

**NEW RIVER
COMMUNITY DEVELOPMENT
DISTRICT**

JANUARY 20, 2023

AGENDA PACKAGE



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

New River Community Development District

Agenda Page 2

Board of Supervisors

Jeff Smith, Chairman
David Lione, Vice Chairman
Jordan Alexander, Assistant Secretary
Ross Halle, Assistant Secretary
Russ Mercier, Assistant Secretary

District Staff

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

Meeting Agenda

January 20, 2023 at 11:30 a.m.

1. Call to Order/Roll Call

2. Audience Comments

3. Consent Agenda

- A. Approval of the November 22 and December 21, 2022 Meetings
- B. Financials Dated December 2022

4. Staff Reports

- A. District Engineer
- B. District Counsel
 - i. Discussion of Sunrise Landscaping Contract Closeout and Payment
 - ii. Request for Transfer of Environmental Resource Permit for Avalon Park West Floodplain Mitigation Pond C-18
- C. Landscape & Irrigation Maintenance
- D. Aquatic Maintenance
- E. District Manager
 - i. One Possible Option of Maps in Preparation for February Street Parking Discussion in Hawthorne and Cypress Villages

5. Old Business

6. New Business

7. Supervisors' Requests

8. Adjournment

*Next Regular Meeting is February 17, 2023 at 11:30 a.m.

District Office:

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

Meeting Room

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

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 Tuesday, November 22, 2022 at 10:02 a.m. at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida.

Present and constituting a quorum were:

Jeff Smith	Chairman
David Lione	Vice Chairman
Jordan Alexander	Assistant Secretary
Ross Halle	Assistant Secretary
Russell Mercier	Assistant Secretary

Also present were:

Mark Vega	District Manager
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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

Organizational Matters

A. Oath of Office to Newly Elected Supervisor – Mr. David S. Lione (Seat 1)

Mr. Vega, had Angie Morris being a Notary Public of the State of Florida, administer the Oath of Office to Mr. Lione.

B. Declaration of Vacancy (Seat 5)

Seat #5 was declared vacant.

C. Appointment of Supervisor to Vacant Seat 5

On MOTION by Mr. Smith seconded by seconded by Mr. Alexander with all in favor, Mr. Russell Mercier was appointed to Seat 5.

D. Oath of Office

Mr. Vega, had Angie Morris being a Notary Public of the State of Florida, administer the Oath of Office to Mr. Mercier.

E. Resolution 2023-1, Election of Officers

On MOTION by Mr. Alexander seconded by Mr. Lione with all in favor Resolution 2023-1, designating Mr. Smith as Chairman, Mr. Lione as Vice Chairman, Mr. Halle, Mr. Alexander, and Mr. Mercier as Assistant Secretary, Mr. Vega as Secretary and Mr. Bloom as Treasurer, was adopted.

THIRD ORDER OF BUSINESS**Audience Comments**

- None.

FOURTH ORDER OF BUSINESS**Consent Agenda**

- A. Financials Dated October 2022**
- B. Approval of the Minutes of the August 16, 2021 and October 27, 2022 Meetings**

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

FIFTH ORDER OF BUSINESS**Staff Reports**

- A. District Engineer**
 - There was discussion regarding the fountain and possibly painting the bridge.
- B. District Counsel**
 - i. Discussion of Amenity Usage Agreement with Adjacent Avalon Park West Multi-Family Development (Draft Agreement Under Separate Cover) – Tabled Item**
 - District Counsel will send the agreement to all Supervisors to redline and discuss at the next meeting.
- C. Landscape & Irrigation Maintenance**

A landscape walk was scheduled for November 30, 2022 at 11:00 a.m.
- D. Aquatics Maintenance**

None.
- E. District Manager**
 - i. Landscape RFP Results (Under Separate Cover) – Tabled Item**
 - The record will reflect Mr. Mercier left the meeting.
 - No action was taken on the landscape RFP.

SIXTH ORDER OF BUSINESS**Old Business**

None.

SEVENTH ORDER OF BUSINESS**New Business**

None.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

- The record will reflect Mr. Alexander left the meeting.
- Mr. Lione discussed pressure washing of the mail stations.
- Mr. Smith discussed the assessment methodology. Mr. Vega will request Mr. Babbar's opinion.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Lione seconded by Mr. Halle with all in favor the meeting was adjourned at 12:40 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 Wednesday, December 21, 2022 at 10:00 a.m. at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida.

Present and constituting a quorum were:

Jeff Smith	Chairman
David Lione	Vice Chairman
Jordan Alexander	Assistant Secretary
Ross Halle	Assistant Secretary
Russ Mercier	Assistant Secretary

Also present were:

Mark Vega	District Manager
Vivek Babbar	District Attorney
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

- Audience comments were received regarding street parking.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. **Financials Dated November 2022**
- B. **Tri-Party Succession Agreement**

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

FOURTH ORDER OF BUSINESS

Staff Reports

- A. **District Engineer**

There was Board consensus to table until the January 2023 meeting.

- B. **District Counsel**

- i. **Discussion of Amenity Usage Agreement with Adjacent Avalon Park West Multi-Family Development (Draft Agreement Under Separate Cover) – Tabled Item**

Discussion ensued and there was consensus to set up a workshop to discuss.

C. Landscape & Irrigation Maintenance

None.

D. Aquatics Maintenance

None.

E. District Manager

Mr. Vega will have Beck apply one more coat of paint to the bridge because of the rust inhibitor, as well as a primer coat and two topcoats as it looks streaky.

i. Consideration of Auditor Proposals

- **Berger, Toombs, Elam, Gaines & Frank**
- **Grau & Associates**
- **McDermitt Davis**

The Board ranked the proposals as follows:

1. Berger, Toombs, Elam, Gaines & Frank.
2. Grau & Associates
3. McDermitt Davis

On MOTION by Mr. Smith seconded by Mr. Lione with all in favor the Board approved entering into an agreement with Berger, Toombs, Elam, Gaines & Frank.

ii. Consideration of Engineering Proposal

This item was tabled until the January meeting as only one proposal was submitted.

iii. Consideration of Landscaping Proposal

On MOTION by Mr. Smith seconded by Mr. Lione with all in favor the Rainmaker Landscaping proposal was approved.

iv. Project Update

Mr. Vega updated the Board on projects and noted Mr. Bill Kyle will start in January as the Community Manager. He will work 20 hours a week and Beck will stay on at 10 to 15 hours a week.

v. Discussion of Assessment Methodology Proposal

- Discussion ensued and there was Board consensus to look at in the future.
- Mr. Vega will obtain reserve proposals for the January meeting to prepare for the Fiscal Year 2024 budget discussions.

FIFTH ORDER OF BUSINESS

Old Business

- Discussion ensued and the meeting schedule was changed to the third Friday of every month at 11:30 a.m. with a landscape workshop to be held on January 4, 2023 at 10 a.m.
- Street parking will be discussed in February. District Counsel will ghost write a feedback letter to be printed and the District will purchase a Dropbox for the clubhouse.

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. Smith seconded by Mr. Mercier with all in favor the meeting was adjourned at 1:00 p.m.

Mark Vega, Secretary

3B.

**New River
Community Development District**

Financial Report

December 31, 2022

Prepared by



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**New River
Community Development District**

Financial Statements

(Unaudited)

December 31, 2022

Balance Sheet
December 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2010 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 1,075,034	\$ -	\$ -	\$ 1,075,034
Due From Other Funds	-	218,970	210,272	429,242
Investments:				
Money Market Account	358,112	-	-	358,112
Prepayment Fund (A-2)	-	1,694	-	1,694
Prepayment Fund (B-2)	-	1,236	-	1,236
Remedial Indenture (A-2)	-	92,491	-	92,491
Reserve Fund (A-2)	-	149,587	-	149,587
Reserve Fund (B-2)	-	18,597	-	18,597
Revenue Fund (A-1)	-	-	337	337
Revenue Fund (A-2)	-	1	-	1
Revenue Fund (B-2)	-	2	-	2
Senior Reserve Fund (A-1)	-	-	99,381	99,381
Subordinate Reserve Fund (A-1)	-	-	9,150	9,150
Subordinate Prepayment Fund (A-1)	-	-	13,390	13,390
Deposits	5,250	-	-	5,250
TOTAL ASSETS	\$ 1,438,396	\$ 482,578	\$ 332,530	\$ 2,253,504
<u>LIABILITIES</u>				
Accounts Payable	\$ 5,661	\$ -	\$ -	\$ 5,661
Accrued Expenses	28,929	-	-	28,929
Due To Developer	13,258	-	-	13,258
Sales Tax Payable	29	-	-	29
Deposits	100	-	-	100
Deferred Revenue	-	340,438	-	340,438
Due To Other Funds	429,243	-	-	429,243
TOTAL LIABILITIES	477,220	340,438	-	817,658
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	5,250	-	-	5,250
Restricted for:				
Debt Service	-	142,140	332,530	474,670
Assigned to:				
Operating Reserves	158,502	-	-	158,502
Reserves - Buildings	109,200	-	-	109,200
Unassigned:	688,224	-	-	688,224
TOTAL FUND BALANCES	\$ 961,176	\$ 142,140	\$ 332,530	\$ 1,435,846
TOTAL LIABILITIES & FUND BALANCES	\$ 1,438,396	\$ 482,578	\$ 332,530	\$ 2,253,504

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-22 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,846	0.00%	\$ 1,041
Room Rentals	2,000	421	21.05%	70
Interest - Tax Collector	-	3	0.00%	-
Special Assmnts- Tax Collector	637,198	613,727	96.32%	500,017
Special Assmnts- CDD Collected	131,497	65,748	50.00%	65,748
Special Assmnts- Discounts	(25,488)	(24,523)	96.21%	(19,963)
Other Miscellaneous Revenues	-	20	0.00%	-
TOTAL REVENUES	745,207	658,242	88.33%	546,913
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	8,800	800	9.09%	400
FICA Taxes	673	61	9.06%	31
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Engineering	5,000	-	0.00%	-
ProfServ-Legal Services	15,000	1,828	12.19%	1,593
ProfServ-Mgmt Consulting	39,056	9,764	25.00%	3,255
ProfServ-Trustee Fees	11,000	7,804	70.95%	5,469
ProfServ-E-mail Maintenance	2,000	314	15.70%	105
Auditing Services	6,500	-	0.00%	-
Contract-Website Hosting	1,579	1,549	98.10%	-
Miscellaneous Mailings	2,400	27	1.13%	8
Public Officials Insurance	2,905	-	0.00%	-
Legal Advertising	2,000	581	29.05%	335
Misc-Property Taxes	550	-	0.00%	-
Misc-Assessment Collection Cost	12,743	12,295	96.48%	9,601
Tax Collector/Property Appraiser Fees	150	89	59.33%	-
Dues, Licenses, Subscriptions	325	175	53.85%	-
Total Administration	116,881	35,287	30.19%	20,797
<u>Electric Utility Services</u>				
Utility - Irrigation	3,500	382	10.91%	133
Street Lights	45,084	9,843	21.83%	3,272
Total Electric Utility Services	48,584	10,225	21.05%	3,405
<u>Garbage/Solid Waste Services</u>				
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 December 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-22 ACTUAL
<u>Water-Sewer Comb Services</u>				
Utility Services	22,250	2,952	13.27%	-
Total Water-Sewer Comb Services	22,250	2,952	13.27%	-
<u>Stormwater Control</u>				
Stormwater Assessment	562	-	0.00%	-
Conservation & Wetlands	8,500	-	0.00%	-
Aquatic Maintenance	17,500	2,064	11.79%	688
Total Stormwater Control	26,562	2,064	7.77%	688
<u>Other Physical Environment</u>				
Insurance - Property	9,407	7,500	79.73%	-
Insurance - General Liability	3,582	2,605	72.72%	-
R&M-Mulch	21,600	-	0.00%	-
R&M-Well Maintenance	2,500	-	0.00%	-
Landscape Maintenance	162,324	40,580	25.00%	13,527
Landscape Replacement	60,000	8,247	13.75%	3,347
Irrigation Repairs & Replacement	9,500	817	8.60%	-
Holiday Decoration	10,000	2,650	26.50%	-
Utility Deposit Bond	1,800	-	0.00%	-
Reserve	109,200	-	0.00%	-
Total Other Physical Environment	389,913	62,399	16.00%	16,874
<u>Contingency</u>				
Misc-Contingency	20,029	3,695	18.45%	1,147
Total Contingency	20,029	3,695	18.45%	1,147
<u>Road and Street Facilities</u>				
Pressure Cleaning	13,500	6,345	47.00%	6,345
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	6,345	29.51%	6,345
<u>Parks and Recreation</u>				
Payroll-Salaries	34,074	-	0.00%	-
Clubhouse - Facility Janitorial Service	3,214	825	25.67%	275
Pest Control	425	105	24.71%	105
Contracts-Pools	10,200	2,550	25.00%	850

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-22 ACTUAL
Telephone/Fax/Internet Services	3,000	528	17.60%	176
Utility - Recreation Facilities	6,600	1,815	27.50%	641
Utility - Fountains	3,750	127	3.39%	43
R&M-Clubhouse	10,000	198	1.98%	192
R&M-Fountain	5,000	-	0.00%	-
R&M-Parking Lots	1,500	-	0.00%	-
R&M-Pools	2,500	-	0.00%	-
Athletic/Park Court/Field Repairs	1,500	-	0.00%	-
Amenity Maintenance & Repairs	5,000	174	3.48%	170
Facility A/C & Heating Maintenance & Repair	1,500	-	0.00%	-
Security System Monitoring & Maint.	2,500	1,134	45.36%	378
Entry & Walls Maintenance	2,000	-	0.00%	-
Access Control Maintenance & Repair	2,500	-	0.00%	-
Miscellaneous Expenses	1,500	160	10.67%	69
Office Supplies	250	35	14.00%	-
Clubhouse - Facility Janitorial Supplies	400	9	2.25%	-
Facility Supplies	1,000	83	8.30%	35
Dog Waste Station Service & Supplies	240	-	0.00%	-
Pool Permits	500	-	0.00%	-
Total Parks and Recreation	99,153	7,743	7.81%	2,934
TOTAL EXPENDITURES	745,207	130,710	17.54%	52,190
Excess (deficiency) of revenues				
Over (under) expenditures	-	527,532	0.00%	494,723
Net change in fund balance	\$ -	\$ 527,532	0.00%	\$ 494,723
FUND BALANCE, BEGINNING (OCT 1, 2022)	433,644	433,644		
FUND BALANCE, ENDING	\$ 433,644	\$ 961,176		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-22 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 6	0.00%	\$ 1
Special Assmnts- Tax Collector	230,014	228,433	99.31%	186,109
Special Assmnts- CDD Collected	760,884	-	0.00%	-
Special Assmnts- Discounts	(9,201)	(9,128)	99.21%	(7,430)
TOTAL REVENUES	981,697	219,311	22.34%	178,680
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	4,600	4,386	95.35%	3,573
Total Administration	4,600	4,386	95.35%	3,573
Debt Service				
Principal Debt Retirement	285,000	-	0.00%	-
Interest Expense Series A	415,725	207,863	50.00%	-
Interest Expense Series B	286,125	143,063	50.00%	-
Total Debt Service	986,850	350,926	35.56%	-
TOTAL EXPENDITURES	991,450	355,312	35.84%	3,573
Excess (deficiency) of revenues Over (under) expenditures	(9,753)	(136,001)	1394.45%	175,107
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(9,753)	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(9,753)	-	0.00%	-
Net change in fund balance	\$ (9,753)	\$ (136,001)	1394.45%	\$ 175,107
FUND BALANCE, BEGINNING (OCT 1, 2022)	278,141	278,141		
FUND BALANCE, ENDING	\$ 268,388	\$ 142,140		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-22 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 1,003	0.00%	\$ 337
Special Assmnts- Tax Collector	238,147	221,541	93.03%	180,495
Special Assmnts- Discounts	(9,526)	(8,852)	92.92%	(7,206)
TOTAL REVENUES	228,621	213,692	93.47%	173,626
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	4,763	4,254	89.31%	3,466
Total Administration	4,763	4,254	89.31%	3,466
Debt Service				
Principal Debt Retirement	125,000	-	0.00%	-
Interest Expense Series A	91,762	45,606	49.70%	-
Total Debt Service	216,762	45,606	21.04%	-
TOTAL EXPENDITURES	221,525	49,860	22.51%	3,466
Excess (deficiency) of revenues				
Over (under) expenditures	7,096	163,832	2308.79%	170,160
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	7,096	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	7,096	-	0.00%	-
Net change in fund balance	\$ 7,096	\$ 163,832	2308.79%	\$ 170,160
FUND BALANCE, BEGINNING (OCT 1, 2022)	168,698	168,698		
FUND BALANCE, ENDING	\$ 175,794	\$ 332,530		

**New River
Community Development District**

Supporting Schedules

December 31, 2022

New River

Community Development District

Monthly Collection Report For the Fiscal Year Ending September 30, 2023

					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 FY23				\$ 1,104,382	\$ 637,199	\$ 237,169	\$ 230,014
Allocation %				100%	58%	21%	21%
11/07/22	\$ 1,486	\$ 84	\$ 30	\$ 1,600	\$ 923	\$ 344	\$ 333
11/15/22	\$ 48,299	\$ 2,054	\$ 986	\$ 51,339	\$ 29,621	\$ 11,025	\$ 10,693
11/21/22	\$ 57,270	\$ 2,435	\$ 1,169	\$ 60,874	\$ 35,122	\$ 13,073	\$ 12,678
11/25/22	\$ 78,338	\$ 3,331	\$ 1,599	\$ 83,267	\$ 48,043	\$ 17,882	\$ 17,342
12/02/22	\$ 679,238	\$ 28,879	\$ 13,862	\$ 721,979	\$ 416,563	\$ 155,047	\$ 150,369
12/09/22	\$ 63,100	\$ 2,683	\$ 1,288	\$ 67,071	\$ 38,698	\$ 14,404	\$ 13,969
12/20/22	\$ 73,044	\$ 3,037	\$ 1,491	\$ 77,572	\$ 44,757	\$ 16,659	\$ 16,156
TOTAL	\$ 1,000,775	\$ 42,502	\$ 20,424	\$ 1,063,701	\$ 613,727	\$ 228,433	\$ 221,541
% COLLECTED					96%	96%	96%
TOTAL OUTSTANDING					\$ 40,680	\$ 8,736	\$ 8,473

Cash and Investment Report

December 31, 2022

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND			
Checking Account - Operating New	Bank United	-	\$1,075,034
Money Market Account - Operating New	Valley Bank	0.30%	358,112
			<u>1,433,146</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 Expenditure A-2	US Bank	0.02%	92,491
Series 2010 Reserve Fund A-2	US Bank	0.02%	149,587
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%	2
	Subtotal Fund 201		<u>263,610</u>
Series 2020 Revenue Fund A-1	US Bank	0.02%	337
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%	13,390
	Subtotal Fund 202		<u>122,258</u>
	Subtotal DS		<u>385,868</u>
	Total		<u><u>\$1,819,014</u></u>

New River CDD

Bank Reconciliation

Bank Account No. 6620 Bank United Checking
Statement No. 12/22
Statement Date 12/31/2022

G/L Balance (LCY)	1,075,033.96	Statement Balance	1,081,865.36
G/L Balance	1,075,033.96	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	1,081,865.36
Subtotal	1,075,033.96	Outstanding Checks	6,831.40
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	1,075,033.96	Ending Balance	1,075,033.96
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
10/31/2022	Payment	2292	GRAU & ASSOCIATES	1,400.00	0.00	1,400.00
12/1/2022	Payment	DD325	JEFFREY D. SMITH	184.70	0.00	184.70
12/1/2022	Payment	DD326	JORDAN M. ALEXANDER	184.70	0.00	184.70
12/20/2022	Payment	2311	DCSI INC	378.00	0.00	378.00
12/22/2022	Payment	2317	TIMES PUBLISHING COMPANY	334.50	0.00	334.50
12/27/2022	Payment	2318	HEAT WAVE PRESSURE WASHING LLC	4,349.50	0.00	4,349.50
Total Outstanding Checks.....				6,831.40		6,831.40

New River
Community Development District

Check Register

12/1/2022 - 12/31/2022

NEW RIVER

Community Development District

**Payment Register by Fund
For the Period from 12/01/22 to 12/31/22
(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	2303	12/06/22	ALL DONE SERVICES, INC	236	CLUBHOUSE CLEANING SERV FOR NOV' 2022	Clubhouse - Facility Janitorial Service	531131-57201	\$275.00
001	2304	12/06/22	INFRAMARK, LLC	86040	MANAGEMENT SERVICES NOV 2022	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,254.67
001	2304	12/06/22	INFRAMARK, LLC	86040	MANAGEMENT SERVICES NOV 2022	COPIES	541030-51301	\$0.54
001	2304	12/06/22	INFRAMARK, LLC	86040	MANAGEMENT SERVICES NOV 2022	POSTAGE	541030-51301	\$12.54
001	2304	12/06/22	INFRAMARK, LLC	86040	MANAGEMENT SERVICES NOV 2022	GO DADDY - DOMAIN RENEWAL	534384-51301	\$11.07
001	2305	12/06/22	SR LANDSCAPING LLC	7548	MONTHLY IRRIGATION INSPECTION SEPT 2022	Irrigation Repairs & Replacem.	546932-53908	\$472.40
001	2306	12/09/22	COMPLETE I.T.	9854	EMAIL SERVICES DEC 2022	ProfServ-E-mail Maintenance	531096-51301	\$104.65
001	2307	12/09/22	STRALEY ROBIN VERICKER	22425	GENERAL MATTERS THRU NOV 15, 2022	ProfServ-Legal Services	531023-51401	\$1,592.57
001	2308	12/09/22	SUNCOAST POOL SERVICE	8863	POOL SERVICE/OPS CHECK W CHEMICALS	Contracts-Pools	534078-57201	\$850.00
001	2309	12/09/22	SR LANDSCAPING LLC	6445	IRRIGATION REPAIRS	Irrigation Repairs & Replacem.	546932-53908	\$817.10
001	2310	12/13/22	SOLITUDE LAKE MANAGEMENT LLC	PSI-32772	DEC 2022 BILLING	Aquatic Maintenance	546995-53805	\$688.00
001	2311	12/20/22	DCSI INC	30203	ACCESS SYSTEM	Access Control Maintenance & Repair	546998-57201	\$378.00
001	2312	12/20/22	HEAT WAVE PRESSURE WASHING LLC	3038	DEPOSIT - PRESSURE WASHING	Pressure Cleaning	531114-54100	\$1,995.00
001	2313	12/20/22	SR LANDSCAPING LLC	6643	AUGUST 2022 LANDSCAPE MAINTENANCE	Landscape Maintenance	546300-53908	\$13,526.58
001	2314	12/20/22	U.S. BANK C/O NEW RIVER CDD	6735762	ADMIN FEES 11/1/22-10/31/23	ProfServ-Trustee Fees	531045-51301	\$5,469.20
001	2315	12/20/22	SR LANDSCAPING LLC	5149	#2405 - PAVER PARK FOUNTAIN	Landscape Replacement	546338-53908	\$1,794.99
001	2316	12/20/22	HOLBROOK ASPHALT LLC	HAU921499	CRACK REPAIR/SEALANT/TREATMENT FOR CDD ROADWAY	Reserve	568022-53908	\$105,961.35
001	2317	12/22/22	TIMES PUBLISHING COMPANY	16264-120422	AD - 12/4/22- RFQ	Legal Advertising	548002-51401	\$334.50
001	2318	12/27/22	HEAT WAVE PRESSURE WASHING LLC	3045	FOUNTAIN PROJECT- DEPOSIT	Pressure Cleaning	531114-54100	\$4,349.50
001	DD324	12/07/22	FRONTIER ACH	111322-2105 ACH	SERVICES 11/13/22-12/12/22	Telephone/Fax/Internet Services	541009-57201	\$175.98
001	DD328	12/13/22	CARDMEMBER SERVICE	11172022 ACH	PURCHASES 10/19/22-11/16/22	WALMART- WASP SPRAY	546176-57201	\$4.12
001	DD328	12/13/22	CARDMEMBER SERVICE	11172022 ACH	PURCHASES 10/19/22-11/16/22	LOWES- BUCKET	552159-57201	\$4.98
001	DD328	12/13/22	CARDMEMBER SERVICE	11172022 ACH	PURCHASES 10/19/22-11/16/22	RACETRAC- FUEL	549999-57201	\$37.93
001	DD328	12/13/22	CARDMEMBER SERVICE	11172022 ACH	PURCHASES 10/19/22-11/16/22	WALMART- TRASH BAGS	552159-57201	\$14.68
001	DD329	12/13/22	PASCO COUNTY UTILITIES SERVICES	11222022 ACH	SERVICE 10/13/22-11/14/22	Utility Services	543063-53601	\$1,546.39
001	DD330	12/23/22	WITHLACOOCHEE RIVER ELECTRIC	12092022 ACH	SERVICES 11/3/22-12/6/22	Street Lights	543057-53100	\$3,272.32
001	DD330	12/23/22	WITHLACOOCHEE RIVER ELECTRIC	12092022 ACH	SERVICES 11/3/22-12/6/22	Utility - Irrigation	543014-53100	\$132.83
001	DD330	12/23/22	WITHLACOOCHEE RIVER ELECTRIC	12092022 ACH	SERVICES 11/3/22-12/6/22	Utility - Recreation Facilities	543079-57201	\$640.80
001	DD330	12/23/22	WITHLACOOCHEE RIVER ELECTRIC	12092022 ACH	SERVICES 11/3/22-12/6/22	Utility - Fountains	543085-57201	\$43.13
001	DD325	12/01/22	JEFFREY D. SMITH	PAYROLL	December 01, 2022 Payroll Posting			\$184.70
001	DD326	12/01/22	JORDAN M. ALEXANDER	PAYROLL	December 01, 2022 Payroll Posting			\$184.70
Fund Total								\$148,130.22

Total Checks Paid	\$148,130.22
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Fourth Order of Business

4Bi.

NEW RIVER CDD

Tuesday, January 10, 2023

Prepared For Board Of Supervisors

24 Issues Identified

Brenden Crawford
Inframark





Issue 1

Assigned To Sunrise
Community Clubhouse - Soft
Edge mulch beds.



Issue 2

Assigned To Sunrise
Community Clubhouse -
Remove leafs from frost
damage.



Issue 3

Assigned To Sunrise
Community Clubhouse-
Remove Spanish moss 15 ft
and below.



Issue 4

Assigned To Sunrise
Community Clubhouse - Round
up should not be used to edge
mulch beds.



Issue 5

Assigned To Sunrise
Community Clubhouse- Wet
lands surrounding pond are
overgrown. Recommend
cutting back to allow for
regular mowing and pond
maintenance functions.



Issue 6

Assigned To Sunrise
Community Clubhouse-
Abundance of weeds and lack
of mulch throughout mulch
beds.



Issue 7

Assigned To Sunrise

Community Clubhouse- Treat
sod for Dollar weed.



Issue 8

Assigned To Sunrise

Community Clubhouse - Hand
pull weeds in pocket park ADA
mulch.



Issue 9

Assigned To Sunrise

Community Clubhouse - Treat weeds surrounding drains.



Issue 10

Assigned To Sunrise

Cypress Village Entrance- Top soil was not applied for annuals.



Issue 11

Hawthorne Mail Kiosk -
Remove dead tree and replace.



Issue 12

Assigned To Sunrise
Hawthorne Community -
Across from Little Stream Lane
weeds are overtaking mulch
bed.



Issue 13

Assigned To Sunrise
Hawthorne Community -
Across from Little Stream Lane
native grass is overgrown.



Issue 14

Assigned To Sunrise
Hawthorne Community Park-
Weeds are overtaking mulch
beds and suffocating native
grass.



Issue 15

Assigned To Sunrise

Hawthorne Community Park-

No soft edge has been performed leading to St.

Augustine running into mulch beds.



Issue 16

Assigned To Sunrise

Hawthorne Community Park -

Treat Crack weeds throughout community sidewalks.



Issue 17

Assigned To Sunrise

Hawthorne Community Park -
Spanish moss is suffocating
trees.



Issue 18

Assigned To Sunrise

Hawthorne Community Park-
Trees are leaning, recommend
staking.



Issue 19

Assigned To Sunrise

Hawthorne Community Park-
Weeds have grown through
shrubs. Recommend hand
pulling.



Issue 20

Assigned To Sunrise

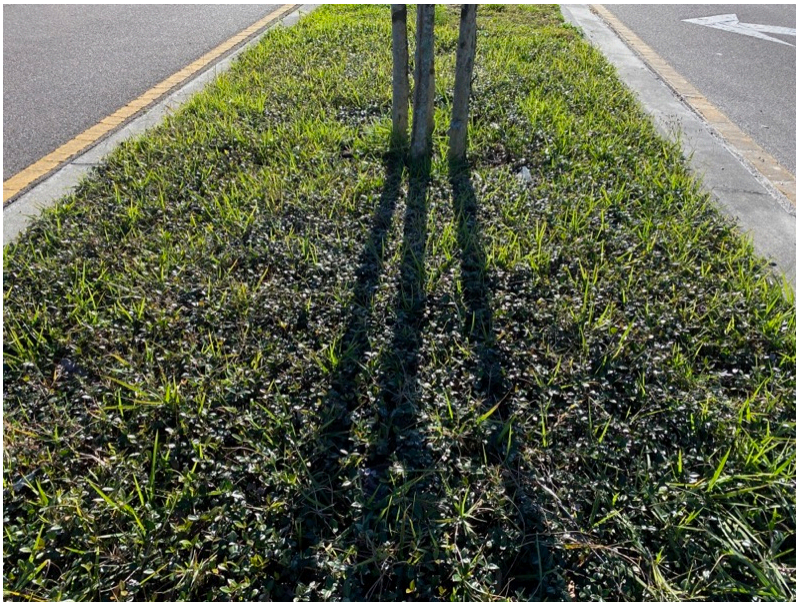
Hawthorne Community Park -
Soft edge around irrigation
boxes for easy visibility.



Issue 21

Assigned To Sunrise

River Glen Blvd- Recommend removing sod and replacing.



Issue 22

Assigned To Sunrise

River Glen Blvd- Weeds have grown through ground cover, recommend hand pulling.



Issue 23

Assigned To Sunrise

Throughout community ant hills have not been treated.

Issue 24

Assigned To Board Of Supervisors

General Comments -

1. Neglect of mulch beds have lead to weeds overtaking plant material and numerous irrigation leaks.
2. Shrubs and native grass have not been trimmed/pruned according to contracted services. Many areas are overgrown and have low lying branches.
3. Many mulch beds have debris throughout and should be cleaned appropriately.

4Bii.

Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 43013559.048

Application No(s): 809405

Project Name: Avalon Park West Land Excavation Operating Permit

Phase (if applicable):

A. **Request to Transfer:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By: Marybel Defillo

Signature of Permittee

SITEX NR Holding, LLC

Company Name

407-658-6565 Ext. 122 / marybeld@avalonparkgroup.com

Phone/email address

Marybel Defillo

Name and Title

3801 Avalon Park Blvd. East, Ste 400

Company Address

Orlando, FL 32828

City, State, Zip

B. **Agreement for System Operation and Maintenance Responsibility:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: Mark Vega

Signature of Representative of O&M Entity

Mark Vega / District Manager

Name and Title

mark.vega@inframark.com

Email Address

954-603-0033

Phone

New River Community Development District

Name of Entity for O&M

210 N. University Drive, Suite 702

Address

Coral Springs, FL 33071

City, State, Zip

Date

Enclosed are the following documents, as applicable:

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- ☒ Copy of all recorded plats
- ☐ Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- ☐ Copy of filed articles of incorporation (if filed before 1995)
- ☐ A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)



4D.

SOLITUDE

LAKE MANAGEMENT



New River CDD Waterway Inspection Report

Reason for Inspection: Normal growth observed

Inspection Date: 2023-01-06

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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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 no seasonal nuisance vegetation.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 2

Comments:

Normal growth observed
While the alligatorweed is now under control, some seasonal torpedograss and pennywort have cropped up.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 3

Comments:

Site looks good
The site remains in good condition with no nuisance vegetation although the water is a bit turbid.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 4

Comments:

Site looks good
The site remains in good condition with no seasonal growth to note.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 5

Comments:

Site looks good
The site is in good condition with no nuisance shoreline vegetation and good water clarity.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6A

Comments:

Site looks good
The site is in good condition with no seasonal growth and good water clarity.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6B

Comments:

Site looks good

The site remains in good condition with no nuisance, shoreline weeds and good water clarity.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 7

Comments:

Requires attention

The site still has a dark persistent algae that needs to be addressed.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 8

Comments:

Site looks good

The homeowners' shoreline is clean and there is good water clarity but the shelf has some pennywort encroaching from it.

Action Required:

Routine maintenance next visit

Target:

Pennywort



Site: 9

Comments:

Normal growth observed

The water level is still up and the site has some seasonal torpedograss growth along the shoreline.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 10

Comments:

Site looks good

There is a high amount of primrose decay but no seasonal growth noted and no algae that was there the last two months.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 11

Comments:

Normal growth observed

There is some seasonal pennywort and torpedograss growth along the perimeter of the site.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 12

Comments:

Site looks good

The site is in good condition with no noted nuisance shoreline vegetation.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site:

Comments:

Action Required:

Target:

Management Summary

Sites 2, 9 & 11 all had some seasonal shoreline vegetation growing. Mostly in the form of torpedograss or pennywort. Both species are easily controlled and the swaths aren't large so control should be gained fairly quickly.

Site 7 has rebound algae yet again and will require another treatment to control the darker algae you see.

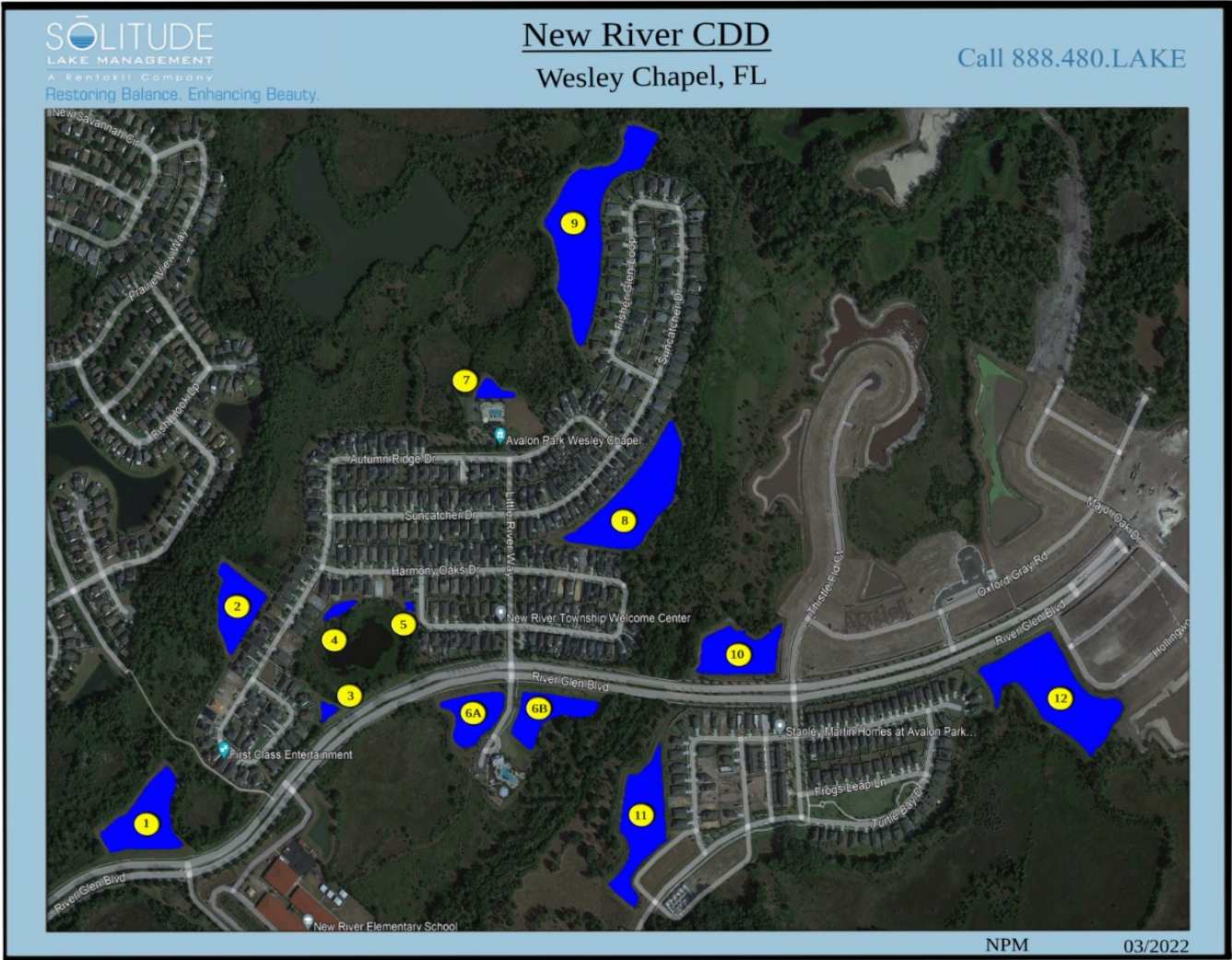
There were no other issues noted during the inspection. Most of the other sites have clean shoreline and good water clarity for the most part.

Thank You For Choosing SOLitude Lake Management!

New River CDD Waterway Inspection Report

Agenda Page 52
2023-01-06

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	Site looks good	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	Site looks good	Species non-specific	Routine maintenance next visit
7	Requires attention	Surface algae	Routine maintenance next visit
8	Site looks good	Pennywort	Routine maintenance next visit
9	Normal growth observed	Torpedograss	Routine maintenance next visit
10	Site looks good	Species non-specific	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



4Ei.

