

**NEW RIVER  
COMMUNITY DEVELOPMENT  
DISTRICT**

**SEPTEMBER 20, 2021**

**AGENDA PACKAGE**



210 N. UNIVERSITY DRIVE, SUITE 702  
CORAL SPRINGS, FLORIDA 33071

# New River Community Development District

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Inframark, Infrastructure Management Services  
210 North University Drive, Suite 702 • Coral Springs, Florida 33071  
Telephone: (954) 603-0033 • Fax: (954) 345-1292

September 17, 2021

Board of Supervisors  
New River Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the New River Community Development District is scheduled for Monday, September 20, 2021 at 10:30 a.m. at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida. Following is the meeting agenda:

1. Call to Order/Roll Call
2. Audience Comments on Agenda Items
3. Approval of Financial Statements for August 2021
4. Staff Reports
  - A. District Engineer
    - i. Consideration of Stantec Change Order #2021-1
  - B. District Counsel
  - C. Landscape & Irrigation Maintenance
  - D. Aquatic Maintenance
  - E. District Manager
    - i. Reclaimed Water Rate & Fee Changes for Pasco County Utilities Customers
    - ii. First Amendment to New River CDD Contract with Inframark
    - iii. Clubhouse Remodel Proposals
    - iv. Mulch Proposal
    - v. Dog Station Cleanup Proposal
    - vi. Trash Service Proposal
    - vii. Interior Table and Chair Selection
5. Old Business
6. New Business
7. Supervisor Request
8. Adjournment

Any supporting material for the items listed above not included in the agenda package will be provided as soon as they are available, or they will be distributed at the meeting. I look forward to seeing you at the meeting, but in the meantime if you have any questions, please contact me.

Sincerely,

*Mark Vega*

Mark Vega  
District Manager

cc: Vivek Babbar  
Tonja Stewart

## **Third Order of Business**

**New River  
Community Development District**

**Financial Report**

**August 31, 2021**

**Prepared by**





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**New River  
Community Development District**

**Financial Statements**

**(Unaudited)**

**August 31, 2021**

**Balance Sheet**  
August 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2010 A-2 DEBT SERVICE FUND	SERIES 2020 A-1 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 352,204	\$ -	\$ -	\$ 352,204
Assessments Receivable - District Collected	-	478,878	-	478,878
Investments:				
Prepayment Fund (B-2)	-	1,236	-	1,236
Remedial Indenture (A-2)	-	92,485	-	92,485
Reserve Fund (A-2)	-	199,491	-	199,491
Reserve Fund (B-2)	-	136,250	-	136,250
Revenue Fund (A-1)	-	-	53,486	53,486
Revenue Fund (A-2)	-	1,167	-	1,167
Revenue Fund (B-2)	-	52,532	-	52,532
Senior Reserve Fund (A-1)	-	-	99,381	99,381
Subordinate Reserve Fund (A-1)	-	-	10,200	10,200
Subordinate Interest Fund (A-1)	-	-	50	50
Prepaid Items	2,810	-	-	2,810
Deposits	5,250	-	-	5,250
<b>TOTAL ASSETS</b>	<b>\$ 360,264</b>	<b>\$ 962,039</b>	<b>\$ 163,117</b>	<b>\$ 1,485,420</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 9,393	\$ -	\$ -	\$ 9,393
Accrued Expenses	960	-	-	960
Accrued Taxes Payable	61	-	-	61
<b>TOTAL LIABILITIES</b>	<b>10,414</b>	<b>-</b>	<b>-</b>	<b>10,414</b>
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Prepaid Items	2,810	-	-	2,810
<b>Restricted for:</b>				
Debt Service	-	962,039	163,117	1,125,156
<b>Unassigned:</b>	347,040	-	-	347,040
<b>TOTAL FUND BALANCES</b>	<b>\$ 349,850</b>	<b>\$ 962,039</b>	<b>\$ 163,117</b>	<b>\$ 1,475,006</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 360,264</b>	<b>\$ 962,039</b>	<b>\$ 163,117</b>	<b>\$ 1,485,420</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-21 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 3	0.00%	\$ -
Room Rentals	-	750	0.00%	75
Special Assmnts- Tax Collector	512,424	520,846	101.64%	-
Special Assmnts- CDD Collected	215,079	231,077	107.44%	-
Other Miscellaneous Revenues	-	484	0.00%	-
<b>TOTAL REVENUES</b>	<b>727,503</b>	<b>753,160</b>	<b>103.53%</b>	<b>75</b>

**EXPENDITURES****Administration**

P/R-Board of Supervisors	-	4,400	0.00%	200
FICA Taxes	-	214	0.00%	15
ProfServ-Administrative	3,700	1,999	54.03%	-
ProfServ-Arbitrage Rebate	1,000	-	0.00%	-
ProfServ-Engineering	5,000	3,913	78.26%	-
ProfServ-Legal Services	15,000	19,351	129.01%	146
ProfServ-Mgmt Consulting	16,050	31,807	198.17%	4,490
ProfServ-Trustee Fees	11,000	10,378	94.35%	-
Assessment Roll	5,150	5,150	100.00%	-
Disclosure Report	5,000	5,750	115.00%	-
Accounting Services	14,500	7,018	48.40%	-
Auditing Services	6,500	6,378	98.12%	-
Website Hosting/Email services	7,500	2,807	37.43%	90
Postage and Freight	-	25	0.00%	5
Public Officials Insurance	2,820	2,691	95.43%	-
Printing and Binding	-	92	0.00%	2
Legal Advertising	2,000	2,590	129.50%	-
Miscellaneous Mailings	2,400	22	0.92%	-
Misc-Property Taxes	550	81	14.73%	-
Misc-Assessment Collection Cost	3,900	2,016	51.69%	-
Tax Collector/Property Appraiser Fees	150	150	100.00%	-
Misc-Contingency	-	5	0.00%	5
Amenity Center Cost Share	50,000	50,000	100.00%	-
Dues, Licenses, Subscriptions	325	175	53.85%	-
<b>Total Administration</b>	<b>152,545</b>	<b>157,012</b>	<b>102.93%</b>	<b>4,953</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-21 ACTUAL
<b><u>Electric Utility Services</u></b>				
Utility - Irrigation	3,500	1,251	35.74%	124
Street Lights	45,084	40,970	90.87%	4,912
<b>Total Electric Utility Services</b>	<b>48,584</b>	<b>42,221</b>	<b>86.90%</b>	<b>5,036</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Solid Waste Assessment	335	163	48.66%	-
<b>Total Garbage/Solid Waste Services</b>	<b>335</b>	<b>163</b>	<b>48.66%</b>	<b>-</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	22,250	15,743	70.76%	1,708
<b>Total Water-Sewer Comb Services</b>	<b>22,250</b>	<b>15,743</b>	<b>70.76%</b>	<b>1,708</b>
<b><u>Stormwater Control</u></b>				
Stormwater Assessment	250	-	0.00%	-
Conservation & Wetlands	8,500	-	0.00%	-
Aquatic Maintenance	17,500	11,445	65.40%	775
<b>Total Stormwater Control</b>	<b>26,250</b>	<b>11,445</b>	<b>43.60%</b>	<b>775</b>
<b><u>Other Physical Environment</u></b>				
Insurance - Property	7,500	4,173	55.64%	-
Insurance - General Liability	4,000	2,960	74.00%	-
R&M-Other Landscape	-	2,078	0.00%	2,078
R&M-Well Maintenance	2,500	-	0.00%	-
Landscape Maintenance	250,000	78,155	31.26%	-
Landscape Replacement	25,000	8,549	34.20%	-
Irrigation Repairs & Replacem.	9,500	10,567	111.23%	960
Holiday Decoration	2,500	-	0.00%	-
Utility Deposit Bond	2,000	-	0.00%	-
<b>Total Other Physical Environment</b>	<b>303,000</b>	<b>106,482</b>	<b>35.14%</b>	<b>3,038</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-21 ACTUAL
<b><u>Contingency</u></b>				
Misc-Contingency	5,000	17,290	345.80%	-
<b>Total Contingency</b>	<b>5,000</b>	<b>17,290</b>	<b>345.80%</b>	<b>-</b>
<b><u>Road and Street Facilities</u></b>				
Pressure Cleaning	13,500	375	2.78%	-
R&M-Sidewalks	1,500	-	0.00%	-
R&M-Street Signs	1,500	-	0.00%	-
Roadway Repair & Maintenance	5,000	12,984	259.68%	-
<b>Total Road and Street Facilities</b>	<b>21,500</b>	<b>13,359</b>	<b>62.13%</b>	<b>-</b>
<b><u>Parks and Recreation - General</u></b>				
Payroll-Salaries	59,414	24,262	40.84%	-
Clubhouse - Facility Janitorial Service	3,000	2,750	91.67%	500
Management Contract	10,800	9,578	88.69%	-
Pest Control	425	209	49.18%	-
Contracts-Pools	10,200	9,350	91.67%	850
Telephone/Fax/Internet Services	2,100	1,890	90.00%	171
Utility - Recreation Facilities	6,600	4,590	69.55%	478
Utility - Fountains	3,750	215	5.73%	-
R&M-Clubhouse	10,000	101	1.01%	-
R&M-Fountain	5,000	216	4.32%	44
R&M-Parking Lots	1,500	-	0.00%	-
R&M-Pools	2,500	-	0.00%	-
Athletic/Park Court/Field Repairs	1,500	2,296	153.07%	-
Amenity Maintenance & Repairs	5,000	-	0.00%	-
Facility A/C & Heating Maintenance & Repair	1,500	-	0.00%	-
Security System Monitoring & Maint.	2,500	165	6.60%	-
Garbage Collection	10,000	5,040	50.40%	-
Entry & Walls Maintenance	2,000	475	23.75%	-
Access Control Maintenance & Repair	2,500	4,316	172.64%	378
Miscellaneous Expenses	1,500	85	5.67%	-

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-21 ACTUAL
Office Supplies	250	52	20.80%	-
Clubhouse - Facility Janitorial Supplies	400	40	10.00%	-
Facility Supplies	1,000	145	14.50%	-
Dog Waste Station Service & Supplies	4,100	2,700	65.85%	-
Pool Permits	500	425	85.00%	-
<b>Total Parks and Recreation - General</b>	<b>148,039</b>	<b>68,900</b>	<b>46.54%</b>	<b>2,421</b>
<b>TOTAL EXPENDITURES</b>	<b>727,503</b>	<b>432,615</b>	<b>59.47%</b>	<b>17,931</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	320,545	0.00%	(17,856)
Net change in fund balance	\$ -	\$ 320,545	0.00%	\$ (17,856)
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>29,305</b>	<b>29,305</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 29,305</b>	<b>\$ 349,850</b>		

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-21 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 26	0.00%	\$ 2
Special Assmnts- Tax Collector	126,308	127,200	100.71%	-
Special Assmnts- Prepayment	-	227,703	0.00%	-
Special Assmnts- CDD Collected	1,220,848	1,201,203	98.39%	-
<b>TOTAL REVENUES</b>	<b>1,347,156</b>	<b>1,556,132</b>	<b>115.51%</b>	<b>2</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	255,000	255,000	100.00%	-
Principal Prepayments	-	785,000	0.00%	-
Interest Expense	1,092,156	756,425	69.26%	-
<b>Total Debt Service</b>	<b>1,347,156</b>	<b>1,796,425</b>	<b>133.35%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>1,347,156</b>	<b>1,796,425</b>	<b>133.35%</b>	<b>-</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(240,293)	0.00%	2
Net change in fund balance	\$ -	\$ (240,293)	0.00%	\$ 2
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>1,202,332</b>	<b>1,202,332</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,202,332</b>	<b>\$ 962,039</b>		



## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-21 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 15	0.00%	\$ 1
Special Assmnts- Tax Collector	223,858	225,439	100.71%	-
<b>TOTAL REVENUES</b>	<b>223,858</b>	<b>225,454</b>	<b>100.71%</b>	<b>1</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	120,000	120,000	100.00%	-
Principal Prepayments	-	95,000	0.00%	5,000
Interest Expense	103,858	103,544	99.70%	-
<b>Total Debt Service</b>	<b>223,858</b>	<b>318,544</b>	<b>142.30%</b>	<b>5,000</b>
<b>TOTAL EXPENDITURES</b>	<b>223,858</b>	<b>318,544</b>	<b>142.30%</b>	<b>5,000</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(93,090)	0.00%	(4,999)
Net change in fund balance	\$ -	\$ (93,090)	0.00%	\$ (4,999)
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>256,207</b>	<b>256,207</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 256,207</b>	<b>\$ 163,117</b>		

**New River  
Community Development District**

**Supporting Schedules**

**August 31, 2021**

## Cash and Investment Report

August 31, 2021

<u>Account Name</u>	<u>Account #</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
<b>GENERAL FUND</b>				
Checking Account - Operating New	6620	Bank United	0.00%	352,204
<b>DEBT SERVICE FUNDS</b>				
Series 2010 Prepayment Fund B-2	20006	US Bank	0.02%	1,236
Series 2010 Remedial Expenditure A-2	20012	US Bank	0.02%	92,485
Series 2010 Reserve Fund A-2	20003	US Bank	0.02%	199,491
Series 2010 Reserve Fund B-2	20007	US Bank	0.02%	136,250
Series 2010 Revenue Fund A-2	20000	US Bank	0.02%	1,167
Series 2010 Revenue Fund B-2	20005	US Bank	0.02%	52,532
Subtotal Fund 201				483,161
Series 2020 Revenue Fund A-1	81000	US Bank	0.02%	53,486
Series 2020 Senior Reserve Fund A-1	81004	US Bank	0.02%	99,381
Series 2020 Sub Reserve Fund A-1	81008	US Bank	0.02%	10,200
Series 2020 Sub Interest Fund A-1	81005	US Bank	0.02%	50
Subtotal Fund 202				163,117
Subtotal DS				646,278
Total				998,482

# New River CDD

## Bank Reconciliation

Bank Account No. 6620 Bank United Checking  
Statement No. 08-21 A  
Statement Date 8/31/2021

<b>G/L Balance (LCY)</b>	352,203.71	<b>Statement Balance</b>	355,108.88
<b>G/L Balance</b>	352,203.71	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	355,108.88
<b>Subtotal</b>	352,203.71	<b>Outstanding Checks</b>	2,905.17
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	352,203.71	<b>Ending Balance</b>	352,203.71
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
5/18/2021	Payment	2017	RIZZETTA AMENITY SERVICES, INC	1,137.34	0.00	1,137.34
5/19/2021	Payment	2021	RIZZETTA AMENITY SERVICES, INC	245.43	0.00	245.43
7/28/2021	Payment	PAYRO00011	Summary of July 28, 2021 Payroll Posting	369.40	0.00	369.40
8/25/2021	Payment	2068	DCSI INC	378.00	0.00	378.00
8/25/2021	Payment	2070	LAKE & WETLAND MANAGEMENT	775.00	0.00	775.00
<b>Total Outstanding Checks.....</b>				<b>2,905.17</b>		<b>2,905.17</b>

**New River**  
**Community Development District**

**Check Register**

**07/01/2021-08/31/2021**

**NEW RIVER**

Community Development District

**Payment Register by Fund  
For the Period from 07/01/21 to 08/31/21  
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**GENERAL FUND - 001**

001	2046	07/02/21	FIELDSTONE LANDSCAPE SERVICES LLC	11224	Irrigation Repairs 6/28/2021	Irrigation Repairs & Replacem.	546932-53908	\$916.81
001	2047	07/06/21	EGIS INSURANCE ADVISORS, LLC	1	Additional Premium- Property Coverage	Insurance - Property	545001-53908	\$233.00
001	2048	07/06/21	ALL DONE SERVICES, INC	219	Clubhouse Cleaning- June 2021	Clubhouse - Facility Janitorial Service	531131-57201	\$250.00
001	2049	07/06/21	EGIS INSURANCE ADVISORS, LLC	13601	Utility Bond Ins- 7/2021-7/2022	Insurance - Property	545001-53908	\$1,663.00
001	2050	07/06/21	LAKE & WETLAND MANAGEMENT	253-WC	Lake Maintenance- July 2021	Aquatic Maintenance	546995-53805	\$775.00
001	2051	07/12/21	COMPLETE I.T.	7006	Email Support/Accounts	Website Hosting/Email services	534369-51301	\$89.70
001	2052	07/15/21	STANTEC CONSULTING SERVICES, INC.	1808602	FY2021 Gen Consulting Svcs	ProfServ-Engineering	531013-51301	\$1,932.25
001	2053	07/15/21	SUNCOAST POOL SERVICE	7409	POOL SERVICE	Contracts-Pools	534078-57201	\$850.00
001	2054	07/21/21	DCSI INC	28751	Access Card Services	Access Control Maintenance & Repair	546998-57201	\$378.00
001	2055	07/21/21	STRALEY ROBIN VERICKER	20029	Legal Services through 7/7/21	ProfServ-Legal Services	531023-51401	\$3,485.50
001	2056	07/26/21	INFRAMARK, LLC	65850	Management Fees- July 2021	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,909.92
001	2056	07/26/21	INFRAMARK, LLC	65850	Management Fees- July 2021	PRINTING AND BINDING	547001-51301	\$84.60
001	2056	07/26/21	INFRAMARK, LLC	65850	Management Fees- July 2021	Miscellaneous Mailings	548030-51301	\$8.67
001	2059	08/03/21	FED EX	7-436-50316	Shipping Fees- Egis Payment	POSTAGE AND FREIGHT	541006-51301	\$19.44
001	2060	08/03/21	FIELDSTONE LANDSCAPE SERVICES LLC	11675	Irrigation Repair - July Inspection	Irrigation Repairs & Replacem.	546932-53908	\$1,876.41
001	2061	08/03/21	TIMES PUBLISHING COMPANY	16264-072121	AD- 7/21/21- OM Assessments	Legal Advertising	548002-51301	\$1,310.88
001	2062	08/04/21	COMPLETE I.T.	6784	CAMERAS/ACS	Security System Monitoring & Maint.	546479-57201	\$165.00
001	2063	08/10/21	ALL DONE SERVICES, INC	220	Clubhouse Cleaning- July 2021	Clubhouse - Facility Janitorial Service	531131-57201	\$250.00
001	2064	08/10/21	COMPLETE I.T.	7155	Email Support/Accounts	Website Hosting/Email services	534369-51301	\$89.70
001	2065	08/10/21	STRALEY ROBIN VERICKER	20159	Legal Services Thru 7/15/21	ProfServ-Legal Services	531023-51401	\$145.80
001	2066	08/10/21	SUNCOAST POOL SERVICE	7489	Pool Maintenance August 2021	Contracts-Pools	534078-57201	\$850.00
001	2067	08/10/21	TIMES PUBLISHING COMPANY	16264-072821	Legal Ads- 7/28/21- Budget Meeting	Legal Advertising	548002-51301	\$124.40
001	2068	08/25/21	DCSI INC	28867	Access Card Services	Access Control Maintenance & Repair	546998-57201	\$378.00
001	2069	08/25/21	FIELDSTONE LANDSCAPE SERVICES LLC	11997	Playground Mulch	R&M-Other Landscape	546036-53908	\$2,078.47
001	2070	08/25/21	LAKE & WETLAND MANAGEMENT	381-WC	Lake Maintenance- Aug 2021	Aquatic Maintenance	546995-53805	\$775.00
001	DD214	07/07/21	FRONTIER ACH	061321 ACH	Service- 6/13/21-7/12/21	Telephone/Fax/Internet Services	541009-57201	\$170.98
001	DD215	07/12/21	PASCO COUNTY UTILITIES SERVICES	061821 ACH	Electric Service- 5/11/21-6/14/21	Utility Services	543063-53601	\$4,652.67
001	DD226	08/06/21	FRONTIER ACH	071321 ACH	Service- 7/13/21-8/12/21	Telephone/Fax/Internet Services	541009-57201	\$170.98
001	DD228	08/13/21	PASCO COUNTY UTILITIES SERVICES	072721 ACH	Water/Sewer Service- 6/14/21-7/14/21	Utility Services	543063-53601	\$1,679.83
001	DD229	08/27/21	WITHLACOOCHEE RIVER ELECTRIC	071221 ACH	Electric Service- 6/4/21-7/7/21	Street Lights	543057-53100	\$2,975.56
001	DD229	08/27/21	WITHLACOOCHEE RIVER ELECTRIC	071221 ACH	Electric Service- 6/4/21-7/7/21	Utility - Irrigation	543014-53100	\$127.11
001	DD229	08/27/21	WITHLACOOCHEE RIVER ELECTRIC	071221 ACH	Electric Service- 6/4/21-7/7/21	Utility - Recreation Facilities	543079-57201	\$470.83
001	DD229	08/27/21	WITHLACOOCHEE RIVER ELECTRIC	071221 ACH	Electric Service- 6/4/21-7/7/21	R&M-Fountain	546032-57201	\$44.25
001	DD230	07/14/21	PASCO COUNTY UTILITIES SERVICES	081021 ACH-B	EXCESS FUNDS	Utility Services	543063-53601	\$28.00
001	DD233	07/23/21	WITHLACOOCHEE RIVER ELECTRIC	071221 ACH-B	Electric Service- Streetlighting	Street Lights	543057-53100	\$1,926.64
001	DD234	08/27/21	WITHLACOOCHEE RIVER ELECTRIC	081021 ACH-B	Electric Service- Public Lighting	Utility - Recreation Facilities	543079-53100	\$1,926.64

**NEW RIVER**

Community Development District

**Payment Register by Fund  
For the Period from 07/01/21 to 08/31/21  
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	2057	07/28/21	RYAN THOMAS	PAYROLL	July 28, 2021 Payroll Posting			\$184.70
001	2058	07/28/21	JEFFREY D. SMITH	PAYROLL	July 28, 2021 Payroll Posting			\$184.70
001	DD227	08/19/21	JEFFREY D. SMITH	PAYROLL	August 19, 2021 Payroll Posting			\$184.70
<b>Fund Total</b>								<b>\$39,367.14</b>

<b>Total Checks Paid</b>	<b>\$39,367.14</b>
--------------------------	--------------------

## **Fourth Order of Business**



**4Ai**

**PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER**

Change Order # 2021-1 Date 9 August 2021

"Stantec" Stantec Consulting Services, Inc.  
Stantec Project # 215611795  
777 S. Harbour Island Blvd., Suite 600  
Tampa, FL 33602  
Ph: (813) 223-9500  
email: tonja.stewart@stantec.com

Client New River CDD c/o Mark Vega @ Inframark  
Client Project # 170046  
2654 Cypress Ridge Boulevard, Suite 101  
Wesley Chapel, FL 33544  
Ph: (813) 991-1116  
email: mark.vega@inframark.com

Project Name and Location: New River CDD (Wesley Chapel, Florida)

In accordance with the original Professional Services Agreement dated 28 September 2013 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

Change Order #2021-1 to be added to Task 2021 (FY 2021 Budget)

Total fees this Change Order	\$	2,500.00
Original agreement amount	\$	5,000.00
Change Order Number	\$	-
Change Order Number	\$	-
Change Order Number	\$	-
Change Order Number	\$	-
<b>Total Agreement</b>	<b>\$</b>	<b>7,500.00</b>

Effect on Schedule: None

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

**Stantec Consulting Services, Inc.**

**New River CDD c/o Mark Vega @ Inframark**

Signature Tonja L. Stewart, P.E.  
Print Name and Title  
Signature [Signature]  
Date Signed: August 9, 2021

Print Name and Title  
Signature  
Date Signed:

**4D.**

# SOLITUDE

## LAKE MANAGEMENT



## Avalon Park Wesley Chapel Waterway Inspection Report

---

**Reason for Inspection:** Monthly required

**Inspection Date:** 2021-09-10

**Prepared for:**

Mr. Mark Vega, District Manager  
Inframark  
2654 Cypress Ridge Boulevard, Suite #101  
Wesley Chapel, Florida 33544

**Prepared by:**

Nick Margo, Aquatic Biologist

Wesley Chapel Field Office  
SOLITUDELAKEMANAGEMENT.COM  
888.480.LAKE (5253)

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SITE ASSESSMENTS

PONDS 1, 2, 3 3

PONDS 4, 5, 6A 4

PONDS 6B, 7, 8 5

PONDS 9, 10, 11 6

PONDS 12 7

PONDS

PONDS

MANAGEMENT/COMMENTS SUMMARY 7 - 8

SITE MAP 9



## Site: 1

### Comments:

Site looks good

The site is in good condition with minimal nuisance species present. The water does contain a little turbidity from nearby construction.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 2

### Comments:

Normal growth observed

The construction side of the site contains an uptick in nuisance species growth but the rest of the perimeter is in good shape.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: 3

### Comments:

Site looks good

The site is turbid but I'm good condition with minimal nuisance species present.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific





## Site: 4

### Comments:

Normal growth observed  
Landscaping is not being maintained down to the pond making it very difficult to treat the site for any nuisance species.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 5

### Comments:

Site looks good  
The site is in good condition with minimal nuisance shoreline weeds. The water is quite turbid from construction in the area.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 6A

### Comments:

Site looks good  
The site is in good condition with minimal nuisance, shoreline weed growth.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific





## Site: 6B

### Comments:

Normal growth observed

The site is in overall good condition but contains some small patches of submersed hydrilla along the perimeter.

### Action Required:

Routine maintenance next visit

### Target:

Hydrilla



## Site: 7

### Comments:

Normal growth observed

The contains some torpedograss regrowth the along the perimeter.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



## Site: 8

### Comments:

Site looks good

The site is in good condition with minimal nuisance shoreline weeds. There is native smartweed growing actively among the shelf.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific





## Site: 9

### Comments:

Site looks good

The site has some small traces of pennywort along the perimeter but is in overall good condition. The water is a bit turbid.

### Action Required:

Routine maintenance next visit

### Target:

Pennywort



## Site: 10

### Comments:

Normal growth observed

The site has a lot of primrose and Cuban Bulrush decay and new growth along the perimeter. This can be common for sites adjacent to construction sites.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: 11

### Comments:

Site looks good

There is a large amount of decay from a previous treatment but the site is in good condition with minimal new growth or regrowth of any nuisance species.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



**Site: 12****Comments:**

Site looks good

The site is in good condition with minimal nuisance, shoreline vegetation. It also currently has better water clarity than most of the sites.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Site:****Comments:****Action Required:****Target:****Management Summary**

It has rained a bit over the past few days so most of the sites are at their high water mark. While there was no major algae issues noted, large amounts of rain can wash in a lot of sediment from nearby construction causing water columns to go turbid. It was noted that the water is turbid in almost all of the sites. This turbidity poses no immediate threat and I understand it can be aesthetically displeasing but it should settle over time. In the meantime, we can try applying dye to sites that aren't flowing to see if any of the sediment will bind to that.

While there was no algae observed, a few minor issues were noted as far as submersed weeds and grasses.

Site 6B has some small patches of hydrilla occurring along the perimeter. The site should be systemically or contact treated during the next visit to gain control and not allow the plant to further spread throughout the site. The species is normally easily controlled and the technician should have no issues resolving this.

As far as grasses, sites 2, 4, 7 & 10 had notable growth on them. Sites 2 & 7 have normal seasonal grass growth along the perimeter. However, the approach to site 4 is not being properly maintained and you cannot tell where the land ends and pond begins, nor can we see any erosion that might be occurring. This poses a safety hazard for the technician. If the high brush was removed we'd be able to get a better all around treatment on site 4.

Site 10 has some increased Primrose and Cuban Bulrush growth, but it is important to note that the site is also adjacent to a construction site. In my professional opinion, ponds next to construction sites will see an uptick in growth, even over a month, due to the amount of weed seed comes from the work site. Once the work wraps up, usually the pond will go back to normal growth levels but until then we will keep an eye out for any additional growth that might occur as a result of the location.

Everything else looked in good working condition going into the end of summer and hopefully, the end of the rainy season.

Thank You For Choosing SOLitude Lake Management!



# Avalon Park Wesley Chapel Waterway Inspection Report

Agenda Page 31  
2021-09-10

Site	Comments	Target	Action Required
1	Site looks good	Species non-specific	Routine maintenance next visit
2	Normal growth observed	Shoreline weeds	Routine maintenance next visit
3	Site looks good	Species non-specific	Routine maintenance next visit
4	Normal growth observed	Species non-specific	Routine maintenance next visit
5	Site looks good	Species non-specific	Routine maintenance next visit
6A	Site looks good	Species non-specific	Routine maintenance next visit
6B	Normal growth observed	Hydrilla	Routine maintenance next visit
7	Normal growth observed	Torpedograss	Routine maintenance next visit
8	Site looks good	Species non-specific	Routine maintenance next visit
9	Site looks good	Pennywort	Routine maintenance next visit
10	Normal growth observed	Shoreline weeds	Routine maintenance next visit
11	Site looks good	Species non-specific	Routine maintenance next visit
12	Site looks good	Species non-specific	Routine maintenance next visit

**SOLITUDE**

LAKE MANAGEMENT

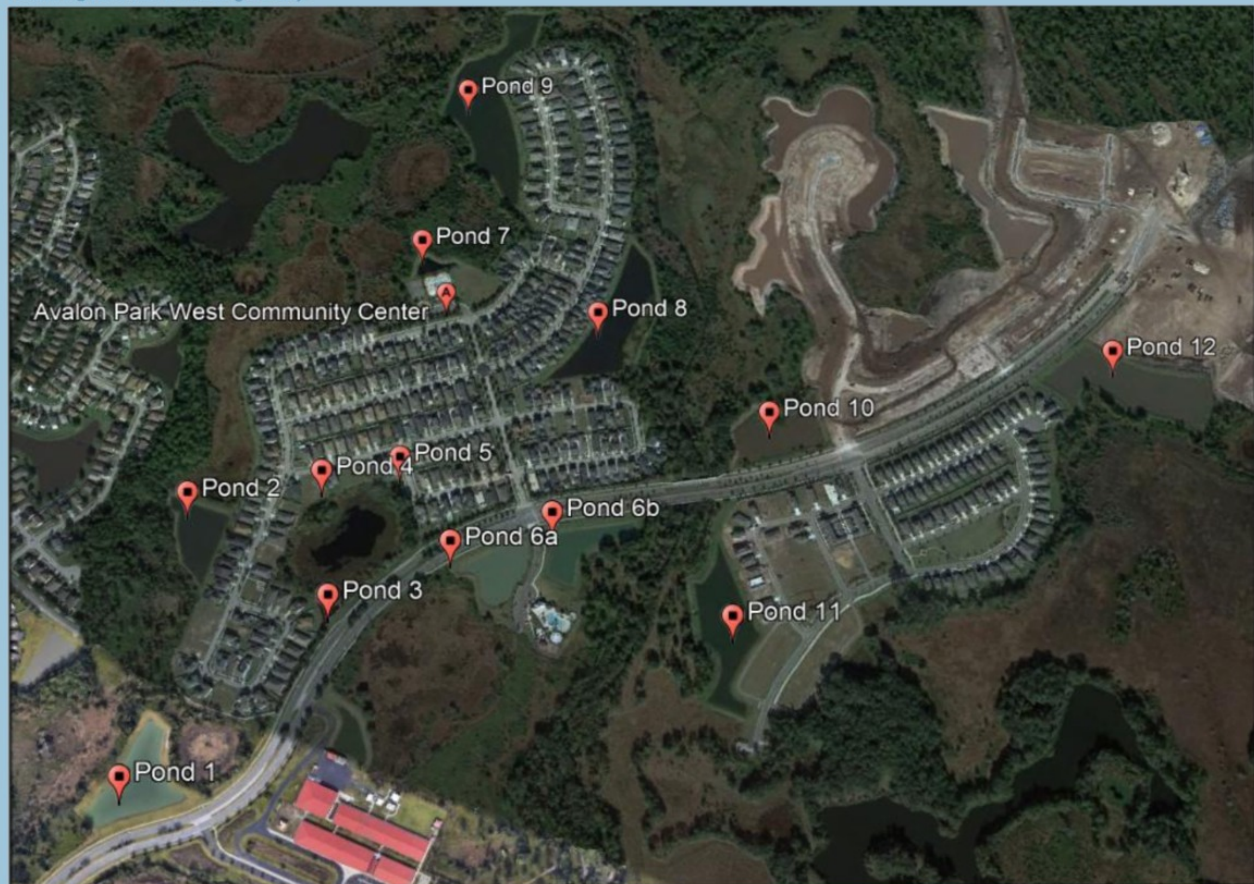
A Kentokil Company

Restoring Balance. Enhancing Beauty.

## Avalon Park Wesley Chapel

Wesley Chapel, FL

Call 888.480.LAKE



NPM

09/2021

**4Ei.**

Hello Residential Reclaimed Water Customers:

We wanted to share these important updates with you.

The Board of County Commissioners approved changes to various Pasco County Utilities' rates, fees and charges. Some of these approved changes will apply directly to our residential reclaimed water customers.

Please know that beginning Oct. 31, 2021, the residential reclaimed water rates will move from a flat rate for usage to a base fee and tiered usage rate as follows:

- New Base fee has been added and will be \$11 per billing cycle - which includes reclaimed water usage up to 10,000 gallons.
- Customers who use more than 10,000 gallons per billing cycle, will also pay an additional \$1.10 for each additional 1,000 gallons.
- Back-Flow Prevention Device fee increases from \$5.22 to \$5.99 per month.

Water conservation is always important regardless of the water resource. Skip watering if it has been raining and only water if grass is showing signs of drying out. When grass is in need of water, it will wilt, curl, and turn a dull bluish-gray color. Please remember that irrigation is only supposed to supplement rainfall. Like potable water, reclaimed water is a limited resource and only what is needed should be used.

If you choose to irrigate, please adhere to the following reclaimed water schedule:

House number ending in:	Water on:	Morning Hours	OR	Evening Hours
0 or 1	Tuesday and Friday	12:01 am - 8 am	OR	6 pm - 11:59 pm
2 or 3	Thursday and Sunday	12:01 am - 8 am	OR	6 pm - 11:59 pm
4 or 5	Monday and Friday	12:01 am - 8 am	OR	6 pm - 11:59 pm

6 or 7	Tuesday and Saturday	12:01 am - 8 am	OR	6 pm - 11:59 pm
8 or 9	Wednesday and Sunday	12:01 am - 8 am	OR	6 pm - 11:59 pm
Mixed or No Address	Wednesday and Sunday	12:01 am - 8 am	OR	6 pm - 11:59 pm

Before we enter the dry fall season when irrigation systems will be operating more frequently, we recommend completing some simple irrigation system checks. Doing so will help you conserve water and save money. To learn what to check for and how to ensure that your irrigation system will be functioning as efficiently as possible, watch this video our colleagues at UF/IFAS Pasco County created: <https://www.youtube.com/watch?v=rcDPhDE7nHI>.

Changes have also been made with Pasco County Utilities' water and sewer services. Many of these changes take effect Oct. 1, 2021. For complete details of all changes to Pasco County Utilities' rates, fees and charges please follow this link: [bit.ly/pcurates](http://bit.ly/pcurates).

We appreciate and value you as our customers. Please let us know if you have any questions about these changes or would like additional information about water conservation.

You may reply to me at [SEAnderson@MyPasco.net](mailto:SEAnderson@MyPasco.net) or directly to Emily Keen at [eken@MyPasco.net](mailto:eken@MyPasco.net).

Thank you – Sandra



Sandra E. Anderson, MPA, CPM

Customer Information & Services Director

Pasco County Utilities

Pasco County

P: 813-235-6186

C: 727-809-1683

19420 Central Boulevard - First Floor

Land O' Lakes, FL 34637

[SEAnderson@MyPasco.net](mailto:SEAnderson@MyPasco.net)

[www.pascocountyfl.net](http://www.pascocountyfl.net)

"Serving Our Community to Create a Better Future"



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**4Eii.**

**FIRST AMENDMENT TO THE  
MANAGEMENT SERVICES MASTER AGREEMENT BETWEEN  
NEW RIVER COMMUNITY DEVELOPMENT  
DISTRICT AND INFRAMARK, LLC**

**THIS FIRST AMENDMENT** is made and entered into this 17<sup>th</sup> day of August 2021 (the "Effective Date") by and between:

**New River Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida, (the "District"); and

**INRAMARK, LLC**, a Texas limited liability company with offices located at 2002 West Grand Parkway North, Suite 100, Katy, Texas 77449 (the "Service Company").

**WHEREAS**, on April 15, 2021, the District and the Service Company entered into the Management Services Master Agreement ("Agreement") whereby the Service Company agreed to provide certain management financial and account advisory services for the District; and

**WHEREAS**, both parties now wish to amend the Service Company's Annual Base Fee and Services; and

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this First Amendment.
2. The Service Company's Annual Base Fee of \$70,919.00 as set forth in Section 4.2 and Exhibit B of the Agreement shall be reduced to \$36,845.00 as of the Effective Date of this First Amendment.
3. Sections H and I of Exhibit A shall be deleted from the Agreement in their entirety as of the Effective Date of this First Amendment.
4. Other than the terms set forth herein of this First Amendment, the Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. In the event of a conflict between the terms of this First Amendment and any other terms of the Agreement, the terms of this First Amendment shall prevail.

**IN WITNESS WHEREOF**, the parties hereto have caused this First Amendment to be duly executed as of the Effective Date.

**NEW RIVER COMMUNITY  
DEVELOPMENT DISTRICT**

**INFRAMARK, LLC**

By: Ross Hall  
Title: Chairperson

By: Chris Tarase  
Title: Vice President

**4Eiii.**



# Proposal

August 15, 2021

To: **Mark Vega**

District Manager



Re: New River CDD Clubhouse in Cypress Village  
5227 Autumn Ridge Drive,  
Wesley Chapel, FL 33545

Mark

I am pleased to submit this bid for work at the clubhouse mentioned above.

Our price is based on the following scope of work.

## **Scope of Work:**

Remove 7 existing surface mount 2-tube light fixtures

Provide and install 14 flush mount can lights

Repair drywall as required

Re texture the entire ceiling to assure an as-new appearance

Remove 3 ea existing exterior ceiling fans

Provide and install 3 new exterior rated ceiling fans – selection by owner. (budget allowance of 300.00 each for the fans, nic labor)

Paint all interior and exterior ceilings in the building

31439 Darby Road, Dade City, FL 33525  
813-335-7688

[flepiereiii@embargmail.com](mailto:flepiereiii@embargmail.com), [fwl.3@hotmail.com](mailto:fwl.3@hotmail.com)



Paint all interior walls only in the building. – 1 single color for walls, a different color for doors and trims. Colors selected by owner.

Our price to undertake the above scope of work is **Eleven Thousand, Five Hundred Twenty-Six and 00/100 dollars. (\$11,526.00)**

**Not Included**

**Impact Fees**

**Permits & Fees**

**Testing, identification, handling or remediation of hazardous materials**

**All engineering and architect's, drawings, submittals, etc  
Builder's Risk insurance, (Liability insurance is ALWAYS included)**

**Performance or Payment Bonds**

Thanks for contacting Con Asset to provide pricing for this project.

A handwritten signature in black ink, appearing to read "Fred LePiere". The signature is fluid and cursive, with a prominent initial "F" and a trailing flourish.

Fred LePiere

Con Asset, LLC.

CBC 1255903

813 335 7688



# Estimate Sheet

## New River CDD Lighting and Paint

5227 Autumn Ridge Drive, Wesley Chapel, FL 33545

---

### 02 Build-back and Rehab

---

#### Interior Ceiling Upgrade Project

##### Interior:

- Temporarily relocate furniture as needed to gain access to the lighting to be replaced.
- Install temporary protective floor barriers protecting the finished floor in the working space.
- Cover furniture in the working area minimizing the spread of dust.
- Demo and remove the existing ceiling mounted florescent box lighting.
- Make required ceiling texture patches to blend the areas where the previously removed lighting was covering.
- Make ceiling modifications to allow for new 6" LED downlights as specified by client. (6 IN. ULTRA THIN LED DOWNLIGHT - 1150 LUMENS KELVIN 3000 4000 5000)
- Make interior wall repairs as needed making paint ready.
- Paint ceiling in room from corner to corner using customer provided color and sheen. (Behr Ultra)
- Install new ceiling mounted downlights and test functionality. (light spectrum to be determined prior to final installation)
- Paint room interior walls using customer approved color and sheen. (Behr Marquee)
- Clean containment and relocate any moved furniture.

##### Exterior

- Remove and replace 3 exterior ceiling fans using the client provided exterior ceiling fans.
- Test fans for functionality.
- Does not include any ceiling modification or touchup

<b>Total Price</b>	<b>\$5,066.24</b>
--------------------	-------------------

Client Signature	Date
------------------	------

Client Signature	Date
------------------	------

Contractor Signature	Date
----------------------	------

**4Eiv.**



**Customer:**

New River CDD  
 5227 Autumn Ridge Drive  
 Wesley Chapel, 33545  
 Office #  
 Cell # 813-295-5455  
 Email: mark.vega@inframark.com

**Account Owner:**

Jeff Cane  
 Jcane@sunriselandscape.com  
 Date: 9/9/2021

## Mulch Refresh

Mulch refresh throughout property.

**Enhancement****Items**

Fall Mulch Refresh

**Quantity**

1.00

**Unit**

ea

**Enhancement:** \$21,948.48

**PROJECT TOTAL: \$21,948.48**

**From:** Jeff Cane <jcane@sunriselandscape.com>  
**Sent:** Wednesday, September 15, 2021 7:56 AM  
**To:** Vega, Mark <mark.vega@inframark.com>  
**Subject:** RE: Fall Mulch refresh

Good Morning Mark,

The mulch pricing is for 450 yards at 48.00 per.

Jeff Cane  
 Account Manager  
 Cell:(813) 557-8242  
 5521 Baptist Church Rd, Tampa, FL 33610  
 Email: [jcane@sunriselandscape.com](mailto:jcane@sunriselandscape.com)

## Terms & Conditions

Sod totals are approximate.

Field measurements will be used at close of project to determine exact amounts used and price will be adjusted accordingly.

Trees, sod, and plant material exposed to frost and/or freezing conditions cannot be guaranteed.

Clean up of site limited to debris and waste generated by this contractor.

If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the costs involved for remedial actions.

Customer is solely responsible for all underground obstructions, including without limitation utility lines, limerock, and construction debris. Sunrise Landscape reserves the right to pass onto the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this Contract.

The Owner shall properly maintain trees and plant materials after final acceptance in order to maintain unobstructed visibility for pedestrians and vehicles.

These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.

Watering Restrictions: Sunrise Landscape is bound by local water restrictions which may in fact result in irreparable stress and /or demise of landscape plant material and turf. Sunrise Landscape cannot be held responsible for long or short term drought related stress, damage, or demise of landscape plant material and turf with regards to restricted irrigation regulations over which Sunrise Landscape has no direct control.

Any work or items not specifically included are excluded.

Annuals are excluded from warranty / guarantee.

Irrigation is not included in this proposal. Landscaping without automated irrigation cannot be guaranteed.

**Lien:** According to Florida's Construction Lien Law (sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and are not paid in full have a right to enforce their claim against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. Florida's Construction Lien Law is complex and it is recommended that whenever a specific problem arises, you consult an attorney.

**Attorney Fees:** In any litigation, arbitration, or other proceeding by which one party either seeks to enforce its rights under this Agreement (whether in contract, tort, or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing party shall be awarded its reasonable attorney fees, and costs and expenses incurred.

**By** \_\_\_\_\_  
**Jeff Cane**  
**Date** 9/9/2021  
\_\_\_\_\_  
**Sunrise Landscape**

**By** \_\_\_\_\_  
**Date** \_\_\_\_\_  
\_\_\_\_\_  
**New River CDD**

**4Ev.**



Jayman Enterprises, LLC

### Contract Cleaning Agreement

This agreement is made this 9th day of September, 2021, by and between Jayman Enterprises, LLC (Hereinafter called "JELLCO") and New River CDD (hereinafter called "Client"). Whereas, the Client desires JELLCO to supply contract cleaning and related janitorial services to the property commonly known as the New River CDD.

Now therefore, the parties agree as follows:

1. Performance of Duties. Beginning on \_\_\_\_\_, 2021, JELLCO will provide services for the areas to be serviced described in the "Performance Schedule," a true and accurate copy of which is attached to this Agreement. JELLCO agrees that the janitorial services to be provided shall be conducted according to the guidelines agreed upon between the Client and JELLCO.
2. Terms. The terms of the Performance Schedule or the price stated in paragraph 3, may be modified at any time by the mutual execution of written change orders by either party. All executed change orders shall become part of this Agreement. JELLCO will give the Client (30) days prior notice of any price change for services rendered pursuant to the Performance Schedule. Client will notify JELLCO of any changes in service times, any alterations to the furnishings, floor, wall, or ceiling surfaces at the Client's premises, or any other change which will affect the Performance Schedule and consequently the contract price. This Agreement shall continue in effect from the date services are to begin, for a period of one (1) year, unless terminated.
3. **Payment. The Client shall make payments to JELLCO for services rendered at the rate \$ 300.00 per month, includes local, state and/or federal taxes. This rate is based on approximately 104 days, 2 days a week of service for picking up and supplying the (6) community dog stations. Vendor agrees to supply all materials. The first billing will be made on the first day services are rendered and shall be payable 30 days. Subsequent billings and due dates will be monthly. Client shall pay JELLCO its costs and expenses, including reasonable attorney's fees paid or incurred in enforcing the terms of this Agreement.**
4. Insurance. JELLCO shall produce adequate insurance coverage and will deliver to the Client certificates of Insurance upon request.
5. Termination. This Agreement may be terminated by either party giving thirty (30) days written notice by certified mail, return receipt requested, addressed to the other party at the address

indicated below. In the event that JELLCO fails to perform its services in a manner satisfactory to the Client, the Client may terminate this Agreement with the following procedure:

- a. Written notification to JELLCO by certified mail citing areas of deficiencies.
  - b. If, within ten (10) working days of receipt of such notification, JELLCO has failed to correct said deficiencies, Client may terminate this Agreement by giving JELLCO twenty (20) days notification of the termination.
6. JELLCO will perform all services required under this Agreement, except when prevented by strike, lockout, act of God, accident, or other circumstances beyond its control.
  7. This Agreement contains all the covenants and agreements between the parties and may not be modified except in writing, signed by both parties.
  8. Additional fees may be charged if any representatives of JELLCO are cleaning up hazardous material e.g. glass bottles, needles...etc. Additional fees will be charged if having to clean up after excessive trash leftover from community, resident rental events.

Client

By \_\_\_\_\_

Authorized Agent

Address \_\_\_\_\_

\_\_\_\_\_

Jayman Enterprises, LLC

Jeremy Crawford

\_\_\_\_\_

1020 Hill Flower Dr.

Brooksville, Fl. 34604

**4Evi.**



Jayman Enterprises, LLC

### Contract Cleaning Agreement

This agreement is made this 9th day of September, 2021, by and between Jayman Enterprises, LLC (Hereinafter called "JELLCO") and New River CDD (hereinafter called "Client"). Whereas, the Client desires JELLCO to supply contract cleaning and related janitorial services to the property commonly known as the New River CDD.

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1. Performance of Duties. Beginning on \_\_\_\_\_, 2021, JELLCO will provide services for the areas to be serviced described in the "Performance Schedule," a true and accurate copy of which is attached to this Agreement. JELLCO agrees that the janitorial services to be provided shall be conducted according to the guidelines agreed upon between the Client and JELLCO.
2. Terms. The terms of the Performance Schedule or the price stated in paragraph 3, may be modified at any time by the mutual execution of written change orders by either party. All executed change orders shall become part of this Agreement. JELLCO will give the Client (30) days prior notice of any price change for services rendered pursuant to the Performance Schedule. Client will notify JELLCO of any changes in service times, any alterations to the furnishings, floor, wall, or ceiling surfaces at the Client's premises, or any other change which will affect the Performance Schedule and consequently the contract price. This Agreement shall continue in effect from the date services are to begin, for a period of one (1) year, unless terminated.
3. **Payment. The Client shall make payments to JELLCO for services rendered at the rate \$ 450.00 per month, includes local, state and/or federal taxes. This rate is based on approximately 104 days, 2 days a week of service for picking up and supplying the (8) community trash can stations. Vendor agrees to supply all materials. The first billing will be made on the first day services are rendered and shall be payable 30 days. Subsequent billings and due dates will be monthly. Client shall pay JELLCO its costs and expenses, including reasonable attorney's fees paid or incurred in enforcing the terms of this Agreement.**
4. Insurance. JELLCO shall produce adequate insurance coverage and will deliver to the Client certificates of Insurance upon request.
5. Termination. This Agreement may be terminated by either party giving thirty (30) days written notice by certified mail, return receipt requested, addressed to the other party at the address



indicated below. In the event that JELLCO fails to perform its services in a manner satisfactory to the Client, the Client may terminate this Agreement with the following procedure:

- a. Written notification to JELLCO by certified mail citing areas of deficiencies.
  - b. If, within ten (10) working days of receipt of such notification, JELLCO has failed to correct said deficiencies, Client may terminate this Agreement by giving JELLCO twenty (20) days notification of the termination.
6. JELLCO will perform all services required under this Agreement, except when prevented by strike, lockout, act of God, accident, or other circumstances beyond its control.
  7. This Agreement contains all the covenants and agreements between the parties and may not be modified except in writing, signed by both parties.
  8. Additional fees may be charged if any representatives of JELLCO are cleaning up hazardous material e.g. glass bottles, needles...etc. Additional fees will be charged if having to clean up after excessive trash leftover from community, resident rental events.

Client

By \_\_\_\_\_

Authorized Agent

Address \_\_\_\_\_

\_\_\_\_\_

Jayman Enterprises, LLC

Jeremy Crawford

\_\_\_\_\_

1020 Hill Flower Dr.

Brooksville, Fl. 34604


**4Evii.**



**Emslee 4 - Person Dining Set**  
by Red Barrel Studio®  
**\$639.99**  
~~\$679.99~~  
Pieces Included: 1 Table, 4 Chairs  
Color: Gray

 5 Year Protection by Allstate

\$93.99

 Expert Assembly  
\$83.99



**4 - Person Dining Set**


by Red Barrel Studio®

**\$879.99**

Pieces Included: 1 Table, 4 Chairs

 5 Year Protection by Allstate

**\$136.99**

 Expert Assembly.  
**\$83.99**



**Oretta 4 - Person Dining Set**

by Gracie Oaks

**\$1,849.99**

~~\$1,999.99~~

Pieces Included: 1 Table, 4 Chairs

 Full Service Delivery + Assembly (Limited Contact) available in Checkout - **\$119.99**

 5 Year Protection by Allstate

**\$259.99**



### Ainhara 4 - Person Dining Set

by Gracie Oaks

**\$619.99**

~~\$874.89~~

Pieces Included: 1 Table, 4 Chairs

Table Base Color: Black

Chair Color: Brown/Black



5 Year Protection by Allstate

**\$93.99**



Expert Assembly

**\$83.99**



### Callini 4 - Person Counter Height Dining Set

by Red Barrel Studio®

**\$1,019.99**

~~\$1,119.99~~

Pieces Included: 1 Table, 4 Chairs



Full Service Delivery + Assembly (Limited Contact) available in Checkout - **\$119.99**

## My Lists



Duffey 4 - Person Counter Height Rubberwood Solid Wood Dining Set  
by Highland Dunes  
\$629.99



Duffey 4 - Person Counter Height Rubberwood Solid Wood Dining Set  
by Highland Dunes  
from \$629.99



Neven 4 - Person Counter Height Dining Set  
by Charlton Home®  
\$619.99



Hedberg 4 - Person Counter Height Dining Set  
by Charlton Home®  
\$469.99 ~~\$499.99~~



Gosselin 4 – Person Counter Height Dining Set

by Alcott Hill®

~~\$479.99~~ ~~\$1,000.00~~



Encline 4 – Person Counter Height Rubberwood Solid Wood Dining Set

by Rosalind Wheeler

\$639.99



Lavardin 4 – Person Counter Height Dining Set

by Lark Manor™

\$599.99



Reichard Counter Height Extendable Dining Set

by August Grove®

~~\$1,059.99~~ ~~\$1,309.97~~