

New River Community Development District

Agenda Page 1

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
Robert Dvorak, District Engineer
Stephen Brletic, District Engineer

Meeting Agenda

March 17, 2023 at 11:30 a.m.

- 1. Call to Order/Roll Call**
- 2. Audience Comments**
- 3. Consent Agenda**
 - A. Approval of the February 17, 2023 Meeting Minutes (Page 2)
 - B. Financials Dated February 2023 (Page 5)
 - C. Ratification of Triangle Pool Service Agreement (Page 20)
 - D. Ratification of Triangle Pool Splash Pad Feature Pump Proposal (Page 22)
- 4. Staff Reports**
 - A. District Engineer
 - B. District Counsel
 - C. Landscape & Irrigation Maintenance
 - D. Aquatic Maintenance (Page 27)
 - E. District Manager
 - i. Discussion and Placement of HOA Funded Shade Structures Around the Pool (Page 36)
- 5. Old Business**
- 6. New Business**
- 7. Supervisors' Requests**
- 8. Adjournment**

*Next Regular Meeting is April 21, 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

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 Friday, February 17, 2023 at 11:30 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 (Via Telephone)
Stephen Brletic	District Engineer
Robert Dvorak	District Engineer

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

- None.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. **Approval of the January 20, 2023 Meeting Minutes**
- B. **Financials Dated January 2023**

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

- Mr. Dvorak and Mr. Brletic introduced themselves as this was their first meeting as the new district engineering firm and provided a brief report of projects.

B. District Counsel

- Discussion ensued on the parking policy and Mr. Babbar will rewrite the parking policy resolution.

C. Landscape & Irrigation Maintenance

- Mr. Halle requested information be sent to him as to the new projects approved at the last meeting.

D. Aquatics Maintenance

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

E. District Manager

- Mr. Vega will acquire a new coffee table for the clubhouse and have the old one disposed of. Mr. Vega will find out what the bridge corner bead material will be constructed of.

FIFTH ORDER OF BUSINESS

Old Business

A. Reminder of February Meeting Discussion on Street Parking

<p>On MOTION by Mr. Smith seconded by Mr. Mercier with all in favor Resolution 2023-02, no parking on street in Cypress Village, was adopted and the purchase of two signs was approved.</p>
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B. Discussion of Downtown Resident Usage

- Discussion ensued and Mr. Babbar will rewrite the resident usage policy.

SIXTH ORDER OF BUSINESS

New Business

- None.

The record will reflect Mr. Halle left the meeting.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

- Mr. Lione questioned reclaimed water pressure.
- Mr. Jordan noticed there is moisture on vent in the clubhouse, staff will address.

February 17, 2023

New River Community Development District

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Lione seconded by Mr. Mercier with all in favor the meeting was adjourned.

Mark Vega, Secretary

**New River
Community Development District**

Financial Report

February 28, 2023

Prepared by



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**New River
Community Development District**

Financial Statements

(Unaudited)

February 28, 2023

Balance Sheet
February 28, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2010 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 1,039,989	\$ -	\$ -	\$ 1,039,989
Due From Other Funds	-	224,134	215,281	439,415
Investments:				
Money Market Account	360,499	-	-	360,499
Prepayment Fund (A-2)	-	1,694	-	1,694
Prepayment Fund (B-2)	-	1,236	-	1,236
Remedial Indenture (A-2)	-	92,492	-	92,492
Reserve Fund (A-2)	-	149,589	-	149,589
Reserve Fund (B-2)	-	18,597	-	18,597
Revenue Fund (A-1)	-	-	1,025	1,025
Revenue Fund (A-2)	-	1	-	1
Revenue Fund (B-2)	-	2	-	2
Senior Reserve Fund (A-1)	-	-	99,381	99,381
Subordianate Reserve Fund (A-1)	-	-	9,150	9,150
Subordinate Prepayment Fund (A-1)	-	-	3,390	3,390
Prepaid Items	3,191	-	-	3,191
Deposits	5,250	-	-	5,250
TOTAL ASSETS	\$ 1,408,929	\$ 487,745	\$ 328,227	\$ 2,224,901
<u>LIABILITIES</u>				
Accounts Payable	\$ 10,382	\$ -	\$ -	\$ 10,382
Accrued Expenses	27,053	-	-	27,053
Due To Developer	13,258	-	-	13,258
Deposits	100	-	-	100
Deferred Revenue	-	340,438	-	340,438
Due To Other Funds	439,415	-	-	439,415
TOTAL LIABILITIES	490,208	340,438	-	830,646
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	3,191	-	-	3,191
Deposits	5,250	-	-	5,250
Restricted for:				
Debt Service	-	147,307	328,227	475,534
Assigned to:				
Operating Reserves	158,502	-	-	158,502
Reserves - Buildings	109,200	-	-	109,200
Unassigned:	642,578	-	-	642,578
TOTAL FUND BALANCES	\$ 918,721	\$ 147,307	\$ 328,227	\$ 1,394,255
TOTAL LIABILITIES & FUND BALANCES	\$ 1,408,929	\$ 487,745	\$ 328,227	\$ 2,224,901

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 5,233	0.00%	\$ 1,118
Room Rentals	2,000	721	36.05%	-
Interest - Tax Collector	-	164	0.00%	-
Special Assmnts- Tax Collector	637,198	628,374	98.62%	9,161
Special Assmnts- CDD Collected	131,497	98,623	75.00%	32,874
Special Assmnts- Discounts	(25,488)	(25,011)	98.13%	(297)
Other Miscellaneous Revenues	-	1,031	0.00%	-
TOTAL REVENUES	745,207	709,135	95.16%	42,856
EXPENDITURES				
<u>Administration</u>				
P/R-Board of Supervisors	8,800	4,000	45.45%	2,000
FICA Taxes	673	306	45.47%	153
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Engineering	5,000	4,988	99.76%	-
ProfServ-Legal Services	15,000	4,770	31.80%	1,802
ProfServ-Mgmt Consulting	39,056	16,273	41.67%	3,255
ProfServ-Trustee Fees	11,000	7,804	70.95%	-
ProfServ-E-mail Maintenance	2,000	538	26.90%	120
Auditing Services	6,500	-	0.00%	-
Contract-Website Hosting	1,579	1,549	98.10%	-
Miscellaneous Mailings	2,400	92	3.83%	39
Public Officials Insurance	2,905	-	0.00%	-
Legal Advertising	2,000	1,158	57.90%	-
Misc-Property Taxes	550	-	0.00%	-
Misc-Assessment Collection Cost	12,743	12,578	98.71%	177
Tax Collector/Property Appraiser Fees	150	89	59.33%	-
Dues, Licenses, Subscriptions	325	175	53.85%	-
Total Administration	116,881	54,320	46.47%	7,546
<u>Electric Utility Services</u>				
Utility - Irrigation	3,500	806	23.03%	288
Street Lights	45,084	16,432	36.45%	3,272
Total Electric Utility Services	48,584	17,238	35.48%	3,560
<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 February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 ACTUAL
<u>Water-Sewer Comb Services</u>				
Utility Services	22,250	4,914	22.09%	678
Total Water-Sewer Comb Services	22,250	4,914	22.09%	678
<u>Stormwater Control</u>				
Stormwater Assessment	562	-	0.00%	-
Conservation & Wetlands	8,500	-	0.00%	-
Aquatic Maintenance	17,500	3,440	19.66%	688
Total Stormwater Control	26,562	3,440	12.95%	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	74,330	45.79%	16,473
Landscape Replacement	60,000	8,247	13.75%	-
Irrigation Repairs & Replacement	9,500	6,959	73.25%	3,484
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	102,291	26.23%	19,957
<u>Contingency</u>				
Misc-Contingency	20,029	11,890	59.36%	6,881
Total Contingency	20,029	11,890	59.36%	6,881
<u>Road and Street Facilities</u>				
Pressure Cleaning	13,500	12,689	93.99%	-
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	12,689	59.02%	-
<u>Parks and Recreation</u>				
Payroll-Salaries	34,074	-	0.00%	-
Clubhouse - Facility Janitorial Service	3,214	1,375	42.78%	550
Pest Control	425	1,605	377.65%	1,500
Contracts-Pools	10,200	4,550	44.61%	1,000

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 ACTUAL
Telephone/Fax/Internet Services	3,000	880	29.33%	176
Utility - Recreation Facilities	6,600	3,556	53.88%	1,130
Utility - Fountains	3,750	264	7.04%	95
R&M-Clubhouse	10,000	1,520	15.20%	1,322
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	461	9.22%	160
Facility A/C & Heating Maintenance & Repair	1,500	-	0.00%	-
Security System Monitoring & Maint.	2,500	1,890	75.60%	378
Entry & Walls Maintenance	2,000	-	0.00%	-
Access Control Maintenance & Repair	2,500	499	19.96%	-
Miscellaneous Expenses	1,500	366	24.40%	63
Office Supplies	250	35	14.00%	-
Clubhouse - Facility Janitorial Supplies	400	34	8.50%	-
Facility Supplies	1,000	171	17.10%	62
Dog Waste Station Service & Supplies	240	70	29.17%	48
Pool Permits	500	-	0.00%	-
Total Parks and Recreation	99,153	17,276	17.42%	6,484
TOTAL EXPENDITURES	745,207	224,058	30.07%	45,794
Excess (deficiency) of revenues				
Over (under) expenditures	-	485,077	0.00%	(2,938)
Net change in fund balance	\$ -	\$ 485,077	0.00%	\$ (2,938)
FUND BALANCE, BEGINNING (OCT 1, 2022)	433,644	433,644		
FUND BALANCE, ENDING	\$ 433,644	\$ 918,721		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 7	0.00%	\$ 1
Special Assmnts- Tax Collector	230,014	233,885	101.68%	3,410
Special Assmnts- CDD Collected	760,884	-	0.00%	-
Special Assmnts- Discounts	(9,201)	(9,309)	101.17%	(111)
TOTAL REVENUES	981,697	224,583	22.88%	3,300
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	4,600	4,491	97.63%	66
Total Administration	4,600	4,491	97.63%	66
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	355,417	35.85%	66
Excess (deficiency) of revenues				
Over (under) expenditures	(9,753)	(130,834)	1341.47%	3,234
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)	\$ (130,834)	1341.47%	\$ 3,234
FUND BALANCE, BEGINNING (OCT 1, 2022)	278,141	278,141		
FUND BALANCE, ENDING	\$ 268,388	\$ 147,307		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 1,791	0.00%	\$ 407
Special Assmnts- Tax Collector	238,147	226,828	95.25%	3,307
Special Assmnts- Discounts	(9,526)	(9,028)	94.77%	(107)
TOTAL REVENUES	228,621	219,591	96.05%	3,607
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	4,763	4,356	91.45%	64
Total Administration	4,763	4,356	91.45%	64
Debt Service				
Principal Debt Retirement	125,000	10,100	8.08%	10,100
Interest Expense Series A	91,762	45,606	49.70%	-
Total Debt Service	216,762	55,706	25.70%	10,100
TOTAL EXPENDITURES	221,525	60,062	27.11%	10,164
Excess (deficiency) of revenues				
Over (under) expenditures	7,096	159,529	2248.15%	(6,557)
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	\$ 159,529	2248.15%	\$ (6,557)
FUND BALANCE, BEGINNING (OCT 1, 2022)	168,698	168,698		
FUND BALANCE, ENDING	\$ 175,794	\$ 328,227		

**New River
Community Development District**

Supporting Schedules

February 28, 2023

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
01/12/23	\$ 8,994	\$ 331	\$ 184	\$ 9,509	\$ 5,486	\$ 2,042	\$ 1,980
02/07/23	\$ 15,055	\$ 515	\$ 307	\$ 15,877	\$ 9,161	\$ 3,410	\$ 3,307
TOTAL	\$ 1,024,824	\$ 43,348	\$ 20,915	\$ 1,089,087	\$ 628,374	\$ 233,884	\$ 226,828
% COLLECTED					99%	99%	99%
TOTAL OUTSTANDING				\$ 15,294	\$ 8,824	\$ 3,285	\$ 3,185

Cash and Investment Report

February 28, 2023

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND			
Checking Account - Operating New	Bank United	-	\$1,039,989
Money Market Account - Operating New	Valley Bank	0.30%	360,499
			<u>1,400,488</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%	92,492
Series 2010 Reserve Fund A-2	US Bank	0.02%	149,589
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>263,612</u>
Series 2020 Revenue Fund A-1	US Bank	0.02%	1,025
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%	3,390
	Subtotal Fund 202		<u>112,946</u>
	Subtotal DS		<u>376,558</u>
	Total		<u><u>\$1,777,046</u></u>

New River CDD

Bank Reconciliation

Bank Account No. 6620 Bank United Checking
Statement No. 02-23
Statement Date 2/28/2023

G/L Balance (LCY)	1,039,989.31	Statement Balance	1,078,755.45
G/L Balance	1,039,989.31	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	1,078,755.45
Subtotal	1,039,989.31	Outstanding Checks	38,766.14
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	1,039,989.31	Ending Balance	1,039,989.31
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
2/10/2023	Payment	DD346	Payment of Invoice 000883	4,103.98	0.00	4,103.98
2/21/2023	Payment	2343	DCSI INC	378.00	0.00	378.00
2/21/2023	Payment	2344	RAINMAKER IRRIGATION	30,000.00	0.00	30,000.00
2/21/2023	Payment	2345	STRALEY ROBIN VERICKER	1,802.00	0.00	1,802.00
2/27/2023	Payment	2347	DAVID S LIONE	712.76	0.00	712.76
Total Outstanding Checks.....				38,766.14		38,766.14

New River
Community Development District

Check Register

02/1/2023 - 02/28/2023

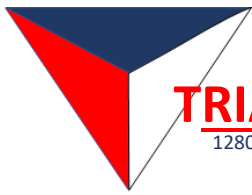
NEW RIVER

Community Development District

**Payment Register by Fund
For the Period from 02/01/23 to 02/28/23
(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	2333	02/01/23	FLAGS UNLIMITED INC	NR-0201	FLAG/FLAGPOLE INSTALL	Misc-Contingency	549900-53985	\$4,717.90
001	2334	02/01/23	HEAT WAVE PRESSURE WASHING LLC	3050	SIDEWALK CLEANING	Pressure Cleaning	531114-54100	\$1,995.00
001	2334	02/01/23	HEAT WAVE PRESSURE WASHING LLC	3057	PRESSURE WASHING - SIDEWALKS/FOUNTAINS	Pressure Cleaning	531114-54100	\$4,349.50
001	2335	02/01/23	STANTEC CONSULTING SERVICES, INC.	2030120	SERVICES THROUGH 12/30/22	ProfServ-Engineering	531013-51501	\$4,988.00
001	2336	02/01/23	SUNCOAST POOL SERVICE	NOV 2022	POOL SERVICE	Contracts-Pools	534078-57201	\$850.00
001	2337	02/06/23	ALL DONE SERVICES, INC	238	CLUBHOUSE CLEANING JAN 2023	Clubhouse - Facility Janitorial Service	531131-57201	\$275.00
001	2338	02/07/23	COMPLETE I.T.	10228	EMAIL SERVICES	ProfServ-E-mail Maintenance	531096-51301	\$119.60
001	2339	02/07/23	INFRAMARK, LLC	88575	MANAGEMENT SERVICES JAN 2023	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,254.67
001	2339	02/07/23	INFRAMARK, LLC	88575	MANAGEMENT SERVICES JAN 2023	COPIES	541030-51301	\$18.40
001	2339	02/07/23	INFRAMARK, LLC	88575	MANAGEMENT SERVICES JAN 2023	POSTAGE	541030-51301	\$7.98
001	2340	02/07/23	RAINMAKER IRRIGATION	43495	MULCH INSTALLATION	Landscape Maintenance	546300-53908	\$3,750.00
001	2341	02/07/23	SOLITUDE LAKE MANAGEMENT LLC	PSI-47751	LAKE MAINTENANCE - FEB 2023	Aquatic Maintenance	546995-53805	\$688.00
001	2342	02/07/23	SUNCOAST POOL SERVICE	9041	POOL SERVICE FEB 2023	Contracts-Pools	534078-57201	\$1,000.00
001	2343	02/21/23	DCSI INC	30400	ACCESS SYSTEM SERVICES	Security System Monitoring & Maint.	546479-57201	\$378.00
001	2344	02/21/23	RAINMAKER IRRIGATION	43475	LANDSCAPING JAN 2023	Landscape Maintenance	546300-53908	\$15,000.00
001	2344	02/21/23	RAINMAKER IRRIGATION	43532	LANDSCAPE SERVICES FEB 2023	Landscape Maintenance	546300-53908	\$15,000.00
001	2345	02/21/23	STRALEY ROBIN VERICKER	22684	SERVICES THRU 1/15/23	ProfServ-Legal Services	531023-51401	\$1,802.00
001	DD340	02/06/23	FRONTIER ACH	01132023-2105 ACH	SERVICE 1/13/23-2/12/23	Telephone/Fax/Internet Services	541009-57201	\$175.98
001	DD344	02/10/23	CARDMEMBER SERVICE	01182023-3230 ACH	PURCHASES 12/20/22-1/18/23	SHERWIN WILLIAMS- PAINT/ MILDEW CLEANER	546176-57201	\$98.22
001	DD344	02/10/23	CARDMEMBER SERVICE	01182023-3230 ACH	PURCHASES 12/20/22-1/18/23	WALMART- MISC SUPPLIES	546176-57201	\$12.04
001	DD344	02/10/23	CARDMEMBER SERVICE	01182023-3230 ACH	PURCHASES 12/20/22-1/18/23	OFFICE DEPOT- PAPER TOWELS	552149-57201	\$25.14
001	DD344	02/10/23	CARDMEMBER SERVICE	01182023-3230 ACH	PURCHASES 12/20/22-1/18/23	RACETRAC- FUEL	549999-57201	\$36.37
001	DD344	02/10/23	CARDMEMBER SERVICE	01182023-3230 ACH	PURCHASES 12/20/22-1/18/23	HOME DEPOT- VEST/ KEYTAGS/SPRING LINK	552159-57201	\$26.91
001	DD344	02/10/23	CARDMEMBER SERVICE	01182023-3230 ACH	PURCHASES 12/20/22-1/18/23	PETCO- MISC SUPPLIES	552161-57201	\$22.46
001	DD344	02/10/23	CARDMEMBER SERVICE	01182023-3230 ACH	PURCHASES 12/20/22-1/18/23	ACE HARDWARE- TRANSPONDER KEY	549999-57201	\$106.99
001	DD344	02/10/23	CARDMEMBER SERVICE	01182023-3230 ACH	PURCHASES 12/20/22-1/18/23	LOWES- RUST SPRAY/KEYS	546176-57201	\$16.54
001	DD345	02/10/23	PASCO COUNTY UTILITIES SERVICES	01262023 ACH	SERVICE 12/2/22-1/10/23	Utility Services	543063-53601	\$678.19
001	DD346	02/10/23	WITHLACOOCHEE RIVER ELECTRIC	01112023 ACH	SERVICE 12/6/22-1/6/23	Street Lights	543057-53100	\$3,272.32
001	DD346	02/10/23	WITHLACOOCHEE RIVER ELECTRIC	01112023 ACH	SERVICE 12/6/22-1/6/23	Utility - Irrigation	543014-53100	\$150.48
001	DD346	02/10/23	WITHLACOOCHEE RIVER ELECTRIC	01112023 ACH	SERVICE 12/6/22-1/6/23	Utility - Recreation Facilities	543079-57201	\$631.74
001	DD346	02/10/23	WITHLACOOCHEE RIVER ELECTRIC	01112023 ACH	SERVICE 12/6/22-1/6/23	Utility - Fountains	543085-57201	\$49.44
001	DD347	02/24/23	WITHLACOOCHEE RIVER ELECTRIC	02082023 ACH	SERVICES 1/6/23-2/3/23	Street Lights	543057-53100	\$3,191.12
001	DD347	02/24/23	WITHLACOOCHEE RIVER ELECTRIC	02082023 ACH	SERVICES 1/6/23-2/3/23	Utility - Irrigation	543014-53100	\$137.90
001	DD347	02/24/23	WITHLACOOCHEE RIVER ELECTRIC	02082023 ACH	SERVICES 1/6/23-2/3/23	Utility - Recreation Facilities	543079-57201	\$498.70
001	DD347	02/24/23	WITHLACOOCHEE RIVER ELECTRIC	02082023 ACH	SERVICES 1/6/23-2/3/23	Utility - Fountains	543085-57201	\$45.88
001	2346	02/24/23	RUSSELL D. MERCIER	PAYROLL	February 24, 2023 Payroll Posting			\$738.80
001	DD341	02/24/23	JEFFREY D. SMITH	PAYROLL	February 24, 2023 Payroll Posting			\$184.70
001	DD342	02/24/23	JORDAN M. ALEXANDER	PAYROLL	February 24, 2023 Payroll Posting			\$184.70
001	2347	02/27/23	DAVID S LIONE	PAYROLL	February 27, 2023 Payroll Posting			\$712.76
Fund Total								\$69,191.43

Total Checks Paid	\$69,191.43
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TRIANGLE POOL SERVICES

12801 S. BELCHER ROAD LARGO, FL 33773 727-531-0473

NEW RIVER CDD

MARCH 2, 2023

5227 AUTUMN RIDGE DRIVE

WESLEY CHAPEL, FL

Billing address 210 N University, Suite 702, Coral Springs, FL 33071 send invoice in PDF to inframark@avidbill.com

Triangle Pool Services is pleased to submit our updated bid for the commercial cleaning and chemicals for the pool and splash pad at the above address. The following cleaning functions will be performed.

1. TEST AND BALANCE WATER.
2. SKIM SURFACE AND VACUUM POOL AND SPLASH PAD.
3. BRUSH WALLS AND FLOOR OF POOL AND SPLASH PAD.
4. CLEAN TILES.
5. MIX CHLORINE AND ACID SOLUTIONS FOR FEEDERS.
6. WATER SAMPLES WILL BE TAKEN PERIODICALLY AND ANALYZED ON OUR HI-TECH COMPUTER WITH CHEMICAL ADJUSTMENTS MADE ACCORDINGLY. THIS ANALYSIS WILL DEFINE THE WATER SAMPLE FOR THE FOLLOWING: TOTAL DISSOLVED SOLIDS, CYANURIC ACID LEVEL, TOTAL CHLORINE, FREE CHLORINE, PH FACTOR, ACID DEMAND, ALKALI DEMAND, TOTAL ALKALINITY, CALCIUM HARDNESS, AND THE PRESENCE OF IRON AND COPPER. CHEMISTRY OF THE POOL WATER WILL BE ADJUSTED ACCORDINGLY TO MEET THE STANDARDS OF THE HILLSBOROUGH COUNTY HEALTH DEPARTMENT.
7. ADJUST AND CLEAN CHEMICAL FEEDERS.
8. CHECK ALL EQUIPMENT FOR MALFUNCTION - ANY SUCH DEFECTS WILL BE REPORTED IMMEDIATELY TO MANAGEMENT AND TRIANGLE POOL SERVICE
9. TRIANGLE POOL SERVICE WILL BE RESPONSIBLE FOR BACKWASHING THE FILTER OR HOSEING OFF CARTRIDGES INSIDE OF FILTERS. WE WILL BACKWASH OR HOSE OFF THE CARTRIDGES INSIDE OF THE FILTER AS NEEDED.
10. RECORD CHEMICAL READINGS EACH VISIT ON THE HILLSBOROUGH COUNTY HEALTH DEPARTMENT APPROVED LOG SHEETS PROVIDED BY TRIANGLE POOL SERVICE.
11. EITHER PARTY MAY TERMINATE THIS SERVICE AGREEMENT WITH A 30 DAY WRITTEN NOTICE.

**\$1500.00 PER MONTH FOR 3 TIMES PER WEEK SERVICE
INCLUDING ALL CHEMICALS.**

IN ADDITION, CHEMICAL CONTROLLER AND FEEDERS ARE REQUIRED FOR OUR SERVICE:

OPTION 1: LEASE (2) IPS-M820 CHEMICAL CONTROLLERS AND (4) STENNER FEEDERS FOR THE POOL AND SPLASH PAD WHILE ON SERVICE \$300.00 PER MONTH ADDITIONAL. THEY WILL REMAIN THE PROPERTY OF TRIANGLE POOL SERVICE.

- LEASE OF THE EQUIPMENT INITIAL HERE _____

OPTION 2 : PURCHASE (2) IPS-M820 CHEMICAL CONTROLLERS AND (4) STENNER FEEDERS \$6789.80 + Tax INSTALLED.

- PURCHASE OF EQUIPMENT INITIAL HERE _____



The purpose of the chemical controllers is to keep the water balanced 24/7 and to provide optimal water chemistry for the bathers. Please select one of the above required options and initial.

Please note any service repairs needed would be done at our service call rate of \$120.00 per hour plus parts and materials to be billed on a monthly basis.

If you should decide upon the proposal, please forward one signed copy of this proposal to Triangle Pool Service with the start date.

We trust the above meets with your approval and that we may be of assistance to you in the near future **Triangle Pool Services** thanks you for the opportunity to assist you in your pool needs.

ACCEPTANCE OF PROPOSAL:

Respectfully Submitted,

Mark A. Vega

Triangle Pool Service

DATE:

03/02/2023

THIS PROPOSAL IS VALID FOR 30 DAYS.

The intent of this pricing is meant to endure for 1 to 2 years, unless and in this case force majeure applies.

Working together...Growing together...Winning together...



NEW RIVER CDD
5227 AUTUMN RIDGE DRIVE
WESLEY CHAPEL, FL

MARCH 2, 2023

RE: FEATURE PUMP SPLASH PAD

Dear MARK,

An inspection was conducted on the above pool by Mark, Service Technician for **Triangle Pool Service**, for the purpose of an estimate for new FEATURE pump for the SPLASH PAD.

Triangle Pool Service is pleased to submit the following bid;

ESTIMATE FOR NEW SLASH PAD FEATURE PUMP:

1. (1) Pentair 3HP IntelliFlo 3 VSF Pump	1 Yr Parts & Labor Warranty	\$2999.95 + Tax Installed
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Subtotal\$2,999.95

Tax.....\$ EXEMPT

Total\$2999.95

We trust the above meets with your approval and that we may be of assistance to you in the near future **Triangle Pool Service**
Thanks You for the opportunity to assist you in your pool needs.

Acceptance of Proposal:

Respectfully Submitted,

Date:

Mark Hammond

Triangle Pool Service

WE CAN ONLY GUARANTEE THE ABOVE PRICE FOR A PERIOD OF (30) THIRTY DAYS









SOLITUDE

LAKE MANAGEMENT



New River CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2023-03-03

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 4, 5, 6A	4
PONDS 6B, 7, 8	5
PONDS 9, 10, 11	6
PONDS 12	7
PONDS	
PONDS	
MANAGEMENT/COMMENTS SUMMARY	7 - 8
SITE MAP	9

Site: 1

Comments:

Site looks good

The site remains in good condition with no nuisance shoreline weed growth and no algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 2

Comments:

Normal growth observed

The site contains some nuisance shoreline vegetation and now duckweed that will require herbicide application.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 3

Comments:

Site looks good

The site remains in good condition with no nuisance weed growth and no algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 4

Comments:

Normal growth observed

The site remains in the same condition, but has a little torpedograss growth that needs herbicide application.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 5

Comments:

Site looks good

No new growth or anything else going on with the site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6A

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: 6B

Comments:

Site looks good

The site remains in good condition with no new growth and good water clarity.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 7

Comments:

Requires attention

The site has lost over 50% of the water column but still contains some filamentous algae covering the surface.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 8

Comments:

Site looks good

The site is much improved and the nuisance weeds within the shelf area are in decay.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 9

Comments:

Normal growth observed

The site has some shoreline decay from a previous treatment and subsequent filamentous algae from the nutrients released.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 10

Comments:

Site looks good

The site is in improved condition with the shelf of nuisance weeds now in decay.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 11

Comments:

Normal growth observed

The site still contains species such as West Indian marsh grass, pennywort and torpedograss that will require herbicide application.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 12

Comments:

Site looks good

The site remains in good condition with no noted new growth and good water clarity.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site:

Comments:

Action Required:

Target:

Management Summary

We still have some shoreline weed issues in 3 sites. These being 2, 4 & 11. 4 just being some monthly seasonal growth but the other two requiring herbicide application for multiple species that have cropped up along the shoreline. These include torpedograss, pennywort, West Indian marsh grass, etc... In the case of 2, some duckweed has been added to the occasion.

Algae is still persistent in site 7 and there is a small band around site 9 that is most likely from the decay of shoreline weeds. Both should be treated accordingly with algaecide.

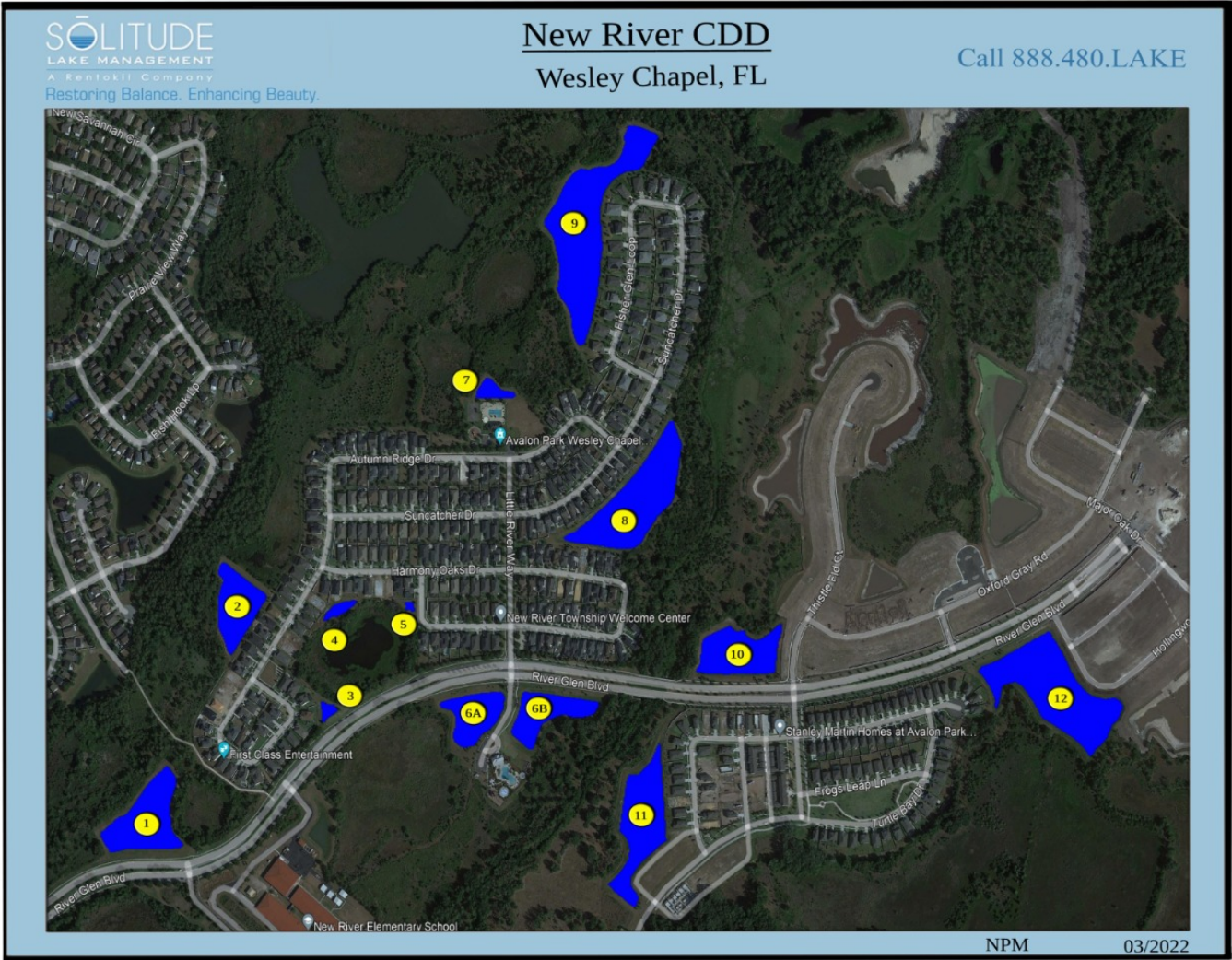
The other 8 sites were all in good condition with no noted or minimal monthly growth and no algae. Sites 1, 6A & 6B all had good water clarity.

Thank You For Choosing SOLitude Lake Management!

New River CDD Waterway Inspection Report

Agenda Page 34
2023-03-03

Site	Comments	Target	Action Required
1	Site looks good	Species non-specific	Routine maintenance next visit
2	Normal growth observed	Shoreline weeds	Routine maintenance next visit
3	Site looks good	Species non-specific	Routine maintenance next visit
4	Normal growth observed	Torpedograss	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	Species non-specific	Routine maintenance next visit
9	Normal growth observed	Surface algae	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



CREATIVE SHADE SOLUTIONS **Deposit Invoice**

719 Wesley Ave.
 Tarpon Springs, FL 34689
 727-947-3067
 www.creativeshadesolutions.com

Date	Order #
3/9/2023	2023-0082

Bill To
Inframark c/o New River CDD

Ship To
5227 Autumn Ridge Drive, Wesley Chapel, FL 33545

			Sales Person	P.O. No.
Qty	Item #	Description	Unit Price	Amount
2	2 Post Canti	2 Post Canti 15 x 20 Full Canti Shade Structure Galvanized post - Galvanized frame Frame color: TBD Quick release cable Commercial 95 fabric - 10 year warranty Fabric color: TBD	6,200.00	12,400.00T
2	Install	Full installation / materials / concrete - 2 post canti Dirt removal, Spread on property 50' from job site *** Full access needed for trucks / trailers/concrete trucks *** No site work included	4,500.00	9,000.00T
3	12x12	12x12 Canti Umbrella Commercial 95 - 10 year warranty Color: Galvanized steel frame Frame Color:	2,100.00	6,300.00T
			Subtotal	
			Sales Tax (0.0%)	
			Total	
			Amount Due	50 %

THANK YOU FOR YOUR BUSINESS!

CREATIVE SHADE SOLUTIONS **Deposit Invoice**

719 Wesley Ave.
 Tarpon Springs, FL 34689
 727-947-3067
 www.creativeshadesolutions.com

Date	Order #
3/9/2023	2023-0082

Bill To
Inframark

Ship To

			Sales Person	P.O. No.
Qty	Item #	Description	Unit Price	Amount
3	Install	Full installation / materials / concrete - canti single post Dirt removal, Spread on property 50' from job site *** Full access needed for trucks / trailers/concrete trucks *** No site work included	1,100.00	3,300.00T
1	Permit	Permit application - Prep and submit	750.00	750.00T
1	Engineer Set	Sealed Engineered Drawings	1,200.00	1,200.00
1	Permit Fees	County / City Permits Fees -TBD - paid by client		0.00T
1	Shipping	***Estimated Shipping, subject to change***	300.00	300.00

- This is a quotation on the goods named, subject to the conditions noted below:
- Siteplan/Survey must be provided by client/owner showing the property as needed for permitting.
- Client will do the locating services. call 811 before digging
- No site work included, client will fix any damaged underground pipe or wires.
- Client will provide water and electricity. Water and electric available on job site.
- Dirt will be moved 75' away at no costs. Construction dumpster on job site.
- Client will provide easy access to the work area, by removing fences etc.
- Will use standard insurances. Any extra insurance requiremants must be quoted on.
- If we don't do the installations : Add 7% for sales tax.
- 3% Credit Card Processing Fee
- 50% Deposit required.

Subtotal	\$33,250.00
Sales Tax (0.0%)	\$0.00
Total	\$33,250.00
Amount Due	50 %

THANK YOU FOR YOUR BUSINESS!

colors ... see link below

<https://www.creativeshadesolutions.com/services/materials/>



Colors – Fabric and Materials - Creative Shade Solutions

Commercial-Grade Architectural Sail Fabric blocks up to 98.8% of harmful UV rays. Withstands winds up to 90 mph. 10-year Fabric Warranty against sun damage

www.creativeshadesolutions.com





