

THREE RIVERS

COMMUNITY DEVELOPMENT DISTRICT

August 31, 2021

BOARD OF SUPERVISORS

PUBLIC HEARINGS AND

REGULAR MEETING

AGENDA

Three Rivers Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 24, 2021

Board of Supervisors
Three Rivers Community Development District

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

Dear Board Members:

The Board of Supervisors of the Three Rivers Community Development District will hold Public Hearings and a Regular Meeting on August 31, 2021 at 3:30 p.m., at Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach, Florida 32034. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2021/2022 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2021-14, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Operations and Maintenance Special Assessments Relating to the Financing and Securing of Certain Public Improvements
 - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
 - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
 - A. Affidavit/Proof of Publication
 - B. Mailed Notice to Property Owner(s)

- C. Consideration of Resolution 2021-15, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited To Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
- 5. Consideration of Fiscal Year 2021/2022 Funding Agreement
- 6. Acceptance of Unaudited Financial Statements as of July 31, 2021
- 7. Staff Reports
 - A. District Counsel: *Hopping Green & Sams, P.A.*
 - B. District Engineers: *Dominion Engineering Group, Inc. and ETM*
 - C. Property Manager: *Castle Group*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: September 16, 2021 at 3:00 PM

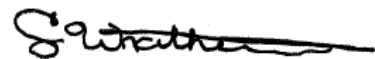
○ QUORUM CHECK

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

- 8. Board Members' Comments/Requests
- 9. Public Comments
- 10. Adjournment

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

Sincerely,



Craig Wrathell
 District Manager

FOR BOARD AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 413 553 5047

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3A

Publication Date
2021-08-18

Subcategory
Government Publications - Notices of Hearings

THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGETS;
AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The public hearings to adopt the Districts FY 21/22 Budget and to levy assessments to fund the budget were originally scheduled for August 19, 2021. As a result of a typo in a prior notice, which referenced August 18 instead of August 19, the public hearings have been rescheduled to August 31, 2021. This notice provides details regarding the August 31, 2021 hearings.

The Board of Supervisors (Board) of the Three Rivers Community Development District (District) will hold a public hearing on August 31, 2021 at 3:30 p.m., at the Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach, Florida 32034 for the purpose of hearing comments and objections on the adoption of the proposed budgets (Proposed Budget) of the District for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (Fiscal Year 2021/2022). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (District Managers Office), during normal business hours or on the District's website at <https://threeriverscdd.com/>. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Managers Office.

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

Craig Wrathell
District Manager
FNL 1T 08-18-2021
#655428

NOTICE OF INTENTION
TO CONSIDER
COMPREHENSIVE PLAN
AMENDMENT

NOTICE IS HEREBY GIVEN that the Nassau County Planning and Zoning Board will conduct a public hearing on Tuesday, September 7, 2021 at 6:00pm or soon thereafter, as the matter to be heard, regarding the proposed amendment to the 2030 Nassau County Comprehensive Plan. The public hearing will be held at the James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida 32097. Also, the Nassau County Board of County Commissioners will conduct a public hearing on Monday, September 27, 2021 at 6:00pm or soon thereafter, as the matter to be heard, regarding the transmittal of the proposed amendment. The public hearing will be held at the James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida 32097.
ORDNANCE NUMBER 2021-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AMENDING, REVISING, AND REPLACING IDENTIFIED PORTIONS OF THE NASSAU COUNTY COMPREHENSIVE PLAN 2010-2030, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS IN NASSAU COUNTY ORDINANCE 2010-11, AS AMENDED; PROVIDING FINDINGS, PURPOSE, AND INTENT; AMENDING POLICY ROS.01.03 OF THE NASSAU COUNTY COMPREHENSIVE PLAN 2010-2030 RECREATION AND OPEN SPACE ELEMENT CONCERNING DEFINITIONS OF NEIGHBORHOOD, COMMUNITY, AND REGIONAL PARKS; AMENDING POLICY ROS.01.04 OF THE NASSAU COUNTY COMPREHENSIVE PLAN 2010-2030 RECREATION AND OPEN SPACE ELEMENT TO REVISE THE PARKS AND RECREATIONAL FACILITIES LEVEL OF SERVICE STANDARDS; CREATING A NEW POLICY ROS.01.05 OF THE NASSAU COUNTY COMPREHENSIVE PLAN 2010-2030 RECREATION AND OPEN SPACE ELEMENT TO ESTABLISH MINIMUM DESIGN STANDARDS FOR COMMUNITY AND REGIONAL PARKS; AMENDING AND RENUMBERING POLICY ROS.01.05 OF THE NASSAU COUNTY

COMPREHENSIVE PLAN 201-2030 RECREATION AND OPEN SPACE ELEMENT TO ESTABLISH LEVEL OF SERVICES STANDARDS FOR NEIGHBORHOOD PARKS;
CREATING A NEW POLICY ROS.01.07 OF THE NASSAU COUNTY COMPREHENSIVE PLAN 2010- 2030 RECREATION AND OPEN SPACE ELEMENT TO ESTABLISH MINIMUM DESIGN STANDARD FOR NEIGHBORHOOD PARKS AND DELETING THE EXISTING POLICY ROS.01.07; AMENDING POLICY ROS.01.09 OF THE NASSAU COUNTY COMPREHENSIVE PLAN 2010-2030 RECREATION AND OPEN SPACE ELEMENT TO PROVIDE LAND DEDICATIONS FOR REGIONAL PARKS; DELETING POLICY ROS.01.15 OF THE NASSAU COUNTY COMPREHENSIVE PLAN 2010-2030 RECREATION AND OPEN SPACE ELEMENT RELATING TO PARK LAND DEDICATIONS; AMENDING POLICY FLU.01.02 AND FLU.01.05 OF THE NASSAU COUNTY COMPREHENSIVE PLAN 2010-2030 FUTURE LAND USE ELEMENT TO ELIMINATE LEVEL OF SERVICE REQUIREMENTS FOR RECREATION FACILITIES; CREATING A NEW POLICY STM.01.06 OF THE NASSAU COUNTY COMPREHENSIVE PLAN 2010-2030 PUBLIC FACILITIES ELEMENT TO ENCOURAGE JOINT STORMWATER AND PARK FACILITIES; PROVIDING APPLICABILITY; PROVIDING SEVERABILITY AND FOR FILING; AND PROVIDING AN EFFECTIVE DATE.

All interested parties are invited to attend the public hearings and to be heard. Copies of the proposed Ordinance and supporting information are available for inspection in the Planning Department, 96161 Nassau Place, Yulee, FL 32097. Comments may also be directed in writing to the Planning Department, e-mailed to planninginfo@nassaucountyfl.com, or received by telephone at (904) 530-6300. All comments will become part of the record in this matter and subject to Florida's public records law.

Individuals with disabilities needing a reasonable accommodation to participate in this proceeding should contact the office of the County Manager at least two days prior to the proceeding at (904) 530-6010 or, if the hearing impaired, Florida Relay Service at 1-800-955-8770 (v) or 1-800-955-8771 (TDD).

THE PUBLIC IS INVITED TO BE PRESENT AND BE HEARD. IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH APPEAL IS TO BE BASED.

The Planning and Zoning Board and the Board of County Commissioners may continue hearings on this matter.

Nick Gillette, Chair
Nassau County Planning
and Zoning Board
Thomas Ford, Chair
Nassau County Board of
County Commissioners
FNL 2T 08-18-25-2021
#656699

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2021-14

THE ANNUAL APPROPRIATION RESOLUTION OF THE THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Three Rivers Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Three Rivers Community Development District for the Fiscal Year Ending September 30, 2022.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$2,086,146 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 585,141
DEBT SERVICE FUND – SERIES 2019A-1	\$1,014,112
DEBT SERVICE FUND – SERIES 2019A-2	\$ 29,569
DEBT SERVICE FUND – SERIES 2021B	\$ 138,713
DEBT SERVICE FUND – SERIES 2021B (SOUTH ASSESSMENT AREA)	<u>\$ 318,611</u>
TOTAL ALL FUNDS	\$2,086,146

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 31st DAY OF AUGUST, 2021.

ATTEST:

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2022 Budget

Exhibit A: Fiscal Year 2022 Budget

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

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

	Fiscal Year 2021			Proposed Budget FY 2022
	Adopted	Actual through 3/31/2021	Projected through 9/30/2021	
REVENUES				
Assessment levy: on-roll - gross	\$ -			\$ 258,531
Allowable discounts (4%)	-			(10,341)
Assessment levy: on-roll - net	-	\$ -	\$ -	248,190
Developer contribution	268,602	33,433	134,559	336,952
Total revenues	<u>268,602</u>	<u>33,433</u>	<u>134,559</u>	<u>585,142</u>
EXPENDITURES				
Professional & administrative				
Supervisor fees	12,000	3,400	5,000	8,400
FICA	918	260	383	643
Engineering	12,000	3,525	4,500	8,025
Attorney	25,000	2,888	22,112	25,000
Arbitrage	450	-	450	450
Assessment administration	5,000	2,500	2,500	5,000
DSF accounting: series 2019	-	-	-	7,500
DSF accounting: series 2021	-	-	-	7,500
Dissemination agent: series 2019	1,000	500	500	1,000
Dissemination agent: series 2021	-	-	500	1,000
Trustee: series 2019	5,000	4,041	-	4,041
Trustee: series 2021	-	-	-	4,000
Audit	4,200	-	4,200	4,200
Management	45,000	22,500	22,500	45,000
Website	1,680	-	1,680	1,680
ADA compliance	210	-	210	210
Telephone	544	272	272	544
Postage	1,000	15	250	265
Insurance	6,000	5,381	-	5,381
Printing & binding	2,000	1,000	1,000	2,000
Legal Advertising	5,000	2,640	1,200	3,840
Other current charges	800	45	450	495
Office supplies	625	-	-	-
Dues, licenses & subscriptions	175	175	-	175
Tax collector	-	-	-	5,171
Total professional & administrative	<u>128,602</u>	<u>49,142</u>	<u>67,707</u>	<u>116,849</u>

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

	Fiscal Year 2021			Proposed Budget FY 2022	
	Adopted	Actual through 3/31/2021	Projected through 9/30/2021		Total Actual & Projected
Operations & maintenance					
Landscape maintenance	65,000	-	30,000	30,000	150,000
Landscape contingency	7,000	-	3,000	3,000	15,000
Utilities	50,000	3,033	7,110	10,143	-
Electric	-	-	-	-	18,000
Reclaimed water	-	-	-	-	40,000
Lake/stormwater maintenance	8,000	-	4,000	4,000	20,000
Irrigation repairs	10,000	-	4,000	4,000	10,000
Accounting	-	-	-	-	3,500
Total operations & maintenance	<u>140,000</u>	<u>3,033</u>	<u>48,110</u>	<u>51,143</u>	<u>256,500</u>
Amenity center					
Utilities					
Telephone & cable	-	-	-	-	4,783
Electric	-	-	-	-	8,750
Water/irrigation	-	-	-	-	9,333
Gas	-	-	-	-	875
Trash removal	-	-	-	-	1,458
Security					
Alarm monitoring	-	-	-	-	700
Monitoring	-	-	-	-	7,233
Access cards	-	-	-	-	583
Management contracts					
Facility management	-	-	-	-	25,480
Landscape maintenance	-	-	-	-	15,263
Landscape seasonal (annuals & pine straw)	-	-	-	-	4,667
Landscape contingency	-	-	-	-	4,667
Field Management/administrative	-	-	-	-	18,000
Pool maintenance	-	-	-	-	9,730
Pool repairs	-	-	-	-	2,917
Pool chemicals	-	-	-	-	7,000
Janitorial services	-	-	-	-	8,015
Janitorial supplies	-	-	-	-	1,750
Facility maintenance	-	-	-	-	8,750
Fitness equipment lease	-	-	-	-	8,041
Pest control	-	-	-	-	875
Pool permits	-	-	-	-	583
Repairs & maintenance	-	-	-	-	4,667
Maintenance reserves	-	-	-	-	11,667
New capital projects	-	-	-	-	7,000
Special events	-	-	-	-	5,833
Holiday decorations	-	-	-	-	6,333
Fitness center repairs/supplies	-	-	-	-	1,750
Office supplies	-	-	-	-	292
Operating supplies	-	-	-	-	5,425
ASCAP/BMI licences	-	-	-	-	992
Total amenity center	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>193,412</u>

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

	Fiscal Year 2021			Proposed Budget FY 2022	
	Adopted	Actual through 3/31/2021	Projected through 9/30/2021		Total Actual & Projected
Total expenditures	268,602	52,175	115,817	167,992	585,141
Net increase/(decrease) of fund balance	-	(18,742)	18,742	-	1
Fund balance - beginning (unaudited)	-	3,820	(14,922)	3,820	-
Fund balance - ending (projected)	\$ -	\$ (14,922)	\$ 3,820	\$ -	\$ 1

Total Number of Units	3,200
Platted or Anticipated Platted Units	552
Professional & admin amount per unit	40.64
Operations & maintenance and amenity center amount per unit	815.06

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

Expenditures

Professional & administrative

Supervisor fees	\$ 9,000
Statutory set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
FICA	918
Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.	
Engineering	8,500
The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc. The District has contracted with Dominion Engineering Group, Inc.	
Attorney	25,000
Hopping, Green & Sams provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.	
Arbitrage	500
To ensure the District's compliance with tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
DSF accounting: series 2019	7,500
DSF accounting: series 2021	7,500
Dissemination agent: series 2019	1,000
The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.	
Dissemination agent: series 2021	1,000
The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.	
Trustee: series 2019	4,050
Annual fee paid for the services provided as trustee, paying agent and registrar.	
Trustee: series 2021	4,000
Annual fee paid for the services provided as trustee, paying agent and registrar.	
Audit	6,000
The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
Management	45,000
Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experiences of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and finally operate and maintain the assets of the community.	
Website	705
ADA compliance	210

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

EXPENDITURES (continued)

Telephone	500
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	5,500
The District's general liability, public officials liability and property insurance coverages.	
Printing & binding	500
Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.	
Legal Advertising	1,500
The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.	
Other current charges	500
Bank charges and any other miscellaneous expenses incurred during the year.	
Dues, licenses & subscriptions	175
Annual fee paid to the Florida Department of Community Affairs.	
Tax Collector	5,171
Operations & maintenance	
Landscape maintenance	150,000
Estimated costs that the District will incur to maintain the landscaping within the common areas of the District after installation of landscape material has been completed.	
Landscape contingency	15,000
Estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.	
Utilities	
Estimated costs for any utilities such as electric, streetlights, water that may come online during the fiscal year.	
Electric	18,000
Reclaimed water	40,000
Lake/stormwater maintenance	20,000
Estimated costs for maintenance of all lakes and stormwater that will be maintained by the District.	
Irrigation repairs	10,000
Estimated costs for any repairs to the irrigation system.	
Accounting	3,500

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

EXPENDITURES (continued)

Amenity center

Utilities

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

Security

Alarm monitoring	700
Monitoring	7,233
Access cards	583

Management contracts

Facility management	25,480
Landscape mainenance	15,263
Landscape seasonal (annuals & pine straw)	4,667
Landscape contingency	4,667
Field Management/administrative	18,000
Pool maintenance	9,730
Pool repairs	2,917
Pool chemicals	7,000
Janitorial services	8,015
Janatorial supplies	1,750
Facility maintenance	8,750
Fitness equipment lease	8,041
Pest control	875

Pool permits

583

Repairs & maintenance

4,667

Maintenance reserves

11,667

New capital projects

7,000

Special events

5,833

Holiday decorations

6,333

Fitness center repairs/supplies

1,750

Office supplies

292

Operating supplies

5,425

ASCAP/BMI licences

992

Total expenditures

\$ 585,141

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/21	1,195,000.00		82,800.00	1,277,800.00	2,485,000.00
05/01/22			55,912.50	55,912.50	2,485,000.00
11/01/22			55,912.50	55,912.50	2,485,000.00
05/01/23			55,912.50	55,912.50	2,485,000.00
11/01/23			55,912.50	55,912.50	2,485,000.00
05/01/24			55,912.50	55,912.50	2,485,000.00
11/01/24			55,912.50	55,912.50	2,485,000.00
05/01/25			55,912.50	55,912.50	2,485,000.00
11/01/25			55,912.50	55,912.50	2,485,000.00
05/01/26			55,912.50	55,912.50	2,485,000.00
11/01/26			55,912.50	55,912.50	2,485,000.00
05/01/27			55,912.50	55,912.50	2,485,000.00
11/01/27			55,912.50	55,912.50	2,485,000.00
05/01/28			55,912.50	55,912.50	2,485,000.00
11/01/28			55,912.50	55,912.50	2,485,000.00
05/01/29			55,912.50	55,912.50	2,485,000.00
11/01/29			55,912.50	55,912.50	2,485,000.00
05/01/30			55,912.50	55,912.50	2,485,000.00
11/01/30			55,912.50	55,912.50	2,485,000.00
05/01/31			55,912.50	55,912.50	2,485,000.00
11/01/31			55,912.50	55,912.50	2,485,000.00
05/01/32			55,912.50	55,912.50	2,485,000.00
11/01/32			55,912.50	55,912.50	2,485,000.00
05/01/33			55,912.50	55,912.50	2,485,000.00
11/01/33			55,912.50	55,912.50	2,485,000.00
05/01/34			55,912.50	55,912.50	2,485,000.00
11/01/34			55,912.50	55,912.50	2,485,000.00
05/01/35			55,912.50	55,912.50	2,485,000.00
11/01/35			55,912.50	55,912.50	2,485,000.00
05/01/36	2,485,000.00	4.500%	55,912.50	2,540,912.50	-
Total	3,680,000.00		1,704,262.50	5,384,262.50	

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

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

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

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/21			87,361.11	87,361.11	10,000,000.00
05/01/22			231,250.00	231,250.00	10,000,000.00
11/01/22			231,250.00	231,250.00	10,000,000.00
05/01/23			231,250.00	231,250.00	10,000,000.00
11/01/23			231,250.00	231,250.00	10,000,000.00
05/01/24			231,250.00	231,250.00	10,000,000.00
11/01/24			231,250.00	231,250.00	10,000,000.00
05/01/25			231,250.00	231,250.00	10,000,000.00
11/01/25			231,250.00	231,250.00	10,000,000.00
05/01/26			231,250.00	231,250.00	10,000,000.00
11/01/26			231,250.00	231,250.00	10,000,000.00
05/01/27			231,250.00	231,250.00	10,000,000.00
11/01/27			231,250.00	231,250.00	10,000,000.00
05/01/28			231,250.00	231,250.00	10,000,000.00
11/01/28			231,250.00	231,250.00	10,000,000.00
05/01/29			231,250.00	231,250.00	10,000,000.00
11/01/29			231,250.00	231,250.00	10,000,000.00
05/01/30			231,250.00	231,250.00	10,000,000.00
11/01/30			231,250.00	231,250.00	10,000,000.00
05/01/31			231,250.00	231,250.00	10,000,000.00
11/01/31			231,250.00	231,250.00	10,000,000.00
05/01/32			231,250.00	231,250.00	10,000,000.00
11/01/32			231,250.00	231,250.00	10,000,000.00
05/01/33			231,250.00	231,250.00	10,000,000.00
11/01/33			231,250.00	231,250.00	10,000,000.00
05/01/34			231,250.00	231,250.00	10,000,000.00
11/01/34			231,250.00	231,250.00	10,000,000.00
05/01/35			231,250.00	231,250.00	10,000,000.00
11/01/35			231,250.00	231,250.00	10,000,000.00
05/01/36	10,000,000.00	4.625%	231,250.00	10,231,250.00	-
Total	10,000,000.00		6,793,611.11	16,793,611.11	

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

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

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2022 O&M Assessment per Unit</u>	<u>FY 2022 DS Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>	<u>FY 2021 Total Assessment per Unit</u>
Conventional					
SF 40'	-	\$ 910.32	\$ 1,458.51	\$ 2,368.83	N/A
SF 45'	30	910.32	1,510.64	2,420.96	N/A
SF 50'	94	910.32	1,562.77	2,473.09	N/A
SF 60'	107	910.32	1,667.02	2,577.34	N/A
SF 65'	-	910.32	1,719.15	2,629.47	N/A
Total	231				

On-Roll Assessments (Platted Lots in Unit 3)

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2022 O&M Assessment per Unit</u>	<u>FY 2022 DS Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>	<u>FY 2021 Total Assessment per Unit</u>
Conventional					
SF 40'	-	\$ 910.32	\$ 1,458.51	\$ 2,368.83	N/A
SF 45'	-	910.32	1,510.64	2,420.96	N/A
SF 50'	53	910.32	1,562.77	2,473.09	N/A
SF 60'	-	910.32	1,667.02	2,577.34	N/A
SF 65'	-	910.32	1,719.15	2,629.47	N/A
Total	53				

Developer Contribution for O&M & Off-Roll Assessments for DS (Anticipated Platted Lots in Unit 4)

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2022 O&M Assessment per Unit</u>	<u>FY 2022 DS Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>	<u>FY 2021 Total Assessment per Unit</u>
Age-Restricted					
SF 45'	-	Dev Contribution	-	-	N/A
SF 50'	67	Dev Contribution	1,469.00	1,469.00	N/A
SF 60'	33	Dev Contribution	1,567.00	1,567.00	N/A
Total	100				

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

Developer Contribution for O&M & Off-Roll Assessments for DS (Anticipated Platted Lots in Units 5 & 6)

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2022 O&M Assessment per Unit</u>	<u>FY 2022 DS Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>	<u>FY 2021 Total Assessment per Unit</u>
<u>Conventional</u>					
SF 40'	63	Dev Contribution	\$ 1,371.00	\$ 1,371.00	N/A
SF 45'	105	Dev Contribution	1,420.00	1,420.00	N/A
SF 50'	-	Dev Contribution	1,469.00	1,469.00	N/A
SF 60'	-	Dev Contribution	1,567.00	1,567.00	N/A
SF 65'	-	Dev Contribution	1,616.00	1,616.00	N/A
Total	168				

Developer Contribution for O&M & Off-Roll Assessments for DS (Unplatted Lots in Units 5 & 6)

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2022 O&M Assessment per Unit</u>	<u>FY 2022 DS Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>	<u>FY 2021 Total Assessment per Unit</u>
<u>Age-Restricted</u>					
SF 45'	-	Dev Contribution	-	-	N/A
SF 50'	55	Dev Contribution	1,469.00	1,469.00	N/A
SF 60'	47	Dev Contribution	1,567.00	1,567.00	N/A
Total	102				

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

4A

Publication Date
2021-08-11

Subcategory
Miscellaneous Notices

Keywords:

THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET;
NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE
SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND
ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The public hearings to adopt the District's FY 21/22 Budget and to levy assessments to fund the budget were originally scheduled for August 19, 2021. As a result of a typo in a prior notice, which referenced August 18 instead of August 19, the public hearings have been rescheduled to August 31, 2021. This notice provides details regarding the August 31, 2021 hearings.

The Board of Supervisors ("Board") for the Three Rivers Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 31, 2021

TIME: 3:30 p.m.

LOCATION: Amelia Walk Amenity Center

85287 Majestic Walk Circle

Fernandina Beach, Florida 32034

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Nassau County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2021. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or on the District's website at <https://threeriverscdd.com/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7 1 1 or 1 800 955 8771 (TTY)

hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TDD) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Craig Wrathell
District Manager

[View original file](#) 

THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The public hearings to adopt the District's FY 21/22 Budget and to levy assessments to fund the budget were originally scheduled for August 19, 2021. As a result of a typo in a prior notice, which referenced August 18 instead of August 19, the public hearings have been rescheduled to August 31, 2021. This notice provides details regarding the August 31, 2021 hearings.

The Board of Supervisors ("Board") for the Three Rivers Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 31, 2021
 TIME: 3:30 p.m.
 LOCATION: Amelia Walk Amenity Center
 85287 Majestic Walk Circle
 Fernandina Beach, Florida 32034

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Platted/Soon-To-Be Platted Lots	552	\$910.32
Unplatted/Proposed Lots	2,648	\$43.24

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Nassau County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2021. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

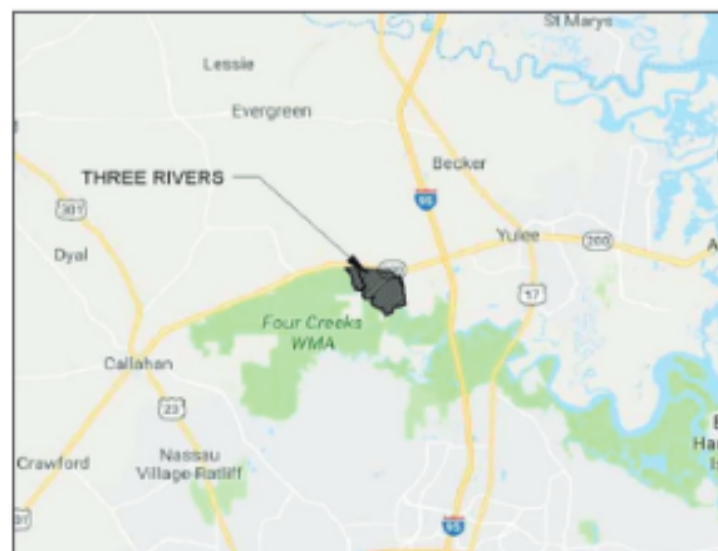
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2900 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or on the District's website at <https://threeriversodd.com/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Craig Wrathell
 District Manager



THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

4B

Three Rivers Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 20, 2021

VIA FIRST CLASS MAIL

XXX
XXX
XXX
PARCEL ID: XXX

RE: Three Rivers Community Development District Fiscal Year 2021/2022 Budget and O&M Assessments

Dear Property Owner:

The public hearings to adopt the District’s FY 21/22 Budget and to levy assessments to fund the budget were originally scheduled for August 19, 2021. As a result of a typo in a prior published notice, which referenced August 18 instead of August 19, the public hearings have been rescheduled to August 31, 2021. This notice provides details regarding the August 31, 2021 hearings.

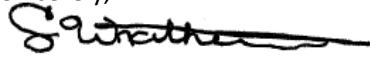
Pursuant to Chapters 190 and 197, *Florida Statutes*, the Three Rivers Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2021/2022, on August 31, 2021, at 3:30 p.m., and at the Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach, Florida 32034. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**District Manager’s Office**”), during normal business hours or on the District’s website at <https://threeriverscdd.com/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the

proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wrathell", with a long horizontal flourish extending to the right.

Craig Wrathell

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2021/2022, the District expects to collect no more than **\$616,996.16** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a Residential Unit basis for platted/soon-to-be platted lots and proposed lots where each unit pays an equal share of O&M Assessments depending on their status. The O&M Assessments on 552 lots that are platted or are anticipated to be platted during Fiscal Year 2021/2022 are for the entire budget, including the Professional and Administrative portion and the Operation and Maintenance and Amenity Center portion. The O&M Assessments on the 2,648 remaining proposed lots within the District are for only the Professional and Administrative portion of the Proposed Budget. In lieu of levying O&M Assessments on unplatted lots, the District may enter into an agreement with the owner of the unplatted property obligating such owner to pay the District’s actual costs for Fiscal Year 2021/2022 with a cap in the amount of actual O&M assessments that would have been levied (“Funding Agreement”). Your property is classified as follows: _____ platted/soon-to-be platted lots and _____ proposed lots.

3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Platted/Soon-To-Be Platted Lots	552	\$910.32
Unplatted/Proposed Lots	2,648	\$43.24

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.** The proposed annual O&M Assessment (October 1, 2021 – September 30, 2022) is \$_____.
5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2021/2022, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will either enter into the Funding Agreement or directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2021. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2021-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Three Rivers Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Nassau County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"), attached hereto as **Exhibit "A;"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as

set forth in **Exhibits “A” and “B.”** Operation and maintenance assessments directly collected by the District are due according to the following schedule: 25% due on October 15, 2021, 25% due on January 1, 2022, April 1, 2022 and July 1, 2022. Previously levied debt assessments directly collected by the District are due according to the following schedule: 69% on April 1, 2022 and 31% on September 30, 2022. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2021/2022, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 31st day of August, 2021.

ATTEST:

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A: Budget

Exhibit B: Assessment Roll

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

5

**THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022 FUNDING AGREEMENT**

This Agreement (the “**Agreement**”) is effective as of the 1st day of October, 2021, by and between:

Three Rivers Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Nassau County, Florida (hereinafter "District"), and

Three Rivers Developers, LLC, a Delaware limited liability company, and the owner of a portion of the property located within the boundaries of the District (hereinafter "Developer").

Recitals

WHEREAS, the District was established by ordinance enacted by the Nassau County Board of County Commissioners, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, for the purpose of planning, financing, constructing, General Fund and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Developer presently owns and/or is developing certain real property (the “**Property**”) within the District, which Property will benefit from the timely construction and acquisition of the District’s facilities, activities, and services, and from the continued operations of the District; and

WHEREAS, the District has adopted its general fund budget for the Fiscal Year 2021/2022, which year commences on October 1, 2021 and concludes on September 30, 2022 (the “**General Fund Budget**”); and

WHEREAS, the General Fund Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the “Expenditures” portion of the General Fund Budget includes the following components: 1) Professional and Administrative; 2) Operations and Maintenance; and 3) Amenity Center; and

WHEREAS, the Operations and Maintenance and Amenity Center portions of the General Fund Budget shall collectively be referred to as “Field Expenses;” and

WHEREAS, operation and maintenance assessments to fund the Professional and Administrative portion of the General Fund Budget are allocated across the entire District depending on whether the assessed property is platted or unplatted, with platted property being assessed for Professional and Administrative expenses and Field Expenses and unplatted property being assessed for only Professional and Administrative expenses; and

WHEREAS, for the purpose of funding the General Fund Budget, the Developer has requested that the District not levy operation and maintenance assessments in excess of \$258,531 for Fiscal Year 2021/2022 (the "**Assessed Amount**"), which results in operation and maintenance assessments in the gross amount of \$910.32 per platted lot and \$40.64 per unplatted lot; and

WHEREAS, the Developer desires to fund any funding deficit in excess of the Assessed Amount up to the total amount of the General Fund Budget by the District's Board of Supervisors on August 31, 2021, without any reimbursement by the District; and

WHEREAS, as the District and Developer anticipate that the District's General Fund Budget will not exceed the budgeted amount of \$585,141 it is anticipated that the Developer's Funding Obligation as defined herein will not exceed \$336,952.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Funding Obligation. Subject to the provisions of Paragraph 2 of this Agreement, the Developer agrees to pay the District's actual operation and maintenance expenses for the General Fund Budget to the extent such expenses exceed the Assessed Amount, within fifteen (15) days of written request by the District (the "**Developer's Funding Obligation**"). The funds shall be placed in the District's general checking account. The Developer's Funding Obligation for Fiscal Year 2021/2022 shall not exceed \$336,952. The Developer's payment of funds pursuant to this Agreement in no way affects the Developer's obligation to pay assessments on land it owns within the District.

2. Continuing Lien. The District shall have the right to file a continuing lien upon the certain property as identified in **Exhibit B** (the "Parcel") for all payments due and owing under the terms of this Agreement and for interest thereon. In addition, the District shall have the right to file a continuing lien upon the Parcel for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2021/2022 Budget" (the "**Notice**") in the public records of Nassau County, Florida, stating among other things, the description of the Parcel and

the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring such other enforcement action against the Parcel in any manner authorized by law. The District shall partially release any filed lien for portions of the Parcel subject to a plat if and when the Developer has demonstrated, in the District's reasonable discretion, that such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any portion of the Parcel after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Parcel owned by the Developer.

3. Alternative Methods of Collection.

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for Nassau County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations, and services set out in **Exhibit A** provide a special and peculiar benefit to the Property. The Developer agrees that the activities, operations and services set forth in **Exhibit A** provide a special and peculiar benefit to the Property equal to or in excess of the costs set out in **Exhibit A**. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Nassau County property appraiser.

4. Agreement; Amendment. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

5. Authority. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the

requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. Assignment. This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other which consent shall not be unreasonably conditioned, withheld, or delayed; provided, however, the Developer may assign its rights and obligation under this Agreement to an affiliated entity or subsidiary of Developer or to any other entity in which Developer has retained any ownership interest or collaterally assign to any institutional lender or equity investor providing financing to Developer. Any purported assignment without such consent shall be void.

7. Default. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

8. Third Party Rights; Transfer of Property. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

9. Applicable Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. Negotiation at Arm's Length. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. Notice. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, by overnight delivery service, or telecopied or hand delivered to the parties, as follows:

- A. If to the District: Three Rivers Community
Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager
- With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, Florida 32314
Attn: Wesley S. Haber
- B. If to the Developer: Three Rivers Developers, LLC
7807 Baymeadows Road East, Suite 205
Jacksonville, Florida 32256
Attn: Graydon E. Miars
- With a copy to: Feldman & Mahoney, P.A.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764
Attn: Donna Feldman

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address or telecopy number set forth herein. If mailed as provided above, Notices shall be deemed delivered on the third business day unless actually received earlier. Notices hand delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name, address or telecopy number to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

12. Effective Date. The Agreement shall take effect as of October 1, 2021. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

In witness whereof, the parties execute this agreement the day and year first written above.

Attest:

**THREE RIVERS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

WITNESS:

**THREE RIVERS DEVELOPERS, LLC, a
Delaware limited liability company**

Print Name: _____

By: _____
Its: _____

Exhibit A: Fiscal Year 2021/2022 General Fund Budget
Exhibit B: Parcel

EXHIBIT A

Exhibit B

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

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**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2021**

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2021**

	General Fund	Debt Service Fund Series 2019A-1	Debt Service Fund Series 2019A-2	Debt Service Fund Series 2021B	Capital Projects Fund Series 2019	Capital Projects Fund Series 2021	Total Governmental Funds
ASSETS							
Cash	\$ 43,982	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,982
Investments							
Revenue	-	164,326	-	4	-	-	164,330
Reserve	-	1,001,064	47,737	165,600	-	-	1,214,401
Prepayment	-	-	890,179	1,195,593	-	-	2,085,772
Construction	-	-	-	-	-	22,629	22,629
Construction - master	-	-	-	-	4,857	-	4,857
Construction - neighborhood	-	-	-	-	1	-	1
Capitalized interest	-	-	-	82,802	-	-	82,802
Interest	-	-	15,191	-	-	-	15,191
Due from Three Rivers Developers	11,346	82,799	15,456	-	-	115,009	224,610
Due from Dream Finders Homes	-	11,146	-	-	-	-	11,146
Utility deposit	1,125	-	-	-	-	-	1,125
Total assets	<u>\$ 56,453</u>	<u>\$ 1,259,335</u>	<u>\$ 968,563</u>	<u>\$ 1,443,999</u>	<u>\$ 4,858</u>	<u>\$ 137,638</u>	<u>\$ 3,870,846</u>
LIABILITIES							
Liabilities:							
Accounts payable	\$ 40,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,995
Contracts payable	-	-	-	-	-	897,561	897,561
Retainage payable	-	-	-	-	137,977	239,726	377,703
Accrued wages payable	2,000	-	-	-	-	-	2,000
Accrued taxes payable	153	-	-	-	-	-	153
Developer advance	10,000	-	-	-	-	-	10,000
Total liabilities	<u>53,148</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>137,977</u>	<u>1,137,287</u>	<u>1,328,412</u>
DEFERRED INFLOWS OF RESOURCES							
Unearned revenue	-	23,753	-	-	-	-	23,753
Deferred receipts	11,346	93,945	15,456	-	-	115,009	235,756
Total deferred inflows of resources	<u>11,346</u>	<u>117,698</u>	<u>15,456</u>	<u>-</u>	<u>-</u>	<u>115,009</u>	<u>259,509</u>
FUND BALANCES							
Assigned:							
Restricted for							
Debt service	-	1,141,637	953,107	1,443,999	-	-	3,538,743
Capital projects	-	-	-	-	(133,119)	(1,114,658)	(1,247,777)
Unassigned	(8,041)	-	-	-	-	-	(8,041)
Total fund balances	<u>(8,041)</u>	<u>1,141,637</u>	<u>953,107</u>	<u>1,443,999</u>	<u>(133,119)</u>	<u>(1,114,658)</u>	<u>2,282,925</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 56,453</u>	<u>\$ 1,259,335</u>	<u>\$ 968,563</u>	<u>\$ 1,443,999</u>	<u>\$ 4,858</u>	<u>\$ 137,638</u>	<u>\$ 3,870,846</u>

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Developer contribution	\$ 35,869	\$ 108,370	\$ 268,602	40%
Total revenues	<u>35,869</u>	<u>108,370</u>	<u>268,602</u>	40%
EXPENDITURES				
Professional & administrative				
Supervisor fees	600	5,400	12,000	45%
FICA	46	413	918	45%
Engineering	-	9,370	12,000	78%
Attorney	728	5,604	25,000	22%
Arbitrage	-	-	450	0%
Assessment administration	417	4,167	5,000	83%
Dissemination agent	83	833	1,000	83%
Dissemination agent - Series 2021	500	500	-	N/A
Trustee	-	4,041	5,000	81%
Audit	1,700	4,200	4,200	100%
Management	3,750	37,500	45,000	83%
Website maintenance	-	-	1,680	0%
ADA website compliance*	-	-	210	0%
Telephone	45	453	544	83%
Postage	8	79	1,000	8%
Insurance	-	5,381	6,000	90%
Printing & binding	167	1,667	2,000	83%
Legal advertising	2,087	6,512	5,000	130%
Other current charges	10	59	800	7%
Office supplies	-	-	625	0%
Dues, licenses & subscriptions	-	175	175	100%
Total professional & administrative	<u>10,141</u>	<u>86,354</u>	<u>128,602</u>	67%
Operations & maintenance				
Landscape maintenance	-	21,710	65,000	33%
Landscape contingency	-	-	7,000	0%
Utilities	1,215	12,167	50,000	24%
Lake/stormwater maintenance	-	-	8,000	0%
Irrigation repairs	-	-	10,000	0%
Total operations & maintenance	<u>1,215</u>	<u>33,877</u>	<u>140,000</u>	24%
Total expenditures	<u>11,356</u>	<u>120,231</u>	<u>268,602</u>	45%
Excess/(deficiency) of revenues over/(under) expenditures	24,513	(11,861)	-	
Fund balances - beginning	(32,554)	3,820	-	
Fund balances - ending	<u>\$ (8,041)</u>	<u>\$ (8,041)</u>	<u>\$ -</u>	

*The expenses were previously budgeted for and reflected in Information technology, and have now been split accordingly

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-1 BONDS
FOR THE PERIOD ENDED JULY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ 12,350	\$ 520,562	\$ 1,000,506	52%
Lot closing	-	251,817	-	N/A
Interest	7	59	5,000	1%
Total revenues	<u>12,357</u>	<u>772,438</u>	<u>1,005,506</u>	77%
EXPENDITURES				
Debt service				
Principal	-	270,000	270,000	100%
Interest 11/1	-	367,753	367,753	100%
Interest 5/1	-	367,753	367,753	100%
Total debt service	<u>-</u>	<u>1,005,506</u>	<u>1,005,506</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	12,357	(233,068)	-	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(4,409)	-	N/A
Total other financing sources	<u>-</u>	<u>(4,409)</u>	<u>-</u>	N/A
Net change in fund balances	12,357	(237,477)	-	
Fund balances - beginning	<u>1,129,280</u>	<u>1,379,114</u>	<u>1,383,738</u>	
Fund balances - ending	<u><u>\$ 1,141,637</u></u>	<u><u>\$ 1,141,637</u></u>	<u><u>\$ 1,383,738</u></u>	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A-2 BONDS
FOR THE PERIOD ENDED JULY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 7,772	\$ 74,812	10%
Assessment prepayments	-	1,150,093	-	N/A
Lot closing	-	101,070	-	N/A
Interest	4	21	-	N/A
Total revenues	<u>4</u>	<u>1,258,956</u>	<u>74,812</u>	1683%
EXPENDITURES				
Debt service				
Interest 11/1	-	37,406	37,406	100%
Interest 5/1	-	30,460	37,406	81%
Principal prepayment	-	570,000	-	N/A
Total debt service	<u>-</u>	<u>637,866</u>	<u>74,812</u>	853%
Excess/(deficiency) of revenues over/(under) expenditures	4	621,090	-	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(448)	-	N/A
Total other financing sources	<u>-</u>	<u>(448)</u>	<u>-</u>	N/A
Net change in fund balances	4	620,642	-	
Fund balances - beginning	953,103	332,465	113,497	
Fund balances - ending	<u>\$ 953,107</u>	<u>\$ 953,107</u>	<u>\$ 113,497</u>	

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021B BONDS
FOR THE PERIOD ENDED JULY 31, 2021**

	Current Month	Year To Date
REVENUES		
Assessment prepayments	\$ -	\$ 563,953
Lot closing	-	631,627
Interest	7	20
Total revenues	7	1,195,600
EXPENDITURES		
Debt service		
Interest 5/1	-	39,560
Cost of issuance	-	161,515
Total debt service	-	201,075
Excess/(deficiency) of revenues over/(under) expenditures	7	994,525
OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	-	540,250
Underwriter's discount	-	(73,600)
Transfers out	-	(17,176)
Total other financing sources	-	449,474
Net change in fund balances	7	1,443,999
Fund balances - beginning	1,443,992	-
Fund balances - ending	\$ 1,443,999	\$ 1,443,999

**THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED JULY 31, 2021**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 1,195,425
Interest	-	28
Total revenues	-	1,195,453
EXPENDITURES		
Capital outlay - master	-	16,125
Capital outlay - neighborhood	-	1,431,220
Total expenditures	-	1,447,345
Excess/(deficiency) of revenues over/(under) expenditures	-	(251,892)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	588,886
Total other financing sources/(uses)	-	588,886
Net change in fund balances	-	336,994
Fund balances - beginning	(133,119)	(470,113)
Fund balances - ending	\$ (133,119)	\$ (133,119)

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

	Current Month	Year To Date
	<u> </u>	<u> </u>
REVENUES		
Developer contribution	\$ 166,172	\$ 3,084,848
Interest	-	33
Total revenues	<u>166,172</u>	<u>3,084,881</u>
 EXPENDITURES		
Capital outlay	1,084,337	6,772,436
Total expenditures	<u>1,084,337</u>	<u>6,772,436</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (918,165)	 (3,687,555)
 OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	-	3,139,750
Transfer in	-	17,176
Transfer out	-	(584,029)
Total other financing sources/(uses)	<u>-</u>	<u>2,572,897</u>
 Net change in fund balances	 (918,165)	 (1,114,658)
Fund balances - beginning	(196,493)	-
Fund balances - ending	<u><u>\$ (1,114,658)</u></u>	<u><u>\$ (1,114,658)</u></u>

THREE RIVERS
COMMUNITY DEVELOPMENT DISTRICT

7D

THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 14, 2020	Virtual Regular Meeting	12:00 PM
November 19, 2020	Regular Meeting	3:00 PM
December 17, 2020 CANCELED	Regular Meeting	3:00 PM
January 21, 2021	Regular Meeting	3:00 PM
February 2, 2021	Special Meeting	1:00 PM
February 18, 2021 CANCELED	Regular Meeting	3:00 PM
March 18, 2021	Regular Meeting	3:00 PM
April 15, 2021 CANCELED	Regular Meeting	3:00 PM
May 20, 2021	Regular Meeting	3:00 PM
June 17, 2021	Regular Meeting	3:00 PM
July 15, 2021	Public Meeting	3:00 PM
August 19, 2021	Regular Meeting	3:00 PM
August 31, 2021	Public Hearing & Regular Meeting	3:30 PM
September 16, 2021	Regular Meeting	3:00 PM

THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2021	Regular Meeting	3:00 PM
November 18, 2021	Regular Meeting	3:00 PM
December 16, 2021	Regular Meeting	3:00 PM
January 20, 2022	Regular Meeting	3:00 PM
February 17, 2022	Regular Meeting	3:00 PM
March 17, 2022	Regular Meeting	3:00 PM
April 21, 2022	Regular Meeting	3:00 PM
May 19, 2022	Regular Meeting	3:00 PM
June 16, 2022	Regular Meeting	3:00 PM
July 21, 2022	Regular Meeting	3:00 PM
August 18, 2022	Public Hearing & Regular Meeting	3:00 PM
September 15, 2022	Regular Meeting	3:00 PM