

**NEW RIVER
COMMUNITY DEVELOPMENT
DISTRICT**

JULY 21, 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

July 15, 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, July 21, 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 June 2022
 - B. Approval of the Minutes of the June 16, 2022 Meeting
- 4. Staff Reports**
 - A. District Engineer
 - B. District Counsel
 - i. Presentation of Bids for the Pocket Parks and Consideration of Resolution 2022-04, Declaring Certain Real Properties as Surplus Properties and Authorizing the Sale of Such Surplus Properties through a Public Sale Process
 - ii. Discussion of Vandalism
 - C. Landscape & Irrigation Maintenance
 - D. Aquatic Maintenance
 - E. District Manager
 - i. Discussion of Part-Time Staffing
 - ii. Discussion of Pressure Washing the Fence at Coldwater and Harmony
- 5. Old Business**
- 6. New Business**
- 7. Supervisors' Requests**
- 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

3A.

**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, June 16, 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 Halle	Chairman
Stephanie Lerret	Assistant Secretary
Jeff Smith	Assistant Secretary
Ryan Thomas	Assistant Secretary (Via Telephone)

Also present were:

Andrew P. Mendenhall	District Manager
Vivek Babbar	District Counsel
Tonja Stewart	District Engineer (Via Telephone)
Residents	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

- Mr. Mendenhall 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

Consent Agenda

- A. **Financials Dated May 2022**
- B. **Approval of Minutes**
 - **January 17, 2022**
 - **March 17, 2022**
 - **April 21, 2022**
 - **May 19, 2022**

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

FOURTH ORDER OF BUSINESS

**Public Hearing to Review and Adopt
Recreational Facilities Policies, Access**

Card Fees, Rental Rates, and Non-Resident User Fees

- Mr. Babbar stated at the last board meeting they discussed the nonresident usage of the rental facilities. Option one, was to make it exclusive to patrons; resident or people paying a nonresidential user fee to be able to rent the facility. The current non-resident user fee is \$1,200 a year. Option two was to raise the fees for non-residents. Non patron rental rates are \$250.00 for up to twenty-five people or \$450.00 for twenty-six or more attendees. Regular deposits for everyone are \$250.00

On MOTION by Ms. Lerret seconded by Mr. Halle with all in favor the public hearing was opened.

- No Resident comments.

On MOTION by Ms. Lerret seconded by Mr. Halle with all in favor the public hearing was closed.

- A discussion was had regarding the rental cost of the facilities. You must be a patron, which means a resident or a non-resident, to pay \$1,200 with \$75 for the rental and \$250 for the deposit.

On MOTION by Mr. Smith seconded by Ms. Lerret with all in favor to Adopt the Recreation Facilities Policies, Access Card Fees, Rental Rates and Non-Resident user fees, keeping the fee at \$1,200 for Patrons, with a Rental Deposit of \$250, and a rental fee of \$75.

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Engineer**

- Ms. Stewart reported there will be a site visit on June 21, 2022, at 11:00 a.m., with Holbrook Asphalt.
- Mr. Halle expressed concern regarding vegetation on the pond banks. He stated that even if they are native, they are too high and expressed his desire to have it cut back somewhat.
- The Board used to receive a monthly pond maintenance report and have not lately. A request was made to receive the reports again.

B. District Counsel

June 16, 2022

New River Community Development District

- There was vandalism at the pool. The Board would like to get a copy of the police report and provide the video to the police, if it has not happened yet. A letter should be sent to the resident related to suspension, giving them an opportunity to attend the meeting to address the board.

C. Landscape & Irrigation Maintenance

Sunrise representatives reported the following:

- They will schedule a walkthrough with landscapers prior to the next meeting.
- They are working on getting annuals for all the monuments.
- Irrigation is complete.
- All the dead annuals have been removed.
- They have a more detail oriented crew at this location.

D. Aquatics Maintenance

- Removal of non-native plants from ponds was discussed.

E. District Manager

i. Shade Structures Proposals

- The Board is looking for additional quotes for the shade structures for the pool. They do not need to be cantilever. Four post style, like the ones at Richmond Place, was suggested.
- There was a discussion on whether a wood structure would be a viable and better option.

ii. Discussion of Sale of Four Home Site Parcels with No Debt Service and a Reduction to O&M for all SFH

- Bids for the Pocket Park were requested to be on the agenda for the next meeting.

iii. Discussion of Liberty Group – Additional Part Time Staff Billed at \$30.36 an Hour to the District

- Part time coverage is needed on Sundays.
- The Board wanted to investigate pressure washing the fence at Coldwater and Harmony.
- There was concern with the air conditioner at the clubhouse where the meeting is being held. It seemed like it was not functioning well.

SIXTH ORDER OF BUSINESS**Old Business**

- Discussion ensued regarding how the vandalism case was going to be handled.
- Mr. Patrick Allen was asked to look at a squeaky pool gate and straightening the curtains in the pool house.

SEVENTH ORDER OF BUSINESS**New Business**

- The Board is interested in proposals from three landscaping companies. Mr. Smith likes what he sees from Juniper (at Seven Oaks), so they might be worth speaking with.

EIGHTH ORDER OF BUSINESS**Supervisors' Requests**

- The Board requested to investigate new landscape companies.
- The Board was invited to a groundbreaking ceremony on July 14, 2022, from 4:00 p.m. to 6:00 p.m.

NINTH ORDER OF BUSINESS**Adjournment**

There being no further business, the meeting was adjourned.

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

Mark Vega

3B.

**New River
Community Development District**

Financial Report

June 30, 2022

Prepared by



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**New River
Community Development District**

Financial Statements

(Unaudited)

June 30, 2022

Balance Sheet

June 30, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2010 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 265,767	\$ -	\$ -	\$ 265,767
Assessments Receivable - District Collected	1,694	456,905	-	458,599
Due From Other Funds	-	67,311	999	68,310
Investments:				
Money Market Account	450,251	-	-	450,251
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)	-	149,584	-	149,584
Reserve Fund (B-2)	-	18,597	-	18,597
Revenue Fund (A-1)	-	-	56,971	56,971
Revenue Fund (A-2)	-	1,310	-	1,310
Revenue Fund (B-2)	-	1	-	1
Senior Reserve Fund (A-1)	-	-	99,381	99,381
Subordinate Reserve Fund (A-1)	-	-	9,150	9,150
Subordinate Prepayment Fund (A-1)	-	-	844	844
Prepaid Items	2,335	-	-	2,335
Deposits	5,250	-	-	5,250
TOTAL ASSETS	\$ 725,297	\$ 789,127	\$ 167,345	\$ 1,681,769
LIABILITIES				
Accounts Payable	\$ 446	\$ -	\$ -	\$ 446
Accrued Expenses	20,287	-	-	20,287
Sales Tax Payable	81	-	-	81
Deposits	100	-	-	100
Deferred Revenue	-	373,167	-	373,167
Due To Other Funds	68,310	-	-	68,310
TOTAL LIABILITIES	89,224	373,167	-	462,391
FUND BALANCES				
Nonspendable:				
Prepaid Items	2,335	-	-	2,335
Deposits	5,250	-	-	5,250
Restricted for:				
Debt Service	-	415,960	167,345	583,305
Unassigned:	628,488	-	-	628,488
TOTAL FUND BALANCES	\$ 636,073	\$ 415,960	\$ 167,345	\$ 1,219,378
TOTAL LIABILITIES & FUND BALANCES	\$ 725,297	\$ 789,127	\$ 167,345	\$ 1,681,769

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 250	0.00%	\$ 185
Room Rentals	-	2,386	0.00%	(5)
Interest - Tax Collector	-	1	0.00%	-
Special Assmnts- Tax Collector	637,199	637,199	100.00%	2,648
Special Assmnts- CDD Collected	131,497	131,497	100.00%	-
Special Assmnts- Discounts	(25,489)	(24,441)	95.89%	79
Other Miscellaneous Revenues	-	952	0.00%	19
TOTAL REVENUES	743,207	747,844	100.62%	2,926

EXPENDITURES**Administration**

P/R-Board of Supervisors	6,000	3,600	60.00%	400
FICA Taxes	-	275	0.00%	31
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	9,631	64.21%	1,413
ProfServ-Mgmt Consulting	36,845	26,251	71.25%	1,688
ProfServ-Trustee Fees	11,000	12,949	117.72%	-
ProfServ-E-mail Maintenance	1,076	807	75.00%	90
Auditing Services	6,500	500	7.69%	-
Contract-Website Hosting	1,579	10	0.63%	-
Miscellaneous Mailings	2,400	773	32.21%	247
Public Officials Insurance	2,820	-	0.00%	-
Legal Advertising	2,000	417	20.85%	108
Misc-Property Taxes	550	89	16.18%	-
Misc-Assessment Collection Cost	12,744	12,255	96.16%	55
Tax Collector/Property Appraiser Fees	150	188	125.33%	38
Amenity Center Cost Share	50,000	21,233	42.47%	21,233
Dues, Licenses, Subscriptions	325	223	68.62%	48
Total Administration	160,189	91,998	57.43%	25,351

Electric Utility Services

Utility - Irrigation	3,500	986	28.17%	123
Street Lights	45,084	15,640	34.69%	3,240
Total Electric Utility Services	48,584	16,626	34.22%	3,363

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 June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 ACTUAL
<u>Water-Sewer Comb Services</u>				
Utility Services	22,250	14,144	63.57%	1,423
Total Water-Sewer Comb Services	22,250	14,144	63.57%	1,423
<u>Stormwater Control</u>				
Stormwater Assessment	250	511	204.40%	-
Conservation & Wetlands	8,500	5,984	70.40%	-
Aquatic Maintenance	17,500	6,975	39.86%	775
Total Stormwater Control	26,250	13,470	51.31%	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	138,487	92.32%	13,527
Landscape Replacement	40,000	25,201	63.00%	-
Irrigation Repairs & Replacement	9,500	36,506	384.27%	6,400
Holiday Decoration	2,500	-	0.00%	-
Utility Deposit Bond	2,000	1,693	84.65%	1,693
Reserve	109,200	-	0.00%	-
Total Other Physical Environment	327,200	211,037	64.50%	21,620
<u>Contingency</u>				
Misc-Contingency	25,000	255	1.02%	-
Miscellaneous Expenses	-	120	0.00%	120
Cap Outlay - Vehicles	-	8,897	0.00%	-
Total Contingency	25,000	9,272	37.09%	120
<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	2,425	80.83%	275
Pest Control	425	335	78.82%	105
Contracts-Pools	10,200	7,650	75.00%	850

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 ACTUAL
Telephone/Fax/Internet Services	2,100	1,956	93.14%	171
Utility - Recreation Facilities	6,600	4,331	65.62%	643
Utility - Fountains	3,750	371	9.89%	39
R&M-Clubhouse	10,000	13,429	134.29%	81
R&M-Fountain	5,000	(44)	-0.88%	-
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%	-
Facility A/C & Heating Maintenance & Repair	1,500	100	6.67%	-
Security System Monitoring & Maint.	2,500	230	9.20%	230
Garbage Collection	10,000	353	3.53%	-
Entry & Walls Maintenance	2,000	2,057	102.85%	-
Access Control Maintenance & Repair	2,500	3,632	145.28%	378
Miscellaneous Expenses	1,500	3,526	235.07%	-
Office Supplies	250	-	0.00%	-
Clubhouse - Facility Janitorial Supplies	400	148	37.00%	118
Facility Supplies	1,000	14	1.40%	-
Dog Waste Station Service & Supplies	4,100	282	6.88%	97
Pool Permits	500	425	85.00%	425
Total Parks and Recreation - General	111,899	65,302	58.36%	3,412
TOTAL EXPENDITURES	743,207	421,849	56.76%	56,064
Excess (deficiency) of revenues				
Over (under) expenditures	-	325,995	0.00%	(53,138)
Net change in fund balance	\$ -	\$ 325,995	0.00%	\$ (53,138)
FUND BALANCE, BEGINNING (OCT 1, 2021)	310,078	310,078		
FUND BALANCE, ENDING	\$ 310,078	\$ 636,073		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 18	0.00%	\$ 1
Special Assmnts- Tax Collector	230,014	230,014	100.00%	956
Special Assmnts- CDD Collected	1,097,398	448,268	40.85%	-
Special Assmnts- Discounts	(9,201)	(8,823)	95.89%	29
TOTAL REVENUES	1,318,211	669,477	50.79%	986
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	4,600	4,424	96.17%	20
Total Administration	4,600	4,424	96.17%	20
Debt Service				
Principal Debt Retirement	265,000	265,000	100.00%	-
Interest Expense	717,088	717,088	100.00%	-
Total Debt Service	982,088	982,088	100.00%	-
TOTAL EXPENDITURES	986,688	986,512	99.98%	20
Excess (deficiency) of revenues Over (under) expenditures	331,523	(317,035)	-95.63%	966
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	\$ (317,035)	-95.63%	\$ 966
FUND BALANCE, BEGINNING (OCT 1, 2021)	732,995	732,995		
FUND BALANCE, ENDING	\$ 1,064,518	\$ 415,960		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 51	0.00%	\$ 42
Special Assmnts- Tax Collector	238,146	238,147	100.00%	990
Special Assmnts- Prepayment	-	10,719	0.00%	-
Special Assmnts- Discounts	(9,525)	(9,135)	95.91%	30
TOTAL REVENUES	228,621	239,782	104.88%	1,062
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	4,763	4,580	96.16%	20
Total Administration	4,763	4,580	96.16%	20
Debt Service				
Principal Debt Retirement	120,000	135,000	112.50%	-
Interest Expense	96,125	95,925	99.79%	-
Total Debt Service	216,125	230,925	106.85%	-
TOTAL EXPENDITURES	220,888	235,505	106.62%	20
Excess (deficiency) of revenues Over (under) expenditures	7,733	4,277	55.31%	1,042
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	\$ 4,277	55.31%	\$ 1,042
FUND BALANCE, BEGINNING (OCT 1, 2021)	163,068	163,068		
FUND BALANCE, ENDING	\$ 170,801	\$ 167,345		

**New River
Community Development District**

Supporting Schedules

June 30, 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	Postage Deduction	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
06/08/22	\$ 2,610	\$ (78)	-	\$ 53	\$ 2,586	\$ 1,491	\$ 538	\$ 557
06/09/22	\$ 1,840	* \$ (60)	\$ 186	\$ 41	\$ 2,007	\$ 1,157	\$ 418	\$ 432
TOTAL	\$ 1,041,517	\$ 42,397	\$ 186	\$ 21,259	\$ 1,105,360	\$ 637,199	\$ 230,014	\$ 238,147
% COLLECTED						100%	100%	100%
TOTAL OUTSTANDING						\$ 0	\$ 0	\$ 0

* Tax Certificate Sale

Cash and Investment Report

June 30, 2022

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND			
Checking Account - Operating New	Bank United	-	\$265,767
Money Market Account - Operating New	Valley Bank	0.30%	450,251
			<u>716,018</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%	149,584
Series 2010 Reserve Fund B-2	US Bank	0.02%	18,597
Series 2010 Revenue Fund A-2	US Bank	0.02%	1,310
Series 2010 Revenue Fund B-2	US Bank	0.02%	1
	Subtotal Fund 201		<u>264,911</u>
Series 2020 Revenue Fund A-1	US Bank	0.02%	56,971
Series 2020 Senior Reserve Fund A-1	US Bank	0.02%	99,381
Series 2020 Sub Reserve Fund A-1	US Bank	0.02%	9,150
Series 2020 Sub Prepayment Fund A-1	US Bank	0.02%	844
	Subtotal Fund 202		<u>166,346</u>
	Subtotal DS		<u>431,257</u>
	Total		<u><u>\$1,147,275</u></u>

New River CDD

Bank Reconciliation

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Bank Account No. 6620 Bank United Checking
Statement No. 06-22
Statement Date 6/30/2022

G/L Balance (LCY)	265,766.77
G/L Balance	265,766.77
Positive Adjustments	0.00
Subtotal	265,766.77
Negative Adjustments	0.00
Ending G/L Balance	265,766.77
Difference	0.00

Statement Balance	290,851.29
Outstanding Deposits	0.00
Subtotal	290,851.29
Outstanding Checks	25,084.52
Differences	0.00
Ending Balance	265,766.77

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
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
6/15/2022	Payment	2227	AVALON PARK WEST CDD	21,233.45	0.00	21,233.45
6/28/2022	Payment	2232	INFRAMARK, LLC	3,251.67	0.00	3,251.67
6/30/2022	Payment	2233	DCSI INC	230.00	0.00	230.00
Total Outstanding Checks.....				25,084.52		25,084.52

New River
Community Development District

Check Register

6/1/2022 - 6/30/2022

NEW RIVER

Community Development District

**Payment Register by Fund
For the Period from 06/01/22 to 06/30/22
(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	2215	06/01/22	ALL DONE SERVICES, INC	230	CLUBHOUSE CLEANING- MAY 2022	Clubhouse - Facility Janitorial Service	531131-57201	\$275.00
001	2216	06/01/22	AP HOME SOLUTIONS	INV-20221507	ENTRANCE SIGNS PAINTING/LIGHTING	Entry & Walls Maintenance	546992-57201	\$1,820.00
001	2217	06/07/22	COMPLETE I.T.	8808	Email Support/Accounts	ProfServ-E-mail Maintenance	531096-51301	\$89.70
001	2218	06/07/22	EGIS INSURANCE ADVISORS, LLC	15768	UTILITY BOND - INS POLICY RENEWAL 2022/2023	Utility Deposit Bond	549147-53908	\$1,693.00
001	2220	06/07/22	STRALEY ROBIN VERICKER	21577	LEGAL SVCS THROUGH 5/15/22	ProfServ-Legal Services	531023-51401	\$1,412.50
001	2221	06/07/22	SUNCOAST POOL SERVICE	8348	POOL MAINTENANCE 6/2022	Contracts-Pools	534078-57201	\$850.00
001	2223	06/08/22	FLORIDA DEPT OF HEALTH	51-BID-5873263	POOL PERMIT- 2022	Pool Permits	554022-57201	\$280.00
001	2224	06/08/22	FLORIDA DEPT OF HEALTH	51-BID-5873685	POOL PERMIT- 2022	Pool Permits	554022-57201	\$145.00
001	2225	06/08/22	HEDRICK AIR, LLC	12905	A/C UNIT REPAIRS	Facility A/C & Heating Maintenance & Repair	546177-57201	\$100.00
001	2226	06/08/22	TIMES PUBLISHING COMPANY	0000226432	LEGAL AD - QUALIFYING PERIOD	Legal Advertising	548002-51301	\$107.60
001	2227	06/15/22	AVALON PARK WEST CDD	020122-REVISED	Cost Share Agreement Avalon Park West	Amenity Center Cost Share	549908-51301	\$50,000.00
001	2227	06/15/22	AVALON PARK WEST CDD	CR050122	CREDIT- TERMED AGREEMENT 5/1	Amenity Center Cost Share	549908-51301	(\$23,971.90)
001	2227	06/15/22	AVALON PARK WEST CDD	CR020122	CREDIT- AMENITY CENTER CLOSED	Amenity Center Cost Share	549908-51301	(\$4,794.65)
001	2228	06/15/22	DCSI INC	29672	ACCESS SYSTEM SERVICES	Access Control Maintenance & Repair	546998-57201	\$378.00
001	2229	06/15/22	HOMETEAM PEST DEFENSE, INC	85369478	PEST CONTROL SVCS	Pest Control	531170-57201	\$104.50
001	2230	06/15/22	SOLITUDE LAKE MANAGEMENT LLC	PI-A00825554	6/2022 LAKE & POND MGMT	Aquatic Maintenance	546995-53805	\$775.00
001	2231	06/15/22	SR LANDSCAPING LLC	5793	INSTALL SPRAY ZONES	Irrigation Repairs & Replacem.	546932-53908	\$6,400.00
001	2232	06/28/22	INFRAMARK, LLC	79044	Management Services June 2022	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,070.42
001	2232	06/28/22	INFRAMARK, LLC	79044	Management Services June 2022	COPIES	541030-51301	\$51.90
001	2232	06/28/22	INFRAMARK, LLC	79044	Management Services June 2022	POSTAGE	541030-51301	\$9.01
001	2232	06/28/22	INFRAMARK, LLC	79044	Management Services June 2022	TRUCK KEY/FUEL FOR CDD TRUCK	549999-53985	\$120.34
001	2233	06/30/22	DCSI INC	29693	CAMERA/DVR SRV SET UP	Security System Monitoring & Maint.	546479-57201	\$230.00
001	DD289	06/06/22	FRONTIER ACH	051322-2105 ACH	SERVICE 5/13/22-6/12/22	Telephone/Fax/Internet Services	541009-57201	\$170.98
001	DD293	06/15/22	CARDMEMBER SERVICE	05182022-3230 ACH	PURCHASES 4/19/22-5/18/22	Dues Licenses Subscriptions	554020-51301	\$47.60
001	DD293	06/15/22	CARDMEMBER SERVICE	05182022-3230 ACH	PURCHASES 4/19/22-5/18/22	Clubhouse - Facility Janitorial Supplies	552149-57201	\$24.99
001	DD293	06/15/22	CARDMEMBER SERVICE	05182022-3230 ACH	PURCHASES 4/19/22-5/18/22	Clubhouse - Facility Janitorial Supplies	552149-57201	\$61.46
001	DD293	06/15/22	CARDMEMBER SERVICE	05182022-3230 ACH	PURCHASES 4/19/22-5/18/22	Dog Waste Station Service & Supplies	552161-57201	\$97.32
001	DD293	06/15/22	CARDMEMBER SERVICE	05182022-3230 ACH	PURCHASES 4/19/22-5/18/22	R&M-Clubhouse	546015-57201	\$81.05
001	DD293	06/15/22	CARDMEMBER SERVICE	05182022-3230 ACH	PURCHASES 4/19/22-5/18/22	Clubhouse - Facility Janitorial Supplies	552149-57201	\$31.49
001	DD297	06/24/22	WITHLACOOCHEE RIVER ELECTRIC	06092022 ACH	SERVICE 5/5/22-6/6/22	Street Lights	543057-53100	\$3,239.58
001	DD297	06/24/22	WITHLACOOCHEE RIVER ELECTRIC	06092022 ACH	SERVICE 5/5/22-6/6/22	Utility - Irrigation	543014-53100	\$122.67
001	DD297	06/24/22	WITHLACOOCHEE RIVER ELECTRIC	06092022 ACH	SERVICE 5/5/22-6/6/22	Utility - Recreation Facilities	543079-57201	\$643.25
001	DD297	06/24/22	WITHLACOOCHEE RIVER ELECTRIC	06092022 ACH	SERVICE 5/5/22-6/6/22	Utility - Fountains	543085-57201	\$39.97
001	DD298	06/13/22	PASCO COUNTY UTILITIES SERVICES	05242022 ACH	SERVICE 4/12/22-5/12/22	2018	543063-53601	\$1,422.97
001	DD294	06/22/22	RYAN THOMAS	PAYROLL	June 22, 2022 Payroll Posting			\$184.70
001	DD295	06/22/22	JEFFREY D. SMITH	PAYROLL	June 22, 2022 Payroll Posting			\$184.70
Fund Total								\$45,498.15

Fourth Order of Business

4Bi.

RESOLUTION 2022-04

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE NEW RIVER COMMUNITY DEVELOPMENT DISTRICT DECLARING CERTAIN REAL PROPERTIES AS SURPLUS PROPERTIES AND AUTHORIZING THE SALE OF SUCH SURPLUS PROPERTIES THROUGH A PUBLIC SALE PROCESS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the New River Community Development District (the “**District**”) owns certain real properties as described in the subdivision plat of New River Lakes Phase 1 Parcel “D”, as recorded in Plat Book 64, Page 90, of the public records of Pasco County, Florida, more particularly described below (“**Properties**”):

Legal Description	Physical Address	Parcel ID
Lot 17 of Block 2	4910 Autumn Ridge Drive, Wesley Chapel, FL 33545	14-26-20-0070-02100-0170
Lot 18 of Block 21	4906 Autumn Ridge Drive, Wesley Chapel, FL 33545	14-26-20-0070-02100-0180
Lot 9 of Block 24	32559 Harmony Oaks Drive, Wesley Chapel, FL 33545	11-26-20-0070-02400-0090
Lot 23 of Block 25	5144 Autumn Ridge Drive, Wesley Chapel, FL 33545	11-26-20-0070-02500-0230

WHEREAS, the Properties were platted as 4 single family lots but the developer elected to utilize them as passive parks and conveyed such properties to the District;

WHEREAS, there are no platted dedications or any other recorded documents that require the continued maintenance of the Properties in their current use;

WHEREAS, the District already has an amenity center with many recreational facilities for the use and enjoyment of the District’s residents and the passive parks are not utilized by many residents;

WHEREAS, there are higher and better uses for the Properties, the continued use of the Properties as passive parks is no longer economical or efficient, nor are the Properties serving a useful function for the District, and it is cost prohibitive for the District to continue to maintain the Properties;

WHEREAS, the District has determined that (i) ownership of the Properties is not necessary or required for the District to discharge its legal duties and obligations, (ii) continuing ownership of the Properties constitutes a maintenance obligation and recurring expense for the District, (iii) ownership of the Properties is not otherwise useful or desirable to the District;

WHEREAS, the usage and potential options for the Properties has been an agenda item and discussed at numerous meetings and the District has previously provided the adjacent property owners to the Properties mailed notice of the District’s potential plan to sell the Properties and will be given an additional notice of their opportunity to purchase one or more of the Properties along with the general public;

WHEREAS, in accordance with Section 190.011 (1), Florida Statutes, the District may dispose of real property and execute contracts to exercise such power;

WHEREAS, the District has determined that it is in the best interests of the District to declare the Properties as surplus properties of the District; and

WHEREAS, the District desires to authorize its staff to advertise a public sale of the Properties in accordance with Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT:

Section 1. Incorporation of Recitals. The above recitals are true and correct and incorporated herein as a material part of this resolution.

Section 2. Declaration of Surplus Properties. The District hereby declares the Properties to be surplus properties of the District.

Section 3. Public Sale of the Properties. The District staff is hereby authorized and directed to take the necessary and appropriate steps to advertise a public sale of the Properties in accordance with Florida Statutes.

Section 4. Authority to Execute. The District hereby authorizes and directs the Chair or Vice-Chair of the Board of Supervisors of the District to take any such action and execute all other documents as may be required to carry out the intent of the foregoing.

Section 5. Conflicts. All prior resolutions, motions, actions, or directions of the Board of Supervisors of the District inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions set forth herein and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

Section 6. Severability. In the event any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 7. Effective Date. This Resolution shall take effect upon its adoption.

Passed and Adopted on July 21, 2022, by the Board of Supervisors of the New River Community Development District.

Attest:

**New River
Community Development District**

Mark Vega
Secretary

Ross Halle
Chair of the Board of Supervisors

4D.

SOLITUDE

LAKE MANAGEMENT



New River CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2022-07-05

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: 1

Comments:

Site looks good

The site had some seasonal growth that was recently sprayed and already showing signs of decay.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 2

Comments:

Site looks good

The site has some decay from a previous shoreline weed treatment. The water is a bit turbid.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 3

Comments:

Site looks good

The site remains in good condition with minimal issues affecting it.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 4**Comments:**

Site looks good

The water column is a bit turbid but the site is in good condition with minimal nuisance species.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 5****Comments:**

Normal growth observed

The site has some seasonal shoreline weed growth but is in overall good condition.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 6A****Comments:**

Site looks good

The site remains in good condition with minimal issues affecting the site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6B

Comments:

Site looks good

The site is in good condition with minimal issues affecting the site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 7

Comments:

Normal growth observed

The site's water level is receding again and the water column now has some planktonic algae on the water's surface.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



Site: 8

Comments:

The site contains a high amount of decay from a recent shoreline weed treatment. Otherwise it is in good condition. It's

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 9

Comments:

Normal growth observed

The site has shoreline weed growth that will need attention during the next visit.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 10

Comments:

Normal growth observed

The site has some small traces of films you'd algae along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 11

Comments:

Normal growth observed

The site has an over-abundance of South Indian Marsh Grass along the perimeter and will require attention during the next visit.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 12

Comments:

Site looks good

The site has a high amount of decay from its previous shoreline weed treatment but is in overall good condition.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site:

Comments:

Action Required:

Target:

Management Summary

Sites 5, 7, 9 & 12 all have some type of seasonal shoreline growth whether it is Torpedograss, Pennywort or South Indian Marsh Grass. Fortunately, one treatment should establish control over most of the present species.

Sites 1, 2, 8 & 10 were in good condition but had a notable amount of decay from a shoreline weed treatment last month.

All the other sites were in good condition and no major issues were noted.

Thank You For Choosing SOLitude Lake Management!

New River CDD Waterway Inspection Report

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2022-07-05

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

