continuation or a new meeting?

Mr. O'Reilly: I don't know. I will defer to these guys.

Mr. Perry: Wes, do you have a problem if we continue the meeting to the 8th? Its about 3 weeks.

Mr. Haber: I do not. Same time, 1:00 p.m.?

Mr. O'Reilly: Why don't we do 2:00 p.m. that way it's doable if you guys have a meeting that morning.

Mr. Haber: Is they purpose of the continuation to address the RFQ?

Mr. O'Reilly: Yes.

Mr. Haber: Just as a matter of formality once we decide on the day if we could also then do a motion to amend the agenda to consider the responses to the RFQ for the amenities facility so that way we are continuing the meeting to an item that was included on the agenda.

Mr. Perry: Wes, technically the RFQs aren't due for two weeks so is that motion going to carry this? You are amending the agenda for consideration of the RFQs and as of today this is what the agenda is. You're not going to get the RFQs until two weeks, so by doing that motion are you comfortable with that?

Mr. O'Reilly: You mean just amend the agenda at the next meeting?

Mr. Haber: As far as the note is, the RFQ contemplates that each person who submits a proposal will be getting separate notice of the date of the districts consideration. So, they can be advised that the board will be contemplating or considering the consideration of the proposals on April 8th at 2:00 p.m.. What is the consideration that you are raising for concern?

Mr. Perry: If we are going to do that, that's fine. I think it will be ok.

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor, Amend Agenda to Consider Responses to the RFQ for the Amenities Center, was approved.
--

Mr. Perry: Anything else Wes?

Mr. Haber: I want to confirm that the board is comfortable leaving itself as the review entity that reviews the proposals. It's commonly done but from time to time a board will appoint a committee other than just have people that are on that board. It's more my experience the board remains the reviewer.

Mr. O'Reilly: I am comfortable with that.

There being none, the next item followed.

C. District Manager

Mr. Perry: We will just continue to be in communications about your meetings and so forth with what's going on with the Corona Virus.

Mr. Perry: This district's financials are somewhat limited. They also include the balance sheet, statement of income, and schedules. It also shows the capital projects, requisitions, funding requests, etc.

Mr. Perry: You have Funding Request No. 6 for \$7,876.57 and that's included in your agenda package. We would ask for a motion to approve.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor, Funding Request No. 6, was approved.

There being none, the next item followed.

Mr. Perry: The next scheduled meeting is **April 21st, 2020**

Mr. Perry: If I could get a motion to continue today's meeting to Wednesday the 8th at 2:00 p.m. at this location.

On MOTION by Mr. O'Reilly seconded by Ms. Weatherly with all in favor, meeting will be continued.

Secretary / Assistant Secretary

Chairman / Vice Chairman

FIFTH ORDER OF BUSINESS

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
NASSAU COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE PERIOD FROM INCEPTION JANUARY 17, 2019 TO
SEPTEMBER 30, 2019**

DRAFT

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
NASSAU COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Three Rivers Community Development District
Nassau County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Three Rivers Community Development District, Nassau County, Florida ("District") as of and for the period from inception January 17, 2019 to September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2019, and the respective changes in financial position thereof for the for the period from inception January 17, 2019 to September 30, 2019, in accordance with accounting principles generally accepted in the United States of America.

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Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated **Xxxxxxxx, 2020**, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Xxxxxxxx, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Three Rivers Community Development District, Nassau County, Florida ("District") provides a narrative overview of the District's financial activities for the period from inception January 17, 2019 to September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement ("GASB") No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* issued June 1999. Comparative information between the current year and the prior year is required to be presented in the Management's Discussion and Analysis ("MD&A"). However, because this is the first year of operations of the District, comparative information is excluded in this report. Subsequent reports will include the comparative information.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$543,421).
- The change in the District's total net position for the period from inception January 17, 2019 to September 30, 2019 was (\$543,421), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$14,455,038, an increase of \$14,455,038. A portion of fund balance is restricted for debt service and capital projects and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund which are considered major funds.

The District adopts an annual appropriated budget for its general and debt service funds. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION	
SEPTEMBER 30,	
	<u>2019</u>
Assets, excluding capital assets	\$ 17,238,072
Capital assets, net of depreciation	<u>2,674,394</u>
Total assets	<u>19,912,466</u>
Liabilities, excluding long-term liabilities	2,783,034
Long-term liabilities	<u>17,672,853</u>
Total liabilities	<u>20,455,887</u>
Net Position	
Net investment in capital assets	(2,506,205)
Restricted	1,955,971
Unrestricted	<u>6,813</u>
Total net position	<u>\$ (543,421)</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease was due to bond issuance costs incurred in the current fiscal period.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION	
FOR THE PERIOD FROM INCEPTION JANUARY 17, 2019 TO	
SEPTEMBER 30,	
	<u>2019</u>
Revenues:	
Program revenues	
Charges for services	\$ 82,261
Operating grants and contributions	<u>6,813</u>
Total revenues	<u>89,074</u>
Expenses:	
General government	82,261
Bond issue costs	<u>550,234</u>
Total expenses	<u>632,495</u>
Change in net position	<u>(543,421)</u>
Net position - beginning	<u>-</u>
Net position - ending	<u>\$ (543,421)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the period from inception January 17, 2019 to September 30, 2019 was \$632,495. A portion of the costs of the District's activities were paid by program revenues. Program revenues are comprised primarily of Developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2019 was amended to increase revenues by \$11,503 and decrease appropriations by \$1,478.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2019, the District had \$2,674,394 invested in infrastructure in progress. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2019, the District had \$17,745,000 in Bonds outstanding. During the period from inception January 17, 2019 to September 30, 2019, the District issued Series 2019 Special Assessment Bonds. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

It is anticipated that the general operations of the District will increase as the District is being built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Three Rivers Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida, 32092.

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
NASSAU COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

	Governmental Activities
ASSETS	
Cash	\$ 2,512
Investments	15,250,982
Due from Developer	28,607
Restricted assets:	
Investments	1,955,971
Capital assets:	
Nondepreciable	2,674,394
Total assets	19,912,466
 LIABILITIES	
Accounts payable	108,640
Contracts and retainage payable	2,674,394
Non-current liabilities:	
Due in more than one year	17,672,853
Total liabilities	20,455,887
 NET POSITION	
Net investment in capital assets	(2,506,205)
Restricted for debt service	1,955,971
Unrestricted	6,813
Total net position	\$ (543,421)

See notes to the financial statements

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**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
 NASSAU COUNTY, FLORIDA
 STATEMENT OF ACTIVITIES
 FOR THE PERIOD FROM INCEPTION JANUARY 17, 2019 TO SEPTEMBER 30, 2019**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities	
Primary government:				
Governmental activities:				
General government	\$ 82,261	\$ 82,261	\$ 6,813	\$ 6,813
Bond issue costs	550,234	-	-	(550,234)
Total governmental activities	632,495	82,261	6,813	(543,421)
		Change in net position		(543,421)
		Net position - beginning		-
		Net position - ending		\$ (543,421)

See notes to the financial statements

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**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
NASSAU COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 2,512	\$ -	\$ -	\$ 2,512
Investments	-	1,955,971	15,250,982	17,206,953
Due from Developer	28,607	-	-	28,607
Total assets	<u>\$ 31,119</u>	<u>\$ 1,955,971</u>	<u>\$ 15,250,982</u>	<u>\$ 17,238,072</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 24,306	\$ -	84,334	\$ 108,640
Contracts and retainage payable	-	-	2,674,394	2,674,394
Total liabilities	<u>24,306</u>	<u>-</u>	<u>2,758,728</u>	<u>2,783,034</u>
Fund balances:				
Restricted for:				
Debt service	-	1,955,971	-	1,955,971
Capital projects	-	-	12,492,254	12,492,254
Unassigned	6,813	-	-	6,813
Total fund balances	<u>6,813</u>	<u>1,955,971</u>	<u>12,492,254</u>	<u>14,455,038</u>
Total liabilities and fund balances	<u>\$ 31,119</u>	<u>\$ 1,955,971</u>	<u>\$ 15,250,982</u>	<u>\$ 17,238,072</u>

See notes to the financial statements

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**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
 NASSAU COUNTY, FLORIDA
 RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
 TO THE STATEMENT OF NET POSITION
 SEPTEMBER 30, 2019**

Fund balance - governmental funds \$ 14,455,038

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	2,674,394	
Accumulated depreciation	-	2,674,394
	-	

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Bonds payable	(17,672,853)	(17,672,853)
Net position of governmental activities		<u>\$ (543,421)</u>

See notes to the financial statements

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**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
NASSAU COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE PERIOD FROM INCEPTION JANUARY 17, 2019 TO SEPTEMBER 30, 2019**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Developer contributions	\$ 89,074	\$ -	\$ -	\$ 89,074
Total revenues	89,074	-	-	89,074
EXPENDITURES				
Current:				
General government	82,261	-	-	82,261
Debt Service:				
Bond issue costs	-	-	550,234	550,234
Capital outlay	-	-	2,674,394	2,674,394
Total expenditures	82,261	-	3,224,628	3,306,889
Excess (deficiency) of revenues over (under) expenditures	6,813	-	(3,224,628)	(3,217,815)
OTHER FINANCING SOURCES (USES)				
Proceeds from bond issuance	-	1,955,971	15,789,029	17,745,000
Original issue discount	-	-	(72,147)	(72,147)
Total other financing sources (uses)	-	1,955,971	15,716,882	17,672,853
Net change in fund balances	6,813	1,955,971	12,492,254	14,455,038
Fund balances - beginning	-	-	-	-
Fund balances - ending	\$ 6,813	\$ 1,955,971	\$ 12,492,254	\$ 14,455,038

See notes to the financial statements

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**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
 NASSAU COUNTY, FLORIDA
 RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
 FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
 FOR THE PERIOD FROM INCEPTION JANUARY 17, 2019 TO SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds	\$ 14,455,038
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	2,674,394
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(17,745,000)
Governmental funds report the effect of Bond premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.	<u>72,147</u>
Change in net position of governmental activities	<u><u>\$ (543,421)</u></u>

See notes to the financial statements

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
NASSAU COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Three Rivers Community Development District ("District") was established by Ordinance 2018-47 of the Board of County Commissioners of Nassau County, pursuant to the Uniform Community Development District Act of 1980, and otherwise known as Chapter 190, Florida Statutes, effective January 17, 2019. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the qualified electors of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2019, certain Board members were affiliated with Three Rivers Developer, LLC, (the "Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the "Uniform Method of Collection" under Florida Statutes. Direct collected assessments are due as set forth in the annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the Uniform Method are noticed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

The capital projects fund is used to account for the costs of major infrastructure acquired by the District and also to accumulate capital reserves for future maintenance costs and capital projects.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital asset are under construction.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change. The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the upcoming October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2019:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Government Obligations Fund - Class Y	\$ 17,206,953	S&P AAAM	Weighted average of the fund portfolio: 24 days
	<u>\$ 17,206,953</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

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NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the period from inception January 17, 2019 to September 30, 2019 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure in progress	\$ -	\$ 2,674,394	\$ -	\$ 2,674,394
Total capital assets, not being depreciated	-	2,674,394	-	2,674,394
Governmental activities capital assets, net	\$ -	\$ 2,674,394	\$ -	\$ 2,674,394

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$128,093,143. The project is expected to be completed in phases. The infrastructure will include offsite improvements, stormwater systems, utilities, roadway improvements, landscaping, hardscaping, parks, an amenity center, and a Fire Station. Upon completion, certain assets will be conveyed to others for ownership and maintenance.

During the current fiscal period, the District incurred \$406,850 in costs that are payable to the Developer at September 30, 2019.

NOTE 6 – LONG TERM LIABILITIES

In September 2019 the District issued \$17,745,000 of Special Assessment Bonds, Series 2019 A-1 and A-2 consisting of multiple term bonds with due dates ranging from May 1, 2024 to May 1, 2050 and fixed interest rates ranging from 3.875% to 4.75%. The Bonds were issued to finance a portion of the cost of acquiring, constructing, and equipping the Series 2019 project. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Series 2019 Bonds is paid serially commencing May 1, 2021 through May 1, 2050.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

NOTE 6 – LONG TERM LIABILITIES (Continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

Changes in long-term liability activity for the period from inception January 17, 2019 to September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2019 A1	\$ -	\$ 16,170,000	\$ -	\$ 16,170,000	\$ -
Series 2019 A2	-	1,575,000	-	1,575,000	-
Less original issue discount	-	72,147	-	72,147	-
Total	\$ -	\$ 17,672,853	\$ -	\$ 17,672,853	\$ -

At September 30, 2019, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2020	\$ -	\$ 474,936	\$ 474,936
2021	270,000	810,319	1,080,319
2022	280,000	799,857	1,079,857
2023	290,000	789,007	1,079,007
2024	300,000	777,769	1,077,769
2025-2029	3,280,000	3,695,831	6,975,831
2030-2034	2,120,000	2,922,975	5,042,975
2035-2039	2,655,000	2,399,850	5,054,850
2040-2044	3,340,000	1,728,763	5,068,763
2045-2049	4,235,000	854,050	5,089,050
2050	975,000	46,313	1,021,313
Total	\$ 17,745,000	\$ 15,299,670	\$ 33,044,670

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$89,074, which includes a receivable of \$28,607 at September 30, 2019.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – COMMITMENTS AND CONTINGENCIES

As of September 30, 2019, the District had open contracts for various construction projects. The contracts totaled approximately \$19.4 million, of which approximately \$18.2 million was uncompleted at September 30, 2019.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
 NASSAU COUNTY, FLORIDA
 SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
 FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
 FOR THE PERIOD FROM INCEPTION JANUARY 17, 2019 TO SEPTEMBER 30, 2019**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Developer contributions	\$ 83,739	95,242	\$ 89,074	\$ (6,168)
Total revenues	83,739	95,242	89,074	(6,168)
EXPENDITURES				
Current:				
General government	83,739	82,261	82,261	1,478
Total expenditures	83,739	82,261	82,261	1,478
Excess (deficiency) of revenues over (under) expenditures	\$ -	\$ 12,981	6,813	\$ (4,690)
Fund balance - beginning			-	
Fund balance - ending			\$ 6,813	

See notes to required supplementary information

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
NASSAU COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2019 was amended to increase revenues by \$11,503 and decrease appropriations by \$1,478.

**INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Three Rivers Community Development District
Nassau County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Three Rivers Community Development District, Nassau County, Florida (“District”) as of and for the period from inception January 17, 2019 to September 30, 2019, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements, and have issued our opinion thereon dated **Xxxxxxxx, 2020**.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District’s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District’s internal control. Accordingly, we do not express an opinion on the effectiveness of the District’s internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Xxxxxxxx, 2020

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Three Rivers Community Development District
Nassau County, Florida

We have examined Three Rivers Community Development District, Nassau County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the period from inception January 17, 2019 to September 30, 2019. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the period from inception January 17, 2019 to September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Three Rivers Community Development District, Nassau County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Xxxxxxxx, 2020

**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Three Rivers Community Development District
Nassau County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Three Rivers Community Development District, Nassau County, Florida ("District") as of and for the period from inception January 17, 2019 to September 30, 2019, and have issued our report thereon dated **Xxxxxxxx, 2020**.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated **Xxxxxxxx, 2020**, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Three Rivers Community Development District, Nassau County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Three Rivers Community Development District, Nassau County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Xxxxxxxx, 2020

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

N/A. First year audit

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

N/A. First year audit

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the period from inception January 17, 2019 to September 30, 2019.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the period from inception January 17, 2019 to September 30, 2019.

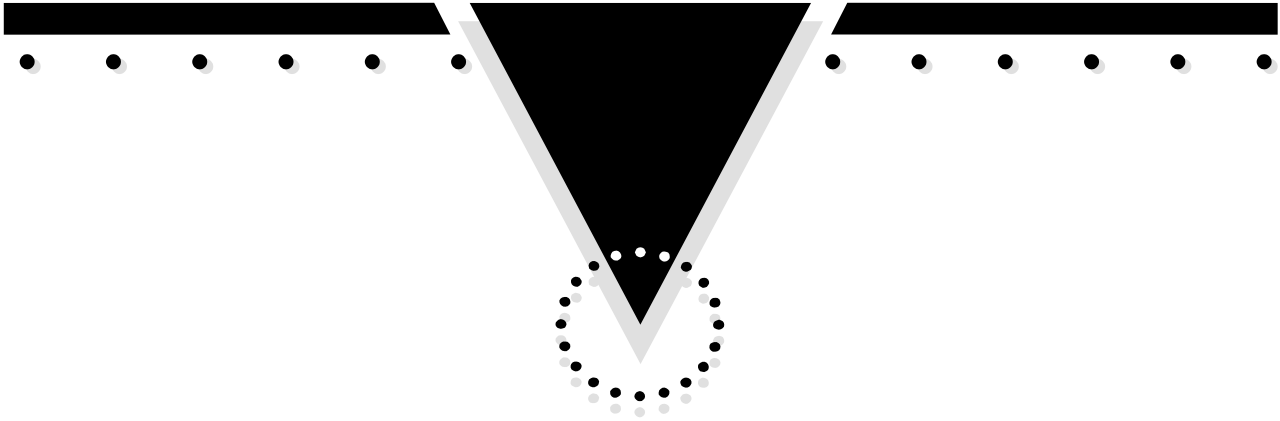
4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

SIXTH ORDER OF BUSINESS

2019A ACQUISITION AND CONSTRUCTION FUND REQUISITION LOG

DATE OF REQUISITION APPROVAL/RATIFICATION	REQUISITION NUMBER	NAME OF PAYEE	PURPOSE FOR WHICH PAID	INVOICE DATE	2019A MASTER INFRASTRUCTURE ACCOUNT	2019A NEIGHBORHOOD ACCOUNT	TOTAL AMOUNT PAYABLE	RUNNING TOTAL
9/26/16	1	Vallencourt Construction, Co. Inc.	Progress payment	9/3/19	\$ 562,178.25		\$ 562,178.25	\$ 562,178.25
11/19/19	2	Core & Main	Direct purchase of materials under the Contract for Construction	9/27/19	\$ 1,003,866.14		\$ 1,003,866.14	\$ 1,566,044.39
11/19/19	3	ELM, Inc.	Work Authorization #1	8/30/19	\$ 35,640.14		\$ 35,640.14	\$ 1,601,684.53
11/19/19	4	Three Rivers Developers, LLC	Direct purchase of engineering and permitting work	10/8/2019	\$ 406,850.00		\$ 406,850.00	\$ 2,008,534.53
11/19/19	5	Dominion Engineering Group, Inc.	Work Authorization #1 CEI	10/1/19	\$ 2,770.00		\$ 2,770.00	\$ 2,011,304.53
1/21/20	6	Rinker Materials	Direct purchase of materials	11/1/19	\$ 93,638.16		\$ 93,638.16	\$ 2,104,942.69
11/19/19	7	Clary and Associates, Inc.	Work Performed under Master Agreement	9/26/19	\$ 750.00		\$ 750.00	\$ 2,105,692.69
11/19/19	8	Vallencourt Construction, Co. Inc.	Progress payment	9/30/19	\$ 499,231.65		\$ 499,231.65	\$ 2,604,924.34
11/19/19	9	Dominion Engineering Group, Inc.	Services as District Engineer	10/1/19	\$ 2,950.00		\$ 2,950.00	\$ 2,607,874.34
11/19/19	10	ELM, Inc.	Work Authorization #1	9/30/19	\$ 5,988.89		\$ 5,988.89	\$ 2,613,863.23
11/19/19	11	Dominion Engineering Group, Inc.	Work Authorization #1 CEI	9/1/19	\$ 3,995.25		\$ 3,995.25	\$ 2,617,858.48
11/19/19	12	Hopping Green & Sams	Contractual & Payment Assistance	8/15/19	\$ 2,367.00		\$ 2,367.00	\$ 2,620,225.48
11/19/19	13	Hopping Green & Sams	Contractual & Payment Assistance	9/13/19	\$ 2,926.00		\$ 2,926.00	\$ 2,623,151.48
11/19/19	14	Dominion Engineering Group, Inc.	Work Authorization #2 Design & Permitting	11/1/19	\$ 34,000.00		\$ 34,000.00	\$ 2,657,151.48
11/19/19	15	Rinker Materials	Direct purchase of materials	10/16/19	\$ 3,187.12		\$ 3,187.12	\$ 2,660,338.60
11/19/19	16	Rinker Materials	Direct purchase of materials	10/16/19	\$ 11,301.04		\$ 11,301.04	\$ 2,671,639.64
11/19/19	17	Standard Precast, Inc.	Direct purchase of materials	10/2/19	\$ 160,874.00		\$ 160,874.00	\$ 2,832,513.64
11/19/19	18	Dominion Engineering Group, Inc.	Work Authorization #1 & #2 Design & Permitting	11/1/19	\$ 21,580.00		\$ 21,580.00	\$ 2,854,093.64
11/19/19	19	Vallencourt Construction, Co. Inc.	Progress payment	10/25/19	\$ 1,446,218.26		\$ 1,446,218.26	\$ 4,300,311.90
11/19/19	20	ELM, Inc.	Work Authorization #1	10/31/19	\$ 27,320.82		\$ 27,320.82	\$ 4,327,632.72
11/19/19	21	Standard Precast, Inc.	Direct purchase of materials	11/1/19	\$ 2,179.00		\$ 2,179.00	\$ 4,329,811.72
11/19/19	22	Hopping Green & Sams	Contractual & Payment Assistance	10/10/19	\$ 506.00		\$ 506.00	\$ 4,330,317.72
11/19/19	23	Standard Precast, Inc.	Direct purchase of materials	11/11/19	\$ 11,700.00		\$ 11,700.00	\$ 4,342,017.72
11/19/19	24	Hopping Green & Sams	Contractual & Payment Assistance	10/31/19	\$ 2,009.67		\$ 2,009.67	\$ 4,344,027.39
12/18/19	25	Rinker Materials	Direct purchase of materials	11/15/19	\$ 4,231.92		\$ 4,231.92	\$ 4,348,259.31
12/18/19	26	Vallencourt Construction, Co. Inc.	Progress payment	12/5/19	\$ 316,086.93		\$ 316,086.93	\$ 4,664,346.24
1/21/20	27	ELM, Inc.	Work Authorization #1	11/30/19	\$ 18,432.54		\$ 18,432.54	\$ 4,682,778.78
1/21/20	28	Standard Precast, Inc. VOID	Direct purchase of materials	11/27/19	\$ -		\$ -	\$ 4,682,778.78
1/21/20	29	Dominion Engineering Group, Inc.	Work Authorization #1 & #2	12/1/19	\$ 24,011.94		\$ 24,011.94	\$ 4,706,790.72
1/21/20	30	Dominion Engineering Group, Inc.	Work Authorization#1	12/1/19	\$ 1,290.00		\$ 1,290.00	\$ 4,708,080.72
1/21/20	31	Standard Precast, Inc.	Direct purchase of materials	12/5/19	\$ 56,644.00		\$ 56,644.00	\$ 4,764,724.72
1/21/20	32	Core & Main	Direct purchase of materials	10/30/19	\$ 33,915.99		\$ 33,915.99	\$ 4,798,640.71
1/21/20	33	Hopping Green & Sams	Contractual & Payment Assistance	12/17/19	\$ 302.50		\$ 302.50	\$ 4,798,943.21
1/21/20	34	Standard Precast, Inc.	Direct purchase of materials	12/5/10		\$ 14,187.00	\$ 14,187.00	\$ 4,813,130.21
1/21/20	35	Rinker Materials	Direct purchase of materials	12/13/19		\$ 20,457.20	\$ 20,457.20	\$ 4,833,587.41
1/21/20	36	Nassau County Engineering Services	Contractual & Payment Assistance	12/30/19		\$ 15,070.00	\$ 15,070.00	\$ 4,848,657.41
1/21/20	37	Standard Precast, Inc.	Direct purchase of materials	12/16/19		\$ 3,240.00	\$ 3,240.00	\$ 4,851,897.41
1/21/20	38	Vallencourt Construction, Co. Inc.	Progress payment	12/30/19		\$ 1,208,253.71	\$ 1,208,253.71	\$ 6,060,151.12
1/21/20	39	Dominion Engineering Group, Inc.	Work Authorization #1 & #2	12/1/19		\$ 31,513.76	\$ 31,513.76	\$ 6,091,664.88
1/21/20	40	Standard Precast, Inc.	Direct purchase of materials	12/17/19		\$ 42,255.00	\$ 42,255.00	\$ 6,133,919.88
1/21/20	41	ELM, Inc.	Work Authorization#1	12/31/19		\$ 22,910.68	\$ 22,910.68	\$ 6,156,830.56
1/21/20	42	Standard Precast, Inc.	Direct purchase of materials	1/3/20		\$ 14,031.00	\$ 14,031.00	\$ 6,170,861.56
3/17/20	43	Standard Precast, Inc.	Direct purchase of materials	1/8/2020 - 1/9/20		\$ 16,435.00	\$ 16,435.00	\$ 6,187,296.56
3/17/20	44	Bio-Tech Consulting, Inc.	Work Authorization #1	12/16/19 - 1/16/20		\$ 3,620.00	\$ 3,620.00	\$ 6,190,916.56
3/17/20	45	Standard Precast, Inc.	Direct purchase of materials	1/9/ 14/16/20		\$ 32,926.00	\$ 32,926.00	\$ 6,223,842.56
3/17/20	46	Core & Main	Direct purchase of materials	12/18/19 - 1/20/22/20		\$ 16,752.03	\$ 16,752.03	\$ 6,240,594.59
3/17/20	47	Vallencourt Construction, Co. Inc.	Inv# 6210/App#6A & Inv# 6211/App#6B - Progress Payment	1/27/20 & 1/31/20		\$ 608,427.53	\$ 608,427.53	\$ 6,849,022.12
3/17/20	48	Standard Precast, Inc.	Inv# 58198-IN & 58279-IN - Direct Purchase of Materials	1/21/20 & 1/24/20		\$ 13,690.00	\$ 13,690.00	\$ 6,862,712.12
3/17/20	49	Dominion Engineering Group, Inc.	Inv# 2020-3814/2020-3817/2020-3787 - Work Authorization #1 & 2	2/1/20		\$ 23,264.26	\$ 23,264.26	\$ 6,885,976.38
3/17/20	50	National Flood Insurance Program	FEMA CLOMR Review Fee	2/7/20		\$ 6,750.00	\$ 6,750.00	\$ 6,892,726.38
3/17/20	51	Standard Precast, Inc.	Inv# 58379-IN - Phase 1A Direct Purchase of Materials PO#3	1/24/20	\$ 3,661.00		\$ 3,661.00	\$ 6,896,387.38
3/17/20	52	Standard Precast, Inc.	Inv# 58379-IN - 58309-IN - 58381-IN - Direct Purchase of Materials PO#3	1/24, 1/27, 1/31		\$ 29,100.00	\$ 29,100.00	\$ 6,925,487.38
3/17/20	53	Florida Power & Light	Inv# 1800208670 - UG RES Feeder/V/O State Road 220 Ref#D00009021981	2/7/20	\$ 4,787.69		\$ 4,787.69	\$ 6,930,275.07
3/17/20	54	ELM, Inc.	Inv# 18872 - Riverfront Amenity Design/Entry Parkway Landscape	1/31/20	\$ 24,947.05		\$ 24,947.05	\$ 6,955,222.12
3/17/20	55	ECS Florida LLC	Inv# 787082 - Tributary Unit 6 Infrastructure - Drilling Services	2/19/20		\$ 1,000.00	\$ 1,000.00	\$ 6,956,222.12
3/17/20	56	Standard Precast, Inc.	Inv# 58531, 58606, 58605, 58603, 58606, 58426, 58427 & 58496	Various Feb20		\$ 58,206.00	\$ 58,206.00	\$ 7,014,428.12
3/17/20	57	Dominion Engineering Group, Inc.	Inv# 2020-3829 & 2020-3870 - Final Dev. Plan Mod/Unit 6 Design/NTE	3/1/20		\$ 20,061.42	\$ 20,061.42	\$ 7,034,489.54
3/17/20	58	Dominion Engineering Group, Inc.	Inv# 2020-3854 & 2020-3870 - Construction Phase Services NTE/Req. Prep.	3/1/20	\$ 1,822.50		\$ 1,822.50	\$ 7,036,312.04
3/17/20	59	Vallencourt Construction, Co. Inc.	Inv# 6285/App# 7A - Progress Payment	2/29/20		\$ 463,605.94	\$ 463,605.94	\$ 7,499,917.98
3/17/20	60	Rinker Materials	Direct Purchase of Materials - PO#4 - Invoice #20027493	2/18/20		\$ 16,839.68	\$ 16,839.68	\$ 7,516,757.66
3/17/20	61	Standard Precast, Inc.	Direct Purchase of Materials - PO#3 - Invoice #0058783-IN	2/26/20		\$ 2,715.00	\$ 2,715.00	\$ 7,519,472.66
4/14/20	62	ECS Florida LLC	Inv# 793794 - Tributary Unit 6 Infrastructure - Geotechnical Services	3/11/20		\$ 4,700.00	\$ 4,700.00	\$ 7,524,172.66
4/14/20	63	ECS Florida LLC	Inv# 767539 & 793792 - Phase 1A Drawdown Analysis - Geotechnical Services	11/11/19 & 3/11/20		\$ 17,000.00	\$ 17,000.00	\$ 7,541,172.66
4/14/20	64	Rinker Materials	Inv# 200004547, 20011678, 20109788, 20118066 & 20125391	Various		\$ 36,781.12	\$ 36,781.12	\$ 7,577,953.78
4/14/20	65	Core & Main	Inv# L831203, L918356, L922374, L922646, L943891, L979356, M028817 & M060161	Various		\$ 104,863.86	\$ 104,863.86	\$ 7,682,817.64
4/14/20	66	Core & Main	Inv# L951234, L974975, L981693, L995237 & L995243	Various		\$ 60,718.60	\$ 60,718.60	\$ 7,743,536.24
4/14/20	67	Hopping Green & Sams	Inv# 112564, 113296 & 113921 - Project Construction Services - Dec. - Feb.	Various		\$ 5,812.50	\$ 5,812.50	\$ 7,749,348.74
4/14/20	68	ELM, Inc.	Inv# 18921 - Entry & Blvd. Improvements/Riverfront Amenity Concept Design	2/28/20	\$ 71,671.22		\$ 71,671.22	\$ 7,821,020.00
4/14/20	69	Avid Trails LLC	Inv# Tributary-01 - Avid Trail Design - Work Completed for Initial Site Visit	3/19/20	\$ 4,500.00		\$ 4,500.00	\$ 7,825,520.00
					\$ 4,910,332.67	\$ 2,915,187.29	\$ 7,749,348.74	

EIGHTH ORDER OF BUSINESS



**Three Rivers
Community Development District**

Unaudited Financial Reporting

March 31, 2020



THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
March 31, 2020

	<u>GOVERNMENTAL FUND TYPES</u>			TOTALS
	GENERAL FUND	DEBT SERVICE	CAPITAL PROJECTS	(MEMORANDUM ONLY) 2020
<u>ASSETS:</u>				
CASH	\$3,638	---	---	\$3,638
PREPAID EXPENSES	\$13,642	---	---	\$13,642
<u>SERIES 2019A-1 & A-2</u>				
RESERVE A-1	---	\$1,001,063	---	\$1,001,063
RESERVE A-2	---	\$74,813	---	\$74,813
REVENUE	---	\$5,766	---	\$5,766
CAPITALIZED INTEREST A-1	---	\$739,531	---	\$739,531
CAPITALIZED INTEREST A-2	---	\$75,222	---	\$75,222
CONSTRUCTION - MASTER INFRASTRUCTURE	---	---	\$2,758,907	\$2,758,907
CONSTRUCTION - NEIGHBORHOOD INFRASTRUCTURE	---	---	\$4,948,843	\$4,948,843
TOTAL ASSETS	<u>\$17,279</u>	<u>\$1,896,394</u>	<u>\$7,707,750</u>	<u>\$9,621,423</u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$16,090	---	---	\$16,090
<u>FUND EQUITY:</u>				
FUND BALANCES:				
UNASSIGNED	\$1,190	---	---	\$1,190
RESTRICTED FOR DEBT SERVICE	---	\$1,896,394	---	\$1,896,394
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$7,707,750	\$7,707,750
TOTAL LIABILITIES & FUND EQUITY	<u>\$17,279</u>	<u>\$1,896,394</u>	<u>\$7,707,750</u>	<u>\$9,621,423</u>

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/20	ACTUAL THRU 3/31/20	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$113,962	\$56,981	\$50,519	(\$6,462)
TOTAL REVENUES	\$113,962	\$56,981	\$50,519	(\$6,462)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$12,000	\$6,000	\$3,200	\$2,800
FICA EXPENSE	\$918	\$459	\$245	\$214
ENGINEERING	\$12,000	\$6,000	\$0	\$6,000
ATTORNEY	\$25,000	\$12,500	\$11,522	\$978
DISSEMINATION	\$0	\$0	\$1,750	(\$1,750)
ANNUAL AUDIT	\$0	\$0	\$4,100	(\$4,100)
MANAGEMENT FEES	\$45,000	\$22,500	\$22,500	\$0
INFORMATION TECHNOLOGY	\$3,700	\$1,850	\$1,250	\$600
TELEPHONE	\$544	\$272	\$108	\$164
POSTAGE	\$1,000	\$500	\$86	\$414
INSURANCE	\$6,000	\$6,000	\$5,125	\$875
PRINTING & BINDING	\$1,200	\$600	\$1,005	(\$405)
LEGAL ADVERTISING	\$5,000	\$2,500	\$5,027	(\$2,527)
OTHER CURRENT CHARGES	\$800	\$400	\$0	\$400
OFFICE SUPPLIES	\$625	\$313	\$50	\$262
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL EXPENDITURES	\$113,962	\$60,069	\$56,142	\$3,927
EXCESS REVENUES (EXPENDITURES)	\$0		(\$5,623)	
FUND BALANCE - Beginning	\$0		\$6,813	
FUND BALANCE - Ending	\$0		\$1,190	

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/20	ACTUAL THRU 3/31/20	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$10,200	\$10,200
TOTAL REVENUES	\$0	\$0	\$10,200	\$10,200
<u>EXPENDITURES:</u>				
<u>Series 2019</u>				
INTEREST A1 - 11/01	\$0	\$0	\$63,335	(\$63,335)
INTEREST A2 - 11/01	\$0	\$0	\$6,442	(\$6,442)
TOTAL EXPENDITURES	\$0	\$0	\$69,777	(\$69,777)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$59,578)	
FUND BALANCE - Beginning	\$0		\$1,955,971	
FUND BALANCE - Ending	\$0		\$1,896,394	

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/20	ACTUAL THRU 3/31/20	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$60,585	\$60,585
TOTAL REVENUES	\$0	\$0	\$60,585	\$60,585
<u>EXPENDITURES:</u>				
<u>Series 2019</u>				
CAPITAL OUTLAY - MASTER INFRASTRUCTURE	\$0	\$0	\$2,277,711	(\$2,277,711)
CAPITAL OUTLAY - NEIGHBORHOOD INFRASTRUCTURE	\$0	\$0	\$2,685,311	(\$2,685,311)
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$84,334	(\$84,334)
TOTAL EXPENDITURES	\$0	\$0	\$5,047,356	(\$5,047,356)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$4,986,771)	
FUND BALANCE - Beginning	\$0		\$12,694,521	
FUND BALANCE - Ending	\$0		\$7,707,750	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT**

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
REVENUES:													
DEVELOPER CONTRIBUTIONS	\$9,390	\$5,394	\$12,063	\$10,031	\$5,765	\$7,877	\$0	\$0	\$0	\$0	\$0	\$0	\$50,519
TOTAL REVENUES	\$9,390	\$5,394	\$12,063	\$10,031	\$5,765	\$7,877	\$0	\$0	\$0	\$0	\$0	\$0	\$50,519
EXPENDITURES:													
ADMINISTRATIVE													
SUPERVISOR FEES	\$0	\$0	\$0	\$3,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,200
FICA EXPENSE	\$0	\$0	\$0	\$245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$245
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ATTORNEY	\$5,119	\$3,267	\$734	\$1,159	\$1,243	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,522
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$2,500	\$1,600	\$0	\$0	\$0	\$0	\$0	\$0	\$4,100
MANAGEMENT FEES	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$22,500
INFORMATION TECHNOLOGY	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
TELEPHONE	\$17	\$61	\$0	\$11	\$7	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$108
POSTAGE	\$3	\$2	\$3	\$5	\$43	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$86
INSURANCE	\$5,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,125
PRINTING & BINDING	\$281	\$111	\$221	\$140	\$162	\$89	\$0	\$0	\$0	\$0	\$0	\$0	\$1,005
LEGAL ADVERTISING	\$250	\$974	\$2,531	\$250	\$0	\$1,022	\$0	\$0	\$0	\$0	\$0	\$0	\$5,027
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$5	\$5	\$16	\$13	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
TOTAL EXPENDITURES	\$15,226	\$8,670	\$7,755	\$9,272	\$8,216	\$7,003	\$0	\$0	\$0	\$0	\$0	\$0	\$56,142
Excess Revenues (Expenditures)	(\$5,836)	(\$3,277)	\$4,308	\$759	(\$2,451)	\$873	\$0	\$0	\$0	\$0	\$0	\$0	(\$5,623)

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
DEVELOPER CONTRIBUTIONS/DUE FROM DEVELOPER**

FUNDING REQUEST #	PREPARED DATE	PAYMENT RECEIVED DATE	CHECK AMOUNT	TOTAL FUNDING REQUEST	GENERAL FUND PORTION (FY19)	GENERAL FUND PORTION (FY20)	CAPITAL OUTLAY	OVER AND (SHORT) BALANCE DUE
1	1/28/19	3/1/19	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -
2	3/21/19	4/1/19	\$ 10,255.00	\$ 10,255.00	\$ 10,255.00	\$ -	\$ -	\$ -
3	4/17/19	5/3/19	\$ 6,799.27	\$ 6,799.27	\$ 6,799.27	\$ -	\$ -	\$ -
4	5/24/19	6/3/19	\$ 13,081.52	\$ 13,081.52	\$ 10,524.02	\$ -	\$ 2,557.50	\$ -
5	6/19/19	6/27/19	\$ 9,700.82	\$ 9,700.82	\$ 8,128.32	\$ -	\$ 1,572.50	\$ -
6	7/18/19	9/23/19	\$ 9,828.11	\$ 9,828.11	\$ 9,760.61	\$ -	\$ 67.50	\$ -
7R	8/22/19	10/11/19	\$ 8,542.01	\$ 8,542.01	\$ 8,542.01	\$ -	\$ -	\$ -
8R	9/19/19	10/11/19	\$ 11,137.81	\$ 11,137.81	\$ 11,137.81	\$ -	\$ -	\$ -
9	9/26/19	10/11/19	\$ 5,575.00	\$ 5,575.00	\$ 450.00	\$ 5,125.00	\$ -	\$ -
1	10/9/19	11/11/19	\$ 5,344.90	\$ 5,344.90	\$ 1,080.00	\$ 4,264.90	\$ -	\$ -
2	11/11/19	11/18/19	\$ 12,790.74	\$ 12,790.74	\$ 7,397.12	\$ 5,393.62	\$ -	\$ -
3	12/10/19	12/31/19	\$ 12,062.53	\$ 12,062.53	\$ -	\$ 12,062.53	\$ -	\$ -
4	1/14/20	3/16/20	\$ 10,030.74	\$ 10,030.74	\$ -	\$ 10,030.74	\$ -	\$ -
5	2/10/20			\$ 5,765.15	\$ -	\$ 5,765.15	\$ -	\$ 5,765.15
6	3/10/20			\$ 7,876.57	\$ -	\$ 7,876.57	\$ -	\$ 7,876.57
7	4/8/20			\$ 9,612.96	\$ -	\$ 9,612.96	\$ -	\$ 9,612.96
DUE FROM DEVELOPER			\$ 130,148.45	\$ 153,403.13	\$ 89,074.16	\$ 60,131.47	\$ 4,197.50	\$ 23,254.68

TOTAL DEVELOPER CONTRIBUTIONS FY20

\$ 60,131.47

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT**

SERIES 2019A-1, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	3.875%, 4.125%, 4.500%, 4.750%	
MATURITY DATE:	5/1/2050	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$1,001,063	
RESERVE FUND BALANCE	\$1,001,063	
BONDS OUTSTANDING - 9/30/19		\$16,170,000
CURRENT BONDS OUTSTANDING		\$16,170,000

SERIES 2019A-2, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	4.750%	
MATURITY DATE:	5/1/2029	
RESERVE FUND DEFINITION	100% OF INTEREST	
RESERVE FUND REQUIREMENT	\$74,813	
RESERVE FUND BALANCE	\$74,813	
BONDS OUTSTANDING - 9/30/19		\$1,575,000
CURRENT BONDS OUTSTANDING		\$1,575,000

**Three Rivers
Community Development District**

**Special Assessment Bonds, Series 2019A-1 & 2019A-2
Master Infrastructure Fund**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2020				
10/2/19	1	Vallencourt Construction Company	App# 5911-1 - Units 1, 2, 4 & Cty Park SR200	\$ 562,178.25
10/2/19	2	Core & Main LP	Phase I - Direct Purchase of Materials	\$ 1,003,866.14
10/2/19	3	ELM, Inc.	Inv# 18652 - Professional Architectural Services	\$ 35,650.14
11/6/19	4	Three Rivers Developers, LLC	Reimb #1 - Engineering & Permitting Work for Phase IA	\$ 406,850.00
10/10/19	5	Dominion Engineering Group, Inc.	Inv# 2019-3594 - Site Visits & Application Certification	\$ 2,770.00
1/21/20	6	Rinker Materials	PO#2 - Direct Purchases of Materials	\$ 93,638.16
10/10/19	7	Clary & Associates, inc.	Inv# 2019-568 - Preparation of Map & Legal Description	\$ 750.00
10/10/19	8	Vallencourt Construction Company	App# 5959-2 - Units 1, 2, 4 & Cty Park SR200	\$ 499,231.65
11/5/19	9	Dominion Engineering Group, Inc.	Inv# 2019-3592 Revisions to Engineers Report	\$ 2,950.00
11/5/19	10	ELM, Inc.	Inv# 18700 - Master Agreement for Architectural Services	\$ 5,988.89
11/5/19	11	Dominion Engineering Group, Inc.	Inv# 2019-3550 - Draft Supplemental Engineer's Report	\$ 3,995.25
11/5/19	12	Hopping, Green & Sams	Inv# 109177 - Review Construction Contracts/Agreements	\$ 2,367.00
11/5/19	13	Hopping, Green & Sams	Inv# 109804 - Vallencourt Agreement/Bond Requirements	\$ 2,926.00
11/5/19	14	Dominion Engineering Group, Inc.	Inv# 2019-3596 - Offsite Water Main/Plan Modifications	\$ 34,000.00
10/23/19	15	Rinker Materials	Inv# 19278106 - Direct Purchase of Materials	\$ 3,187.12
10/31/19	16	Rinker Materials	Inv# 19284124 & 1929041 - Direct Purchase of Materials	\$ 11,301.04
12/11/19	17	Standard Precast, Inc.	Phase I - Direct Purchase of Materials	\$ 160,874.00
12/11/19	18	Dominion Engineering Group, Inc.	Inv# 2019-3631, 2019-3645, 2019-3604	\$ 21,580.00
12/6/19	19	Vallencourt Construction Company	Inv# 6038 - Unit 1, 2, 4 & Country Park	\$ 1,446,218.26
12/11/19	20	Elm, Inc.	Inv# 18753 - Ph1 Site Concepts, Conceptual Designs	\$ 27,320.83
12/11/19	21	Standard Precast, Inc.	Inv# 57148-IN - Direct Purchase of Materials	\$ 2,179.00
12/11/19	22	Hopping, Green & Sams	Inv# 110412 - Project Construction - September 2019	\$ 506.00
12/11/19	23	Standard Precast, Inc.	Inv# 57310-IN - Direct Purchase of Materials	\$ 11,700.00
12/11/19	24	Hopping, Green & Sams	Inv# 111010 - Project Construction - October 2019	\$ 2,009.67
12/9/19	25	Rinker Materials	Inv# 19596166 - Direct Purchase of Materials - PO#2	\$ 4,231.92
12/10/19	26	Vallencourt Construction Company	App# 6101-4 - Unit 1, 2, 4 & Country Park	\$ 316,086.93
1/21/19	27	Elm, Inc.	Inv# 18784 - Professional Architectural Services	\$ 18,432.54
N/A	28	VOIDED	N/A	\$ -
1/21/20	29	Dominion Engineering Group, Inc.	Inv# 2019-3709/2019-3678 - Plan Modifications/FEMA CLOMR	\$ 24,011.94
1/21/20	30	Dominion Engineering Group, Inc.	Inv# 2019-3721 - Pay App #3 & Site Visit 11/6/19	\$ 1,290.00
12/23/19	31	Standard Precast, Inc.	Phase I - Direct Purchase of Materials - PO#3	\$ 56,644.00
12/23/19	32	Core & Main LP	Phase I - Direct Purchase of Materials	\$ 33,915.99
1/21/19	33	Hopping, Green & Sams	Inv# 111774 - Prep work authorizations/lift station agreement	\$ 302.50
2/25/20	53	Florida Power & Light	Inv# 1800208670 - UG RES Feeder/V/O State Road 200	\$ 4,787.69
3/24/20	51	Standard Precast, Inc.	Inv# 58379-IN - Phase 1A Direct Purchase of Materials PO#3	\$ 3,661.00
3/24/20	54	ELM, Inc.	Inv# 787082 - Tributary Unit 6 Infrastructure - Drilling Services	\$ 24,947.05
3/24/20	58	Dominion Engineering Group, Inc.	Inv# 2020-3854 & 2020-3870 - Construction Phase Services NTE	\$ 1,822.50
TOTAL				\$ 4,834,171.46
Fiscal Year 2020				
10/1/19			Interest	\$ 344.88
11/1/19			Interest	\$ 7,127.33
12/1/19			Interest	\$ 5,321.02
12/3/19			Transfer From Cost of Issuance	\$ 11,986.67
1/2/20			Interest	\$ 3,517.82
2/3/20			Interest	\$ 2,907.62
3/2/20			Interest	\$ 2,635.56
TOTAL				\$ 33,840.90
Master Infrastructure Fund at 9/30/19				\$ 7,559,237.34
Interest Earned thru 3/31/20				\$ 33,840.90
Requisitions Paid thru 3/31/20				\$ (4,834,171.46)
Remaining Master Infrastructure Fund				\$ 2,758,906.78

**Three Rivers
Community Development District**

**Special Assessment Bonds, Series 2019A-1 & 2019A-2
Neighborhood Infrastructure Fund**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2020				
1/21/20	34	Standard Precast Inc.	Inv# 57648 & 57704 - PO#3 Direct Purchase of Materials	\$ 14,187.00
1/21/20	35	Rinker Materials	Inv# 19729586/199734509/19734510 - PO #3 Materials	\$ 20,457.20
1/21/20	36	Nassau County BOCC	Tributary Phase 1-A Units 2 & 3, 161 Lots	\$ 15,070.00
1/21/20	37	Standard Precast Inc.	Inv# 57745 - PO#3 Direct Purchase of Materials	\$ 3,240.00
1/21/20	38	Vallencourt Construction, Co. Inc.	Inv# 6150/6151 - Units 1, 2, 4 & County Park - December 2019	\$ 1,208,253.71
1/21/20	39	Dominion Engineering Group	Inv# 2020-3735/2020-3754/2020-3755	\$ 31,513.76
1/21/20	40	Standard Precast Inc.	Inv# 57785/57786/57787/57854/57855	\$ 42,255.00
1/21/20	41	Elm, Inc.	Inv# 18827 -Professional Architectural Services	\$ 22,910.68
1/21/20	42	Standard Precast Inc.	Inv# 57896 & 57897 - PO#3 Direct Purchase of Materials	\$ 14,031.00
2/19/20	43	Standard Precast Inc.	Inv# 57967 & 57985 - Direct Purchase of Materials	\$ 16,435.00
2/19/20	44	Bio-Tech Consulting, inc.	Inv# 154620 & 154949 - WA#1 Environmental Coordination	\$ 3,620.00
2/19/20	45	Standard Precast Inc.	Inv# 58096, 58095 & 58054 - Direct Purchase of Materials	\$ 32,926.00
2/19/20	46	Core & Main LP	Inv# L799651, L799562, L221580, L668793, CM #L799727	\$ 16,752.03
2/19/20	47	Vallencourt Construction, Co. Inc.	Inv# 6210/Application #6A & Inv# 6211/Application 6B	\$ 608,427.53
2/19/20	48	Standard Precast Inc.	Inv# 58198 & 58279 - Direct Purchase of Materials	\$ 13,690.00
2/19/20	49	Dominion Engineering Group	Inv# 2020-3814, 2020-3817 & 2020-3787	\$ 23,264.26
2/19/20	50	National Flood Insurance Program	FEMA CLOMR Review Fee	\$ 6,750.00
3/25/20	52	Standard Precast Inc.	Inv# 58379-IN, 58309-IN, 58381-IN - PO#3	\$ 29,100.00
3/25/20	55	ECS Florida, LLC	Inv# 787082 - Tributary Unit 6 Infrastructure - Drilling Services	\$ 1,000.00
3/25/20	56	Standard Precast Inc.	Inv# 58531, 58606, 58605, 58603, 58606, 58426, 58427 & 58496	\$ 58,206.00
3/25/20	57	Dominion Engineering Group	Inv# 2020-3829 & 2020-3870 - Final Dev. Plan Mod/Unit 6 Design	\$ 20,061.42
3/25/20	59	Vallencourt Construction, Co. Inc.	Inv# 6285/App# 7A - Progress Payment	\$ 463,605.94
3/25/20	60	Rinker Materials	Direct Purchase of Materials - PO#4 - Invoice #20027493	\$ 16,839.68
3/25/20	61	Standard Precast Inc.	Direct Purchase of Materials - PO#3 - Invoice #0058783-IN	\$ 2,715.00
TOTAL				\$ 2,685,311.21
Fiscal Year 2020				
10/1/19			Interest	\$ 346.54
11/1/19			Interest	\$ 9,568.17
12/1/19			Interest	\$ 7,988.24
1/2/20			Interest	\$ 7,897.84
2/3/20			Interest	\$ 7,213.53
3/2/20			Interest	\$ 5,650.88
TOTAL				\$ 38,665.20
Neighborhood Infrastructure Fund at 9/30/19				\$ 7,595,489.00
Interest Earned thru 3/31/20				\$ 38,665.20
Requisitions Paid thru 3/31/20				\$ (2,685,311.21)
Remaining Neighborhood Infrastructure Fund				\$ 4,948,842.99

NINTH ORDER OF BUSINESS

Three Rivers

Community Development District

FY20 Funding Request #7

April 8, 2020

General Fund

FY2020

Payee		
1	Governmental Management Services, LLC	
	Inv# 19 - Management Fees - April 2020	\$ 4,389.00
2	Grau & Associates	
	Inv# 19455 - FY19 Auditing Services - March 2020	\$ 1,600.00
3	Hopping, Green & Sams	
	Inv# 113295 - General Counsel - January 2020	\$ 1,158.79
	Inv# 113917 - General Counsel - February 2020	\$ 1,242.67
4	News-Leader	
	Inv# 571809 - Notice of Meeting - April 2020	\$ 361.30
5	Supervisor Fees	
	March 17, 2020	
	Rose Bock	\$ 215.30
	Liam O'Reilly	\$ 215.30
	Michael Taylor	\$ 215.30
	Blake Weatherly	\$ 215.30
		\$ 9,612.96
Total:		\$ 9,612.96

Please make check payable to:

Three Rivers Community Development District

1408 Hamlin Avenue

Unit E

St.Cloud, FL 34771

Governmental Management Services, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

RECEIVED
 APR 02 2020

Invoice #: 19
 Invoice Date: 4/1/20
 Due Date: 4/1/20
 Case:
 P.O. Number:

Bill To:
 Three Rivers CDD
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

BY: _____

Description	# 1 (Chd)	Hours/Qty	Rate	Amount
Management Fees - April 2020	310-513-34		3,750.00	3,750.00
Information Technology - April 2020	331		208.33	208.33
Dissemination Agent Services - April 2020	313		291.67	291.67
Office Supplies	51		12.53	12.53
Postage	42		30.13	30.13
Copies	425		89.40	89.40
Telephone	41		6.94	6.94
Total				\$4,389.00
Payments/Credits				\$0.00
Balance Due				\$4,389.00

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Three Rivers Community Development District
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Invoice No. 19455
Date 04/02/2020

8 (hd)

SERVICE

310-513-322

AMOUNT

Audit FYE 09/30/2019

\$ 1,600.00

Current Amount Due

\$ 1,600.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,600.00	2,500.00	0.00	0.00	0.00	4,100.00

Payment due upon receipt.

RECEIVED
MAR 13 2020

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

BY: _____

===== STATEMENT =====

February 29, 2020

Three Rivers CDD
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 113295
Billed through 01/31/2020

4(Hd)
310-513-315
Rev. Leg / Disclosure / Mtg / Docs

General Counsel

3RCDD 00001 WSH

FOR PROFESSIONAL SERVICES RENDERED

01/02/20	LMG	Review and revise internal controls resolution.	0.20 hrs
01/06/20	LMG	Review internal controls policy and transmit for inclusion in agenda.	0.20 hrs
01/07/20	WSH	Prepare disclosure of public finance.	0.90 hrs
01/07/20	KFJ	Confer with Kilinski and Haber regarding status of disclosure of public financing.	0.30 hrs
01/20/20	WSH	Prepare for board meeting.	0.50 hrs
01/21/20	WSH	Prepare for and participate in board meeting.	0.80 hrs
01/23/20	LMC	Prepare preliminary budget documents for fiscal year 2021.	0.20 hrs
01/31/20	MCE	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	1.00 hrs
01/31/20	KFJ	Review status of disclosure of public financing; confer with Haber.	0.20 hrs
Total fees for this matter			\$1,157.50

DISBURSEMENTS

Travel	1.29
Total disbursements for this matter	\$1.29

MATTER SUMMARY

Jusevitch, Karen F. - Paralegal	0.50 hrs	125 /hr	\$62.50
Clavenna, Lydia M. - Paralegal	0.20 hrs	125 /hr	\$25.00
Gentry, Lauren M.	0.40 hrs	225 /hr	\$90.00
Eckert, Michael C.	1.00 hrs	320 /hr	\$320.00
Haber, Wesley S.	2.20 hrs	300 /hr	\$660.00

TOTAL FEES \$1,157.50

=====

TOTAL DISBURSEMENTS \$1.29

TOTAL CHARGES FOR THIS MATTER \$1,158.79

BILLING SUMMARY

Jusevitch, Karen F. - Paralegal	0.50 hrs	125 /hr	\$62.50
Clavenna, Lydia M. - Paralegal	0.20 hrs	125 /hr	\$25.00
Gentry, Lauren M.	0.40 hrs	225 /hr	\$90.00
Eckert, Michael C.	1.00 hrs	320 /hr	\$320.00
Haber, Wesley S.	2.20 hrs	300 /hr	\$660.00

TOTAL FEES \$1,157.50

TOTAL DISBURSEMENTS \$1.29

TOTAL CHARGES FOR THIS BILL \$1,158.79

Please include the bill number with your payment.

WIRE/ACH Information

Hopping Green & Sams, P.A.



Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

March 31, 2020

Three Rivers CDD
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 113917
Billed through 02/29/2020

4 (hd)

310-513-315

General Counsel
3RCDD 00001 WSH

FOR PROFESSIONAL SERVICES RENDERED

02/05/20	WSH	Review and respond to correspondence from O'Reilly regarding FPL agreements.	0.50 hrs
02/06/20	WSH	Initial review of easement.	0.20 hrs
02/07/20	WSH	Review easement for park; confer with Pierce and Feldman regarding same.	0.40 hrs
02/17/20	WSH	Review and respond to correspondence regarding March meeting; review agenda.	0.20 hrs
02/25/20	WSH	Review and revise minutes; confer with Sweeting regarding same.	0.60 hrs
02/28/20	MCE	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	1.50 hrs
02/28/20	MGC	Research and review potential internal control policies; prepare initial draft internal control policy (ICP) document; confer and correspond with various auditors and district managers regarding draft ICP document; revise draft ICP document consistent with auditor and district manager feedback; finalize proposed ICP document and coordinate consideration of same by district board.	0.50 hrs
Total fees for this matter			\$1,210.00

MATTER SUMMARY

Eckert, Michael C.	1.50 hrs	320 /hr	\$480.00
Collazo, Mike	0.50 hrs	320 /hr	\$160.00
Haber, Wesley S.	1.90 hrs	300 /hr	\$570.00

TOTAL FEES	\$1,210.00
INTEREST CHARGE ON PAST DUE BALANCE	\$32.67

TOTAL CHARGES FOR THIS MATTER **\$1,242.67**

BILLING SUMMARY

=====

Eckert, Michael C.	1.50 hrs	320 /hr	\$480.00
Collazo, Mike	0.50 hrs	320 /hr	\$160.00
Haber, Wesley S.	1.90 hrs	300 /hr	\$570.00

TOTAL FEES	\$1,210.00
INTEREST CHARGE ON PAST DUE BALANCE	\$32.67

TOTAL CHARGES FOR THIS BILL -----
\$1,242.67

Please include the bill number with your payment.

NEWS-LEADER

P.O. Box 16766
Fernandina Beach FL 32035

(904) 261-3696

Fax(904) 261-3698

Advertising Memo Bill

04/2020		THREE RIVERS CDD	
361.30			
.00	.00	.00	.00
1	04/03/20	72250	MEGHA 72250

THREE RIVERS CDD 475 WEST TOWN PLACE, STE 114 SAINT AUGUSTINE FL 32092	<p>Amount Paid: <u>\$ 361.30</u></p> <p>Comments:</p> <p>Ad #: 571809</p>
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Please Return Upper Portion With Payment

04/03/20	571809	PUBLIC MEETING	2X 7.00	1			
	ROPLD	04/03	14.00	24.95	361.30	361.30	
	AFFRD	FNL AFFIDAVIT RETAIL DISPL		12.00			
		# 3 (adj) 310-313-48					

RECEIVED
APR 03 2020
BY: _____

Statement of Account - Aging of Past Due Amounts

0.00	0.00	0.00	0.00	361.30
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NEWS-LEADER

(904) 261-3696

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

571809	04/2020	72250	72250	THREE RIVERS CDD
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