

**NEW RIVER
COMMUNITY DEVELOPMENT
DISTRICT**

JUNE 16, 2022

AGENDA PACKAGE



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

New River Community Development District

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

June 9, 2022

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 Thursday, June 16, 2022 at 11:30 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. Consent Agenda**
 - A. Financials Dated May 2022
 - B. Approval of Minutes
 - January 17, 2022
 - March 17, 2022
 - April 21, 2022
 - May 19, 2022
- 4. Public Hearing to Review and Adopt Recreational Facilities Policies, Access Card Fees, Rental Rates, and Non-Resident User Fees**
- 5. Staff Reports**
 - A. District Engineer
 - B. District Counsel
 - C. Landscape & Irrigation Maintenance
 - D. Aquatic Maintenance
 - E. District Manager
 - i. Shade Structures Proposals
 - ii. Discussion of Sale of Four Home Site Parcels with no Debt Service and a Reduction to O&M for all SFH
 - iii. Discussion of Liberty Group – Additional Part Time Staff Billed at \$30.36 an Hour to the District
- 6. Old Business**
- 7. New Business**
- 8. Supervisors' Requests**
- 9. 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

3A.

**New River
Community Development District**

Financial Report

May 31, 2022

Prepared by



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**New River
Community Development District**

Financial Statements

(Unaudited)

May 31, 2022

Balance Sheet

May 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2010 A-2 DEBT SERVICE FUND	SERIES 2020 A-1 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 300,649	\$ -	\$ -	\$ 300,649
Assessments Receivable - District Collected	1,694	456,905	-	458,599
Due From Other Funds	-	67,655	1,356	69,011
Investments:				
Money Market Account	450,066	-	-	450,066
Prepayment Fund (A-2)	-	1,694	-	1,694
Prepayment Fund (B-2)	-	1,236	-	1,236
Remedial Indenture (A-2)	-	92,489	-	92,489
Reserve Fund (A-2)	-	149,583	-	149,583
Reserve Fund (B-2)	-	18,597	-	18,597
Revenue Fund (A-1)	-	-	55,573	55,573
Revenue Fund (A-2)	-	1	-	1
Revenue Fund (B-2)	-	1	-	1
Senior Reserve Fund (A-1)	-	-	99,381	99,381
Subordinate Reserve Fund (A-1)	-	-	9,994	9,994
Prepaid Items	2,335	-	-	2,335
Deposits	5,250	-	-	5,250
TOTAL ASSETS	\$ 759,994	\$ 788,161	\$ 166,304	\$ 1,714,459
LIABILITIES				
Accounts Payable	\$ 2,328	\$ -	\$ -	\$ 2,328
Accrued Expenses	6,761	-	-	6,761
Deposits	100	-	-	100
Deferred Revenue	-	373,167	-	373,167
Due To Other Funds	69,011	-	-	69,011
TOTAL LIABILITIES	78,200	373,167	-	451,367
FUND BALANCES				
Nonspendable:				
Prepaid Items	2,335	-	-	2,335
Deposits	5,250	-	-	5,250
Restricted for:				
Debt Service	-	414,994	166,304	581,298
Unassigned:	674,209	-	-	674,209
TOTAL FUND BALANCES	\$ 681,794	\$ 414,994	\$ 166,304	\$ 1,263,092
TOTAL LIABILITIES & FUND BALANCES	\$ 759,994	\$ 788,161	\$ 166,304	\$ 1,714,459

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-22 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 66	0.00%	\$ 66
Room Rentals	-	2,391	0.00%	250
Interest - Tax Collector	-	1	0.00%	-
Special Assmnts- Tax Collector	637,199	634,551	99.58%	-
Special Assmnts- CDD Collected	131,497	131,497	100.00%	32,874
Special Assmnts- Discounts	(25,489)	(24,520)	96.20%	-
Other Miscellaneous Revenues	-	933	0.00%	-
TOTAL REVENUES	743,207	744,919	100.23%	33,190

EXPENDITURES**Administration**

P/R-Board of Supervisors	6,000	3,200	53.33%	800
FICA Taxes	-	245	0.00%	61
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Engineering	5,000	2,797	55.94%	-
ProfServ-Legal Services	15,000	8,219	54.79%	1,169
ProfServ-Mgmt Consulting	36,845	24,563	66.67%	3,070
ProfServ-Trustee Fees	11,000	12,949	117.72%	-
ProfServ-E-mail Maintenance	1,076	718	66.73%	90
Auditing Services	6,500	500	7.69%	-
Contract-Website Hosting	1,579	10	0.63%	-
Miscellaneous Mailings	2,400	526	21.92%	34
Public Officials Insurance	2,820	-	0.00%	-
Legal Advertising	2,000	310	15.50%	-
Misc-Property Taxes	550	89	16.18%	89
Misc-Assessment Collection Cost	12,744	12,201	95.74%	-
Tax Collector/Property Appraiser Fees	150	150	100.00%	61
Amenity Center Cost Share	50,000	-	0.00%	-
Dues, Licenses, Subscriptions	325	175	53.85%	-
Total Administration	160,189	66,652	41.61%	5,374

Electric Utility Services

Utility - Irrigation	3,500	987	28.20%	117
Street Lights	45,084	19,168	42.52%	3,213
Total Electric Utility Services	48,584	20,155	41.48%	3,330

Garbage/Solid Waste Services

Solid Waste Assessment	335	-	0.00%	-
Total Garbage/Solid Waste Services	335	-	0.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-22 ACTUAL
<u>Water-Sewer Comb Services</u>				
Utility Services	22,250	12,721	57.17%	2,345
Total Water-Sewer Comb Services	22,250	12,721	57.17%	2,345
<u>Stormwater Control</u>				
Stormwater Assessment	250	511	204.40%	-
Conservation & Wetlands	8,500	5,984	70.40%	-
Aquatic Maintenance	17,500	6,200	35.43%	775
Total Stormwater Control	26,250	12,695	48.36%	775
<u>Other Physical Environment</u>				
Insurance - Property	7,500	8,552	114.03%	-
Insurance - General Liability	4,000	598	14.95%	-
R&M-Well Maintenance	2,500	-	0.00%	-
Landscape Maintenance	150,000	124,960	83.31%	13,527
Landscape Replacement	40,000	25,201	63.00%	-
Irrigation Repairs & Replacement	9,500	30,106	316.91%	208
Holiday Decoration	2,500	-	0.00%	-
Utility Deposit Bond	2,000	-	0.00%	-
Reserve	109,200	-	0.00%	-
Total Other Physical Environment	327,200	189,417	57.89%	13,735
<u>Contingency</u>				
Misc-Contingency	25,000	255	1.02%	-
Cap Outlay - Vehicles	-	8,897	0.00%	-
Total Contingency	25,000	9,152	36.61%	-
<u>Road and Street Facilities</u>				
Pressure Cleaning	13,500	-	0.00%	-
R&M-Sidewalks	1,500	-	0.00%	-
R&M-Street Signs	1,500	-	0.00%	-
Roadway Repair & Maintenance	5,000	-	0.00%	-
Total Road and Street Facilities	21,500	-	0.00%	-
<u>Parks and Recreation - General</u>				
Payroll-Salaries	34,074	21,481	63.04%	-
Clubhouse - Facility Janitorial Service	3,000	2,150	71.67%	275
Pest Control	425	230	54.12%	-
Contracts-Pools	10,200	6,800	66.67%	850
Telephone/Fax/Internet Services	2,100	1,785	85.00%	171
Utility - Recreation Facilities	6,600	4,165	63.11%	543
Utility - Fountains	3,750	332	8.85%	40
R&M-Clubhouse	10,000	13,348	133.48%	605

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-22 ACTUAL
R&M-Fountain	5,000	-	0.00%	-
R&M-Parking Lots	1,500	-	0.00%	-
R&M-Pools	2,500	490	19.60%	-
Athletic/Park Court/Field Repairs	1,500	-	0.00%	-
Amenity Maintenance & Repairs	5,000	2,111	42.22%	975
Facility A/C & Heating Maintenance & Repair	1,500	100	6.67%	100
Security System Monitoring & Maint.	2,500	-	0.00%	-
Garbage Collection	10,000	353	3.53%	175
Entry & Walls Maintenance	2,000	2,057	102.85%	1,820
Access Control Maintenance & Repair	2,500	3,254	130.16%	378
Miscellaneous Expenses	1,500	3,526	235.07%	-
Office Supplies	250	-	0.00%	-
Clubhouse - Facility Janitorial Supplies	400	30	7.50%	-
Facility Supplies	1,000	14	1.40%	-
Dog Waste Station Service & Supplies	4,100	185	4.51%	-
Pool Permits	500	-	0.00%	-
Total Parks and Recreation - General	111,899	62,411	55.77%	5,932
TOTAL EXPENDITURES	743,207	373,203	50.22%	31,491
Excess (deficiency) of revenues				
Over (under) expenditures	-	371,716	0.00%	1,699
Net change in fund balance	\$ -	\$ 371,716	0.00%	\$ 1,699
FUND BALANCE, BEGINNING (OCT 1, 2021)	310,078	310,078		
FUND BALANCE, ENDING	\$ 310,078	\$ 681,794		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-22 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 16	0.00%	\$ 1
Special Assmnts- Tax Collector	230,014	229,058	99.58%	-
Special Assmnts- CDD Collected	1,097,398	448,268	40.85%	-
Special Assmnts- Discounts	(9,201)	(8,851)	96.20%	-
TOTAL REVENUES	1,318,211	668,491	50.71%	1
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	4,600	4,404	95.74%	-
Total Administration	4,600	4,404	95.74%	-
Debt Service				
Principal Debt Retirement	265,000	265,000	100.00%	265,000
Interest Expense	717,088	717,088	100.00%	358,544
Total Debt Service	982,088	982,088	100.00%	623,544
TOTAL EXPENDITURES	986,688	986,492	99.98%	623,544
Excess (deficiency) of revenues Over (under) expenditures	331,523	(318,001)	-95.92%	(623,543)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	331,523	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	331,523	-	0.00%	-
Net change in fund balance	\$ 331,523	\$ (318,001)	-95.92%	\$ (623,543)
FUND BALANCE, BEGINNING (OCT 1, 2021)	732,995	732,995		
FUND BALANCE, ENDING	\$ 1,064,518	\$ 414,994		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-22 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 9	0.00%	\$ 2
Special Assmnts- Tax Collector	238,146	237,157	99.58%	-
Special Assmnts- Prepayment	-	10,719	0.00%	-
Special Assmnts- Discounts	(9,525)	(9,164)	96.21%	-
TOTAL REVENUES	228,621	238,721	104.42%	2
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	4,763	4,560	95.74%	-
Total Administration	4,763	4,560	95.74%	-
Debt Service				
Principal Debt Retirement	120,000	135,000	112.50%	135,000
Interest Expense	96,125	95,925	99.79%	47,963
Total Debt Service	216,125	230,925	106.85%	182,963
TOTAL EXPENDITURES	220,888	235,485	106.61%	182,963
Excess (deficiency) of revenues				
Over (under) expenditures	7,733	3,236	41.85%	(182,961)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	7,733	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	7,733	-	0.00%	-
Net change in fund balance	\$ 7,733	\$ 3,236	41.85%	\$ (182,961)
FUND BALANCE, BEGINNING (OCT 1, 2021)	163,068	163,068		
FUND BALANCE, ENDING	\$ 170,801	\$ 166,304		

**New River
Community Development District**

Supporting Schedules

May 31, 2022

New River

Community Development District

Monthly Collection Report
For the Fiscal Year Ending September 30, 2022

					ALLOCATION BY FUND		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Series 2010 A-2 Debt Service Fund	Series 2020 A-1 Debt Service Fund
Assessments Levied FY22				\$ 1,105,360	\$ 637,199	\$ 230,014	\$ 238,147
Allocation %				78%	58%	21%	22%
11/12/21	\$ 3,035	\$ 172	\$ 62	\$ 3,269	\$ 1,884	\$ 680	\$ 704
11/18/21	\$ 28,211	\$ 1,199	\$ 576	\$ 29,987	\$ 17,286	\$ 6,240	\$ 6,461
11/24/21	\$ 14,245	\$ 606	\$ 291	\$ 15,141	\$ 8,728	\$ 3,151	\$ 3,262
12/07/21	\$ 749,379	\$ 31,861	\$ 15,293	\$ 796,534	\$ 459,172	\$ 165,750	\$ 171,611
12/14/21	\$ 25,257	\$ 1,040	\$ 515	\$ 26,812	\$ 15,456	\$ 5,579	\$ 5,777
12/20/21	\$ 103,978	\$ 4,334	\$ 2,122	\$ 110,434	\$ 63,661	\$ 22,980	\$ 23,793
01/06/22	\$ 95,257	\$ 3,006	\$ 1,944	\$ 100,206	\$ 57,765	\$ 20,852	\$ 21,589
02/08/22	\$ 11,413	\$ 263	\$ 233	\$ 11,909	\$ 6,865	\$ 2,478	\$ 2,566
03/09/22	\$ 5,299	\$ 55	\$ 108	\$ 5,461	\$ 3,148	\$ 1,136	\$ 1,177
04/08/22	\$ 993	\$ -	\$ 20	\$ 1,014	\$ 584	\$ 211	\$ 218
TOTAL	\$ 1,037,067	\$ 42,535	\$ 21,165	\$ 1,100,767	\$ 634,551	\$ 229,058	\$ 237,157
% COLLECTED					100%	100%	100%
TOTAL OUTSTANDING					\$ 4,593	\$ 956	\$ 990

Cash and Investment Report

May 31, 2022

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND			
Checking Account - Operating New	Bank United	-	\$300,649
Money Market Account - Operating New	Valley Bank	0.25%	450,066
			<u>750,716</u>
DEBT SERVICE FUNDS			
Series 2010 Prepayment Fund A-2	US Bank	0.02%	1,694
Series 2010 Prepayment Fund B-2	US Bank	0.02%	1,236
Series 2010 Remedial Indenture A-2	US Bank	0.02%	92,489
Series 2010 Reserve Fund A-2	US Bank	0.02%	149,583
Series 2010 Reserve Fund B-2	US Bank	0.02%	18,597
Series 2010 Revenue Fund A-2	US Bank	0.02%	1
Series 2010 Revenue Fund B-2	US Bank	0.02%	1
	Subtotal Fund 201		<u>263,600</u>
Series 2020 Revenue Fund A-1	US Bank	0.02%	55,573
Series 2020 Senior Reserve Fund A-1	US Bank	0.02%	99,381
Series 2020 Sub Reserve Fund A-1	US Bank	0.02%	9,994
	Subtotal Fund 202		<u>164,948</u>
	Subtotal DS		<u>428,549</u>
	Total		<u><u>\$1,179,265</u></u>

New River CDD

Bank Reconciliation

Bank Account No. 6620 Bank United Checking
 Statement No. 05-22
 Statement Date 5/31/2022

G/L Balance (LCY)	300,649.20	Statement Balance	315,405.29
G/L Balance	300,649.20	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	315,405.29
Subtotal	300,649.20	Outstanding Checks	14,756.09
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	300,649.20	Ending Balance	300,649.20
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
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
9/1/2021	Payment	DD238	Payment of Invoice 000187	3,624.49	0.00	3,624.49
11/19/2021	Payment	DD252	Payment of Invoice 000271	3,789.43	0.00	3,789.43
4/20/2022	Payment	2195	DCSI INC	378.00	0.00	378.00
5/16/2022	Payment	2207	DCSI INC	378.00	0.00	378.00
5/23/2022	Payment	2211	INFRAMARK, LLC	3,104.00	0.00	3,104.00
5/23/2022	Payment	2212	MIKE WELLS	150.00	0.00	150.00
5/26/2022	Payment	2213	AP HOME SOLUTIONS	975.00	0.00	975.00
5/27/2022	Payment	2214	AP HOME SOLUTIONS	605.00	0.00	605.00
5/31/2022	Payment	DD287	RYAN THOMAS	184.70	0.00	184.70
5/31/2022	Payment	DD288	JEFFREY D. SMITH	184.70	0.00	184.70
Total Outstanding Checks.....				14,756.09		14,756.09

New River
Community Development District

Check Register

5/1/2022 - 5/31/2022

NEW RIVER

Community Development District

**Payment Register by Fund
For the Period from 05/01/22 to 05/31/22
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	2201	05/02/22	CINTAS FIRE PROTECTION	0F32661053	Fire Exting Inspection	Miscellaneous Expenses	549999-57201	\$142.86
001	2202	05/02/22	SR LANDSCAPING LLC	5265	Irrigation Repairs	Irrigation Repairs & Replacem.	546932-53908	\$83.75
001	2203	05/10/22	COMPLETE I.T.	8631	EMAIL SUPPORT/ACCOUNTS	ProfServ-E-mail Maintenance	531096-51301	\$89.70
001	2204	05/10/22	JAYMAN ENTERPRISES, LLC	1588	Trash Pickup- Amenity Center	Garbage Collection	546913-57201	\$175.00
001	2205	05/10/22	SUNCOAST POOL SERVICE	8263	POOL MAINTENANCE 5/2022	Contracts-Pools	534078-57201	\$850.00
001	2206	05/16/22	ALL DONE SERVICES, INC	229	4/2022 CLUBHOUSE CLEANING SVC	Clubhouse - Facility Janitorial Service	531131-57201	\$275.00
001	2207	05/16/22	DCSI INC	29588	ACCESS SYSTEM SERVICES	Access Control Maintenance & Repair	546998-57201	\$378.00
001	2208	05/16/22	SOLITUDE LAKE MANAGEMENT LLC	PI-A00806820	5/2022 LAKE & POND MGMT	Aquatic Maintenance	546995-53805	\$775.00
001	2209	05/16/22	SR LANDSCAPING LLC	5514	5/2022 LANDSCAPE MAINT	Landscape Maintenance	546300-53908	\$13,526.59
001	2209	05/16/22	SR LANDSCAPING LLC	5553	IRRIGATION REPAIRS APRIL 2022	Irrigation Repairs & Replacem.	546932-53908	\$207.55
001	2210	05/16/22	STRALEY ROBIN VERICKER	21442	LEGAL SVCS THROUGH 4/15/22	ProfServ-Legal Services	531023-51401	\$1,168.50
001	2211	05/23/22	INFRAMARK, LLC	77625	Management Services - May 2022	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,070.42
001	2211	05/23/22	INFRAMARK, LLC	77625	Management Services - May 2022	Miscellaneous Mailings	541030-51301	\$26.16
001	2211	05/23/22	INFRAMARK, LLC	77625	Management Services - May 2022	POSTAGE	541030-51301	\$7.42
001	2212	05/23/22	MIKE WELLS	051222	ANNUAL FEES	Tax Collector/Property Appraiser Fees	549114-51301	\$150.00
001	2213	05/26/22	AP HOME SOLUTIONS	INV-20222003	ENTRY LIGHTING REPAIRS	Amenity Maintenance & Repairs	546176-57201	\$975.00
001	2214	05/27/22	AP HOME SOLUTIONS	INV-20221506	MISC INSTALLATIONS- ELEC- CLUBHOUSE	R&M-Clubhouse	546015-57201	\$605.00
001	DD281	05/09/22	FRONTIER ACH	041322-2105 ACH	LOCAL INTERNET SERVICE 4/13 - 5/12/22	Telephone/Fax/Internet Services	541009-57201	\$170.98
001	DD285	05/09/22	CARDMEMBER SERVICE	04182022-3230 ACH	Purchases April 2022	Miscellaneous Expenses	549999-57201	\$394.00
001	DD285	05/09/22	CARDMEMBER SERVICE	04182022-3230 ACH	Purchases April 2022	Miscellaneous Expenses	549999-57201	\$54.18
001	DD285	05/09/22	CARDMEMBER SERVICE	04182022-3230 ACH	Purchases April 2022	Amenity Maintenance & Repairs	546176-57201	\$245.31
001	DD285	05/09/22	CARDMEMBER SERVICE	04182022-3230 ACH	Purchases April 2022	Amenity Maintenance & Repairs	546176-57201	\$47.46
001	DD286	05/27/22	WITHLACOOCHEE RIVER ELECTRIC	05102022 ACH	ELECTRIC SERVICE 4/6/22-5/5/22	Street Lights	543057-53100	\$3,213.40
001	DD286	05/27/22	WITHLACOOCHEE RIVER ELECTRIC	05102022 ACH	ELECTRIC SERVICE 4/6/22-5/5/22	Utility - Irrigation	543014-53100	\$121.16
001	DD286	05/27/22	WITHLACOOCHEE RIVER ELECTRIC	05102022 ACH	ELECTRIC SERVICE 4/6/22-5/5/22	Utility - Recreation Facilities	543079-57201	\$542.73
001	DD286	05/27/22	WITHLACOOCHEE RIVER ELECTRIC	05102022 ACH	ELECTRIC SERVICE 4/6/22-5/5/22	Utility - Fountains	543085-57201	\$40.07
001	DD290	05/15/22	PASCO COUNTY UTILITIES SERVICES	04252022 ACH	Service 3/14/22-4/13/22	Utility Services	543063-53601	\$2,345.49
001	DD282	05/02/22	RYAN THOMAS	PAYROLL	May 02, 2022 Payroll Posting			\$184.70
001	DD283	05/02/22	JEFFREY D. SMITH	PAYROLL	May 02, 2022 Payroll Posting			\$184.70
001	DD287	05/31/22	RYAN THOMAS	PAYROLL	May 31, 2022 Payroll Posting			\$184.70
001	DD288	05/31/22	JEFFREY D. SMITH	PAYROLL	May 31, 2022 Payroll Posting			\$184.70
Fund Total								\$30,419.53

Total Checks Paid	\$30,419.53
--------------------------	--------------------

3B.

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, January 17, 2022 at 10:33 a.m. at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida.

Present and constituting a quorum were:

Ross Halle	Chairman
Stephanie Lerret	Assistant Secretary
Jeff Smith	Assistant Secretary
Ryan Thomas	Assistant Secretary
Also present were:	

Mark Vega	District Manager
Vivek Babbar	District Counsel
Tonja Stewart	District Engineer
Resident	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

- Mr. Vega called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

- None.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. November 15, 2021 Meeting Minutes
- B. Financials Dated December 2021

On MOTION by Mr. Hale seconded by Ms. Lerret with all in favor the consent agenda was approved as presented.

FOURTH ORDER OF BUSINESS

Staff Reports

- A. District Engineer
 - i. Asphalt Preservation Schedules

Ms. Stewart reviewed the following:

- She provided an update on the status of the asphalt project.
- Proposals will be provided for two additional areas.
- Areas of new construction took more time to address.
- She is monitoring groundwater conditions.

- The Board addressed concerns regarding the pavement contractor. The contractor is expected to attend the next meeting.
- She will work on the Stormwater Analysis Report now required by Statute.

B. District Counsel

Mr. Babbar discussed the following:

- The legislative session began last Tuesday, January 11, 2022. There are a few bills, which may impact the District, but nothing to substantial.
- Avalon Park West CDD is working on Legals as well as with SWFMD to break up the permit for the common areas in Parcel F they are building now and the Clubhouse.
- Mr. Vega noted there have been no responses from residents on the notice he sent.

C. Landscape & Irrigation Maintenance

An update was provided.

D. Aquatics Maintenance

None.

E. District Manager

i. Avalon Park West CDD Cost Sharing Invoice

Mr. Vega reported two invoices were paid.

ii. Resolution 2022-01, Adopting Records Retention Schedule

Mr. Vega reviewed Resolution 2022-01, which adopts the State retention schedule.

On MOTION by Mr. Hale seconded by Ms. Lerret with all in favor Resolution 2022-01, adopting the State's records retention schedule, was adopted.

iii. Resolution of Fieldstone Landscape Outstanding Invoices

Mr. Vega noted Mr. Hale met with Fieldstone regarding their outstanding invoices. A settlement of payment of 50% of their invoices was agreed upon.

FIFTH ORDER OF BUSINESS

Old Business

- None.

SIXTH ORDER OF BUSINESS

New Business

- There was brief discussion regarding the Fiscal Year 2023 Budget.
- There was discussion regarding an offer to have a vending machine.

January 17, 2022

New River Community Development District

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

- There was discussion regarding the Cost Sharing Agreement.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Hale seconded by Ms. Lerret with all in favor the meeting was adjourned.

Mark Vega, Secretary

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 Thursday, March 17, 2022 at 11:30 a.m. at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida.

Present and constituting a quorum were:

Ross Hale	Chairman
Stephanie Lerret	Assistant Secretary
Jeff Smith	Assistant Secretary
Ryan Thomas	Assistant Secretary

Also present were:

Mark Vega	District Manager
Vivek Babbar	District Counsel
Residents	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

- Mr. Vega called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

- A resident questioned the Avalon Park West CDD permit for excavation of dirt.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. **Financials Dated February 2022**
- B. **Resolution 2022-02, Confirming the District's Use of the Pasco County Supervisor of Elections to Conduct the District's Election of Supervisors**

On MOTION by Mr. Hale seconded by Ms. Lerret with all in favor the consent agenda was approved as presented.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

There being no report, the next item followed.

Let the record reflect Mr. Thomas joined the meeting.

B. District Counsel

Mr. Babbar provided updates on Legislation and the Avalon Park West CDD permit.

C. Landscape & Irrigation Maintenance

Sunrise Landscape will provide quotes for sod replacement.

i. Fountain Landscape Design Proposal

On MOTION by Ms. Lerret seconded by Mr. Smith with all in favor the Sunrise Fountain Park project in Cypress Village was approved at a total cost of \$6,714.99.
--

D. Aquatics Maintenance

A copy of the report was included in the agenda package.

E. District Manager

Mr. Vega reported letters will be mailed to the residents adjacent to the four lots the District is considering selling to a builder to raise money to build a fitness center next to the pool.

FIFTH ORDER OF BUSINESS

Old Business

- None.

SIXTH ORDER OF BUSINESS

New Business

- None.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

- None.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Hale seconded by Ms. Lerret with all in favor the meeting was adjourned at 1:37 p.m.

Mark Vega, Secretary

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 Thursday, April 21, 2022 at 11:30 a.m. at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida.

Present and constituting a quorum were:

Marybel Defillo	Vice Chairwoman
Stephanie Lerret	Assistant Secretary
Jeff Smith	Assistant Secretary
Ryan Thomas	Assistant Secretary

Also present were:

Mark Vega	District Manager
Tonja Stewart	District Counsel
Jeff Cane	Sunrise Landscape
Kevin Pajala	Sunrise Landscape
Anna Ray	Survival Swim Rays
Residents	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

- Mr. Vega called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

- Audience comments were received.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape & Irrigation Maintenance

The following was discussed:

- There are outstanding sod projects. Mr. Vega reviewed
- The previous landscaper was fired. There was a mediation agreement to pay 50% of their last six months of work.
- Sunrise Landscape provided four proposals.
 - St. Augustine sod installation from the buffer on the east side of River Glen Boulevard and Avalon Park Drive for \$6,579.38.

April 21, 2022

New River Community Development District

- St. Augustine turf along the east sidewalk from Avalon Park to Hollingsworth for \$10,440.
- St. Augustine sod installation on median from Little River to Avalon Park for \$7,395.
- Two-zone irrigation installation for \$6,400.

On MOTION by Mr. Thomas seconded by Ms. Lerret with all in favor the proposals from Sunrise landscape in the amounts of \$6,579.38, \$10,440 and \$7,395 were approved pending the water confirmation.

- The Board reviewed the two-zone irrigation installation proposal for \$6,400.

On MOTION by Ms. Defillo seconded by Mr. Smith with all in favor the proposal from Sunrise landscape for the two-zone irrigation installation project was approved at a cost of \$6,400.

- Mr. Cane and Mr. Pajala provided landscaping and irrigation updates.

B. District Engineer

Ms. Stewart discussed the following:

- She provided an update on the road resurfacing situation.
- She is negotiating pricing and what the District will pay.
- Mr. Vega noted Ms. Stewart is volunteering her time on this project because of the issues.

On MOTION by Ms. Defillo seconded by Ms. Lerret with all in favor Mr. Jeff Smith was appointed as the liaison to meet with Ms. Stewart and the road resurfacing contractor to resolve the issues.

C. District Counsel

- None.

D. Aquatics Maintenance

- None.

E. District Manager

Mr. Vega discussed the following:

- The illumination study has been completed.
- There will be discussion of the sale of the four lots at the next meeting.

April 21, 2022

New River Community Development District

- The vending machine will be installed as soon as possible. The delay has to do with the Wi-Fi debit card module which plugs into the machine.
- The other pool is now open. The hot tub is running, but the temperature still needs to be repaired.
- The \$50,000 will be paid for the cost sharing agreement; however, the District will be credited. The cost sharing agreement ends after this fiscal year.
- There will be several QCD for ponds located across the lake.
- He noted Rizzetta never provided a copy of the Army Corp of Engineers' conservation easement agreement the District has.
- Ms. Ray discussed the swim lessons she has been providing at Avalon Park West.
- Audience comments were received.

On MOTION by Mr. Smith seconded by Ms. Defillo with all in favor an agreement with Anna Ray of Survival Swim Rays to conduct swim lessons through her swim program for residents only at no charge to the District, Monday through Thursday, from 2:00 p.m. to 6:00 p.m., was approved with the stipulation that if the gate is left open or lessons are provided to non-residents, the agreement will be automatically terminated.

FOURTH ORDER OF BUSINESS

Old Business

- None.

FIFTH ORDER OF BUSINESS

New Business

- None.

SIXTH ORDER OF BUSINESS

Supervisors' Requests

- Mr. Thomas discussed the construction vehicles being lined up.
- There was discussion regarding when the park will open.

April 21, 2022

New River Community Development District

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Lerret seconded by Mr. Thomas with all in favor the meeting was adjourned at 1:30 p.m.

Mark Vega, Secretary

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 Thursday, May 19, 2022 at 1:30 p.m. at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida.

Present and constituting a quorum were:

Ross Hale	Chairman
Stephanie Lerret	Assistant Secretary
Jeff Smith	Assistant Secretary
Ryan Thomas	Assistant Secretary

Also present were:

Mark Vega	District Manager
Vivek Babbar	District Counsel
Tonja Stewart	District Engineer
Residents	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

- Mr. Vega called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

The following was discussed:

- There are four dead trees by one of the models.
- There are several weeds near the mail stations.
- A quote for pickleball courts was requested.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Financials Dated April 2022

Mr. Vega will verify the final payment due to pending payment of shared amenity.

On MOTION by Mr. Smith seconded by Mr. Hale with all in favor the consent agenda was approved as presented.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

i. Asphalt Repairs Proposal

Discussion ensued regarding CJ Davis of Holbrook Asphalt and the condition of the road project. The proposal was tabled.

B. District Counsel

- i. Avalon Park West CDD – Real Estate conveyances and Maintenance Agreements**
- ii. Avalon Park West Phases 1A, 1B, & Amenity Center/SWFWMD Transfer to O&M**

Mr. Babbar discussed the following:

- He reviewed the emails included in the agenda package.
- This proposes to convey most of the common areas for Parcel F and behind Hawthorne.
- The roads and Parcel F would be conveyed to the District.
- The pond in front of the Avalon Park West Amenity Center belongs to the New River CDD and it will have an easement agreement with the HOA.

On MOTION by Mr. Hale seconded by Mr. Thomas with all in favor execution of the conveyance and maintenance agreement documents included in the agenda package as presented by District Counsel was approved.

On MOTION by Mr. Hale seconded by Ms. Lerret with all in favor District Staff was authorized to work with the transfer of O&M permits for SWFWMD once the documents are executed and recorded.

C. Landscape & Irrigation Maintenance

- It was noted that landscape ponds are not being mowed. A legal notice will be sent requesting they be mowed.
- Discussion ensued regarding the quality of service being provided.

D. Aquatics Maintenance

Mr. Vega noted once the ponds are conveyed, the cost for the aquatic maintenance will go down.

E. District Manager

- i. Avalon Park West Cost Share Agreement Invoices**
- ii. Amenity Center Fees**

A public hearing will be held in accordance with Chapter 190.035 for the June 16, 2022 meeting. A notice will need to be published a minimum of 10 days prior.

iii. Presentation of Proposed Fiscal Year 2023 Budget and Consideration of Resolution 2022-03, Approving the Budget and Setting the Public Hearing

The Board reviewed the proposed budget for Fiscal Year 2023. Several changes were made to the line items and there was Board consensus to use funds from miscellaneous contingency to keep assessments flat.

On MOTION by Mr. Hale seconded by Mr. Smith with all in favor Resolution 2022-03, approving the budget as amended and setting the public hearing for August 18, 2022 at 11:30 a.m. at the New River Amenity Center.

iv. Number of Registered Voters – 829

This item is for informational purposes only.

FIFTH ORDER OF BUSINESS

Old Business

- There was consensus to allow Cardi Cuts to park in the dog park parking lot as an additional service provided for the community.

SIXTH ORDER OF BUSINESS

New Business

- None.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

- None.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Lerret seconded by Mr. Smith with all in favor the meeting was adjourned at 3:59 p.m.

Mark Vega, Secretary

Fifth Order of Business

5Ei

Proposed To: New River Community Development District	Ship To: TBD at a later date	Bill To: New River Community Development District
Attn: Patrick Allen	Attn:	Attn: Patrick Allen

Project No: 18795	Project Name: New River CDD Shade Structures	Project Contact: Mark Vega
Proposal No: 18795.03	Proposal Name: New River CDD Cantilever	Project Location: 5227 Autumn Ridge Dr Wesley Chapel, FL 33545-3210 Project County: Pasco
Proposal Date: 5/27/2022	Proposal Expires: 6/26/2022	
For Questions Contact: Jason Smith	☎ 407-853-3595	✉ jason@repsservices.com
Consultant: Scott Brushwood	☎ 727-539-8457	✉ scott@repsservices.com
		Opt/Rev: A/1 Printed: 5/27/22 - JS

Vendor: LSI SkyWays			Proj Drawings: Canti Shade			583298
Class	Part No	Qty	Description	Unit Price	Net Price	Ext Price
Custom	CP001097	2 EA	Skyways Template-Steel Anchor Bolt/Base Plate Template	167.00	167.00	334.00
Shade	IP216042E-001	1 EA	SkyWays Cantilever 20'x36' Shade 8' Entry Height w/Rapid Release	25,352.00	25,352.00	25,352.00
Product Subtotal:						\$25,686.00
Signed & Sealed Engineering:						\$2,060.00
Freight: Prepaid Ship Method: Best Way FOB: Destination Weight: 3,726 lbs Freight Charge						\$4,561.50
LSI SkyWays Total:						\$32,307.50

General Terms of Sale and Proposal Summary						
Net 30				Product:		\$27,746.00
				Freight:		\$4,561.50
				Proposal Total:		\$32,307.50

Notes

Basis of Proposal:
 Our proposal is based upon your request for Cantilever shades on November 2, 2021.

This proposal is for material, freight and applicable tax only. Any building permits, engineering, unloading, assembly, installation, site preparation and surfacing are by others. Drivers will not unload the shipment. Purchaser must make arrangements for unloading of playground or exercise equipment, shade, and shelter product lines. In most circumstances this will require a fork lift. For certain site furnishing orders, a lift gate and pallet jack may be available for an additional fee. Please alert your sales team of this need.

(This schedule starts when all required information for engineering has been gathered.)
 4 Weeks: Engineering & Submittals
 15 Weeks Longest manufacturing lead time. (Typical for scheduling.)
 1 Week Shipping
Note that RSI is committed to do all it can to meet the needs of your project.

SkyWays Shade by LSI:
 SkyWays units are designed to meet 2020 Florida Building Code 7th Edition.

The high-density polyethylene fabric is flame retardant conforming to NFPA 701 and ASTM E84 per FBC 3105.3.1. Note that the fabric is to be removed by the owner should winds exceed 75MPH.

If, during the performance of this contract, the price of an input increases 3% or more as documented by factory quotes, invoices or receipts to contractor (Rep Services, Inc.) from the date of the contract signing the price of shall be equitably adjusted by an amount reasonably necessary to cover such price increases. Where the delivery of *an input* is delayed, through no fault of contractor (RSI) as a result of the shortage or unavailability of an input, contractor (RSI) shall not be liable for any additional costs or damages associated with such delay(s).

Also, please be aware that we generate separate invoices for product at the time of delivery. If your project should include products from multiple manufacturers, each will be invoiced and taxed separately. If you require consolidated invoices, Please alert your sales team.

Orders are shipped within our manufacturer's standard lead times. Requests for delayed shipping may result in additional costs due to increases in freight, material costs or other factors. To secure the prices on this proposal, the offer must be accepted prior to the expiration date noted.

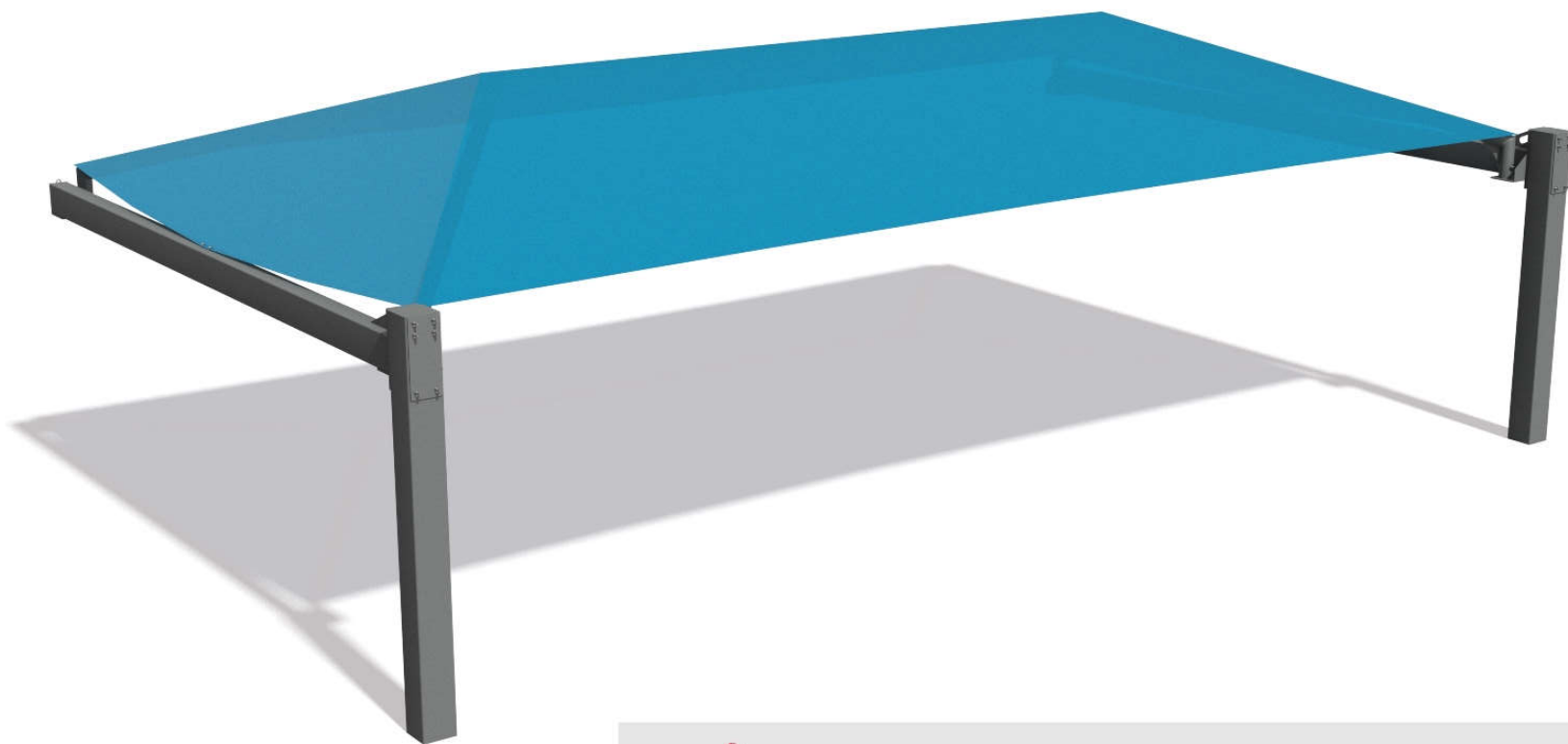
The undersigned warrants that he/she is an authorized representative of the company noted and has the requisite authority to bind said company and/or principal. If any particular billing is not paid when due, all outstanding balances, regardless of prior terms, will become immediately due and owing upon demand. Interest on past due amounts will be assessed at 1 ½ % per month or the maximum interest rate permitted by applicable law, whichever is less. Should it become necessary for either party to this contract to institute legal action for enforcement of any provisions of this contract, the prevailing party shall be entitled to reimbursement for all court costs and reasonable attorney's fees incident to such legal action. The parties hereto agree that proper venue for any legal action in any way related to this contract shall be in Seminole County, FL.

Accepted By:

New River Community Development District

Company Name	Authorized By	Printed Name	Date
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As Its: _____ (Title)

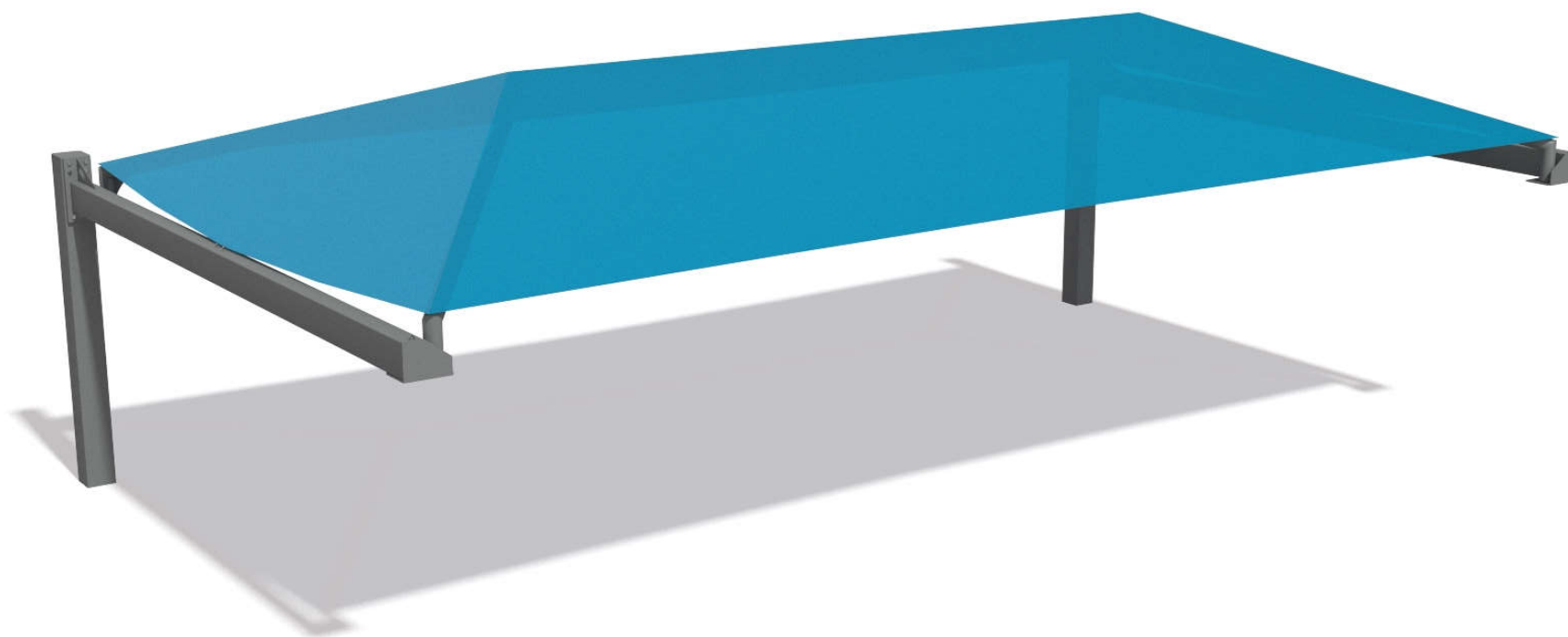


New River CDD Shade Structures

18795 - 4245 • 11.18.2021



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New River CDD Shade Structures

18795 - 4245 • 11.18.2021



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Proposed To: New River Community Development District	Ship To: TBD at a later date	Bill To: New River Community Development District
Attn: Patrick Allen	Attn:	Attn: Patrick Allen

Project No: 18795 **Project Name:** New River CDD Shade Structures **Project Contact:** Mark Vega
Proposal No: 18795.04 **Proposal Name:** New River CDD Single Post Cantilever **Project Location:** 5227 Autumn Ridge Dr
Proposal Date: 5/27/2022 **Proposal Expires:** 6/26/2022 Wesley Chapel, FL 33545-3210
 Project County: Pasco

For Questions Contact: Jason Smith ☎ 407-853-3595 ✉ jason@repsservices.com
Consultant: Scott Brushwood ☎ 727-539-8457 ✉ scott@repsservices.com **Opt/Rev:** B/1 **Printed:** 5/27/22 - JS

Vendor: LSI SkyWays **Proj Drawings:** Single Post Canti Shade 583300

Class	Part No	Qty	Description	Unit Price	Net Price	Ext Price
Custom	CP001097	3 EA	Skyways Template-Steel Anchor Bolt/Base Plate Template	163.00	163.00	489.00
Shade	IP237674H-001	3 EA	SkyWays Cantilever Single Post Pyramid 14'x14' Shade 14' Entry Height w/Rapid Release	11,138.00	11,138.00	33,414.00
Product Subtotal:						\$33,903.00
Signed & Sealed Engineering:						\$2,060.00
Freight: Prepaid Ship Method: Best Way FOB: Destination Weight: 2,700 lbs Freight Charge						\$4,561.50
LSI SkyWays Total:						\$40,524.50

General Terms of Sale and Proposal Summary

Net 30

Product:	\$35,963.00
Freight:	\$4,561.50
Proposal Total:	\$40,524.50

Notes

Basis of Proposal:

Our proposal is based upon your request for Cantilever shades on November 2, 2021.

This proposal is for material, freight and applicable tax only. Any building permits, engineering, unloading, assembly, installation, site preparation and surfacing are by others. Drivers will not unload the shipment. Purchaser must make arrangements for unloading of playground or exercise equipment, shade, and shelter product lines. In most circumstances this will require a fork lift. For certain site furnishing orders, a lift gate and pallet jack may be available for an additional fee. Please alert your sales team of this need.

(This schedule starts when all required information for engineering has been gathered.)

4 Weeks: Engineering & Submittals

15 Weeks Longest manufacturing lead time. (Typical for scheduling.)

1 Week Shipping

Note that RSI is committed to do all it can to meet the needs of your project.

SkyWays Shade by LSI:

SkyWays units are designed to meet 2020 Florida Building Code 7th Edition.

The high-density polyethylene fabric is flame retardant conforming to NFPA 701 and ASTM E84 per FBC 3105.3.1. Note that the fabric is to be removed by the owner should winds exceed 75MPH.

If, during the performance of this contract, the price of an input increases 3% or more as documented by factory quotes, invoices or receipts to contractor (Rep Services, Inc.) from the date of the contract signing the price of shall be equitably adjusted by an amount reasonably necessary to cover such price increases. Where the delivery of *an input* is delayed, through no fault of contractor (RSI) as a result of the shortage or unavailability of an input, contractor (RSI) shall not be liable for any additional costs or damages associated with such delay(s).

Also, please be aware that we generate separate invoices for product at the time of delivery. If your project should include products from multiple manufacturers, each will be invoiced and taxed separately. If you require consolidated invoices, Please alert your sales team.

Orders are shipped within our manufacturer's standard lead times. Requests for delayed shipping may result in additional costs due to increases in freight, material costs or other factors. To secure the prices on this proposal, the offer must be accepted prior to the expiration date noted.

The undersigned warrants that he/she is an authorized representative of the company noted and has the requisite authority to bind said company and/or principal. If any particular billing is not paid when due, all outstanding balances, regardless of prior terms, will become immediately due and owing upon demand. Interest on past due amounts will be assessed at 1 ½ % per month or the maximum interest rate permitted by applicable law, whichever is less. Should it become necessary for either party to this contract to institute legal action for enforcement of any provisions of this contract, the prevailing party shall be entitled to reimbursement for all court costs and reasonable attorney's fees incident to such legal action. The parties hereto agree that proper venue for any legal action in any way related to this contract shall be in Seminole County, FL.

Accepted By:

New River Community Development District

Company Name	Authorized By	Printed Name	Date
--------------	---------------	--------------	------

As Its: _____ (Title)



5Eii.

NEW RIVER COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 120 - Tampa, FL 33607

Phone 813-873-7300 - Fax 813-873-7070

Date: 8/15/2017
To: Lisa Cruz, US Bank
From: Anna Lyalina
Re: New River CDD - Pocket Park

Series 2010A1 Bonds

144419004 New River CDD 2010A1 Bond Prepayment Account	\$	50,318.10
TOTAL DEPOSIT:	\$	50,318.10

Series 2010B1 Bonds

144419013 New River CDD 2010B1 Bond Prepayment Account	\$	73,486.93
144419011 New River CDD 2010B1 Bond Revenue Account	\$	3,703.45
TOTAL DEPOSIT:	\$	77,190.38

NEW RIVER COMMUNITY DEVELOPMENT DISTRICT

Block	Lot	Size	B Bond Principal Prepayment Collected	B Bond Off Roll Assessments To Revenue Account	Total Bond Fees Collected	B Bond Check #	B Bonds Check Date	A Bond Collected	A Bond Check #	A Bond Check Date
21	17	SF 55'	15,159.89	764.00	15,923.89	76	8/11/2017	10,380.30	231	7/11/2017
21	18	SF 55'	15,159.89	764.00	15,923.89	76	8/11/2017	10,380.30	231	7/11/2017
24	9	SF 55'	15,159.89	764.00	15,923.89	76	8/11/2017	10,380.30	231	7/11/2017
25	23	SF 55'	15,159.89	764.00	15,923.89	76	8/11/2017	10,380.30	231	7/11/2017
26	1	SF 45'	12,847.37	647.45	13,494.82	76	8/11/2017	8,796.90	231	7/11/2017
TOTAL			73,486.93	3,703.45	77,190.38			50,318.10		

[*]

Total A & B Bonds collected: 127,508.48

[*] Interest in amount of \$2,893.29 collected on check 231

Sitex NR Holdings

NEWR01

New River CDD
Agenda Page 45

DATE	INVOICE NO	DESCRIPTION	BALANCE
7-14-17	NR071417TRP	CDD Bond Pocket Parks- 11/1/17	74297.09
CHECK DATE	8-11-17	CHECK NUMBER	76
		TOTAL >	74297.09

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

WARNING - THIS CHECK IS PROTECTED BY SPECIAL SECURITY FEATURES

Sitex NR Holdings
3680 Avalon Park East Blvd
Suite 300
Orlando, FL 32828
407-658-6565

AUG 15 2017

Branch Banking & Trust
12301 Lake Underhill Rd
Suite 130
Orlando, FL 32828

63-91/2631

76

DATE 08/11/2017

Pay:*****Seventy-four thousand two hundred ninety-seven dollars and 09 cents

\$ ****74,297.09

TO
THE
ORDER
OF

New River CDD
Attn: Anna Lyalina
2005 Pan Am Circle Ste 120
Tampa, FL 33607

Mabel Syzw
2 Signatures Required for Checks over \$25,000.00
VOID AFTER 90 DAYS

SECURITY FEATURES INCLUDE MICROPRINTING • VOID PANTOGRAPH • ENDORSEMENT BACKER • BROWNSTAIN CHEMICAL REACTANT

⑈0000000076⑈ ⑆263191387⑆0000242884914⑈

NEW RIVER

Community Development District

INVOICE

DATE: July 14, 2017
INVOICE #: NR071417TRP
DUE: UPON RECEIPT

Bill To:

Marybel Defillo
 Chief Financial Officer
 Avalon Park Group
 3680 Avalon Park East Blvd, Ste. 300
 Orlando, FL 32828

Remit To:

New River CDD
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

DESCRIPTION	AMOUNT
Parcel ID: 11-26-20-0070-02400-0090 B Bond Principal	\$15,159.89
Annual Interest through 11/1/2017	\$764.00
Parcel ID: 11-26-20-0070-02500-0230 B Bond Principal	\$15,159.89
Annual Interest through 11/1/2017	\$764.00
Parcel ID: 11-26-20-0070-02600-0010 B Bond Principal	\$12,847.37
Annual Interest through 11/1/2017	\$647.46
Parcel ID: 14-26-20-0070-02100-0170 B Bond Principal	\$15,159.89
Annual Interest through 11/1/2017	\$764.00
Parcel ID: 14-26-20-0070-02100-0180 B Bond Principal	\$15,159.89
Annual Interest through 11/1/2017	\$764.00
LESS: Check 231 Balance available	(\$2,893.30)
TOTAL DUE:	\$74,297.09

Make all checks payable to the **New River Community Development District.**

If you have any questions concerning this invoice, contact Anna Lyalina, 813-873-7300, anna.lyalina@merituscorp.com

******The balance provided above excludes penalties and interest associated with past due balances. The total balance is due and payable on the date provided above. Assessments that are delinquent will continue to accrue penalties and interest at a rate of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method of Collection provided in Chapter 197, Florida Statutes on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.

FAILURE TO PAY THIS ASSESSMENT MAY RESULT IN LOSS OF TITLE TO PROPERTY.

DATE	INVOICE NO	DESCRIPTION	BALANCE
3-01-17	NR111016AG	APW Parcels True Up Pymt	53211.39
CHECK DATE	7-11-17	CHECK NUMBER	231
TOTAL >			53211.39

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

WARNING - THIS CHECK IS PROTECTED BY SPECIAL SECURITY FEATURES

siTEX NR Development, LLC
3680 Avalon Park East Blvd.
Suite 300
Orlando FL 32828
407-658-6565

JUL 13 2017

Branch Banking and Trust
12301 Lake Underhill Road
Suite 130
Orlando, FL 32828

63-91/2631

231

DATE 07/11/2017

Pay: *****Fifty-three thousand two hundred eleven dollars and 39 cents

\$ *****53,211.39

TO
THE
ORDER
OF

New River CDD
Attn: Anna Lyalina
2005 Pan Am Circle Ste 120
Tampa, FL 33607

Margaret S. Lyalina
2 Signatures Required for Check over \$25,000.00

SECURITY FEATURES INCLUDE MICROPRINTING • VOID PANTOGRAPH • ENDORSEMENT BACKER • BROWNSTAIN CHEMICAL REACTANT

⑈000000 23 ⑈ ⑆263 19 138 7⑆ 0000 1490 1875 ⑈

NEW RIVER

Community Development District

INVOICE

DATE: November 30, 2016
INVOICE NUMBER: NR111016AG
DUE: March 1, 2017
REVISED 4/18/17

Bill To:

Marybel Defillo
 Chief Financial Officer
 Avalon Park Group
 3680 Avalon Park East Blvd, Ste. 300
 Orlando, FL 32828

Remit To:

New River CDD
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607
 Phone 813-873-7300 Fax 813-873-7070

DESCRIPTION	AMOUNT
Parcel ID: 11-26-20-0070-02400-0090 True-Up Payment	\$ 10,380.30
Parcel ID: 11-26-20-0070-02500-0230 True-Up Payment	\$ 10,380.30
Parcel ID: 11-26-20-0070-02600-0010 True-Up Payment	\$ 8,796.90
Parcel ID: 14-26-20-0070-02100-0170 True-Up Payment	\$ 10,380.30
Parcel ID: 14-26-20-0070-02100-0180 True-Up Payment	\$ 10,380.30
Interest Through 5/1/2017	\$ 1,446.65
Interest Through 11/1/2017	\$ 1,446.65
TOTAL DUE:	\$ 53,211.39

Make all checks payable to the **New River Community Development District.**

If you have any questions concerning this invoice, contact Jimmy Paleveda, 813-873-7300, jimmy.paleveda@merituscorp.com

**The balance provided above excludes penalties and interest associated with past due balances. The total balance is due and payable on the date provided above. Assessments that are delinquent will continue to accrue penalties and interest at a rate of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method of Collection provided in Chapter 197, Florida Statutes on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.

FAILURE TO PAY THIS ASSESSMENT MAY RESULT IN LOSS OF TITLE TO PROPERTY.

NEW RIVER
COMMUNITY DEVELOPMENT DISTRICT

Agenda Page 49

POCKET PARK LOTS
SERIES 2010 A1 AND B1 BONDS
Reconciliation Sheet

			Principal per group	Interest per group	
<u>A BONDS</u>					
55'	\$ 10,380.30		\$ 41,521.20		4 lots
45'	\$ 8,796.90		\$ 8,796.90		1 lot
			<u>\$ 50,318.10</u>		
			\$ 50,318.09	\$ 53,211.39	Check #231
				\$ 2,893.30	[*]
<u>B BONDS</u>					
55'	\$ 15,159.89	\$382.00	\$ 60,639.58	\$ 3,055.99	4 lots
45'	\$ 12,847.37	\$323.73	\$ 12,847.37	\$ 647.46	1 lot
			<u>\$ 73,486.95</u>	<u>\$ 3,703.45</u>	
				\$ 77,190.39	Due
				<u>\$ (2,893.30)</u>	Available [*]
				<u>\$ 74,297.09</u>	Due for Payment

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

Rcpt: 1805920 Rec: 18.50
DS: 0.70 IT: 0.00
10/04/2016 D. B., Dpty Clerk

**Prepared by and
when recorded return to:**
Vivek K. Babbar
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
10/04/2016 03:52pm 1 of 2
OR BK 9438 PG 62
(Reserved for Recording office)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 21st day of September, 2016, by **SITEX NR DEVELOPMENT, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 3680 Avalon Park East Blvd., Suite 300, Orlando, FL 32828, in favor of the **New River Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose address is 12630 Race Track Road, Tampa, FL 33626.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, Lots 17 and 18 of Block 21, Lot 9 of Block 24, Lot 23 of Block 25, and Lot 1 of Block 26, of New River Lakes Phase 1 Parcel "D", according to the plat thereof, as recorded in Plat Book 64, Page 90, of the public records of Pasco County, Florida ("**Property**").

TOGETHER, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon.

TO HAVE AND TO HOLD, the same in fee simple forever.

Subject to and except for (a) governmental requirements and restrictions, and (b) easements, covenants, conditions, restrictions and other matters of record, Grantor warrants that Grantor is seized of the Property in fee simple; the Property is free from all monetary encumbrances made by Grantor; and Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but not against the claims of any others.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

SITEX NR DEVELOPMENT, LLC

Marybel Defillo
(Witness 1 - Signature)

Lorraine Medina
(Witness 1 - Printed Name)

By: *Marybel Defillo*
Name: Marybel Defillo
Title: Vice-President

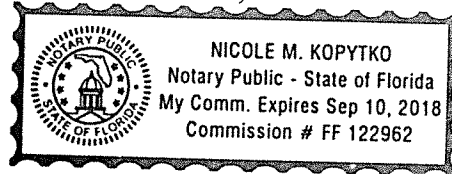
[Signature]
(Witness 2 - Signature)

Marta P. Luisi
(Witness 2 - Printed Name)

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me on September 21st, 2016, by Marybel Defillo as Vice President of SITEX NR DEVELOPMENT, LLC., a Florida limited liability company, on behalf of the corporation, who is personally known to me.

Nicole M. Kopytko
NOTARY PUBLIC, STATE OF FLORIDA



(Stamp Commissioned Name of Notary Public)