

# New River Community Development District

## Board of Supervisors

Jeff Smith, Chairman  
David Lione, Vice Chairman  
Jordan Alexander, Assistant Secretary  
Russ Mercier, Assistant Secretary  
Ryan Thomas, Assistant Secretary

## District Staff

Mark Vega, District Manager  
Lisa Castoria, District Manager  
Vivek Babbar, District Counsel  
Robert Dvorak, District Engineer  
Stephen Brletic, District Engineer  
Beck Spaw, Field Manager

## Regular Meeting Agenda

Monday, May 13, 2024, at 5:30 p.m.

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1. **Call to Order/Roll Call**
2. **Audience Comments**
3. **Consent Agenda**
  - A. Approval of the April 8, 2024, Meeting Minutes
  - B. Approval of the Financials Dated March 2024
  - C. Consideration of Holiday Lighting Proposal
4. **Staff Reports**
  - A. District Engineer
  - B. District Counsel
  - C. Landscape & Irrigation Maintenance
  - D. Aquatic Maintenance
    - i. April 2024 Pond QA Report
  - E. District Manager
    - i. Resolution 2024 - 03; Approving the Proposed Budget and Setting the Public Hearing
    - ii. Consideration of Pool Resurfacing Proposal
  - F. Field Manager
5. **Supervisors' Requests and New Business**
6. **Adjournment**

**The next Workshop is on May 27, 2024, at 5:30 p.m.**

**The next Regular Meeting is on June 10, 2024, at 5:30 p.m.**

## District Office:

210 N. University Drive, Suite 702  
Coral Springs, FL 33071  
954-603-0033

## Meeting Room

New River Amenity Center  
5227 Autumn Ridge Drive  
Wesley Chapel, FL. 33545

**MINUTES OF MEETING  
NEW RIVER COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the New River Community Development District was held Monday, April 8, 2024, and called to order at 5:30 p.m. at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida.

Present and constituting a quorum were:

Jeff Smith	Chairman
David Lione	Vice Chairman
Jordan Alexander	Assistant Secretary
Ryan Thomas	Assistant Secretary

Also, present were:

Lisa Castoria	District Manager
Jerry Whited	District Engineer
Beck Shaw	Field Manager
Savannah Berger	Advanced Aquatics

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Castoria called the meeting to order and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being no residents, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of the March 11, 2024, Meeting Minutes**
- B. Approval of the Financials Dated February 2024**

On MOTION by Mr. Thomas seconded by Mr. Lione with all in favor the consent agenda was approved. 4-0
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**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

A discussion ensued regarding an update on Suncatcher Road repair with a report and test results in progress.

**B. District Counsel**

There being none, the next item followed.

**C. Landscape & Irrigation Maintenance**

An update was provided by Mr. Shaw.

**D. Aquatics Maintenance**

An update was provided by Ms. Berger along with a copy of the report included in the agenda package with no questions or concerns.

**E. District Manager**

There being none, the next business item followed.

**F. Field Manager**

An update was provided by Mr. Shaw.

**FIFTH ORDER OF BUSINESS**

**Supervisors' Requests and New Business**

The Board commented and requested the following items:

- Mr. Smith commented on median tree responsibility for trimming. Mr. Whited will follow up.
- Mr. Lione requested that Mr. Whited report back to the Board on bridge repair
- Mr. Alexander commented on the previous sidewalk repairs need to be cut.
- Mr. Alexander commented on the front entry sidewalks for repair (county). Mr. Whited will follow up.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the meeting was adjourned at 5:56 pm. 4-0

\_\_\_\_\_  
Mark Vega, Secretary

New River  
Community Development District

**Financial Report**

**March 31, 2024**

Prepared by



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New River  
Community Development District

**Financial Statements**

**(Unaudited)**

**March 31, 2024**

**Balance Sheet**  
March 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2010 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 384,347	\$ -	\$ -	\$ 384,347
Accounts Receivable	-	271	-	271
Due From Other Funds	-	328,137	334,742	490,555
Investments:				
Money Market Account	853,502	-	-	853,502
Prepayment Fund (A-2)	-	1,694	-	1,694
Reserve Fund (A-2)	-	155,213	-	155,213
Reserve Fund (B-2)	-	18,597	-	18,597
Revenue Fund (A-1)	-	-	1,797	1,797
Revenue Fund (A-2)	-	275	-	275
Prepaid Items	2,172	-	-	2,172
Deposits	5,250	-	-	5,250
<b>TOTAL ASSETS</b>	<b>\$ 1,245,271</b>	<b>\$ 504,187</b>	<b>\$ 336,539</b>	<b>\$ 2,085,997</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 20,713	\$ -	\$ -	\$ 20,713
Accrued Expenses	14,558	-	-	14,558
Due To Developer	13,258	-	-	13,258
Deposits	200	-	-	200
Deferred Revenue	-	340,438	-	340,438
Due To Other Funds	490,555	-	-	490,555
<b>TOTAL LIABILITIES</b>	<b>539,284</b>	<b>340,438</b>	<b>-</b>	<b>879,722</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Prepaid Items	2,172	-	-	2,172
Deposits	5,250	-	-	5,250
<b>Restricted for:</b>				
Debt Service	-	163,749	336,539	500,288
<b>Assigned to:</b>				
Operating Reserves	159,002	-	-	159,002
Reserves - Buildings	131,734	-	-	131,734
<b>Unassigned:</b>				
	407,829	-	-	407,829
<b>TOTAL FUND BALANCES</b>	<b>\$ 705,987</b>	<b>\$ 163,749</b>	<b>\$ 336,539</b>	<b>\$ 1,206,275</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,245,271</b>	<b>\$ 504,187</b>	<b>\$ 336,539</b>	<b>\$ 2,085,997</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-24 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 11,472	0.00%	\$ 3,795
Room Rentals	2,000	911	45.55%	-
Interest - Tax Collector	-	1,080	0.00%	-
Special Assmnts- Tax Collector	689,538	679,517	98.55%	939
Special Assmnts- CDD Collected	142,298	106,723	75.00%	-
Special Assmnts- Discounts	(27,582)	(27,058)	98.10%	(6)
Other Miscellaneous Revenues	-	1,178	0.00%	10
<b>TOTAL REVENUES</b>	<b>806,254</b>	<b>773,823</b>	<b>95.98%</b>	<b>4,738</b>

**EXPENDITURES**

**Administration**

P/R-Board of Supervisors	8,800	9,400	106.82%	1,000
FICA Taxes	673	719	106.84%	77
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Engineering	5,000	9,435	188.70%	1,630
ProfServ-Legal Services	15,000	2,647	17.65%	432
ProfServ-Mgmt Consulting	41,399	20,700	50.00%	3,450
ProfServ-Trustee Fees	11,000	-	0.00%	-
Auditing Services	6,500	-	0.00%	-
Email Maintenance	2,000	-	0.00%	-
Contract-Website Hosting	1,579	1,563	98.99%	-
Miscellaneous Mailings	2,472	116	4.69%	-
Public Officials Insurance	2,905	3,069	105.65%	-
Legal Advertising	2,000	172	8.60%	-
Misc-Property Taxes	550	511	92.91%	-
Misc-Assessment Collection Cost	13,791	13,049	94.62%	19
Tax Collector/Property Appraiser Fees	150	193	128.67%	-
Dues, Licenses, Subscriptions	325	175	53.85%	-
<b>Total Administration</b>	<b>120,344</b>	<b>61,749</b>	<b>51.31%</b>	<b>6,608</b>

**Electric Utility Services**

Utility - Irrigation	3,500	537	15.34%	127
Street Lights	45,084	15,795	35.03%	174
<b>Total Electric Utility Services</b>	<b>48,584</b>	<b>16,332</b>	<b>33.62%</b>	<b>301</b>

**Garbage/Solid Waste Services**

Solid Waste Assessment	335	215	64.18%	-
<b>Total Garbage/Solid Waste Services</b>	<b>335</b>	<b>215</b>	<b>64.18%</b>	<b>-</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-24 ACTUAL
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	22,250	15,222	68.41%	4,273
<b>Total Water-Sewer Comb Services</b>	<b>22,250</b>	<b>15,222</b>	<b>68.41%</b>	<b>4,273</b>
<b><u>Stormwater Control</u></b>				
Stormwater Assessment	562	-	0.00%	-
Conservation & Wetlands	8,500	5,984	70.40%	-
Aquatic Maintenance	17,500	6,370	36.40%	910
<b>Total Stormwater Control</b>	<b>26,562</b>	<b>12,354</b>	<b>46.51%</b>	<b>910</b>
<b><u>Other Physical Environment</u></b>				
Contracts-Landscape	189,000	92,250	48.81%	15,750
Insurance - Property	8,250	7,188	87.13%	-
Insurance - General Liability	724	3,376	466.30%	-
Landscape Replacement	60,000	58,360	97.27%	3,100
Irrigation Repairs & Replacement	10,000	92,511	925.11%	4,740
Holiday Decoration	2,650	2,650	100.00%	-
Reserve	169,200	44,327	26.20%	-
<b>Total Other Physical Environment</b>	<b>439,824</b>	<b>300,662</b>	<b>68.36%</b>	<b>23,590</b>
<b><u>Contingency</u></b>				
Misc-Contingency	19,902	6,869	34.51%	-
<b>Total Contingency</b>	<b>19,902</b>	<b>6,869</b>	<b>34.51%</b>	<b>-</b>
<b><u>Road and Street Facilities</u></b>				
Pressure Cleaning	13,500	574	4.25%	-
R&M-Sidewalks	1,500	-	0.00%	-
R&M-Street Signs	1,500	-	0.00%	-
Roadway Repair & Maintenance	5,000	-	0.00%	-
<b>Total Road and Street Facilities</b>	<b>21,500</b>	<b>574</b>	<b>2.67%</b>	<b>-</b>
<b><u>Parks and Recreation</u></b>				
Payroll-Salaries	34,074	23,961	70.32%	6,181
Clubhouse - Facility Janitorial Service	3,214	1,650	51.34%	275
Pest Control	425	3,515	827.06%	3,411
Contracts-Pools	18,000	9,250	51.39%	1,500
Telephone/Fax/Internet Services	3,000	1,085	36.17%	155
Utility - Recreation Facilities	6,600	2,875	43.56%	448
Utility - Fountains	3,750	274	7.31%	46
R&M-Clubhouse	10,000	5,623	56.23%	230
R&M-Fountain	5,000	5,040	100.80%	-

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-24 ACTUAL
R&M-Parking Lots	1,500	-	0.00%	-
R&M-Pools	2,500	12,728	509.12%	216
Athletic/Park Court/Field Repairs	1,500	-	0.00%	-
Amenity Maintenance & Repairs	5,000	-	0.00%	-
Facility A/C & Heating Maintenance & Repair	1,500	-	0.00%	-
Security System Monitoring & Maint.	2,500	5,327	213.08%	378
Entry & Walls Maintenance	2,000	708	35.40%	-
Access Control Maintenance & Repair	2,500	718	28.72%	120
Miscellaneous Expenses	1,500	304	20.27%	-
Office Supplies	250	-	0.00%	-
Clubhouse - Facility Janitorial Supplies	400	-	0.00%	-
Facility Supplies	1,000	949	94.90%	174
Dog Waste Station Service & Supplies	240	180	75.00%	90
Pool Permits	500	-	0.00%	-
<b>Total Parks and Recreation</b>	<b>106,953</b>	<b>74,187</b>	<b>69.36%</b>	<b>13,224</b>
<b>TOTAL EXPENDITURES</b>	<b>806,254</b>	<b>488,164</b>	<b>60.55%</b>	<b>48,906</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	285,659	0.00%	(44,168)
Net change in fund balance	\$ -	\$ 285,659	0.00%	\$ (44,168)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>420,328</b>	<b>420,328</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 420,328</b>	<b>\$ 705,987</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-24 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 7,506	0.00%	\$ 1,134
Special Assmnts- Tax Collector	230,014	234,686	102.03%	324
Special Assmnts- CDD Collected	760,884	-	0.00%	-
Special Assmnts- Discounts	(9,201)	(9,345)	101.57%	(2)
<b>TOTAL REVENUES</b>	<b>981,697</b>	<b>232,847</b>	<b>23.72%</b>	<b>1,456</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	4,600	4,507	97.98%	6
<b>Total Administration</b>	<b>4,600</b>	<b>4,507</b>	<b>97.98%</b>	<b>6</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	285,000	-	0.00%	-
Interest Expense Series A	415,725	199,669	48.03%	-
Interest Expense Series B	286,125	143,063	50.00%	-
<b>Total Debt Service</b>	<b>986,850</b>	<b>342,732</b>	<b>34.73%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>991,450</b>	<b>347,239</b>	<b>35.02%</b>	<b>6</b>
Excess (deficiency) of revenues Over (under) expenditures	(9,753)	(114,392)	1172.89%	1,450
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(9,753)	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(9,753)</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ (9,753)	\$ (114,392)	1172.89%	\$ 1,450
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>278,141</b>	<b>278,141</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 268,388</b>	<b>\$ 163,749</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-24 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,787	0.00%	\$ 431
Special Assmnts- Tax Collector	238,147	226,671	95.18%	313
Special Assmnts- Discounts	(9,526)	(9,026)	94.75%	(2)
<b>TOTAL REVENUES</b>	<b>228,621</b>	<b>220,432</b>	<b>96.42%</b>	<b>742</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	4,763	4,353	91.39%	6
<b>Total Administration</b>	<b>4,763</b>	<b>4,353</b>	<b>91.39%</b>	<b>6</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	125,000	-	0.00%	-
Interest Expense	91,763	48,238	52.57%	-
<b>Total Debt Service</b>	<b>216,763</b>	<b>48,238</b>	<b>22.25%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>221,526</b>	<b>52,591</b>	<b>23.74%</b>	<b>6</b>
Excess (deficiency) of revenues Over (under) expenditures	7,095	167,841	2365.62%	736
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	7,095	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>7,095</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 7,095	\$ 167,841	2365.62%	\$ 736
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>168,698</b>	<b>168,698</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 175,793</b>	<b>\$ 336,539</b>		

New River  
Community Development District

**Supporting Schedules**

**March 31, 2024**

New River  
Community Development District

**Monthly Collection Report  
For the Fiscal Year Ending September 30, 2024**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND		
					General Fund	Series 2010 A-2 Debt Service Fund	Series 2020 A-1 Debt Service Fund
Assessments Levied FY24				\$ 1,157,698	\$ 689,538	\$ 238,147	\$ 230,014
Allocation %				100%	60%	21%	20%
11/07/23	\$ 3,685	\$ 208	\$ 75	\$ 3,969	\$ 2,364	\$ 816	\$ 788
11/14/23	\$ 35,620	\$ 1,514	\$ 727	\$ 37,862	\$ 22,551	\$ 7,788	\$ 7,522
11/21/23	\$ 22,017	\$ 936	\$ 449	\$ 23,402	\$ 13,939	\$ 4,814	\$ 4,650
11/29/23	\$ 28,186	\$ 1,198	\$ 575	\$ 29,960	\$ 17,844	\$ 6,163	\$ 5,952
12/01/23	\$ 74,053	\$ 3,149	\$ 1,511	\$ 78,713	\$ 46,882	\$ 16,192	\$ 15,639
12/07/23	\$ 834,979	\$ 35,473	\$ 17,040	\$ 887,492	\$ 528,600	\$ 182,564	\$ 176,329
12/14/23	\$ 62,516	\$ 2,630	\$ 1,276	\$ 66,422	\$ 39,562	\$ 13,664	\$ 13,197
12/29/23	\$ 3,203	\$ 101	\$ 65	\$ 3,369	\$ 2,007	\$ 693	\$ 669
01/09/24	\$ 2,872	\$ 91	\$ 59	\$ 3,021	\$ 1,799	\$ 621	\$ 600
02/08/24	\$ 4,869	\$ 120	\$ 99	\$ 5,088	\$ 3,030	\$ 1,047	\$ 1,011
03/08/24	\$ 1,536	\$ 9	\$ 31	\$ 1,576	\$ 939	\$ 324	\$ 313
<b>TOTAL</b>	<b>\$ 1,073,536</b>	<b>\$ 45,429</b>	<b>\$ 21,909</b>	<b>\$ 1,140,874</b>	<b>\$ 679,517</b>	<b>\$ 234,686</b>	<b>\$ 226,671</b>
% COLLECTED				99%	99%	99%	99%
<b>TOTAL OUTSTANDING</b>				<b>\$ 16,825</b>	<b>\$ 10,021</b>	<b>\$ 3,461</b>	<b>\$ 3,342</b>

**Cash and Investment Report**

March 31, 2024

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
<b>GENERAL FUND</b>			
Checking Account - Operating New	Bank United	-	\$384,347
Money Market Account - Operating	Valley Bank	5.38%	853,502
			<u>1,237,849</u>
<b>DEBT SERVICE FUNDS</b>			
Series 2010 Prepayment Fund A-2	US Bank	5.25%	1,694
Series 2010 Reserve Fund A-2	US Bank	5.25%	155,213
Series 2010 Reserve Fund B-2	US Bank	5.25%	18,597
Series 2010 Revenue Fund A-2	US Bank	5.25%	275
	Subtotal Fund 201		<u>175,780</u>
Series 2020 Revenue Fund A-1	US Bank	4.92%	1,797
	Subtotal Fund 202		<u>1,797</u>
	<b>Subtotal DS</b>		<u><u>177,577</u></u>
	<b>Total</b>		<u><u>\$1,415,426</u></u>

# Bank Account Statement

New River CDD

**Bank Account No.** 6620  
**Statement No.** 03-24  
**Statement Date** 03/31/2024

**GL Balance (LCY)** 384,347.36  
**GL Balance** 384,347.36  
**Positive Adjustments** 0.00

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**Subtotal** 384,347.36

**Negative Adjustments** 0.00

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**Ending G/L Balance** 384,347.36

**Statement Balance** 451,000.60  
**Outstanding Deposits** -369.40

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**Subtotal** 450,631.20

**Outstanding Checks** -66,283.84

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**Ending Balance** 384,347.36

Posting Date	Document		Description	Amount	Cleared Amount	Difference
	Type	Document No.				
<b>Outstanding Checks</b>						
10/31/2022	Payment	2292	Payment of Invoice 000749			-1,400.00
06/22/2023	Payment	2420	Check for Vendor V00029			-823.50
06/29/2023	Payment	2423	Check for Vendor V00056			-260.00
12/06/2023	Payment	2511	Check for Vendor V00080			-1,820.00
01/23/2024	Payment	2562	Check for Vendor V00049			-96.00
02/26/2024	Payment	PAYRO00052	Summary of February 26, 2024 Payroll Posting			-738.80
02/28/2024	Payment	PAYRO00053	Summary of February 28, 2024 Payroll Posting			-738.80
03/15/2024	Payment	2592	Check for Vendor V00010			-378.00
03/26/2024	Payment	2595	Check for Vendor V00090			-16,460.00
03/26/2024	Payment	2596	Check for Vendor V00038			-110.80
03/26/2024	Payment	2597	Check for Vendor V00067			-42,795.94
03/26/2024	Payment	2598	Check for Vendor V00029			-432.00
03/26/2024	Payment	2599	Check for Vendor V00056			-230.00
<b>Total Outstanding Checks</b>						<b>-66,283.84</b>



New River  
Community Development District

**Check Register**

**3/1/2024 - 3/31/2024**

**NEW RIVER COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 03/01/2024 to 03/31/2024

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	2579	03/01/24	TRIANGLE POOL SERVICES	124173	MONTHLY CLEANING	R&M-Pools	546074-57201	\$750.00
001	2580	03/05/24	ALL DONE SERVICES, INC	251	CLUBHOUSE CLEANING SERV FOR FEB 2024	Clubhouse - Facility Janitorial Service	531131-57201	\$275.00
001	2581	03/05/24	DANIELLE MONAHAN	0207424	DEPOSIT REFUND	Misc-Contingency	549900-53985	\$100.00
001	2582	03/05/24	RAINMAKER IRRIGATION	45602	FEB 2024 LANDSCAPE SERVICES	Contracts-Landscape	534050-53908	\$15,750.00
001	2582	03/05/24	RAINMAKER IRRIGATION	45640	IRR RPRS 2/1/24	Irrigation Repairs & Replacem.	546932-53908	\$1,001.08
001	2583	03/06/24	INFRAMARK, LLC	110797	POSTAGE FEB 2024	Postage and Freight	541006-51301	\$13.33
001	2584	03/06/24	RAINMAKER IRRIGATION	45642	SOD INSTALLATION	Landscape Replacement	546338-53908	\$6,047.50
001	2584	03/06/24	RAINMAKER IRRIGATION	45677	IRR RPRS 2/20/24	Irrigation Repairs & Replacem.	546932-53908	\$1,832.93
001	2584	03/06/24	RAINMAKER IRRIGATION	45697	ANNUALS INSTALLATION (1000) 2/22/24	Landscape Replacement	546338-53908	\$1,200.00
001	2585	03/06/24	TRIANGLE POOL SERVICES	2141282	MONTHLY POOL CLEANING	Contracts-Pools	534078-57201	\$1,750.00
001	2587	03/13/24	BRLETIC DVORAK, INC	1396	ENGINEERING SERV 2/6-2/29/24	ProfServ-Engineering	531013-51501	\$2,365.00
001	2588	03/13/24	RAINMAKER IRRIGATION	45705	IRR RPRS	Irrigation Repairs & Replacem.	546932-53908	\$322.59
001	2589	03/15/24	ADVANCED AQUATIC SERVICES INC	RIVER-030124	LAKE MAINTENANCE MARCH 2024	Monthly Lake maintenance	546995-53805	\$910.00
001	2590	03/15/24	AMERICAN MULCH & SOIL MGT SERVICES	3376	MULCH	Reserve	568022-53908	\$24,300.00
001	2591	03/15/24	COMPLETE I.T.	12742	EMAIL SERVICES MAR '24	Access Control Maintenance & Repair	546998-57201	\$119.60
001	2592	03/15/24	DCSI INC	31803	ACCESS SYSTEM - SERVICE	Security System Monitoring & Maint.	546479-57201	\$378.00
001	2594	03/15/24	INFRAMARK, LLC	110833	SIDEWALKS GRINDS	Reserve	568022-53908	\$7,296.00
001	2594	03/15/24	INFRAMARK, LLC	111450	MAR 2024 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting	531027-51201	\$3,449.92
001	2595	03/26/24	COOPER POOLS LEAK DETECTION INC	1319	MONTHLY POOL CLEANING	R&M-Pools	546074-57201	\$3,000.00
001	2595	03/26/24	COOPER POOLS LEAK DETECTION INC	1277	COMMERCIAL POOL EQUIPMENT REPAIRS	R&M-Pools	546074-57201	\$695.00
001	2595	03/26/24	COOPER POOLS LEAK DETECTION INC	1275	FOUNTAIN REPAIR	R&M-Fountain	546032-57201	\$5,040.00
001	2595	03/26/24	COOPER POOLS LEAK DETECTION INC	1275	FOUNTAIN REPAIR	R&M-Pools	546074-57201	\$7,725.00
001	2596	03/26/24	HOMETEAM PEST DEFENSE, INC	99606523	PEST CONTROL SERVICES	Pest Control	531170-57201	\$110.80
001	2597	03/26/24	RAINMAKER IRRIGATION	45718	IRR REPAIRS 2/12/24	Irrigation Repairs & Replacem.	546932-53908	\$100.08
001	2597	03/26/24	RAINMAKER IRRIGATION	45754	MAR 2024 LANDSCAPE SERVICES	Contracts-Landscape	534050-53908	\$15,750.00
001	2597	03/26/24	RAINMAKER IRRIGATION	45795	DOG CROQUETTES	Pest Control	531170-57201	\$1,500.00
001	2597	03/26/24	RAINMAKER IRRIGATION	45806	IRR RPRS 2/29/24	Irrigation Repairs & Replacem.	546932-53908	\$981.01
001	2597	03/26/24	RAINMAKER IRRIGATION	45809	IRR RPRS 2/27/24	Irrigation Repairs & Replacem.	546932-53908	\$691.45
001	2597	03/26/24	RAINMAKER IRRIGATION	45831	IRR RPRS 3/5/24	Irrigation Repairs & Replacem.	546932-53908	\$332.90
001	2597	03/26/24	RAINMAKER IRRIGATION	45834	IRR RPRS 3/5/24	Irrigation Repairs & Replacem.	546932-53908	\$440.50
001	2597	03/26/24	RAINMAKER IRRIGATION	45836	OAK TREE PRUNING	Reserve	568022-53908	\$23,000.00
001	2598	03/26/24	STRALEY ROBIN VERICKER	24298	LEGAL SERVICES 2/6-2/8/24	ProfServ-Legal Services	531023-51401	\$432.00
001	2599	03/26/24	TRI-CARE SERVICES INC	20832	PLUMBING	R&M-Clubhouse	546015-57201	\$230.00
001	2586	03/13/24	RUSSELL D. MERCIER	PAYROLL	March 13, 2024 Payroll Posting			\$184.70
001	DD460	03/13/24	RYAN THOMAS	PAYROLL	March 13, 2024 Payroll Posting			\$184.70
001	DD461	03/13/24	JEFFREY D. SMITH	PAYROLL	March 13, 2024 Payroll Posting			\$184.70
001	DD462	03/13/24	JORDAN M. ALEXANDER	PAYROLL	March 13, 2024 Payroll Posting			\$184.70
001	DD463	03/13/24	DAVID S LIONE	PAYROLL	March 13, 2024 Payroll Posting			\$184.70
<b>Fund Total</b>								<b>\$128,813.19</b>

<b>Total Checks Paid</b>	<b>\$128,813.19</b>
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**ILLUMINATIONS HOLIDAY LIGHTING**

Proposal

8606 Herons Cove Pl  
 Tampa, FL 33647  
 Tim Gay (813) 334-4827

**TO:**  
 New River CDD  
 210 University Dr; Suite 702  
 Coral Springs, FL 33071 (321) 263-0132

JOB DESCRIPTION
Holiday and Permanent Track Lighting Proposal for New River CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<p><b>Front Entrance</b>                      Install warm white, LED C9s on entrance walls and sign                      Install warm white, LED C9 on trellis                      Install wreaths with lights and bows on columns (total of 4)                      Install warm white, LED mini lights on 2 palm trees                      Install warm white, net lighting on shrubs (in front of sign; left/right of sign)</p>	\$3,295.00
<p><b>Cypress Village Entrance</b>                      Install warm white, LED mini lights across the top of 2 entrance signs (entrance/exit)                      Install 2 wreaths with lights and bow on each entrance sign (Total of 4)</p>	\$1,600.00
<p><b>Hawthorn Village Entrance</b>                      Install 1 wreath with lights and bow on each entrance column (Total of 2)</p>	\$650.00
<p><b>Amenity Center</b>                      Install warm white, LED mini lights - 5 palms</p>	\$1,285.00
<p><b>OPTION</b> Install permanent track lighting outlining the perimeter of roof line                      * <b>Includes 5 year warranty on lights; 1 year service warranty</b> <span style="float: right;"><b>5 Year Term</b></span></p>	\$7,875.00
<p>Requires 50% Deposit</p>	\$1,575.00
<b>TOTAL ESTIMATED JOB COST</b>	<b>\$8,405.00</b>

- \* Price includes all material, labor, service and removal for the holiday lighting.
- \* Assumes adequate power available. If additional power needed community responsible for providing.
- \* Remaining balance of project due upon receipt of invoice after installation.

\_\_\_\_\_  
 Tim Gay  
 PREPARED BY

\_\_\_\_\_  
 4/26/2024  
 DATE

\_\_\_\_\_  
 AUTHORIZED SIGNATURE FOR NEW RIVER CDD

\_\_\_\_\_  
 DATE

**CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of New River CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.**

New River CDD Pricing Matrix

Basic Installation	Current	3 Year Option	5 Year Option	Following Year
<b>Decoration Area and Description</b>	<b>Cost</b>			
Front Entrance	\$3,295	\$3,295	\$3,295	\$3,295
Cypress Village Entrance	\$1,600	\$1,600	\$1,600	\$1,600
Hawthorn Entrance	\$650	\$650	\$650	\$650
Amenity Center	\$2,165	\$0	\$0	\$0
Amenity Center Palms	\$1,285	\$1,285	\$1,285	\$1,285
<b>Total</b>	<b>\$8,995</b>	<b>\$6,830</b>	<b>\$6,830</b>	<b>\$6,830</b>
Option 1: Holiday Lighting plus Amenity Center Track Lighting - cost over 3 years		\$2,625		
Option 2: Holiday Lighting plus Amenity Track Lighting - cost over 5 years			\$1,575	
<b>Total</b>		<b>\$9,455</b>	<b>\$8,405</b>	<b>\$6,830</b>
<b>Optional Features:</b>				
Option 1: Amenity Center Track Lighting	\$7,875			
<b>Total (Options)</b>	<b>\$7,875</b>			



# New River Community Development District

## Waterway Inspection Report

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**Reason for Inspection:**  
Quality Assurance

**Inspection Date:**

4/11/2024

**Prepared for:**  
New River  
Community Development District

**Prepared by:**

Stephen Roehm - Service Manager  
Savannah Berger - Aquatic Consultant & Biologist

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442  
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



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## Site Assessments

### Pond 1

#### **Comments:**

Normal Growth Observed

This pond is prone to growth of the invasive Primrose Willow around the edges. Observed and treated this invasive today.



### Pond 2

#### **Comments:**

Treatment In Progress

Algae observed and treated today. We are continuing to treat any invasive grasses, such as Torpedograss, and the Alligatorweed that is present in this pond as well.



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[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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## Site Assessments

### Pond 3

**Comments:**

Normal Growth Observed

Treated shoreline grasses, such as Torpedograss.



### Pond 4

**Comments:**

Normal Growth Observed

Treated shoreline grasses, such as Torpedograss.



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## Site Assessments

### Pond 5

#### **Comments:**

Treatment In Progress

Algae and invasive grass treatment in progress. Lake dye has been added to aid in the suppression of any algae growth.



### Pond 6

#### **Comments:**

Normal Growth Observed

Treated for Torpedograss, Pennywort, and Alligatorweed.



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## Site Assessments

### Pond 7

**Comments:**

Site Looks Good

Invasive Primrose Willow has been pushed back behind the outflow structure.



### Pond 8

**Comments:**

Site Looks Good

Treated for invasive grasses, such as Torpedograss.



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## Site Assessments

### Pond 9

**Comments:**

Normal Growth Observed

Treated for Alligatorweed and Primrose Willow.



### Pond 10

**Comments:**

Treatment In Progress

Algae and Torpedograss observed and treated.



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Map



New River CDD

Key:

 Pond Perimeter

 Pond



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**RESOLUTION 2024 - 03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEW RIVER COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the New River Community Development District (“**District**”) prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Proposed Budget**”); and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NEW RIVER COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 12, 2024  
HOUR: 5:30 p.m.  
LOCATION: New River Amenity Center  
5227 Autumn Ridge Dr.  
Wesley Chapel, Florida 33545

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

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

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

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON MAY 13, 2024.**

Attest:

**New River Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2024/2025**

New River  
Community Development District

***Annual Operating and Debt Service Budget***

**Fiscal Year 2025**

Proposed Budget

Prepared by:



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New River  
Community Development District

**Operating Budget**  
Fiscal Year 2025

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2025 Proposed Budget

<b>ACCOUNT DESCRIPTION</b>	<b>ADOPTED</b>	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>TOTAL</b>	<b>ANNUAL</b>
	<b>BUDGET</b>	<b>THRU</b>	<b>April-</b>	<b>PROJECTED</b>	<b>BUDGET</b>
	<b>FY 2024</b>	<b>3/31/24</b>	<b>Sep-24</b>	<b>FY 2024</b>	<b>FY 2025</b>
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ 11,472	\$ -	\$ 11,472	\$ -
Room Rentals	2,000	911	1,089	2,000	2,000
Interest - Tax Collector	-	1,080	-	1,080	-
Special Assmnts- Tax Collector	689,538	679,517	10,021	689,538	689,538
Special Assmnts- CDD Collected	142,298	106,723	35,575	142,298	142,298
Special Assmnts - Discounts	(27,582)	(27,058)	-	(27,058)	(27,582)
Other Miscellaneous Revenues	-	1,178	-	1,178	-
<b>TOTAL REVENUES</b>	<b>\$ 806,254</b>	<b>\$ 773,823</b>	<b>\$ 46,685</b>	<b>\$ 820,508</b>	<b>\$ 806,254</b>
<b>EXPENDITURES</b>					
<b>Financial and Administrative</b>					
P/R-Board of Supervisors	\$ 8,800	\$ 9,400	\$ -	\$ 9,400	8,800
FICA Taxes	673	719	-	719	673
ProfServ-Arbitrage Rebate	1,200	-	1,200	1,200	1,200
ProfServ-Dissemination Agent	5,000	-	5,000	5,000	5,000
ProfServ-Engineering	5,000	9,435	-	9,435	5,000
ProfServ-Legal Services	15,000	2,647	12,353	15,000	15,000
ProfServ-Mgmt Consulting Serv	41,399	20,700	20,699	41,399	41,399
ProfServ-Trustee Fees	11,000	-	11,000	11,000	11,000
Auditing Services	6,500	-	6,500	6,500	6,500
Contract-Website Hosting	1,579	1,563	16	1,579	1,579
Email Maintenance	2,000	-	2,000	2,000	2,000
Miscellaneous Mailings	2,472	116	2,356	2,472	2,472
Public Officials Insurance	2,905	3,069	-	3,069	2,905
Legal Advertising	2,000	172	1,828	2,000	2,000
Misc-Property Taxes	550	511	39	550	550
Misc-Assessmnt Collection Cost	13,791	13,049	742	13,791	13,791
Tax Collector/Property Appraiser Fees	150	193	-	193	150
Dues, Licenses, Subscriptions	325	175	150	325	325
<b>Total Financial and Administrative</b>	<b>\$ 120,344</b>	<b>\$ 61,749</b>	<b>\$ 63,883</b>	<b>\$ 125,632</b>	<b>\$ 120,344</b>
<b>Electric Utility Services</b>					
Utility - Irrigation	3,500	537	2,963	3,500	3,500
Street Lights	45,084	15,795	29,289	45,084	45,084
<b>Total Electric Utility Services</b>	<b>\$ 48,584</b>	<b>\$ 16,332</b>	<b>\$ 32,252</b>	<b>\$ 48,584</b>	<b>\$ 48,584</b>
<b>Garbage/Solid Waste Services</b>					
Solid Waste Assessment	\$ 335	\$ 215	\$ 120	\$ 335	\$ 335
<b>Total Garbage/Solid Waste Services</b>	<b>\$ 335</b>	<b>\$ 215</b>	<b>\$ 120</b>	<b>\$ 335</b>	<b>\$ 335</b>
<b>Water-Sewer Comb Services</b>					

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
**Fiscal Year 2025 Proposed Budget**

<b>ACCOUNT DESCRIPTION</b>	<b>ADOPTED</b>	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>TOTAL</b>	<b>ANNUAL</b>
	<b>BUDGET</b>	<b>THRU</b>	<b>April-</b>	<b>PROJECTED</b>	<b>BUDGET</b>
	<b>FY 2024</b>	<b>3/31/24</b>	<b>Sep-24</b>	<b>FY 2024</b>	<b>FY 2025</b>
Utility Services	\$ 22,250	\$ 15,222	\$ 7,028	\$ 22,250	\$ 22,250
<b>Total Garbage/Solid Waste Services</b>	<b>\$ 22,250</b>	<b>\$ 15,222</b>	<b>\$ 7,028</b>	<b>\$ 22,250</b>	<b>\$ 22,250</b>
<b>Stormwater Control</b>					
Stormwater Assessment	\$ 562	\$ -	\$ 562	\$ 562	\$ 562
Conservation & Wetlands	8,500	5,984	2,516	8,500	8,500
Aquatic Maintenance	17,500	6,370	11,130	17,500	17,500
<b>Total Stormwater Control</b>	<b>\$ 26,562</b>	<b>\$ 12,354</b>	<b>\$ 14,208</b>	<b>\$ 26,562</b>	<b>\$ 26,562</b>
<b>Other Physical Environment</b>					
Insurance - Property	\$ 8,250	\$ 7,188	\$ 1,062	\$ 8,250	\$ 8,250
Insurance - General Liability	724	3,376	-	3,376	724
Contracts-Landscape	189,000	92,250	96,750	189,000	189,000
Landscape Replacement	60,000	58,360	1,640	60,000	60,000
Irrigation Repairs & Replacem.	10,000	92,511	-	92,511	10,000
Holiday Decoration	2,650	2,650	-	2,650	2,650
Reserve	169,200	44,327	124,873	169,200	169,200
<b>Total Security Operations</b>	<b>\$ 439,824</b>	<b>\$ 300,662</b>	<b>\$ 224,325</b>	<b>\$ 524,987</b>	<b>\$ 439,824</b>
<b>Contingency</b>					
Misc-Contingency	\$ 19,902	\$ 6,869	\$ 13,033	\$ 19,902	\$ 19,902
<b>Total Contingency</b>	<b>\$ 19,902</b>	<b>\$ 6,869</b>	<b>\$ 13,033</b>	<b>\$ 19,902</b>	<b>\$ 19,902</b>
<b>Road and Street Facilities</b>					
Pressure Cleaning	\$ 13,500	\$ 574	\$ 12,926	\$ 13,500	\$ 13,500
R&M-Sidewalks	1,500	-	1,500	1,500	1,500
R&M-Street Signs	1,500	-	-	1,500	1,500
Roadway Repair & Maintenance	5,000	-	5,000	5,000	5,000
<b>Total Road and Street Facilities</b>	<b>\$ 21,500</b>	<b>\$ 574</b>	<b>\$ 19,426</b>	<b>\$ 20,000</b>	<b>\$ 21,500</b>
<b>Landscape and Pond Maintenance</b>					
Payroll-Salaries	\$ 34,074	\$ 23,961	\$ 10,113	\$ 34,074	\$ 34,074
Clubhouse - Facility Janitorial Service	3,214	1,650	1,564	3,214	3,214
Pest Control	425	3,515	-	3,515	425
Contracts-Pools	18,000	9,250	8,750	18,000	18,000
Telephone/Fax/Internet Services	3,000	1,085	1,915	3,000	3,000
Utility - Recreation Facilities	6,600	2,875	3,725	6,600	6,600
Utility - Fountains	3,750	274	3,476	3,750	3,750
R&M-Clubhouse	10,000	5,623	4,377	10,000	10,000
R&M-Fountain	5,000	5,040	-	5,040	5,000
R&M-Parking Lots	1,500	-	1,500	1,500	1,500
R&M-Pools	2,500	12,728	-	12,728	2,500
Athletic/Park Court/Field Repairs	1,500	-	1,500	1,500	1,500

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2025 Proposed Budget

<i>ACCOUNT DESCRIPTION</i>	<b>ADOPTED</b>	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>TOTAL</b>	<b>ANNUAL</b>
	<b>BUDGET</b>	<b>THRU</b>	<b>April-</b>	<b>PROJECTED</b>	<b>BUDGET</b>
	<b>FY 2024</b>	<b>3/31/24</b>	<b>Sep-24</b>	<b>FY 2024</b>	<b>FY 2025</b>
Amenity Maintenance & Repairs	5,000	-	5,000	5,000	5,000
Facility A/C & Heating Maintenance & Repair	1,500	-	1,500	1,500	1,500
Security System Monitoring & Maint.	2,500	5,327	-	5,327	2,500
Entry & Walls Maintenance	2,000	708	1,292	2,000	2,000
Access Control Maintenance & Repair	2,500	718	1,782	2,500	2,500
Miscellaneous Expenses	1,500	304	1,196	1,500	1,500
Office Supplies	250	-	250	250	250
Clubhouse - Facility Janitorial Supplies	400	-	400	400	400
Facility Supplies	1,000	949	51	1,000	1,000
Dog Waste Station Service & Supplies	240	180	60	240	240
Pool Permits	500	-	500	500	500
<b><i>Total Landscape and Pond Maintenance</i></b>	<b>\$ 106,953</b>	<b>\$ 74,187</b>	<b>\$ 48,951</b>	<b>\$ 123,138</b>	<b>\$ 106,953</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 806,254</b>	<b>\$ 488,164</b>	<b>\$ 423,226</b>	<b>\$ 911,390</b>	<b>\$ 806,254</b>
Excess (deficiency) of revenues	\$ -	\$ 285,659	\$ (376,541)	\$ (90,882)	\$ -
Net change in fund balance	\$ -	\$ 285,659	\$ (376,541)	\$ (90,882)	\$ -
<b>FUND BALANCE, BEGINNING</b>	<b>\$ 420,328</b>	<b>\$ 420,328</b>	<b>\$ 705,987</b>	<b>\$ -</b>	<b>\$ 705,987</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 420,328</b>	<b>\$ 705,987</b>	<b>\$ 329,446</b>	<b>\$ (90,882)</b>	<b>\$ 705,987</b>

**New River  
Community Development District**

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 705,987
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2025 Additions	169,200
<b>Total Funds Available (Estimated) - 9/30/2025</b>	<b>875,187</b>

**ALLOCATION OF AVAILABLE FUNDS**

Operating Reserve		159,263 <sup>(1)</sup>
<b><i>Assigned Fund Balance</i></b>		
Reserves (Building) FY 2023	131,734	
Reserves FY 2024 funds spent	(44,327)	
Reserves FY 2024	169,200	
Reserves FY 2025	<u>169,200</u>	425,807
<b>Total Allocation of Available Funds</b>		<b>585,070</b>

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ <u>290,117</u></b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures

**Budget Narrative**  
Fiscal Year 2025

REVENUES

**Room Rentals**

The District earns income through room rentals.

**Special Assessments – Tax Collector**

The District will levy a Non-Ad Valorem assessment on all assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. This is the portion that will be collected through the Tax Collector.

**Special Assessment – CDD Collected:** Assessment levied and directly billed by the District for properties not on the tax roll.

**Special Assessments – Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 3% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

*Administrative*

**Payroll - Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance plus payroll taxes and fees.

**FICA Taxes**

Payroll taxes for supervisor salaries are calculated as 7.65% of payroll.

**Professional Service - Arbitrage Rebate**

The District has an agreement with an American Municipal Tax-Exempt Compliance Corporation to annually calculate the District's Arbitrage Rebate Liability on the Series 2002 and Series 2015A Special Assessment Bonds. The budgeted amount for the fiscal year is based on an existing engagement letter.

**Professional Service - Engineering**

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for board meetings, and other specifically requested assignments.

**Professional Service - Legal Services**

The District's legal counsel provides general legal services to the District, i.e. attendance and preparation for monthly board meetings, review of operating and maintenance contracts, and other specifically requested assignments.

**Professional Service - Management Consulting Services (IMS)**

The District receives Management, Accounting, Administrative and Assessment services as part of a Management Agreement with Inframark Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Budget Narrative**  
Fiscal Year 2025

*Administrative (continued)*

**Professional Service - Trustee**

The District issued Series 2002, 2015A and 2016 Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee budget is increased per a notice from U.S. Bank, the Trustee.

**Professional Service - Dissemination Agent**

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service performed by Inframark – Infrastructure Management Services

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an independent Certified Public Accounting Firm. Budget is based on an existing engagement letter with Grau & Associates.

**Website Hosting**

The Districts website is maintained by Campus Suite and is charged a fee annually.

**Email Maintenance**

The Districts email maintenance services are provided by Complete IT and are charged on a monthly basis.

**Public Officials Insurance**

The District's Insurance policy budgeted amount for the fiscal year is based on prior year premiums plus anticipated market adjustments.

**Legal Advertising**

The District is required to advertise various notices for the monthly Board meetings and other public hearings in a newspaper of general circulation

**Miscellaneous Mailings**

Postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Miscellaneous Property Tax**

The District may pay miscellaneous fees to the County Tax Collector.

**Miscellaneous - Assessment Collection Cost**

The District reimburses the Pasco County Tax Collector for necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater.

**Tax Collector/Property Appraiser Fees**

The District pays an annual administrative fee to the Property Appraiser of \$150.

**Dues, Licenses, Subscriptions**

This includes the annual fee of \$175 the District is required to pay to the Department of Economic Opportunity.

**Budget Narrative**  
Fiscal Year 2025

*Electric Utility Services*

**Utility - Irrigation**

The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Streetlights**

The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries

*Garbage/Solid Waste Services*

**Solid Waste Assessment**

The District may have an assessment levied by another local government for solid waste, etc.

*Water-Sewer Comb Services*

**Utility Services**

The District will incur water/sewer utility expenditures related to district operations.

*Stormwater Control*

**Stormwater Assessment**

The District will incur stormwater assessment fees related to district operations.

**Conservation & Wetlands**

The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Aquatic Maintenance**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

*Other Physical Environment*

**Insurance – Property**

The District will incur fees to insure items owned by the District for its property needs.

**Insurance – General Liability**

The District will incur fees to insure items owned by the District for its general liability needs.

**R&M Well Maintenance**

The District will incur expenditures related to repairs of the irrigation wells.

**Landscape Maintenance**

The District will incur expenditures to maintain landscaping of turf, trees, shrubs, etc.

**Landscape Replacement**

Expenditures related to replacement of turf, trees, shrubs etc.

**R&M-Mulch**

Replenishment of Mulch as needed within the District.



**Budget Narrative**  
Fiscal Year 2025

*Other Physical Environment (continued)*

**Irrigation Repairs & Replacement**

The District will incur expenditures related to repairs of the irrigation systems.

**Holiday Decoration**

Expenses related to holiday lights and decorations for the public enjoyment.

**Utility Deposit Bond**

The District may require a bond to ensure utility deposits.

**Reserves**

The district has established a reserve account to begin building reserves for future improvements.

*Contingency*

**Misc-Contingency**

The district may incur expenses not accounted for in other areas.

*Road and Street Facilities*

**Pressure Cleaning**

The District may incur expenses related to pressure washing roads, sidewalks and other areas within the District.

**R&M Sidewalks**

Expenses related to sidewalks located in the right of way of streets the District may own if any.

**R&M Street Signs**

Expenses related to repair, maintenance and replacement of streets signs located within the District.

**Roadway Repair & Maintenance**

Expenses related to the repair and maintenance of roadways owned by the District, if any.

*Parks and Recreation - General*

**Payroll – Salaries**

The District pays 50% or 20 hours a week of the Share Amenity Personnel Agreement.

**Clubhouse - Facility Janitorial Service**

Expenses related to the cleaning of the facility and related supplies.

**Pest Control**

Expenses related to pest control in and around the District facilities.

**Contract - Pools**

Expenses related to the maintenance of swimming pools and other water features.

**Telephone/Fax/Internet Services**

The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Utility – Recreation Facilities**

The District will incur electric utility expenditures for general purposes within the recreation facilities.

**Budget Narrative**  
Fiscal Year 2025

*Parks and Recreation – General cont'd*

**Utility – Fountains**

The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**R&M Clubhouse**

This item covers the expenses incurred for repair and maintenance of clubhouse facilities.

**R&M Fountain**

The District may incur expenses related to maintaining the fountains throughout the Parks & Recreational areas.

**R&M Parking lots**

The District may incur expenses related to maintaining the parking areas within the District.

**R&M Pools**

Expenses related to the repair of swimming pools and other water features.

**Athletic/Park Court/Field Repairs**

Expense related to any facilities such as tennis, basketball etc.

**Amenity Maintenance & Repairs**

Expenses related to the repair and maintenance of amenity facilities not covered in other categories.

**Facility A/C & Heating Maintenance & Repairs**

Expenses related to HVAC repairs and maintenance in District facilities.

**Security System Monitoring & Maintenance**

The District has a camera system for the clubhouse.

**Entry and Walls Maintenance**

The District will incur expenditures to maintain the entry monuments and the fencing.

**Access Control Maintenance & Repair**

Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Miscellaneous Expenses**

Expenses which may not fit into a defined category in this section of the budget.

**Office Supplies**

The District may have an office in its facilities which require various office related supplies.

**Clubhouse – Facility Janitorial Supplies**

Expenses related to any janitorial supplies purchased for the District clubhouse.

**Facility Supplies**

The District may have facilities that required various supplies to operate.

**Dog Waste Station Service & Supplies**

The District provides and supplies dog waste stations within the District for the residents.

**Pool Permits**

The District incurs expense for the annual permit on the pool.

New River  
Community Development District

**Debt Service Budgets**  
Fiscal Year 2025

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2025 Proposed Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2024	THRU 3/31/2024	April- Sep-24	PROJECTED FY 2024	BUDGET FY 2025
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ 7,506	\$ 22,518	\$ 30,024	\$ -
Special Assmnts- Tax Collector	230,014	234,686	(4,672)	230,014	230,014
Special Assmnts- CDD Collected	760,884	-	760,884	760,884	1,030,884
Special Assmnts - Discounts	(9,201)	(9,345)		(9,345)	(9,201)
<b>TOTAL REVENUES</b>	<b>\$ 981,697</b>	<b>\$ 232,847</b>	<b>\$ 778,730</b>	<b>\$ 1,011,577</b>	<b>\$ 1,251,697</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	4,600	4,507	-	4,600	4,600
<i>Total Administrative</i>	<u>\$4,600</u>	<u>\$4,507</u>	<u>-</u>	<u>\$4,600</u>	<u>\$4,600</u>
<i>Debt Service</i>					
Principal Debt Retirement 2010A-2	285,000	-	285,000	285,000	320,000
Principal Debt Retirement 2010B-2	-	-	-	-	270,000
Interest Expense 2010A-2	415,725	199,669	216,056	415,725	382,088
Interest Expense 2010B-2	286,125	143,063	143,062	286,125	286,125
<b>TOTAL EXPENDITURES</b>	<b>\$ 991,450</b>	<b>\$ 347,239</b>	<b>\$ 644,118</b>	<b>\$ 991,450</b>	<b>\$ 1,262,813</b>
Excess (deficiency) of revenues Over (under) expenditures	(9,753)	(114,392)	134,612	20,127	(11,116)
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	\$ (9,753)	\$ -	\$ -	\$ -	\$ (11,116)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$ (9,753)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (11,116)</b>
<b>Net change in fund balance</b>	<b>\$ (9,753)</b>	<b>\$ (114,392)</b>	<b>\$ 134,612</b>	<b>\$ 20,127</b>	<b>\$ (22,231)</b>
FUND BALANCE, BEGINNING	\$ 278,141	\$ 278,141	\$ 163,749	\$ 278,141	\$ 298,268
<b>FUND BALANCE, ENDING</b>	<b>\$ 268,388</b>	<b>\$ 163,749</b>	<b>\$ 298,361</b>	<b>\$ 298,268</b>	<b>\$ 276,037</b>

New River  
Community Development District

**AMORTIZATION SCHEDULE**  
**Capital Improvement Revenue Refunding Bonds Series 2010A-2**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Total
11/1/2024	\$ 6,645,000			\$ 191,043.75	\$ 191,043.75
5/1/2025	\$ 6,645,000	\$ 320,000	5.750%	\$ 191,043.75	\$ 511,043.75
11/1/2025	\$ 6,325,000			\$ 181,843.75	\$ 181,843.75
5/1/2026	\$ 6,325,000	\$ 335,000	5.750%	\$ 181,843.75	\$ 516,843.75
11/1/2026	\$ 5,990,000			\$ 172,212.50	\$ 172,212.50
5/1/2027	\$ 5,990,000	\$ 355,000	5.750%	\$ 172,212.50	\$ 527,212.50
11/1/2027	\$ 5,635,000			\$ 162,006.25	\$ 162,006.25
5/1/2028	\$ 5,635,000	\$ 375,000	5.750%	\$ 162,006.25	\$ 537,006.25
11/1/2028	\$ 5,260,000			\$ 151,225.00	\$ 151,225.00
5/1/2029	\$ 5,260,000	\$ 400,000	5.750%	\$ 151,225.00	\$ 551,225.00
11/1/2029	\$ 4,860,000			\$ 139,725.00	\$ 139,725.00
5/1/2030	\$ 4,860,000	\$ 425,000	5.750%	\$ 139,725.00	\$ 564,725.00
11/1/2030	\$ 4,435,000			\$ 127,506.25	\$ 127,506.25
5/1/2031	\$ 4,435,000	\$ 450,000	5.750%	\$ 127,506.25	\$ 577,506.25
11/1/2031	\$ 3,985,000			\$ 114,568.75	\$ 114,568.75
5/1/2032	\$ 3,985,000	\$ 475,000	5.750%	\$ 114,568.75	\$ 589,568.75
11/1/2032	\$ 3,510,000			\$ 100,912.50	\$ 100,912.50
5/1/2033	\$ 3,510,000	\$ 505,000	5.750%	\$ 100,912.50	\$ 605,912.50
11/1/2033	\$ 3,005,000			\$ 86,393.75	\$ 86,393.75
5/1/2034	\$ 3,005,000	\$ 535,000	5.750%	\$ 86,393.75	\$ 621,393.75
11/1/2034	\$ 2,470,000			\$ 71,012.50	\$ 71,012.50
5/1/2035	\$ 2,470,000	\$ 565,000	5.750%	\$ 71,012.50	\$ 636,012.50
11/1/2035	\$ 1,905,000			\$ 54,768.75	\$ 54,768.75
5/1/2036	\$ 1,905,000	\$ 600,000	5.750%	\$ 54,768.75	\$ 654,768.75
11/1/2036	\$ 1,305,000			\$ 37,518.75	\$ 37,518.75
5/1/2037	\$ 1,305,000	\$ 635,000	5.750%	\$ 37,518.75	\$ 672,518.75
11/1/2037	\$ 670,000			\$ 19,262.50	\$ 19,262.50
5/1/2038	\$ 670,000	\$ 670,000	5.750%	\$ 19,262.50	\$ 689,262.50
<b>Total</b>		<b>\$ 6,645,000</b>		<b>\$ 3,220,000</b>	<b>\$ 9,865,000</b>

NEW RIVER  
Community Development District

**AMORTIZATION SCHEDULE**  
**Capital Improvement Revenue Refunding Bonds Series 2010B-2**

Date	Bond Balance	Principal	Rate	Interest	Total
11/1/2024	\$ 5,450,000		5.250%	\$ 143,062.50	\$ 143,062.50
2/1/2025	\$ 5,450,000		5.250%	\$ -	\$ -
5/1/2025	\$ 5,450,000	\$ 270,000	5.250%	\$ 143,062.50	\$ 413,062.50
8/1/2025	\$ 5,180,000		5.250%	\$ -	\$ -
11/1/2025	\$ 5,180,000		5.250%	\$ 135,975.00	\$ 135,975.00
2/1/2026	\$ 5,180,000		5.250%	\$ -	\$ -
5/1/2026	\$ 5,180,000	\$ 285,000	5.250%	\$ 135,975.00	\$ 420,975.00
8/1/2026	\$ 4,895,000		5.250%	\$ -	\$ -
11/1/2026	\$ 4,895,000		5.250%	\$ 128,493.75	\$ 128,493.75
2/1/2027	\$ 4,895,000		5.250%	\$ -	\$ -
5/1/2027	\$ 4,895,000	\$ 300,000	5.250%	\$ 128,493.75	\$ 428,493.75
8/1/2027	\$ 4,595,000		5.250%	\$ -	\$ -
11/1/2027	\$ 4,595,000		5.250%	\$ 120,618.75	\$ 120,618.75
2/1/2028	\$ 4,595,000		5.250%	\$ -	\$ -
5/1/2028	\$ 4,595,000	\$ 315,000	5.250%	\$ 120,618.75	\$ 435,618.75
8/1/2028	\$ 4,280,000		5.250%	\$ -	\$ -
11/1/2028	\$ 4,280,000		5.250%	\$ 112,350.00	\$ 112,350.00
2/1/2029	\$ 4,280,000		5.250%	\$ -	\$ -
5/1/2029	\$ 4,280,000	\$ 335,000	5.250%	\$ 112,350.00	\$ 447,350.00
8/1/2029	\$ 3,945,000		5.250%	\$ -	\$ -
11/1/2029	\$ 3,945,000		5.250%	\$ 103,556.25	\$ 103,556.25
2/1/2030	\$ 3,945,000		5.250%	\$ -	\$ -
5/1/2030	\$ 3,945,000	\$ 350,000	5.250%	\$ 103,556.25	\$ 453,556.25
8/1/2030	\$ 3,595,000		5.250%	\$ -	\$ -
11/1/2030	\$ 3,595,000		5.250%	\$ 94,368.75	\$ 94,368.75
2/1/2031	\$ 3,595,000		5.250%	\$ -	\$ -
5/1/2031	\$ 3,595,000	\$ 370,000	5.250%	\$ 94,368.75	\$ 464,368.75
8/1/2031	\$ 3,225,000		5.250%	\$ -	\$ -
11/1/2031	\$ 3,225,000		5.250%	\$ 84,656.25	\$ 84,656.25
2/1/2032	\$ 3,225,000		5.250%	\$ -	\$ -
5/1/2032	\$ 3,225,000	\$ 390,000	5.250%	\$ 84,656.25	\$ 474,656.25
8/1/2032	\$ 2,835,000		5.250%	\$ -	\$ -
11/1/2032	\$ 2,835,000		5.250%	\$ 74,418.75	\$ 74,418.75
2/1/2033	\$ 2,835,000		5.250%	\$ -	\$ -
5/1/2033	\$ 2,835,000	\$ 410,000	5.250%	\$ 74,418.75	\$ 484,418.75
8/1/2033	\$ 2,425,000		5.250%	\$ -	\$ -
11/1/2033	\$ 2,425,000		5.250%	\$ 63,656.25	\$ 63,656.25
2/1/2034	\$ 2,425,000		5.250%	\$ -	\$ -
5/1/2034	\$ 2,425,000	\$ 435,000	5.250%	\$ 63,656.25	\$ 498,656.25
8/1/2034	\$ 1,990,000		5.250%	\$ -	\$ -
11/1/2034	\$ 1,990,000		5.250%	\$ 52,237.50	\$ 52,237.50
2/1/2035	\$ 1,990,000		5.250%	\$ -	\$ -
5/1/2035	\$ 1,990,000	\$ 460,000	5.250%	\$ 52,237.50	\$ 512,237.50
8/1/2035	\$ 1,530,000		5.250%	\$ -	\$ -
11/1/2035	\$ 1,530,000		5.250%	\$ 40,162.50	\$ 40,162.50
2/1/2036	\$ 1,530,000		5.250%	\$ -	\$ -
5/1/2036	\$ 1,530,000	\$ 485,000	5.250%	\$ 40,162.50	\$ 525,162.50
8/1/2036	\$ 1,045,000		5.250%	\$ -	\$ -
11/1/2036	\$ 1,045,000		5.250%	\$ 27,431.25	\$ 27,431.25
2/1/2037	\$ 1,045,000		5.250%	\$ -	\$ -
5/1/2037	\$ 1,045,000	\$ 510,000	5.250%	\$ 27,431.25	\$ 537,431.25
8/1/2037	\$ 535,000		5.250%	\$ -	\$ -
11/1/2037	\$ 535,000		5.250%	\$ 14,043.75	\$ 14,043.75
2/1/2038	\$ 535,000		5.250%	\$ -	\$ -
5/1/2038	\$ 535,000	\$ 535,000	5.250%	\$ 14,043.75	\$ 549,043.75
<b>Total</b>		<b>\$ 5,450,000</b>		<b>\$ 2,390,063</b>	<b>\$ 7,840,063</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2025 Proposed Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2024	THRU 3/31/2024	April- Sep-24	PROJECTED FY 2024	BUDGET FY 2025
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ 2,787	\$ 8,361	\$ 11,148	\$ -
Special Assmnts- Tax Collector	238,147	226,671	11,476	238,147	238,147
Special Assmnts- CDD Collected			-	-	-
Special Assmnts- Discounts	(9,526)	(9,026)	-	(9,026)	-
<b>TOTAL REVENUES</b>	<b>\$ 228,621</b>	<b>\$ 220,432</b>	<b>\$ 19,837</b>	<b>\$ 240,269</b>	<b>\$ 238,147</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	4,763	4,353	230	4,763	4,763
<i>Total Administrative</i>	<u>\$4,763</u>	<u>\$4,353</u>	<u>\$230</u>	<u>\$4,763</u>	<u>\$4,763</u>
<i>Debt Service</i>					
Principal Prepayments			\$ -	\$ -	\$ -
Principal Debt Retirement	125,000		125,000	125,000	125,000
Interest Expense Series	91,763	48,238	43,525	91,763	75,950
<b>TOTAL EXPENDITURES</b>	<b>\$ 221,526</b>	<b>\$ 52,591</b>	<b>\$ 168,755</b>	<b>\$ 221,526</b>	<b>\$ 205,713</b>
Excess (deficiency) of revenues Over (under) expenditures	7,095	167,841	(148,918)	18,743	32,434
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	\$ 7,095	\$ -	\$ -	\$ -	\$ 32,434
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$ 7,095</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,434</b>
<b>Net change in fund balance</b>	<b>\$ 7,095</b>	<b>\$ 167,841</b>	<b>\$ (148,918)</b>	<b>\$ 18,743</b>	<b>\$ 64,868</b>
FUND BALANCE, BEGINNING	\$ 168,698	\$ 168,698	\$ 336,539	\$ 168,698	\$ 187,441
<b>FUND BALANCE, ENDING</b>	<b>\$ 175,793</b>	<b>\$ 336,539</b>	<b>\$ 187,621</b>	<b>\$ 187,441</b>	<b>\$ 252,309</b>

New River  
Community Development District

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**AMORTIZATION SCHEDULE**  
**Special Assessment Refunding Bonds, 2020A-1 Senior**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>
11/1/2024	\$ 2,170,000			\$ 37,975.00	\$ 37,975.00
5/1/2025	\$ 2,170,000	\$ 125,000	3.500%	\$ 37,975.00	\$ 162,975.00
11/1/2025	\$ 2,045,000			\$ 35,787.50	\$ 35,787.50
5/1/2026	\$ 2,045,000	\$ 125,000	3.500%	\$ 35,787.50	\$ 160,787.50
11/1/2026	\$ 1,920,000			\$ 33,600.00	\$ 33,600.00
5/1/2027	\$ 1,920,000	\$ 130,000	3.500%	\$ 33,600.00	\$ 163,600.00
11/1/2027	\$ 1,790,000			\$ 31,325.00	\$ 31,325.00
5/1/2028	\$ 1,790,000	\$ 135,000	3.500%	\$ 31,325.00	\$ 166,325.00
11/1/2028	\$ 1,655,000			\$ 28,962.50	\$ 28,962.50
5/1/2029	\$ 1,655,000	\$ 140,000	3.500%	\$ 28,962.50	\$ 168,962.50
11/1/2029	\$ 1,515,000			\$ 26,512.50	\$ 26,512.50
5/1/2030	\$ 1,515,000	\$ 145,000	3.500%	\$ 26,512.50	\$ 171,512.50
11/1/2030	\$ 1,370,000			\$ 23,975.00	\$ 23,975.00
5/1/2031	\$ 1,370,000	\$ 150,000	3.500%	\$ 23,975.00	\$ 173,975.00
11/1/2031	\$ 1,220,000			\$ 21,350.00	\$ 21,350.00
5/1/2032	\$ 1,220,000	\$ 155,000	3.500%	\$ 21,350.00	\$ 176,350.00
11/1/2032	\$ 1,065,000			\$ 18,637.50	\$ 18,637.50
5/1/2033	\$ 1,065,000	\$ 160,000	3.500%	\$ 18,637.50	\$ 178,637.50
11/1/2033	\$ 905,000			\$ 15,837.50	\$ 15,837.50
5/1/2034	\$ 905,000	\$ 170,000	3.500%	\$ 15,837.50	\$ 185,837.50
11/1/2034	\$ 735,000			\$ 12,862.50	\$ 12,862.50
5/1/2035	\$ 735,000	\$ 175,000	3.500%	\$ 12,862.50	\$ 187,862.50
11/1/2035	\$ 560,000			\$ 9,800.00	\$ 9,800.00
5/1/2036	\$ 560,000	\$ 180,000	3.500%	\$ 9,800.00	\$ 189,800.00
11/1/2036	\$ 380,000			\$ 6,650.00	\$ 6,650.00
5/1/2037	\$ 380,000	\$ 185,000	3.500%	\$ 6,650.00	\$ 191,650.00
11/1/2037	\$ 195,000			\$ 3,412.50	\$ 3,412.50
5/1/2038	\$ 195,000	\$ 195,000	3.500%	\$ 3,412.50	\$ 198,412.50
<b>Total</b>		<b>\$ 2,170,000</b>		<b>\$ 613,375</b>	<b>\$ 2,783,375</b>



**Budget Narrative**  
Fiscal Year 2024

**REVENUES**

**Interest-Investments**

The District earns interest income on their trust accounts with US Bank.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the debt service expenditures during the Fiscal Year.

**Special Assessments-CDD Collected**

The District will directly bill for assessments due on parcels not placed on the tax roll.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Administrative**

**Miscellaneous-Assessment Collection Cost**

The District reimburses the Osceola County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Debt Service**

**Principal Debt Retirement**

Principal payments due on the series 2010 and series 2020 bonds.

**Interest Expense**

Interest payments due on the series 2010 and series 2020 bonds.

New River  
Community Development District

**Supporting Budget Schedules**  
Fiscal Year 2025

Comparison of Assessment Rates  
Fiscal Year 2025 vs. Fiscal Year 2024

	LOT SIZE	Units	EAU	TOTAL EAU's	% TOTAL EAU's	General Fund 001			2020A-1 DEBT SERVICE			2010A-2 DEBT SERVICE			2010B-2 DEBT SERVICE			Total		
						FY 2025	FY 2024	% Change	FY 2025	FY 2024	% Change	FY 2025	FY 2024	% Change	FY 2025	FY 2024	% Change	FY 2025	FY 2024	% Change
<b>PLATTED UNITS</b>																				
Cypress Parcel D	Single Family 45'	95	1.00	95.00	12.93%	\$1,144.65	\$1,144.65	0.0%	\$644.00	\$644.00	0.0%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$1,788.65	\$1,788.65	0.0%
Cypress Parcel D	Single Family 55'	161	1.18	189.98	25.86%	\$1,350.69	\$1,350.69	0.0%	\$759.00	\$759.00	0.0%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$2,109.69	\$2,109.69	0.0%
Cypress Parcel D	Single Family 65'	56	1.52	85.12	11.59%	\$1,739.87	\$1,739.87	0.0%	\$978.00	\$978.00	0.0%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$2,717.87	\$2,717.87	0.0%
Hawthorne Parcel E1	Townhome	52	0.73	37.96	5.17%	\$835.60	\$835.60	0.0%	\$0.00	\$0.00	n/a	\$675.00	\$675.00	0.0%	\$535.00	\$535.00	0.0%	\$2,045.60	\$2,045.60	0.0%
Hawthorne Parcel E1	Single Family 45'	66	1.00	66.00	8.98%	\$1,144.65	\$1,144.65	0.0%	\$0.00	\$0.00	n/a	\$925.00	\$925.00	0.0%	\$734.00	\$734.00	0.0%	\$2,803.65	\$2,803.65	0.0%
Hawthorne Parcel E1	Single Family 55'	35	1.18	41.30	5.62%	\$1,350.69	\$1,350.69	0.0%	\$0.00	\$0.00	n/a	\$1,092.00	\$1,092.00	0.0%	\$966.00	\$966.00	0.0%	\$3,308.69	\$3,308.69	0.0%
Parcel F	Single Family 40'	25	1.00	25.00	3.40%	\$1,144.65	\$1,144.65	0.0%	\$0.00	\$0.00	n/a	\$1,098.85	\$1,098.85	0.0%	\$734.00	\$734.00	0.0%	\$2,977.50	\$2,977.50	0.0%
Parcel F	Single Family 50'	60	1.18	59.00	8.03%	\$1,350.69	\$1,350.69	0.0%	\$0.00	\$0.00	n/a	\$1,296.64	\$1,296.64	0.0%	\$966.00	\$966.00	0.0%	\$3,513.33	\$3,513.33	0.0%
Parcel F	Single Family 60'	2	1.52	3.04	0.41%	\$1,739.87	\$1,739.87	0.0%	\$0.00	\$0.00	n/a	\$1,670.25	\$1,670.25	0.0%	\$1,115.00	\$1,115.00	0.0%	\$4,525.11	\$4,525.11	0.0%
<b>UNPLATTED UNITS</b>																				
Parcel E-2	Commercial	167	0.90	132.25	18%	\$1,030.19	\$1,030.19	0.0%	\$0.00	\$0.00	n/a	\$201.32	\$201.32	0.0%	\$264.00	\$264.00	0.0%	\$1,495.51	\$1,495.51	0.0%
Parcel E-2	Live/Work	37	0.90			\$1,030.19	\$1,030.19	0.0%	\$0.00	\$0.00	n/a	\$201.32	\$201.32	0.0%	\$264.00	\$264.00	0.0%	\$1,495.51	\$1,495.51	0.0%
Parcel E-2	Multifamily	1346	0.90			\$1,030.19	\$1,030.19	0.0%	\$0.00	\$0.00	n/a	\$201.32	\$201.32	0.0%	\$264.00	\$264.00	0.0%	\$1,495.51	\$1,495.51	0.0%
Parcel E-2	Townhome	168	0.90			\$1,030.19	\$1,030.19	0.0%	\$0.00	\$0.00	n/a	\$408.22	\$408.22	0.0%	\$535.00	\$535.00	0.0%	\$1,973.41	\$1,973.41	0.0%
Parcel E-2	Villa	44	0.90			\$1,030.19	\$1,030.19	0.0%	\$0.00	\$0.00	n/a	\$436.19	\$436.19	0.0%	\$572.00	\$572.00	0.0%	\$2,038.38	\$2,038.38	0.0%
Parcel E-2	Single Family 40'	181	0.90			\$1,030.19	\$1,030.19	0.0%	\$0.00	\$0.00	n/a	\$559.21	\$559.21	0.0%	\$734.00	\$734.00	0.0%	\$2,323.40	\$2,323.40	0.0%
		2505		734.65	100%															



State of Florida Pool Contractor, License # CPC1457968

# Custom Proposal Prepared For

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## New River CDD

Pool resurface

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By Jack Pink  
The Pool Works of Florida  
April 16, 2024



Commercial Pool Construction, Renovation & Innovation

The Pool Works of Florida, Inc.  
9191 130th Avenue North | Largo, FL 33773  
Phone 727.938.8389 | Fax 727.938.5594 | [www.thepoolworks.com](http://www.thepoolworks.com)



State of Florida Pool Contractor, License # CPC1457968

## Company Profile

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The Pool Works is a fully licensed and insured specializing in commercial pool construction, renovation and innovation. We've been in business since 1996. Donald Ball Sr., President & CEO is the State of Florida License holder for the company and has been in the industry since 1986. Our Company has a commitment to quality with every project and we are extremely proud of our reputation. A list of completed projects has been included with your proposal for your review. There are a number of quality companies in our area that we enjoy competing with every day. Unfortunately, there are an equal number of undesirable companies as well.

The Pool Works is one of the industry's finest pool renovation specialists. We continue to be recognized for our quality craftsmanship and design specialties. Customers choose us when they want a partner that offers excellence in quality workmanship, utilizing the best materials available. Our team is staffed with the top consultative experts, tradesmen and support staff, ensuring that your project is safe and professional from start to finish.



## Construction | Renovation | Repairs & Service | Pool Furniture

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The following resources are available to verify licensing and business practices.

### Better Business Bureau



[www.bbbwestflorida.org](http://www.bbbwestflorida.org)  
727-535-5522

### Pinellas County Construction Licensing Board



[www.pcclb.com](http://www.pcclb.com)  
727-536-4720

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State of Florida Pool Contractor, License # CPC1457968

## **PUBLIC SWIMMING POOL RESURFACING CODE REQUIREMENT EXPLANATION**

The following survey details the changes that are required for the pool to meet current code. These changes are required when the pool is renovated. This survey is a tool to inform the property owners of the requirements. The Health Dept. will perform an inspection after the work is completed to assure the property owner that current code requirements have been met.

This is very important to ensure the proposal is accurate and prevent expensive change orders later. It is unlawful for a company to begin construction or modification to any public pool without first having received written approval from the Health Dept.

The existing step tile must be replaced with a permanent, continuous, dark color tile to highlight the step area. The tiles must also be NON-SKID.

The existing gutter tile does not meet code. They must be replaced with NON-SKID tile.

The existing depth marker tiles will be replaced to meet code.

International "No Diving" tiles are required by code.

The existing gutter grates will be replaced with new fittings, frames and grates. They also need to be made flush with the gutters.

Upon inspection the gutter of the pool does not meet code. Gutter slope from lip of gutter to gutter drain must be increased downward, not to exceed 2 inches. The lip of the gutter must be level, within 1/4" overall.

A new VGB compliant main drain frame and grate will be installed.



State of Florida Pool Contractor, License # CPC1457968  
**POOL RESURFACING PROPOSAL**

**Submitted To:** New River CDD

**Date:** April 16, 2024

**Work to be performed at:** 5227 Autumn Ridge Drive Wesley Chapel 33544

**Point of Contact:** Spaw Beck; [info@newrivercdd.com](mailto:info@newrivercdd.com); 813-505-0463

<b>Pool Size:</b>	<b>Length</b> 68'	<b>Perimeter</b> 226'	<b>Total Square Footage</b>
	<b>Width</b> 25'	<b>Depth</b> 3' to 5'	3058'

We hereby submit specifications and estimates for renovations of a swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Perform 24 hour Static Water Test to verify Water Loss		INCLUDED
Refinish pool interior with HYDRAZZO		\$27,993.00
Refinish gutters with HYDRAZZO		\$ 6,404.00
Install gutter fittings, frame & grates	Qty. 23 Grates	\$ 644.00
Install upper tile	226 Lin. Ft.	\$ 5,650.00
Install lower tile	220 Lin. Ft.	\$ 5,500.00
Install NON SKID step tile as per code	80 Lin. Ft.	\$ 2,000.00
Install lap lane, T's & targets	194 Lin. Ft.	\$ 2,910.00
Install VGB Compliant main drain frame and grate	Qty. 1	\$ 250.00
Install Depth Markers as per code	Qty. 68 tiles	\$ 1,700.00
Install International "No Diving" tiles	Qty. 12 tiles	\$ 360.00
Repair cracks using the Torque Lock System	20 Lin. Ft.	\$ 2,300.00
Chemical Start-Up & water balance		\$ 1,529.00
Permit Fees		\$ 600.00

**POOL RESURFACING JOB TOTAL \$57,840.00**

**Note: After the pool is drained it will be inspected for cracks and if more cracks are found, management will be notified. The above cost for crack repair will increase at a cost of \$115.00 per linear foot.**

The Pool Works of Florida, Inc.  
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Phone 727.938.8389 | Fax 727.938.5594 | [www.thepoolworks.com](http://www.thepoolworks.com)



State of Florida Pool Contractor, License # CPC1457968

## ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

**Submitted To:** New River CDD

**Date:** April 16, 2024

1. Payment schedule as follows:

30% will be invoiced 60 days prior to work commencing.	\$17,352.00
50% due upon tile delivery to site.	\$28,920.00
20% due within 7 days of completion	\$11,568.00

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.

Failure to make timely progress payments could result in delays of the project.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

5. The Pool Works includes removing loose plaster and patching as part of its contract however, in the event of severe loose plaster The Pool works will accept the cost of removing and replacing up to 1% of the total square footage of the pool. Any more than 1% of the square footage will be removed and replaced at a rate of up to \$4.00 per square foot and will be added to the price of the contract. Other structural problems such as cracks in the pool shell or unstable substrate may also require additional work and cost. This is an unforeseen problem. The Pool Works will make the customer aware of the problem as soon as the pool is drained and inspected.

**6. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.**

7. Projects won't begin without a deposit received 60 days prior to the start date.

8. ***Material Selections will need to be made in our Largo Showroom as quickly as possible after the proposal has been signed.***

All work to be in compliance with the Florida Building Code and the County Health Department.

### ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature \_\_\_\_\_ Date \_\_\_\_\_

**NOTE: The pricing for this proposal may increase due to the ongoing cost increases for materials.**

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State of Florida Pool Contractor, License # CPC1457968

## LED LIGHT PROPOSAL



**Submitted To:** New River CDD

**Date:** April 16, 2024

**Work to be performed at:** 5227 Autumn Ridge Drive Wesley Chapel 33544

**Point of Contact:** Spaw Beck; [info@newrivercdd.com](mailto:info@newrivercdd.com); 813-505-0463

We hereby submit specifications and estimate for replacing pool lights. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Install (4) Pentair Intellibrite G5 LED Pool Lights/Assemblies



**PENTAIR**

THE MOST ENERGY-EFFICIENT LED POOL LIGHTING AVAILABLE

- The brightest and most energy-efficient white LED pool light on the market
- Energy efficient, utilizing up to 89% less energy than comparable incandescent lights

The IntelliBrite 5G white lights combine unmatched energy efficiency with superior light intensity and distribution. The exclusive design can be adjusted to create a standard, wider beam or a narrower pattern, depending on your pool's needs.



### ENERGY EFFICIENCY:

- Pentair LED pool lights have a 2 year complete replacement warranty on the entire light.
- LED lights provide the equivalent of a 300 watt bulb (same as current lights in pool) while only consuming 45 watts of power. The LED lights are brighter and whiter.
- The (4) existing lights cost \$46.50 per month to operate (8) hours a night.
- LED lights will cost \$6.20 per month to run (8) hours a night.
- To replace lights with same type will cost \$1,300.00 and there is no warranty on the bulb and the fixture has a one year warranty.
- By choosing the LED lights you will save \$40.30 each month and will recoup the expense.
- The led bulbs themselves will last up to 10 years creating more savings by not having to replace bulbs.

**LED LIGHT TOTAL**

**\$3,400.00**

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State of Florida Pool Contractor, License # CPC1457968

## ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

**Submitted To:** New River CDD

**Date:** April 16, 2024

We hereby submit specifications and estimate for replacing pool lights. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

1. Payment schedule as follows:

50% will be invoiced 60 days prior to work commencing.      \$1,700.00

50% due within 7 days of completion      \$1,700.00

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process. Failure to make timely progress payments could result in delays of the project.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

**5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.**

6. Projects won't begin without a deposit received 60 days prior to the start date.

All work to be in compliance with the Florida Building Code and the County Health Department.

### ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature \_\_\_\_\_ Date \_\_\_\_\_

**NOTE: The pricing for this proposal may increase due to the ongoing cost increases for materials.**

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State of Florida Pool Contractor, License # CPC1457968

## **Construction Specifications for Commercial Pool Resurfacing**

### **JOBSITE**

- Will remain as clean as possible during construction
- Will remain locked and secured at all times with no access to area while under construction
- Caution tape and signs will be posted at gates or points of entry
- Safety of workers and people close to the work area will remain the highest concern
- Inspections of any work should be done with the job supervisor present

### **MATERIALS**

- Materials may be stored on jobsite in a neat and orderly manner
- All materials will be used in strict accordance with manufacturer specifications

### **PREPARATION**

- All pool equipment, pool lights will be turned off
- Pool will site for 24 hour Static Water Test
- Pool will be drained with submersible pumps to storm drains or other specified area
- The hydrostatic plug will be removed and precautions taken to control ground water
- Temporary pumps may be installed to control ground water
- Pool surface will be checked for stability and sounded for any loose or delaminated pool finish.
- Fill in all hollow areas to make swimming pool surface smooth.
- The Pool Works includes removing loose plaster and patching as part of its contract, however in the event of severe loose plaster The Pool works will accept the cost of removing and replacing up to 1% of the total square footage of the pool. Any more than 1% of the square footage will be removed and replaced at a rate of up to \$4.00 per square foot and will be added to the price of the contract. This is an unforeseen problem. The Pool Works will make the customer aware of the problem as soon as the pool is drained and inspected.
- All returns will be cut back or replaced if necessary to allow for new pool finish and to ensure a new seal around them
- Install new floor inlets with diffusers and cover plates to diffuse return water into water column. Minimizes staining on pool surface
- If no new tile is being set, existing tile will be undercut for proper seal of the pool finish
- Pool light fixtures will be removed and niches internally inspected for proper sealing
- Light niches will be cut back for proper seal
- Main drain "Pot" will also be inspected for proper sealing around pipe (s)
- Ladders and grab rails will be removed if possible and anchors inspected
- Step tiles will be replaced
- Skimmers will be cut back for proper seal, if applicable
- Gutter grates and frames will be removed and replaced with new frames
- Pipes in gutter fittings will be raised if necessary and sealed
- Entire pool finish will be acid etched with hydrochloric acid
- The acid will also etch marcite to open pores and remove impurities.

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State of Florida Pool Contractor, License # CPC1457968

### **(Continued) Construction Specifications**

- Pool surface may be bleach washed and degreased with tri-sodium phosphate if necessary
- Pool surface will be pressure washed at 3500 psi

### **INSTALLATION**

- Pool surface will be bond coated with an SGM Bondcoat
- New pool surface will be applied at a minimum of 3/8" to 1/2" thickness
- Minimal accelerants will be used
- Pool surface will be mixed according to manufacturer directions
- Pool surface will be troweled into any voids created by cutback and packed to make seal
- Pool surface will be worked to a smooth finish
- Pool surface to be pneumatically applied
- A new VGB compliant main drain frame and grate will be installed
- Pool finish in gutters will be level and flush with grates
- Hydrazzo will be exposed and polished with a diamond pad.
- After installation is complete pool fill will start

### **TILE**

- Existing tile will be removed if necessary or tile will be deglazed and cleaned for acceptance of new tile
- Tile on lip of gutter will be set to relevel pool according to the Florida Building Code requirements
- Tile will be set with polymer-modified thinset approved for underwater applications
- Tile will be grouted with polymer-modified grout approved for pool tile
- All pool tiles will be pool grade
- Code required depth markers would be set in tile line
- Tile at gutters will be set for a 2" drop from front to back of gutters

### **PERFORM POOL SURFACE START-UP (Per Manufacturer Start-up procedure)**

- Pool equipment will be restarted
- The addition of a metal sequestrant will be added to pool
- Pool water chemistry will be completely balanced including Chlorine, PH, Total Alkalinity, Calcium Hardness and Cyanuric Acid

### **STRUCTURAL PROBLEMS AFTER DRAIN**

Structural problems such as cracks in the pool shell or unstable substrate may require additional work and cost. This is an unforeseen problem. The Pool Works will make the customer aware of the problem and additional costs as soon as the pool has been drained and inspected.



State of Florida Pool Contractor, License # CPC1457968

## Recent Resurface References

Bahia Del Mar I 6365 Bahia Del Mar Blvd Resource Property Management/Leah Tessler	St. Pete 727-864-0004	33715
Bahia Del Mar 5 6021 Bahia Del Mar Circle Resource Property Management/Tracy Sander	St. Pete 727-864-0004	33715
Bahia Del Mar 6 6350 Bahia Del Mar Circle Resource Property Management/Linda Kiser	St. Pete 727-864-0004	33715
Bahia Vista I 5801 Bahia Del Mar Circle Resource Property Management/Linda Kiser	St. Pete 727-864-0004	33715
Bay Island Ambassador Spa 7300 Sun Island Dr Property Manager/Joyce	S. Pasadena 727-360-2751	33707
Belle Biltmore Villas Oaks 150 Bellview Blvd Progressive Management	Belleair 727-773-9542	33756
Bonaventure Condo 3023 Bonaventure Cir Progressive Management/Simone	Palm Harbor 727-773-9542	34684
Casa Del Mar 5 6276 Sun Blvd. Resource Property Management/Vance Poland	St. Pete 727-864-0004	33715
Cedar Hollow Townhomes Cedar Hollow Lane Jim Nobles Management/Sheron Nichols	Tampa 727-441-14514	33618
Clearwater Yacht Club 803 Bayway Blvd Jack	Clearwater Beach 727-447-5135	33767
Coachman Creek 2625 SR 590 Clara Schultz, Manager	Clearwater 727-797-9701	33759
Country Club Condominium 1200 Country Club Dr. Community Management Concepts, Patricia England	Largo 727-364-4690	33771
Cypress Cove Townhomes 6249 W. Linebaugh Ave Management & Associates/ Joan Fissella	Tampa 813-433-2000	33625

The Pool Works of Florida, Inc.  
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## Recent Resurface References (Continued)

East Lake Woodlands Condo 5 101 Lakeview Place Rick/Maintenance	Oldsmar 727-773-6902	34667
Edgewater Arms Condo 622 Edgewater Dr Progressive Management/Bob	Dunedin 727-733-1896	34698
Forest Wood 8234 Long branch Drive Creative Property Management/ Marney	Port Richey 727-478-4917	34668
Franklin Square East 1480 Brier Ct Calibre Management/Ray	Palm Harbor 727-796-1996	34683
Glen Eagles Condominium 2600 Cypress Pond Road Citadel Property Management/Jim Ranalo	Palm Harbor 727-938-7730	34683
Glen Ellen MHP 2882 Gulf to Bay Blvd ELS Properties Mike Bowering	Clearwater 727-797-5432	33759
Golden Gate MHP Spa 8201 40 <sup>th</sup> Street North Robert	Pinellas Park 727-577-9205	33781
Heritage Isles Golf & Country Club 10630 Plantation Bay Dr. John Browne/Manager	Tampa 813-907-7388	33647
Highland Lakes HOA 3300 MacGregor Drive Carl/Maintenance Director	Palm Harbor 727-643-4125	34684
Hillcrest Mobile Home Park 2346 Druid Road Park Manager, Mike	Clearwater 727-535-7906	33764
Imperial Pines 3074 Eastland Blvd Progressive Management/Curt Young	Clearwater 727-773-9542	33756
Mariner Village 1531 Klosterman Road Progressive Property Management/Linda	Tarpon Springs 727-773-9542	34689
Palma Del Mar 2 6218 Palma Del Mar Blvd Qualified Property Management/Tracey	St. Petersburg 727-869-9700	33715

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## Recent Resurface References (Continued)

Palma Del Mar 3 6268 Palma Del Mar Blvd Tom Counihan/Board President	St. Petersburg 727-865-0192	33715
Palma Del Mar 4 6322 Palma Del Mar Blvd Del-Mar Property Services/Randy Miller	St. Petersburg 727-656-3791	33715
Palma Del Mar 5 6218 Palma Del Mar Blvd Qualified Property Management/LydiaMascato	St. Petersburg 727-869-9700	33715
Penthouse Groves 1655 South Highland Ave Progressive Property Management/Tom Reardon	Clearwater 727-773-9542	33756
Philippe Bay Townhomes 2020 Philippe Parkway Resource Property Management/Mary Hadnott	Safety Harbor 727-796-5900	34695
Pine Ridge at Sugar Creek 13212 Slash Pine Dr Creative Management/Lisa Remick	Hudson 727-478-4909	34667
Quiet Waters 19931 Gulf Blvd. Minute Men Property Management/Bill Prout	Indian Shores 727-593-3265	33785
Ranchero Village 7100 Ulmerton Road Property Manager/Deborah	Largo 727-536-5573	33771
Royal Palms 400 Lake Ave Peter Sala/ Plant Operations Director	Largo 727-385-2997	33771
Sandal Cove 1001 Bayshore Blvd. Progressive Property Management/ Katherine Ganglhoff	Safety Harbor 727-773-9542	34695
Sarasota County Arlington Complex 2650 Waldemere St. Jose Duque, Pool Maintenance Supervisor	Sarasota 941-315-0155	34239
Sheraton Sand Key 1160 Gulf Blvd Seaway Resorts/John Agliano	Clearwater Beach 727-593-6000	33767
Shipwatch Yacht and Tennis Club CMC Property Management/Clara Carlucci	Largo 727-595-9300	33744

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## Recent Resurface References (Continued)

Shore Mariner 18304 Gulf Blvd Manager, Denny	Redington Shores 727-393-8137	33708
Surfside Condominium 11 Idlewild St Jim Nobles Management/Richard Drago	Clearwater Beach 727-441-1454	33767
Sunset Palms 3401 Gandy Blvd Manager, Richard Thomas	Pinellas Park 727-577-0287	33781
Tampa Bay Yacht and Tennis Club General Manager/Scott Fairbairn	Tampa 813-831-8665 ext 225	33611
Tarpon Shores MHP 40274 US Hwy 19 N Manager/ Michael Kostare	Tarpon Springs 727-938-2600	34689
The Childrens Home 10909 Memorial Hwy Charles	Tampa 727-599-5439	33615
Versant Place Apts 1010 Versant Drive Victoria/Manager	Tampa 813-655-1957	33511
Viewpoint on the Bay 55 Rogers Street Tom Vanhoose Board Member	Clearwater 727-812-4317	33756
Westlake Village HOA 810 Village Way Carl/Board Member	Palm Harbor 727-643-4125	34683
Windsor Club @ Legacy Park 9905 Windsor Club Drive Lacey Haker/Manager	Riverview 813-246-4334	33578





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## *Approved Applicator*

*This certificate certifies that*

## *The Pool Works of Florida*

*has completed the Hydrazzo® Polished Marble  
Approved Applicator Training Program  
and is authorized to offer a 10-year limited warranty*

*Signature*   
Tim Wills, National Sales Coordinator

*Date:* 9/26/14

**Aquavations**

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State of Florida Pool Contractor, License # CPC1457968

April 12, 2021



**AQUAVATIONS**

Dear Mr. Ball,

*The Pool Works of Florida  
9191 130th Avenue N.  
Largo, FL 33773*

As one of our original and largest certified Hydrazzo applicators, you have achieved the Aquavations 25-year award. With your professional craftsmanship, attention to detail and loyal dedication, you may now offer the highest designation of the Hydrazzo extended warranty. This is awarded to a very select group and is a testament to your superior knowledge of the Hydrazzo product, and the application therein.

This achievement comes with years of conscientious product application, unparalleled customer service, and pool owner training of Sound Technical Practices for start-up and maintenance. Our records reflect that Pool Works of Florida has never had a customer complaint or material claim in the past 25 years. This recognition is the highest compliment and designation offered by Aquavations Corp. It is with great pride that we provide this designation to Pool Works of Florida.

Regards,

**Blaine Johnson  
National Sales Manager  
CL Industries/Aquavations**

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## Pool/Spa Finish Warranty



Aquavations Corporation provides a 10 Year Limited Warranty for Hydrazzo pool/spa finishes.

Aquavations Corp. is a worldwide leader in advanced, pre-blended exposed aggregate coating systems for the modern swimming pool. Our mission is to develop dependable, pre-blended pool plaster systems using basic and advanced technology from years of experience and hands-on applications. We have developed new and improved products, superior to any other, utilizing the earth's finest raw materials. A combined 40 years of work in the industry has produced pool surface technology unrivaled in appearance and durability.

### **This is exclusive for The Pool Works and its customers!**



The Pool Works of Florida, have achieved a 22 Year Award for Craftsmanship and Loyal Dedication from Aquavations Corp. allowing us to offer the highest designation of the Hydrazzo Extended Warranty.

We provide an additional 10 Year Extended Limited Warranty, which warrants the same coverage as the initial 10 Year Limited Warranty.

Combined, this gives our customers a 20 Year Limited Warranty. If we are awarded the contract for your project, we will provide the extended warranty of 10 years to cover your Hydrazzo pool finish.

We at The Pool Works of Florida, Inc. will always provide the best craftsmanship and quality for every project we are awarded.

*Donald Ball*

Donald Ball, President

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## 5 Year Workmanship Warranty

The Pool Works of Florida warrants its installation of all materials utilized in all of its construction/renovation projects. The intent of the warranty is to give assurance that all workmanship is completed in accordance with manufactures' specifications and installation guidelines. This warranty is for a period of (5) five years after completion of project.

This warranty excludes damage caused by structural failure, physical abuse and/or improper maintenance.

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## commercial construction

For nearly two decades we have developed a commercial portfolio with a wide range of solutions for new construction projects. We partner with manufacturers that share the same philosophy of supplying the best product and standing behind it.

Pools, Spas, Decks, Filtration Systems, Heating Solutions, Pavers, Splash Pads, Water Features, Custom-Cast Coping, Equipment Paks

## renovation

With a full line of renovation services, we'll review the status of your commercial environment and explore the options. Whether a simple renovation or scalable upgrades, we'll discuss changes to ensure compliance according to the Florida Administrative Codes.

- Pool & Spa Resurfacing, Equipment Upgrades, Tile Replacement
- Ladders, Handrails, Main Drain Grates Pavers, Equipment Paks
- Deck Resurfacing, Paver Installations
- Custom-Cast Coping, Water Features, Splash Pads
- Heating Solutions, Salt Chlorination Systems
- LED Lighting Solutions, Health Department Code Upgrades

## pool & spa finishes

With nearly twenty years of hands on industry experience, we can say that we work with the best manufacturer of commercial pool and spa finishes. We have been a partner with CL Industries for nearly 17 years. Their finishes come with a 10 year warranty, however due to our expertise they allow us to offer an exclusive Extended 10 Year Warranty.

### Hydrazzo Pool & Spa Finishes

A silky smooth texture, combined with the proven durability of exposed aggregates.



## repairs

The Pool Works has experienced teams prepared to address a wide range of challenges that may occur throughout the life of your commercial environment.

- Pool & Spa Pumps, Equipment Paks
- Heaters (Electric, Natural Gas, Propane, Solar)
- Filtration Systems, Salt Systems, Chlorinators, Plumbing, Leak Detection & Repair, Stain Removal, Pool & Spa Lighting, Pressure Testing inspections, Tile, Coping, Pavers, Deck Surfaces
- Repairs as a result of a Health Department Inspection

## service

Pools and Spas are complex and technical structures. If you add in the moving water, chemicals and swimmers using the facilities it takes its toll. A well planned maintenance program and procedures will extend the life of your pool, spa and deck.

- Pool, Spa, Equipment, Deck Evaluations, Equipment Maintenance
- Restoring Proper Paver Elevations, Deck Repair and Sealing, Coping and Tile Repair
- Paver Cleaning and Sealing, Health Department Inspection Report Review, Consultation Services

## energy efficient solutions

We offer award winning products by industry innovators and leaders that are energy efficient, eco-friendly – saving you a lot of money.

- **Variable Speed Pumps** Save up to 90%
- **LED Pool & Spa Lighting** reduces energy consumption up to 89%.
- **Heating** - Air Source Heat Pumps can save you up to 75%.
- **Salt Systems** save you 75-80% over standard chlorine solutions.



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