

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

April 21, 2023 at 11:30 a.m.

- 1. Call to Order/Roll Call**
- 2. Audience Comments**
- 3. Consent Agenda**
 - A. Approval of the March 17, 2023 Meeting Minutes - Page 2
 - B. Financials Dated March 2023 - Page 5
- 4. Staff Reports**
 - A. District Engineer
 - i. Lighting Exhibits - Page 21
 - B. District Counsel
 - i. Use Agreement
 - C. Landscape & Irrigation Maintenance
 - D. Aquatic Maintenance - Page 24
 - E. District Manager
 - i. Update on Reserve Proposals
 - ii. Discussion of Proposals for Camera System - Page 32
 - iii. Presentation and Discussion of Fiscal Year 2024 Proposed Budget - Page 36
- 5. Old Business**
- 6. New Business**
- 7. Supervisors' Requests**
- 8. Adjournment**

*Next Regular Meeting is May 19, 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, March 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

Also present were:

Mark Vega	District Manager
Vivek Babbar	District Attorney (Via Telephone)
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

- David Gerald Construction presented an option for painting the bridge as regular maintenance. Board discussion ensued.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. **Approval of the February 17, 2023 Meeting Minutes**
- B. **Financials Dated February 2023**
- C. **Ratification of Triangle Pool Service Agreement**
- D. **Ratification of Triangle Pool Splash Pad Feature Pump Proposal**

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

FOURTH ORDER OF BUSINESS

Staff Reports

- A. **District Engineer**
 - Mr. Dvorak presented parking line stripe bids. There was Board consensus to go with DMI Paving & Sealcoating at a total cost of \$823.00.

- Mr. Dvorak presented basketball court striping prices and stated vendors will not warranty an acrylic surface due to the HA5. There was Board direction to move forward with simply line striping to include two pickleball courts.

The record will reflect Mr. Halle joined the meeting.

B. District Counsel

- Mr. Babbar presented the Use Agreement with the 40 downtown townhomes for amenity access. Discussion ensued and this item will be placed on next months agenda.

C. Landscape & Irrigation Maintenance

- No report.

D. Aquatics Maintenance

- Mr. Vega updated the Board on a meeting he had with the aquatics company due to the decline in health of the ponds.

E. District Manager

- Mr. Vega stated reserve proposals will be presented at the April meeting with the first presentation of the budget.

i. Discussion and Placement of HOA Funded Shade Structures Around the Pool

- Board discussion ensued on placement and requesting swatches of the fabric, but the post color of Black was agreed upon. Swatches of natural, dessert sand, river gum and aquatic blue.

FIFTH ORDER OF BUSINESS

Old Business

- Discussion ensued regarding the bridge with the decision to simply paint the bridge. There was Board consensus for the Chairman to select the painter because the cost will be within the threshold.

SIXTH ORDER OF BUSINESS

New Business

- Discussion ensued about getting pricing to re-strap the chairs as well as pricing for new chairs.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

- Mr. Smith requested the Pepsi machine be removed.

March 17, 2023

New River Community Development District

- Mr. Smith requested a proposal to convert the pool to a salt system.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

<p>On MOTION by Mr. Smith seconded by Mr. Alexander with all in favor the meeting was adjourned.</p>
--

Mark Vega, Secretary

**New River
Community Development District**

Financial Report

March 31, 2023

Prepared by



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**New River
Community Development District**

Financial Statements

(Unaudited)

March 31, 2023

Balance Sheet
March 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2010 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 937,740	\$ -	\$ -	\$ 937,740
Assessments Receivable - District Collected	-	332,331	-	332,331
Due From Other Funds	-	224,134	215,281	439,415
Investments:				
Money Market Account	361,818	-	-	361,818
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)	-	-	1,384	1,384
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)	-	-	8,550	8,550
Subordinate Prepayment Fund (A-1)	-	-	3,990	3,990
Deposits	5,250	-	-	5,250
TOTAL ASSETS	\$ 1,304,808	\$ 820,076	\$ 328,586	\$ 2,453,470
<u>LIABILITIES</u>				
Accounts Payable	\$ 5,202	\$ -	\$ -	\$ 5,202
Accrued Expenses	28,328	-	-	28,328
Due To Developer	13,258	-	-	13,258
Sales Tax Payable	37	-	-	37
Deposits	100	-	-	100
Deferred Revenue	-	340,438	-	340,438
Due To Other Funds	439,415	-	-	439,415
TOTAL LIABILITIES	486,340	340,438	-	826,778
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	5,250	-	-	5,250
Restricted for:				
Debt Service	-	479,638	328,586	808,224
Assigned to:				
Operating Reserves	158,502	-	-	158,502
Reserves - Buildings	109,200	-	-	109,200
Unassigned:	545,516	-	-	545,516
TOTAL FUND BALANCES	\$ 818,468	\$ 479,638	\$ 328,586	\$ 1,626,692
TOTAL LIABILITIES & FUND BALANCES	\$ 1,304,808	\$ 820,076	\$ 328,586	\$ 2,453,470

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-23 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 6,553	0.00%	\$ 1,319
Room Rentals	2,000	936	46.80%	215
Interest - Tax Collector	-	164	0.00%	-
Special Assmnts- Tax Collector	637,198	628,374	98.62%	-
Special Assmnts- CDD Collected	131,497	98,623	75.00%	-
Special Assmnts- Discounts	(25,488)	(25,011)	98.13%	-
Other Miscellaneous Revenues	-	1,393	0.00%	363
TOTAL REVENUES	745,207	711,032	95.41%	1,897
EXPENDITURES				
<u>Administration</u>				
P/R-Board of Supervisors	8,800	4,600	52.27%	600
FICA Taxes	673	352	52.30%	46
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Engineering	5,000	7,191	143.82%	2,203
ProfServ-Legal Services	15,000	7,179	47.86%	2,409
ProfServ-Mgmt Consulting	39,056	19,528	50.00%	3,255
ProfServ-Trustee Fees	11,000	14,808	134.62%	7,004
ProfServ-E-mail Maintenance	2,000	658	32.90%	120
Auditing Services	6,500	-	0.00%	-
Contract-Website Hosting	1,579	1,549	98.10%	-
Miscellaneous Mailings	2,400	116	4.83%	24
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%	-
Tax Collector/Property Appraiser Fees	150	89	59.33%	-
Dues, Licenses, Subscriptions	325	175	53.85%	-
Total Administration	116,881	69,981	59.87%	15,661
<u>Electric Utility Services</u>				
Utility - Irrigation	3,500	943	26.94%	138
Street Lights	45,084	22,791	50.55%	6,359
Total Electric Utility Services	48,584	23,734	48.85%	6,497
<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 March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-23 ACTUAL
<u>Water-Sewer Comb Services</u>				
Utility Services	22,250	7,084	31.84%	2,170
Total Water-Sewer Comb Services	22,250	7,084	31.84%	2,170
<u>Stormwater Control</u>				
Stormwater Assessment	562	-	0.00%	-
Conservation & Wetlands	8,500	-	0.00%	-
Aquatic Maintenance	17,500	4,128	23.59%	688
Total Stormwater Control	26,562	4,128	15.54%	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	85,580	52.72%	11,250
Landscape Replacement	60,000	13,497	22.50%	5,250
Irrigation Repairs & Replacement	9,500	24,846	261.54%	17,887
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	136,678	35.05%	34,387
<u>Contingency</u>				
Misc-Contingency	20,029	8,724	43.56%	(3,167)
Total Contingency	20,029	8,724	43.56%	(3,167)
<u>Road and Street Facilities</u>				
Pressure Cleaning	13,500	14,039	103.99%	1,350
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	14,039	65.30%	1,350
<u>Parks and Recreation</u>				
Payroll-Salaries	34,074	9,034	26.51%	9,034
Clubhouse - Facility Janitorial Service	3,214	1,650	51.34%	275
Pest Control	425	209	49.18%	(1,396)
Contracts-Pools	10,200	5,550	54.41%	1,000

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-23 ACTUAL
Telephone/Fax/Internet Services	3,000	1,056	35.20%	176
Utility - Recreation Facilities	6,600	3,952	59.88%	396
Utility - Fountains	3,750	309	8.24%	45
R&M-Clubhouse	10,000	1,520	15.20%	-
R&M-Fountain	5,000	-	0.00%	-
R&M-Parking Lots	1,500	-	0.00%	-
R&M-Pools	2,500	21,140	845.60%	21,140
Athletic/Park Court/Field Repairs	1,500	-	0.00%	-
Amenity Maintenance & Repairs	5,000	661	13.22%	200
Facility A/C & Heating Maintenance & Repair	1,500	-	0.00%	-
Security System Monitoring & Maint.	2,500	1,890	75.60%	-
Entry & Walls Maintenance	2,000	-	0.00%	-
Access Control Maintenance & Repair	2,500	877	35.08%	378
Miscellaneous Expenses	1,500	366	24.40%	-
Office Supplies	250	35	14.00%	-
Clubhouse - Facility Janitorial Supplies	400	34	8.50%	-
Facility Supplies	1,000	171	17.10%	-
Dog Waste Station Service & Supplies	240	70	29.17%	-
Pool Permits	500	-	0.00%	-
Total Parks and Recreation	99,153	48,524	48.94%	31,248
TOTAL EXPENDITURES	745,207	312,892	41.99%	88,834
Excess (deficiency) of revenues				
Over (under) expenditures	-	398,140	0.00%	(86,937)
Net change in fund balance	\$ -	\$ 398,140	0.00%	\$ (86,937)
FUND BALANCE, BEGINNING (OCT 1, 2022)	420,328	420,328		
FUND BALANCE, ENDING	\$ 420,328	\$ 818,468		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-23 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 7	0.00%	\$ 1
Special Assmnts- Tax Collector	230,014	233,885	101.68%	-
Special Assmnts- CDD Collected	760,884	332,331	43.68%	332,331
Special Assmnts- Discounts	(9,201)	(9,309)	101.17%	-
TOTAL REVENUES	981,697	556,914	56.73%	332,332
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	4,600	4,491	97.63%	-
Total Administration	4,600	4,491	97.63%	-
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%	-
Excess (deficiency) of revenues				
Over (under) expenditures	(9,753)	201,497	-2066.00%	332,332
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)	\$ 201,497	-2066.00%	\$ 332,332
FUND BALANCE, BEGINNING (OCT 1, 2022)	278,141	278,141		
FUND BALANCE, ENDING	\$ 268,388	\$ 479,638		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-23 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 2,150	0.00%	\$ 359
Special Assmnts- Tax Collector	238,147	226,828	95.25%	-
Special Assmnts- Discounts	(9,526)	(9,028)	94.77%	-
TOTAL REVENUES	228,621	219,950	96.21%	359
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	4,763	4,356	91.45%	-
Total Administration	4,763	4,356	91.45%	-
Debt Service				
Principal Debt Retirement	125,000	10,100	8.08%	-
Interest Expense Series A	91,762	45,606	49.70%	-
Total Debt Service	216,762	55,706	25.70%	-
TOTAL EXPENDITURES	221,525	60,062	27.11%	-
Excess (deficiency) of revenues				
Over (under) expenditures	7,096	159,888	2253.21%	359
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	\$ 159,888	2253.21%	\$ 359
FUND BALANCE, BEGINNING (OCT 1, 2022)	168,698	168,698		
FUND BALANCE, ENDING	\$ 175,794	\$ 328,586		

**New River
Community Development District**

Supporting Schedules

March 31, 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

March 31, 2023

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND			
Checking Account - Operating New	Bank United	-	\$937,740
Money Market Account - Operating New	Valley Bank	4.25%	361,818
			<u>1,299,558</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>263,613</u>
Series 2020 Revenue Fund A-1	US Bank	0.02%	1,384
Series 2020 Senior Reserve Fund A-1	US Bank	0.02%	99,381
Series 2020 Sub Reserve Fund A-1	US Bank	0.02%	8,550
Series 2020 Sub Prepayment Fund A-1	US Bank	0.02%	3,990
	Subtotal Fund 202		<u>113,306</u>
	Subtotal DS		<u>376,919</u>
	Total		<u><u>\$1,676,477</u></u>

New River CDD

Bank Reconciliation

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Bank Account No. 6620 Bank United Checking
Statement No. 03-23
Statement Date 3/31/2023

G/L Balance (LCY)	937,740.32
G/L Balance	937,740.32
Positive Adjustments	0.00
Subtotal	937,740.32
Negative Adjustments	0.00
Ending G/L Balance	937,740.32
Difference	0.00

Statement Balance	993,578.43
Outstanding Deposits	0.00
Subtotal	993,578.43
Outstanding Checks	55,838.11
Differences	0.00
Ending Balance	937,740.32

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
3/15/2023	Payment	2362	DCSI INC	378.00	0.00	378.00
3/23/2023	Payment	2367	RAINMAKER IRRIGATION	30,568.25	0.00	30,568.25
3/28/2023	Payment	2369	AVALON PARK WEST CDD	13,316.46	0.00	13,316.46
3/28/2023	Payment	2370	HOMETEAM PEST DEFENSE, INC	104.50	0.00	104.50
3/28/2023	Payment	2371	INFRAMARK, LLC	3,278.45	0.00	3,278.45
3/28/2023	Payment	2372	RAINMAKER IRRIGATION	2,319.07	0.00	2,319.07
Total Outstanding Checks.....				55,838.11		55,838.11

New River
Community Development District

Check Register

03/1/2023 - 03/31/2023

NEW RIVER

Community Development District

**Payment Register by Fund
For the Period from 03/01/23 to 03/31/23
(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	2348	03/06/23	RAINMAKER IRRIGATION	43559	FIRE ANT TREATMENT - 2/3/23	Pest Control	531170-57201	\$1,500.00
001	2348	03/06/23	RAINMAKER IRRIGATION	43583	VALVE BOX REPLACEMENTS	Irrigation Repairs & Replacem.	546932-53908	\$3,250.00
001	2349	03/07/23	ALL DONE SERVICES, INC	239	FEB 2023 CLUBHOUSE CLEANING	Clubhouse - Facility Janitorial Service	531131-57201	\$275.00
001	2350	03/07/23	ANDREW POLE	INV-20221522	REPLACE AUTO DOOR CLOSER - CLUBHOUSE	Amenity Maintenance & Repairs	546176-57201	\$200.00
001	2351	03/07/23	COMPLETE I.T.	10428	MARCH 2023 EMAIL SERVICES	ProfServ-E-mail Maintenance	531096-51301	\$119.60
001	2352	03/07/23	INFRAMARK, LLC	90447	MANAGEMENT SERVICES FEB 2023	ADMIN FEES	531027-51201	\$3,254.67
001	2352	03/07/23	INFRAMARK, LLC	90447	MANAGEMENT SERVICES FEB 2023	COPIES	541030-51301	\$27.28
001	2352	03/07/23	INFRAMARK, LLC	90447	MANAGEMENT SERVICES FEB 2023	POSTAGE	541030-51301	\$11.58
001	2353	03/07/23	RAINMAKER IRRIGATION	43596	2/24/23 IRRIGATION INSPECTION ATTEMPT	Irrigation Repairs & Replacem.	546932-57201	\$233.75
001	2354	03/07/23	SOLITUDE LAKE MANAGEMENT LLC	PSI-56165	MARCH 2023 BILLING	Aquatic Maintenance	546995-53805	\$688.00
001	2355	03/09/23	VICTOR ROBERT TROUY BLACKBURN	010623	FENCE INSTALLATION	Misc-Contingency	549900-53985	\$3,313.80
001	2361	03/15/23	BRLETIC DVORAK, INC	1028		ProfServ-Engineering	531013-51501	\$2,202.50
001	2362	03/15/23	DCSI INC	30496	ACCESS SYSTEM SERVICE	Access Control Maintenance & Repair	546998-57201	\$378.00
001	2363	03/15/23	STRALEY ROBIN VERICKER	22816	GENERAL MATTERS 1/9-27/23	ProfServ-Legal Services	531023-51401	\$1,609.63
001	2364	03/15/23	TRIANGLE POOL SERVICES	119176	LABOR - INSTALLED (3) NEW DE FILTERS	R&M-Pools	546074-57201	\$5,435.85
001	2364	03/15/23	TRIANGLE POOL SERVICES	118614	POOL CLEANING	R&M-Pools	546074-57201	\$2,336.45
001	2364	03/15/23	TRIANGLE POOL SERVICES	118601	INSTALL NEW PUMP	R&M-Pools	546074-57201	\$2,227.90
001	2364	03/15/23	TRIANGLE POOL SERVICES	119264	INSTALLED NEW FEATURE PUMP	R&M-Pools	546074-57201	\$2,999.95
001	2365	03/15/23	U.S. BANK C/O NEW RIVER CDD	6838468	TRUSTEE FEES 2/1/23-1/31/24	ProfServ-Trustee Fees	531045-51301	\$6,500.00
001	2365	03/15/23	U.S. BANK C/O NEW RIVER CDD	6838468	TRUSTEE FEES 2/1/23-1/31/24	INCIDENTAL EXPENSES	531045-51301	\$503.75
001	2367	03/23/23	RAINMAKER IRRIGATION	43672	1/27/23 IRRIGATION REPAIR	Irrigation Repairs & Replacem.	546932-57201	\$298.35
001	2367	03/23/23	RAINMAKER IRRIGATION	43679	2/13/23 IRRIGATION REPAIR FOUNTAIN AREA	Irrigation Repairs & Replacem.	546932-57201	\$721.90
001	2367	03/23/23	RAINMAKER IRRIGATION	43727	LANDSCAPE SERVICES MARCH 2023	Landscape Maintenance	546300-53908	\$15,000.00
001	2367	03/23/23	RAINMAKER IRRIGATION	43692	REPAIR AND REPLACEMENTS	Irrigation Repairs & Replacem.	546932-57201	\$14,548.00
001	2368	03/23/23	TRIANGLE POOL SERVICES	118598	POOL CLEANING	R&M-Pools	546074-57201	\$6,639.70
001	2369	03/28/23	AVALON PARK WEST CDD	APW 09152022	EMPLOYEE EXPENSES- 5/1/22-8/31/22	Amenity Center Cost Share	549908-51301	\$13,316.46
001	2370	03/28/23	HOMETEAM PEST DEFENSE, INC	91280755	PEST CONTROL SERVICES	Pest Control	531170-57201	\$104.50
001	2371	03/28/23	INFRAMARK, LLC	91846	MANAGEMENT SERVICES MARCH 2023	ADMIN FEES	531027-51201	\$3,254.67
001	2371	03/28/23	INFRAMARK, LLC	91846	MANAGEMENT SERVICES MARCH 2023	COPIES	541030-51301	\$11.18
001	2371	03/28/23	INFRAMARK, LLC	91846	MANAGEMENT SERVICES MARCH 2023	POSTAGE	541030-51301	\$12.60
001	2372	03/28/23	RAINMAKER IRRIGATION	43762	2/15/23 IRRIGATION REPAIR	Irrigation Repairs & Replacem.	546932-57201	\$671.93
001	2372	03/28/23	RAINMAKER IRRIGATION	43760	2/15/23 IRRIGATION REPAIR	Irrigation Repairs & Replacem.	546932-57201	\$660.00
001	2372	03/28/23	RAINMAKER IRRIGATION	43759	2/16/23 IRRIGATION REPAIR	Irrigation Repairs & Replacem.	546932-57201	\$987.14
001	DD350	03/15/23	CARDMEMBER SERVICE	02162023-3230 ACH	PURCHASES 1/19/23-2/13/23	EBAY- RUST CONVERTOR	546176-57201	\$40.65
001	DD350	03/15/23	CARDMEMBER SERVICE	02162023-3230 ACH	PURCHASES 1/19/23-2/13/23	WALMART- MISC SUPPLIES	552159-57201	\$15.50
001	DD350	03/15/23	CARDMEMBER SERVICE	02162023-3230 ACH	PURCHASES 1/19/23-2/13/23	RACETRAC- FUEL	549999-57201	\$32.30
001	DD350	03/15/23	CARDMEMBER SERVICE	02162023-3230 ACH	PURCHASES 1/19/23-2/13/23	RACETRAC- FUEL	549999-57201	\$30.49
001	DD350	03/15/23	CARDMEMBER SERVICE	02162023-3230 ACH	PURCHASES 1/19/23-2/13/23	EBAY- PET WASTE BAGS	552161-57201	\$47.90
001	DD350	03/15/23	CARDMEMBER SERVICE	02162023-3230 ACH	PURCHASES 1/19/23-2/13/23	HOME DEPOT- UTILITY BRUSH	546176-57201	\$5.33
001	DD350	03/15/23	CARDMEMBER SERVICE	02162023-3230 ACH	PURCHASES 1/19/23-2/13/23	SHERWIN WILLIAMS- PAINT SUPPLIES	546176-57201	\$113.90
001	DD350	03/15/23	CARDMEMBER SERVICE	02162023-3230 ACH	PURCHASES 1/19/23-2/13/23	OFFICE DEPOT- BATHROOM TISSUE/TOWELS	552159-57201	\$31.67
001	DD350	03/15/23	CARDMEMBER SERVICE	02162023-3230 ACH	PURCHASES 1/19/23-2/13/23	TREETOP PRODUCTS- TRASH RECEPTACLES	546015-57201	\$1,321.52
001	DD350	03/15/23	CARDMEMBER SERVICE	02162023-3230 ACH	PURCHASES 1/19/23-2/13/23	WALMART- TRASH BAGS	552159-57201	\$14.68
001	DD351	03/15/23	FRONTIER ACH	02132023-2105 ACH	SERVICE 2/13/23-3/12/23	Telephone/Fax/Internet Services	541009-57201	\$175.98
001	DD352	03/13/23	PASCO COUNTY UTILITIES SERVICES	02132023 ACH	SERVICE 1/10-2/10/23	Utility Services	543063-53601	\$793.30

NEW RIVER

Community Development District

**Payment Register by Fund
For the Period from 03/01/23 to 03/31/23
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD353	03/15/23	WITHLACOOCHEE RIVER ELECTRIC	032423 ACH	SERVICES DATE 2/3-3/6/23	Street Lights	543057-53100	\$3,167.58
001	DD353	03/15/23	WITHLACOOCHEE RIVER ELECTRIC	032423 ACH	SERVICES DATE 2/3-3/6/23	Utility - Irrigation	543014-53100	\$137.68
001	DD353	03/15/23	WITHLACOOCHEE RIVER ELECTRIC	032423 ACH	SERVICES DATE 2/3-3/6/23	Utility - Recreation Facilities	543079-57201	\$396.31
001	DD353	03/15/23	WITHLACOOCHEE RIVER ELECTRIC	032423 ACH	SERVICES DATE 2/3-3/6/23	Utility - Fountains	543085-57201	\$44.83
001	2366	03/24/23	DAVID S LIONE	PAYROLL	March 24, 2023 Payroll Posting			\$184.70
001	DD348	03/24/23	JEFFREY D. SMITH	PAYROLL	March 24, 2023 Payroll Posting			\$184.70
001	DD349	03/24/23	JORDAN M. ALEXANDER	PAYROLL	March 24, 2023 Payroll Posting			\$184.70
Fund Total								\$100,217.86

Total Checks Paid	\$100,217.86
--------------------------	---------------------

From: Robert Dvorak <rdvorak@bdiengineers.com>
Sent: Tuesday, April 11, 2023 3:33 PM
To: Vega, Mark <mark.vega@inframark.com>
Subject: New River Lighting Exhibits

Mark.....see attached lighting exhibits for both existing and the new fixture and conversion scenarios. We had to make some assumptions because WREC has still not responded to us, but we feel confident that this represents what would be required.

Basically, if the board wants to move forward with the conversion, it's going to require an additional 62 lights (there are 63 existing).

Anyway, feel free to share with the board and I'll print some copies for the meeting next week.

R



Robert Dvorak, PE
Project Manager

536 4th Ave. S, Unit 4
St. Petersburg, FL 33701
M: (727) 420-0804
E: rdvorak@bdiengineers.com
www.bdiengineers.com

SITE DATA
EXISTING LIGHT LOCATIONS: 63
PROPOSED: 4
TOTAL: 67

SHEET NUMBER

EXH 1

SHEET TITLE

ROBERT E DVORAK	40962
NAME	SEAL NO.

REVISIONS

[illegible]

NO.	DESCRIPTION	DATE
DATE ISSUED:		
REVIEWED BY: RED		
DRAWN BY: SDB		
DESIGNED BY: SDB		

**NEW RIVER
CDD**
PASCO COUNTY,
FLORIDA

LIGHTING EXHIBIT

3Di
ENGINEERING
OFFICE: 538 4TH AVE. SOUTH, ST. PETERSBURG, FL 33701
(P) 313-361-1468 | WWW.3DIENGINEERS.COM

SOLITUDE

LAKE MANAGEMENT



New River CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2023-04-06

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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SITE MAP	8

1

Comments:

Site looks good
The site remains in good condition with minimal nuisance weeds and good water clarity.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



2

Comments:

Site looks good
Most of the shoreline weeds are in decay and the site is much improved since the previous month.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



3

Comments:

Site looks good
The water level is receding and there is no new nuisance growth since the previous month.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



4

Comments:

Site looks good

The shelf area is still in decay and there is not much new growth along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



5

Comments:

Normal growth observed

The site is almost dry and what water is left has some algae growing within it.

Action Required:

Routine maintenance next visit

Target:

Surface algae



6

Comments:

Normal growth observed

Some torpedograss and pennywort are filling in the exposed bank created by the receding water level.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 7

Comments:

Site looks good

The site remains in good condition with minimal nuisance shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 8

Comments:

Site looks good

The site is in good condition with no new nuisance growth and a few stands of native, beneficial arrowhead.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 9

Comments:

Site looks good

The site is much improved since last month with most of the shoreline weeds in decay after the last herbicide treatment.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 10**Comments:**

Site looks good

Most of the shelf is still in decay and there was no other issues to note since last month.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Management Summary**

A lot of the water levels are falling leaving exposed bank. Some seasonal nuisance weeds has started growing on some of these banks as is evident in site 6. There is also a bit of decay on sites such as 2 & 4 from treating the banks due to this growth last month.

Site 5 has some algae but it is so shallow I'm not sure if there is much we can do right now and it will most likely be dry if it doesn't rain within the next week or so.

The shelves within sites 4 & 10 are still in decay and we will keep an eye on them for any new growth.

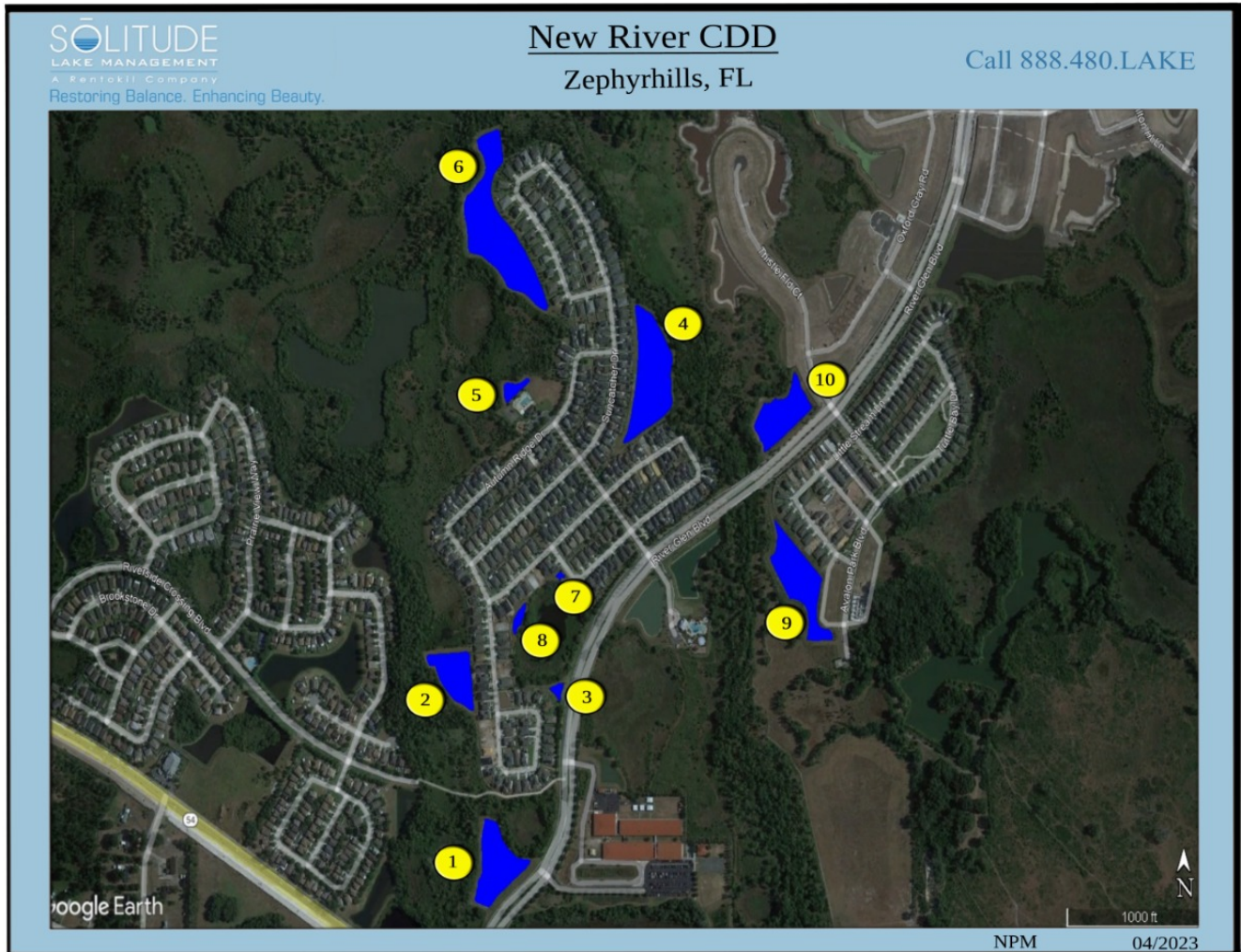
Sites 5 & 7 were the only issues noted during the inspection. Everything else either looked the same or was improved from last month.

Thank You For Choosing SOLitude Lake Management!

New River CDD Waterway Inspection Report

Agenda Page 30
2023-04-06

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	Surface algae	Routine maintenance next visit
6	Normal growth observed	Shoreline weeds	Routine maintenance next visit
7	Site looks good	Species non-specific	Routine maintenance next visit
8	Site looks good	Species non-specific	Routine maintenance next visit
9	Site looks good	Species non-specific	Routine maintenance next visit
10	Site looks good	Species non-specific	Routine maintenance next visit



2664 Cypress Ridge Blvd | Suite 103
 Wesley Chapel, FL. 33544
<https://completeit.io>
 (813) 444-4355



Customer Contact Information:

New River CDD (Avalon Park)
 5227 Autumn Ridge Drive
 Wesley Chapel, FL 33545

Estimate # 3743
 Estimate Date 04-13-23
 Sales Team Member

Total	\$1,727.92
--------------	-------------------

(Estimate Valid For 30-Days)

Item	Description	Unit Cost	Quantity	Line Total
Notes	== Clubhouse == - Client currently has Frontier and that allows for a larger data bandwidth upload which allows for this system.	\$0.00	1.0	\$0.00
Notes	=== UPFRONT PRICING ===	\$0.00	1.0	\$0.00
(none)	Direct to cloud Dome Camera by Eagle Eye (Free of charge)	\$0.00	8.0	\$0.00
(none)	Direct to cloud setup (1 time charge)	\$19.99	8.0	\$159.92
Tech Labor- Cameras ACS	Hourly Labor Service Minimum 1-hour Cameras/ACS	\$165.00	8.0	\$1,320.00
Notes	=== Monthly Pricing ===	\$0.00	1.0	\$0.00
EN-CCD01-1	Eagle Eye Camera Direct Complete CCD01 Monthly w/1 Year Commit	\$9.00	8.0	\$72.00
EN-HD4-D30-1	Eagle Eye VMS HD4/4MP/2K Resolution 30 Days Cloud Recording Monthly	\$22.00	8.0	\$176.00

Subtotal	\$1,727.92
Tax (if applicable)	\$0.00

Estimate Total	\$1,727.92
-----------------------	-------------------

THIS IS ONLY AN ESTIMATE

Please refer to contract or Complete I.T. Corp website for additional details including but not limited to warranty information.

□

2664 Cypress Ridge Blvd | Suite 103
 Wesley Chapel, FL. 33544
<https://completeit.io>
 (813) 444-4355



Customer Contact Information:

New River CDD (Avalon Park)
 5227 Autumn Ridge Drive
 Wesley Chapel, FL 33545

Estimate # 3744
 Estimate Date 04-13-23
 Sales Team Member

Total	\$4,579.60
--------------	-------------------

(Estimate Valid For 30-Days)

Item	Description	Unit Cost	Quantity	Line Total
Notes	== Clubhouse == Local Recording	\$0.00	1.0	\$0.00
Notes	=== UPFRONT PRICING ===	\$0.00	1.0	\$0.00
(none)	EEN CMVR 426	\$1,785.00	1.0	\$1,785.00
Eagle Eye Camera DD07 Dome	Eagle Eye Camera DD07 Outdoor Vandal Dome 4Mpix, H265, IR, IP66, IK10, 2.8mm Lens, WDR, POE, SD Card	\$149.95	8.0	\$1,199.60
EN-SW10m-001	Eagle Eye Switch SW10m (8 Port Managed POE+, with 2xGig Uplink)	\$199.00	1.0	\$199.00
Tech Labor-Cameras ACS	Hourly Labor Service Minimum 1-hour Cameras/ACS	\$165.00	8.0	\$1,320.00
Notes	=== Monthly Pricing ===	\$0.00	1.0	\$0.00
EEN VMS M10 Monthly Camera License	Eagle Eye VMS M10 Camera Management Monthly (CMVR Local only, no cloud storage included)	\$9.50	8.0	\$76.00

Subtotal	\$4,579.60
Tax (if applicable)	\$0.00

Estimate Total	\$4,579.60
-----------------------	-------------------

THIS IS ONLY AN ESTIMATE

Please refer to contract or Complete I.T. Corp website for additional details including but not limited to warranty information.

□

2664 Cypress Ridge Blvd | Suite 103
 Wesley Chapel, FL. 33544
<https://completeit.io>
 (813) 444-4355



Customer Contact Information:

New River CDD (Avalon Park)
 5227 Autumn Ridge Drive
 Wesley Chapel, FL 33545

Estimate # 3745
 Estimate Date 04-14-23
 Sales Team Member

Total	\$5,189.95
--------------	-------------------

(Estimate Valid For 30-Days)

Item	Description	Unit Cost	Quantity	Line Total
ANE-L7012R	4MP Super-Compact IR Flateye Camera	\$195.00	8.0	\$1,560.00
ARN-810S	Hanwha 8 CH PoE NVR	\$345.00	1.0	\$345.00
Seagate 6TB 3.5" NAS Hard Drive	Seagate Ironwolf 6TB Surveillance Hard Drive - SATA 6Gb/s 5900RPM 64MB Cache 3.5-Inch Internal Drive. Built specifically for NAS devices.	\$199.95	1.0	\$199.95
Cat6	Ethernet Cat6 Cable Drop and Termination	\$200.00	8.0	\$1,600.00
Tech Labor- Cameras ACS	Hourly Labor Service Minimum 1-hour Cameras/ACS	\$165.00	9.0	\$1,485.00

THIS IS ONLY AN ESTIMATE

Subtotal	\$5,189.95
Tax (if applicable)	\$0.00

Estimate Total	\$5,189.95
-----------------------	-------------------

Please refer to contract or Complete I.T. Corp website for additional details including but not limited to warranty information.

□



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Estimate

ADDRESS

New River CDD
210 N. University Drive, Suite 702
Coral Springs, FL 33071

SHIP TO

New River CDD
5227 Autumn Ridge Dr
Wesley Chapel, Florida 33545

ESTIMATE #	DATE	EXPIRATION DATE
12143	04/03/2023	06/03/2023

SALES REP
DC

ACCT#/LOT/BLK
Clubhouse CCTV

DATE	ACTIVITY	QTY	RATE	AMOUNT
	This estimate is to replace four cameras that are not working on the Clubhouse surveillance system. Included: Camera System Parts (4) H5TRF- 5MP Turret with 2.8mm lens and Dragon Fire IR night vision Removal, Installation and setup included.	1	860.00	860.00

Thank you for your time and this opportunity to do business with you!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

TOTAL

\$860.00

Accepted By

Accepted Date

NEW RIVER
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2024

Version 2 - Proposed Budget
(Printed 4/14/2023)

Prepared by:



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New River
Community Development District

Operating Budget
Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

Miscellaneous Mailings						
	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
ACCOUNT DESCRIPTION	FY 2022	BUDGET	THRU	APR-	PROJECTED	BUDGET
	FY 2022	FY 2023	MAR-2023	SEP-2023	FY 2023	FY 2024
REVENUES						
Interest - Investments	\$ 2,265	\$ -	\$ 6,553	\$ 1,000	\$ 7,553	\$ -
Room Rentals	3,276	2,000	936	936	1,872	2,000
Interest - Tax Collector	1		164	80	244	
Special Assmnts- Tax Collector	637,199	637,199	628,374	8,825	637,199	637,199
Special Assmnts- CDD Collected	131,497	131,497	98,623	32,874	131,497	131,497
Special Assmnts - Discounts	(24,441)	(25,488)	(25,011)	-	-	(25,488)
Other Miscellaneous Revenues	1,031	-	1,393	1,393	2,786	-
TOTAL REVENUES	750,828	745,207	711,032	45,108	781,151	745,207
EXPENDITURES						
Administrative						
P/R-Board of Supervisors	4,600	8,800	4,600	4,200	8,800	8,800
FICA Taxes	352	673	352	321	-	673
ProfServ-Arbitrage Rebate	-	1,200	-	1,200	1,200	1,200
ProfServ-Dissemination Agent	-	5,000	-	5,000	5,000	5,000
ProfServ-Engineering	4,055	5,000	7,191	3,596	10,787	5,000
ProfServ-Legal Services	17,383	15,000	7,179	7,179	14,358	15,000
ProfServ-Mgmt Consulting Serv	35,462	39,056	19,528	16,273	35,801	41,399
ProfServ-Trustee Fees	12,949	11,000	14,808	-	14,808	11,000
ProfServ-E-mail Maintenance	1,076	2,000	658	450	1,108	-
Auditing Services	6,400	6,500	-	6,500	6,500	6,500
Contract-Website Hosting	1,551	1,579	1,549	30	1,579	1,579
Email Maintenance	-	-	-	500	500	2,000
Miscellaneous Mailings	1,062	2,400	116	2,284	2,400	2,472
Public Officials Insurance	-	2,905	-	2,905	2,905	2,905
Legal Advertising	2,111	2,000	1,158	842	2,000	2,000
Misc-Property Taxes	89	550	-	550	550	550
Misc-Assessmnt Collection Cost	9,933	12,743	12,578	165	12,743	12,744
Tax Collector/Property Appraiser Fees	188	150	89	61	150	150
Amenity Center Cost Share	37,253	-	-	21,000	21,000	-
Dues, Licenses, Subscriptions	223	325	175	150	325	325
Total Administrative	134,687	116,881	69,981	73,206	142,514	119,298
Electric Utility Services						
Utility - Irrigation	1,235	3,500	943	943	1,886	3,500
Street Lights	25,955	45,084	22,791	22,791	45,582	45,084
Total Electric Utility Services	27,190	48,584	23,734	23,734	47,468	48,584
Garbage/Solid Waste Services						
Solid Waste Assessment	-	335	-	335	335	335
Total Garbage/Solid Waste Services	-	335	-	335	335	335

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

Miscellaneous Mailings		ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
ACCOUNT DESCRIPTION	ACTUAL	BUDGET	THRU	APR-	PROJECTED	BUDGET
	FY 2022	FY 2023	MAR-2023	SEP-2023	FY 2023	FY 2024
Water-Sewer Comb Services						
Utility Services	18,004	22,250	7,084	7,084	14,168	22,250
Total Water-Sewer Comb Services	18,004	22,250	7,084	7,084	14,168	22,250
Stormwater Control						
Stormwater Assessment	511	562	-	-	-	562
Conservation & Wetlands	5,984	8,500	-	8,500	8,500	8,500
Aquatic Maintenance	8,952	17,500	4,128	13,372	17,500	17,500
Total Stormwater Control	15,447	26,562	4,128	21,872	26,000	26,562
Other Physical Environment						
Insurance - Property	8,552	9,407	7,500	-	7,500	8,250
Insurance - General Liability	598	3,582	2,605	977	3,582	724
R&M-Mulch	-	21,600	-	-	-	-
R&M-Well Maintenance	-	2,500	-	-	-	-
Contracts-Landscape	-	-	-	-	-	189,000
Landscape Maintenance	129,858	162,324	85,580	76,744	162,324	-
Landscape Replacement	25,201	60,000	13,497	46,503	60,000	60,000
Irrigation Repairs & Replacem.	45,144	9,500	24,846	-	24,846	10,000
Holiday Decoration	-	10,000	2,650	-	2,650	2,650
Utility Deposit Bond	1,693	1,800	-	-	-	-
Reserve	105,961	109,200	-	-	-	109,200
Total Security Operations	317,007	389,913	136,678	124,224	260,902	379,824
Contingency						
Misc-Contingency	10,779	20,029	8,724	-	8,724	19,902
Miscellaneous Expenses	120	-	-	-	-	-
Cap Outlay - Vehicles	8,897	-	-	-	-	-
Total Contingency	19,796	20,029	8,724	-	8,724	19,902
Road and Street Facilities						
Pressure Cleaning	-	13,500	14,039	811	14,850	13,500
R&M-Sidewalks	-	1,500	-	1,500	1,500	1,500
R&M-Street Signs	-	1,500	-	1,500	1,500	1,500
Roadway Repair & Maintenance	-	5,000	-	5,000	5,000	5,000
Total Road and Street Facilities	-	21,500	14,039	8,811	22,850	21,500
Parks and Recreation - General						
Payroll-Salaries	21,481	34,074	9,034	25,040	34,074	34,074
Clubhouse - Facility Janitorial Service	3,250	3,214	1,650	1,650	3,300	3,214
Pest Control	439	425	209	209	418	425
Contracts-Pools	10,200	10,200	5,550	5,550	11,100	18,000
Telephone/Fax/Internet Services	2,469	3,000	1,056	1,056	2,112	3,000
Utility - Recreation Facilities	5,779	6,600	3,952	2,648	6,600	6,600
Utility - Fountains	456	3,750	309	3,441	3,750	3,750
R&M-Clubhouse	13,579	10,000	1,520	-	1,520	10,000
R&M-Fountain	396	5,000	-	6,715	6,715	5,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

Miscellaneous Mailings	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
ACCOUNT DESCRIPTION	FY 2022	BUDGET FY 2023	THRU MAR-2023	APR- SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
R&M-Parking Lots	-	1,500	-	-	-	1,500
R&M-Pools	490	2,500	21,140	1,000	22,140	2,500
Athletic/Park Court/Field Repairs	-	1,500	-	1,500	1,500	1,500
Amenity Maintenance & Repairs	2,763	5,000	661	4,339	5,000	5,000
Facility A/C & Heating Maintenance & Repair	100	1,500	-	750	750	1,500
Security System Monitoring & Maint.	619	2,500	1,890	610	2,500	2,500
Garbage Collection	353	-	-	-	-	-
Entry & Walls Maintenance	2,869	2,000	-	2,000	2,000	2,000
Access Control Maintenance & Repair	4,766	2,500	877	-	877	2,500
Miscellaneous Expenses	3,655	1,500	366	-	366	1,500
Office Supplies	-	250	35	215	250	250
Clubhouse - Facility Janitorial Supplies	373	400	34	366	400	400
Facility Supplies	45	1,000	171	829	1,000	1,000
Dog Waste Station Service & Supplies	282	240	70	170	240	240
Pool Permits	425	500	-	500	500	500
Total Parks and Recreation - General	74,789	99,153	48,524	58,588	107,112	106,953
TOTAL EXPENDITURES	606,920	745,207	312,892	317,854	630,073	745,207
Excess (deficiency) of revenues						
Over (under) expenditures	143,908	-	398,140	(272,746)	151,078	0
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	-	-	-	-	0
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	0
Net change in fund balance	143,908	-	398,140	(272,746)	151,078	0
FUND BALANCE, BEGINNING	276,420	420,328	420,328	-	420,328	571,406
FUND BALANCE, ENDING	\$ 420,328	\$ 420,328	\$ 818,468	\$ (272,746)	\$ 571,406	\$ 571,406

**New River
Community Development District**

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 571,406
Net Change in Fund Balance - Fiscal Year 2024	0
Reserves - Fiscal Year 2024 Additions	109,200
Total Funds Available (Estimated) - 9/30/2024	680,606

ALLOCATION OF AVAILABLE FUNDS

Operating Reserve		159,002 ⁽¹⁾
<i>Assigned Fund Balance</i>		
Reserves (FY 2022)	109,200	
Reserves (FY 2023 funds spent)	-	
Reserves (FY 2023)	109,200	
Reserves (FY 2024)	<u>109,200</u>	327,600
Total Allocation of Available Funds		486,602

Total Unassigned (undesignated) Cash	\$ 194,005
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2024

REVENUES

Room Rentals

The District earns income through room rentals.

Special Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. This is the portion that will be collected through the Tax Collector.

Special Assessment – CDD Collected: Assessment levied and directly billed by the District for properties not on the tax roll.

Special Assessments – Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 3% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Payroll - Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance plus payroll taxes and fees.

FICA Taxes

Payroll taxes for supervisor salaries are calculated as 7.65% of payroll.

Professional Service - Arbitrage Rebate

The District has an agreement with an American Municipal Tax-Exempt Compliance Corporation to annually calculate the District's Arbitrage Rebate Liability on the Series 2002 and Series 2015A Special Assessment Bonds. The budgeted amount for the fiscal year is based on an existing engagement letter.

Professional Service - Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for board meetings, and other specifically requested assignments.

Professional Service - Legal Services

The District's legal counsel provides general legal services to the District, i.e. attendance and preparation for monthly board meetings, review of operating and maintenance contracts, and other specifically requested assignments.

Professional Service - Management Consulting Services (IMS)

The District receives Management, Accounting, Administrative and Assessment services as part of a Management Agreement with Inframark Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Budget Narrative

Fiscal Year 2024

Administrative (continued)

Professional Service - Trustee

The District issued Series 2002, 2015A and 2016 Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee budget is increased per a notice from U.S. Bank, the Trustee.

Professional Service - Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service performed by Inframark – Infrastructure Management Services

Auditing Services

The District is required to conduct an annual audit of its financial records by an independent Certified Public Accounting Firm. Budget is based on an existing engagement letter with Grau & Associates.

Website Hosting

The Districts website is maintained by Campus Suite and is charged a fee annually.

Email Maintenance

The Districts email maintenance services are provided by Complete IT and are charged on a monthly basis.

Public Officials Insurance

The District's Insurance policy budgeted amount for the fiscal year is based on prior year premiums plus anticipated market adjustments.

Legal Advertising

The District is required to advertise various notices for the monthly Board meetings and other public hearings in a newspaper of general circulation

Miscellaneous Mailings

Postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Miscellaneous Property Tax

The District may pay miscellaneous fees to the County Tax Collector.

Miscellaneous - Assessment Collection Cost

The District reimburses the Pasco County Tax Collector for necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater.

Tax Collector/Property Appraiser Fees

The District pays an annual administrative fee to the Property Appraiser of \$150.

Dues, Licenses, Subscriptions

This includes the annual fee of \$175 the District is required to pay to the Department of Economic Opportunity.

Budget Narrative
Fiscal Year 2024

Electric Utility Services

Utility - Irrigation

The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights

The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries

Garbage/Solid Waste Services

Solid Waste Assessment

The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Comb Services

Utility Services

The District will incur water/sewer utility expenditures related to district operations.

Stormwater Control

Stormwater Assessment

The District will incur stormwater assessment fees related to district operations.

Conservation & Wetlands

The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Aquatic Maintenance

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Other Physical Environment

Insurance – Property

The District will incur fees to insure items owned by the District for its property needs.

Insurance – General Liability

The District will incur fees to insure items owned by the District for its general liability needs.

R&M Well Maintenance

The District will incur expenditures related to repairs of the irrigation wells.

Landscape Maintenance

The District will incur expenditures to maintain landscaping of turf, trees, shrubs, etc.

Landscape Replacement

Expenditures related to replacement of turf, trees, shrubs etc.

R&M-Mulch

Replenishment of Mulch as needed within the District.

Budget Narrative
Fiscal Year 2024

Other Physical Environment (continued)

Irrigation Repairs & Replacement

The District will incur expenditures related to repairs of the irrigation systems.

Holiday Decoration

Expenses related to holiday lights and decorations for the public enjoyment.

Utility Deposit Bond

The District may require a bond to ensure utility deposits.

Reserves

The district has established a reserve account to begin building reserves for future improvements.

Contingency

Misc-Contingency

The district may incur expenses not accounted for in other areas.

Road and Street Facilities

Pressure Cleaning

The District may incur expenses related to pressure washing roads, sidewalks and other areas within the District.

R&M Sidewalks

Expenses related to sidewalks located in the right of way of streets the District may own if any.

R&M Street Signs

Expenses related to repair, maintenance and replacement of streets signs located within the District.

Roadway Repair & Maintenance

Expenses related to the repair and maintenance of roadways owned by the District, if any.

Parks and Recreation - General

Payroll – Salaries

The District pays 50% or 20 hours a week of the Share Amenity Personnel Agreement.

Clubhouse - Facility Janitorial Service

Expenses related to the cleaning of the facility and related supplies.

Pest Control

Expenses related to pest control in and around the District facilities.

Contract - Pools

Expenses related to the maintenance of swimming pools and other water features.

Telephone/Fax/Internet Services

The District may incur telephone, fax and internet expenses related to the recreational facilities.

Utility – Recreation Facilities

The District will incur electric utility expenditures for general purposes within the recreation facilities.

Budget Narrative
Fiscal Year 2024

Parks and Recreation – General cont'd

Utility – Fountains

The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

R&M Clubhouse

This item covers the expenses incurred for repair and maintenance of clubhouse facilities.

R&M Fountain

The District may incur expenses related to maintaining the fountains throughout the Parks & Recreational areas.

R&M Parking lots

The District may incur expenses related to maintaining the parking areas within the District.

R&M Pools

Expenses related to the repair of swimming pools and other water features.

Athletic/Park Court/Field Repairs

Expense related to any facilities such as tennis, basketball etc.

Amenity Maintenance & Repairs

Expenses related to the repair and maintenance of amenity facilities not covered in other categories.

Facility A/C & Heating Maintenance & Repairs

Expenses related to HVAC repairs and maintenance in District facilities.

Security System Monitoring & Maintenance

The District has a camera system for the clubhouse.

Entry and Walls Maintenance

The District will incur expenditures to maintain the entry monuments and the fencing.

Access Control Maintenance & Repair

Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Miscellaneous Expenses

Expenses which may not fit into a defined category in this section of the budget.

Office Supplies

The District may have an office in its facilities which require various office related supplies.

Clubhouse – Facility Janitorial Supplies

Expenses related to any janitorial supplies purchased for the District clubhouse.

Facility Supplies

The District may have facilities that required various supplies to operate.

Dog Waste Station Service & Supplies

The District provides and supplies dog waste stations within the District for the residents.

Pool Permits

The District incurs expense for the annual permit on the pool.

New River
Community Development District

Debt Service Budgets
Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU MAR-2023	PROJECTED APR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Interest - Investments	\$ 20	\$ -	\$ 7	\$ -	\$ 7	\$ -
Special Assmnts- Tax Collector	230,014	230,014	233,885	-	233,885	230,014
Special Assmnts- CDD Collected	755,731	760,884	332,331	428,553	760,884	760,884
Special Assmnts - Discounts	(8,823)	(9,201)	(9,309)	-	(9,309)	(9,201)
TOTAL REVENUES	976,942	981,697	556,914	428,553	985,467	981,697
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	3,559	4,600	4,491	-	4,491	4,600
Total Administrative	3,559	4,600	4,491	-	4,491	4,600
<i>Debt Service</i>						
Principal Debt Retirement 2010A-2	265,000	285,000	-	285,000	285,000	285,000
Principal Prepayments 2010A-2	717,088	-	-	-	-	-
Interest Expense 2010A-2	-	415,725	207,863	207,862	415,725	415,725
Interest Expense 2010B-2	-	286,125	143,063	143,062	286,125	286,125
Total Debt Service	982,088	986,850	350,926	635,924	986,850	986,850
TOTAL EXPENDITURES	985,647	991,450	355,417	635,924	991,341	991,450
Excess (deficiency) of revenues						
Over (under) expenditures	(8,705)	(9,753)	201,497	(207,371)	(5,874)	(9,753)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(9,753)	-	-	-	(9,753)
TOTAL OTHER SOURCES (USES)	-	(9,753)	-	-	-	(9,753)
Net change in fund balance	(8,705)	(9,753)	201,497	(207,371)	(5,874)	(9,753)
FUND BALANCE, BEGINNING	286,846	278,141	278,141	-	278,141	272,267
FUND BALANCE, ENDING	\$ 278,141	\$ 268,388	\$ 479,638	\$ (207,371)	\$ 272,267	\$ 262,514

AMORTIZATION SCHEDULE

Capital Improvement Revenue Refunding Bonds Series 2010A-2

Date	Bond Balance	Principal	Extraordinary Redemption	Rate	Interest	Total	Annual Debt Service
11/1/2023	6,945,000				199,669	199,669	
5/1/2024	6,945,000	300,000		5.750%	199,669	499,669	699,338
11/1/2024	6,645,000				191,044	191,044	
5/1/2025	6,645,000	320,000		5.750%	191,044	511,044	702,088
11/1/2025	6,325,000				181,844	181,844	
5/1/2026	6,325,000	335,000		5.750%	181,844	516,844	698,688
11/1/2026	5,990,000				172,213	172,213	
5/1/2027	5,990,000	355,000		5.750%	172,213	527,213	699,425
11/1/2027	5,635,000				162,006	162,006	
5/1/2028	5,635,000	375,000		5.750%	162,006	537,006	699,013
11/1/2028	5,260,000				151,225	151,225	
5/1/2029	5,260,000	400,000		5.750%	151,225	551,225	702,450
11/1/2029	4,860,000				139,725	139,725	
5/1/2030	4,860,000	425,000		5.750%	139,725	564,725	704,450
11/1/2030	4,435,000				127,506	127,506	
5/1/2031	4,435,000	450,000		5.750%	127,506	577,506	705,013
11/1/2031	3,985,000				114,569	114,569	
5/1/2032	3,985,000	475,000		5.750%	114,569	589,569	704,138
11/1/2032	3,510,000				100,913	100,913	
5/1/2033	3,510,000	505,000		5.750%	100,913	605,913	706,825
11/1/2033	3,005,000				86,394	86,394	
5/1/2034	3,005,000	535,000		5.750%	86,394	621,394	707,788
11/1/2034	2,470,000				71,013	71,013	
5/1/2035	2,470,000	565,000		5.750%	71,013	636,013	707,025
11/1/2035	1,905,000				54,769	54,769	
5/1/2036	1,905,000	600,000		5.750%	54,769	654,769	709,538
11/1/2036	1,305,000				37,519	37,519	
5/1/2037	1,305,000	635,000		5.750%	37,519	672,519	710,038
11/1/2037	670,000				19,263	19,263	
5/1/2038	670,000	670,000		5.750%	19,263	689,263	708,525
Total		6,945,000			3,619,338	10,564,338	

AMORTIZATION SCHEDULE

Capital Improvement Revenue Refunding Bonds Series 2010B-2

Date	Bond Balance	Principal	Extraordinary Redemption	Rate	Interest	Total	Annual Debt Service
11/1/2023	5,450,000			5.250%	143,063	143,063	
2/1/2024	5,450,000			5.250%	-	-	
5/1/2024	5,450,000			5.250%	143,063	143,063	
8/1/2024	5,450,000			5.250%	-	-	286,125
11/1/2024	5,450,000			5.250%	143,063	143,063	
2/1/2025	5,450,000			5.250%	-	-	
5/1/2025	5,450,000	270,000		5.250%	143,063	413,063	
8/1/2025	5,180,000			5.250%	-	-	556,125
11/1/2025	5,180,000			5.250%	135,975	135,975	
2/1/2026	5,180,000			5.250%	-	-	
5/1/2026	5,180,000	285,000		5.250%	135,975	420,975	
8/1/2026	4,895,000			5.250%	-	-	556,950
11/1/2026	4,895,000			5.250%	128,494	128,494	
2/1/2027	4,895,000			5.250%	-	-	
5/1/2027	4,895,000	300,000		5.250%	128,494	428,494	
8/1/2027	4,595,000			5.250%	-	-	556,988
11/1/2027	4,595,000			5.250%	120,619	120,619	
2/1/2028	4,595,000			5.250%	-	-	
5/1/2028	4,595,000	315,000		5.250%	120,619	435,619	
8/1/2028	4,280,000			5.250%	-	-	556,238
11/1/2028	4,280,000			5.250%	112,350	112,350	
2/1/2029	4,280,000			5.250%	-	-	
5/1/2029	4,280,000	335,000		5.250%	112,350	447,350	
8/1/2029	3,945,000			5.250%	-	-	559,700
11/1/2029	3,945,000			5.250%	103,556	103,556	
2/1/2030	3,945,000			5.250%	-	-	
5/1/2030	3,945,000	350,000		5.250%	103,556	453,556	
8/1/2030	3,595,000			5.250%	-	-	557,113
11/1/2030	3,595,000			5.250%	94,369	94,369	
2/1/2031	3,595,000			5.250%	-	-	
5/1/2031	3,595,000	370,000		5.250%	94,369	464,369	
8/1/2031	3,225,000			5.250%	-	-	558,738
11/1/2031	3,225,000			5.250%	84,656	84,656	
2/1/2032	3,225,000			5.250%	-	-	
5/1/2032	3,225,000	390,000		5.250%	84,656	474,656	
8/1/2032	2,835,000			5.250%	-	-	559,313
11/1/2032	2,835,000			5.250%	74,419	74,419	
2/1/2033	2,835,000			5.250%	-	-	
5/1/2033	2,835,000	410,000		5.250%	74,419	484,419	
8/1/2033	2,425,000			5.250%	-	-	558,838
11/1/2033	2,425,000			5.250%	63,656	63,656	
2/1/2034	2,425,000			5.250%	-	-	
5/1/2034	2,425,000	435,000		5.250%	63,656	498,656	
8/1/2034	1,990,000			5.250%	-	-	562,313
11/1/2034	1,990,000			5.250%	52,238	52,238	
2/1/2035	1,990,000			5.250%	-	-	
5/1/2035	1,990,000	460,000		5.250%	52,238	512,238	
8/1/2035	1,530,000			5.250%	-	-	564,475
11/1/2035	1,530,000			5.250%	40,163	40,163	
2/1/2036	1,530,000			5.250%	-	-	
5/1/2036	1,530,000	485,000		5.250%	40,163	525,163	
8/1/2036	1,045,000			5.250%	-	-	565,325
11/1/2036	1,045,000			5.250%	27,431	27,431	
2/1/2037	1,045,000			5.250%	-	-	
5/1/2037	1,045,000	510,000		5.250%	27,431	537,431	
8/1/2037	535,000			5.250%	-	-	564,863
11/1/2037	535,000			5.250%	14,044	14,044	
2/1/2038	535,000			5.250%	-	-	
5/1/2038	535,000	535,000		5.250%	14,044	549,044	563,088
Total		5,450,000			2,676,188	8,126,188	

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU MAR-2023	PROJECTED APR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Interest - Investments	\$ 566	\$ -	\$ 2,150	\$ -	\$ 2,150	\$ -
Special Assmnts- Tax Collector	238,147	238,147	226,828	11,319	238,147	238,147
Special Assmnts - Prepayment	10,719	-	-	-	-	-
Special Assmnts - Discounts	(9,135)	(9,526)	(9,028)	-	(9,028)	(9,526)
TOTAL REVENUES	240,297	228,621	219,950	11,319	240,297	238,147
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	3,742	4,763	4,356	-	4,356	4,763
Total Administrative	3,742	4,763	4,356	-	4,356	4,763
<i>Debt Service</i>						
Principal Debt Retirement	135,000	125,000	10,100	120,000	130,100	125,000
Principal Prepayments	95,925	-	-	-	-	-
Interest Expense	-	91,762	45,606	46,156	91,762	91,763
Total Debt Service	230,925	216,762	55,706	166,156	221,862	216,763
TOTAL EXPENDITURES	234,667	221,525	60,062	166,156	226,218	221,525
Excess (deficiency) of revenues Over (under) expenditures	5,630	7,096	159,888	(154,837)	14,079	16,622
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	7,096	-	-	-	16,622
TOTAL OTHER SOURCES (USES)	-	7,096	-	-	-	16,622
Net change in fund balance	5,630	7,096	159,888	(154,837)	14,079	16,622
FUND BALANCE, BEGINNING	163,068	168,698	168,698	-	168,698	182,777
FUND BALANCE, ENDING	\$ 168,698	\$ 175,794	\$ 328,586	\$ (154,837)	\$ 182,777	\$ 199,399

AMORTIZATION SCHEDULE

Special Assessment Refunding Bonds, 2020A-1 Senior

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2023	2,290,000			40,075	40,075	
5/1/2024	2,290,000	120,000	3.500%	40,075	160,075	200,150
11/1/2024	2,170,000			37,975	37,975	
5/1/2025	2,170,000	125,000	3.500%	37,975	162,975	200,950
11/1/2025	2,045,000			35,788	35,788	
5/1/2026	2,045,000	125,000	3.500%	35,788	160,788	196,575
11/1/2026	1,920,000			33,600	33,600	
5/1/2027	1,920,000	130,000	3.500%	33,600	163,600	197,200
11/1/2027	1,790,000			31,325	31,325	
5/1/2028	1,790,000	135,000	3.500%	31,325	166,325	197,650
11/1/2028	1,655,000			28,963	28,963	
5/1/2029	1,655,000	140,000	3.500%	28,963	168,963	197,925
11/1/2029	1,515,000			26,513	26,513	
5/1/2030	1,515,000	145,000	3.500%	26,513	171,513	198,025
11/1/2030	1,370,000			23,975	23,975	
5/1/2031	1,370,000	150,000	3.500%	23,975	173,975	197,950
11/1/2031	1,220,000			21,350	21,350	
5/1/2032	1,220,000	155,000	3.500%	21,350	176,350	197,700
11/1/2032	1,065,000			18,638	18,638	
5/1/2033	1,065,000	160,000	3.500%	18,638	178,638	197,275
11/1/2033	905,000			15,838	15,838	
5/1/2034	905,000	170,000	3.500%	15,838	185,838	201,675
11/1/2034	735,000			12,863	12,863	
5/1/2035	735,000	175,000	3.500%	12,863	187,863	200,725
11/1/2035	560,000			9,800	9,800	
5/1/2036	560,000	180,000	3.500%	9,800	189,800	199,600
11/1/2036	380,000			6,650	6,650	
5/1/2037	380,000	185,000	3.500%	6,650	191,650	198,300
11/1/2037	195,000			3,413	3,413	
5/1/2038	195,000	195,000	3.500%	3,413	198,413	201,825
Total		2,290,000		693,525	2,983,525	2,983,525

AMORTIZATION SCHEDULE

Subordinate Capital Improvement Revenue Refunding Bonds, Series 2020A-1

Period Ending	Bond Balance	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2023	195,000				3,638	3,638	
5/1/2024	195,000	10,000		3.13%	3,638	13,638	17,275
11/1/2024	185,000				3,481	3,481	
5/1/2025	185,000	10,000		3.13%	3,481	13,481	16,963
11/1/2025	175,000				3,325	3,325	
5/1/2026	175,000	10,000		3.50%	3,325	13,325	16,650
11/1/2026	165,000				3,150	3,150	
5/1/2027	165,000	10,000		3.50%	3,150	13,150	16,300
11/1/2027	155,000				2,975	2,975	
5/1/2028	155,000	10,000		3.50%	2,975	12,975	15,950
11/1/2028	145,000				2,800	2,800	
5/1/2029	145,000	10,000		3.50%	2,800	12,800	15,600
11/1/2029	135,000				2,625	2,625	
5/1/2030	135,000	15,000		3.50%	2,625	17,625	20,250
11/1/2030	120,000				2,363	2,363	
5/1/2031	120,000	15,000		3.50%	2,363	17,363	19,725
11/1/2031	105,000				2,100	2,100	
5/1/2032	105,000	15,000		4.00%	2,100	17,100	19,200
11/1/2032	90,000				1,800	1,800	
5/1/2033	90,000	15,000		4.00%	1,800	16,800	18,600
11/1/2033	75,000				1,500	1,500	
5/1/2034	75,000	15,000		4.00%	1,500	16,500	18,000
11/1/2034	60,000				1,200	1,200	
5/1/2035	60,000	15,000		4.00%	1,200	16,200	17,400
11/1/2035	45,000				900	900	
5/1/2036	45,000	15,000		4.00%	900	15,900	16,800
11/1/2036	30,000				600	600	
5/1/2037	30,000	15,000		4.00%	600	15,600	16,200
11/1/2037	15,000				300	300	
5/1/2038	15,000	15,000		4.00%	300	15,300	15,600
Total		195,000	0		65,513	260,513	260,513

Budget Narrative
Fiscal Year 2023

REVENUES

Interest-Investments

The District earns interest income on their trust accounts with US Bank.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the debt service expenditures during the Fiscal Year.

Special Assessments-CDD Collected

The District will directly bill for assessments due on parcels not placed on the tax roll.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Cost

The District reimburses the Osceola County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

Principal payments due on the series 2010 and series 2020 bonds.

Interest Expense

Interest payments due on the series 2010 and series 2020 bonds.

New River
Community Development District

Supporting Budget Schedules
Fiscal Year 2024

Comparison of Assessment Rates
Fiscal Year 2024 vs. Fiscal Year 2023

				TOTAL	% TOTAL	General Fund 001			2020A-1 DEBT SERVICE			2010A-2 DEBT SERVICE			2010B-2 DEBT SERVICE			Total		
	LOT SIZE	Units	EAU	EAU's	EAU's	FY 2024	FY 2023	% Change	FY 2024	FY 2023	% Change	FY 2024	FY 2023	% Change	FY 2024	FY 2023	% Change	FY 2024	FY 2023	% Change
PLATTED UNITS																				
Parcel D	Single Family 45'	95	1.00	95.00	12.93%	\$1,057.77	\$1,057.77	0.0%	\$644.00	\$644.00	0.0%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$1,701.77	\$1,701.77	0.0%
Parcel D	Single Family 55'	161	1.18	189.98	25.86%	\$1,248.16	\$1,248.16	0.0%	\$759.00	\$759.00	0.0%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$2,007.16	\$2,007.16	0.0%
Parcel D	Single Family 65'	56	1.52	85.12	11.59%	\$1,607.81	\$1,607.81	0.0%	\$978.00	\$978.00	0.0%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$2,585.81	\$2,585.81	0.0%
Parcel E1	Townhome	52	0.73	37.96	5.17%	\$772.17	\$772.17	0.0%	\$0.00	\$0.00	n/a	\$675.00	\$675.00	0.0%	\$535.00	\$535.00	0.0%	\$1,982.17	\$1,982.17	0.0%
Parcel E1	Single Family 45'	66	1.00	66.00	8.98%	\$1,057.77	\$1,057.77	0.0%	\$0.00	\$0.00	n/a	\$925.00	\$925.00	0.0%	\$734.00	\$734.00	0.0%	\$2,716.77	\$2,716.77	0.0%
Parcel E1	Single Family 55'	35	1.18	41.30	5.62%	\$1,248.16	\$1,248.16	0.0%	\$0.00	\$0.00	n/a	\$1,092.00	\$1,092.00	0.0%	\$866.00	\$866.00	0.0%	\$3,206.16	\$3,206.16	0.0%
Parcel F	Single Family 40'	25	1.00	25.00	3.40%	\$1,057.77	\$1,057.77	0.0%	\$0.00	\$0.00	n/a	\$1,098.85	\$1,098.85	0.0%	\$734.00	\$734.00	0.0%	\$2,890.62	\$2,890.62	0.0%
Parcel F	Single Family 50'	50	1.18	59.00	8.03%	\$1,248.16	\$1,248.16	0.0%	\$0.00	\$0.00	n/a	\$1,296.64	\$1,296.64	0.0%	\$866.00	\$866.00	0.0%	\$3,410.81	\$3,410.81	0.0%
Parcel F	Single Family 60'	2	1.52	3.04	0.41%	\$1,607.81	\$1,607.81	0.0%	\$0.00	\$0.00	n/a	\$1,670.25	\$1,670.25	0.0%	\$1,115.00	\$1,115.00	0.0%	\$4,393.05	\$4,393.05	0.0%
UNPLATTED UNITS																				
Parcel E-2	Commercial	187	0.90	132.25	18%	\$951.99	\$951.99	0.0%	\$0.00	\$0.00	n/a	\$201.32	\$201.32	0.0%	\$264.00	\$264.00	0.0%	\$1,417.31	\$1,417.31	0.0%
Parcel E-2	Live/Work	37	0.90			\$951.99	\$951.99	0.0%	\$0.00	\$0.00	n/a	\$201.32	\$201.32	0.0%	\$264.00	\$264.00	0.0%	\$1,417.31	\$1,417.31	0.0%
Parcel E-2	Multifamily	1346	0.90			\$951.99	\$951.99	0.0%	\$0.00	\$0.00	n/a	\$201.32	\$201.32	0.0%	\$264.00	\$264.00	0.0%	\$1,417.31	\$1,417.31	0.0%
Parcel E-2	Townhome	168	0.90			\$951.99	\$951.99	0.0%	\$0.00	\$0.00	n/a	\$408.22	\$408.22	0.0%	\$535.00	\$535.00	0.0%	\$1,895.21	\$1,895.21	0.0%
Parcel E-2	Villa	44	0.90			\$951.99	\$951.99	0.0%	\$0.00	\$0.00	n/a	\$436.19	\$436.19	0.0%	\$572.00	\$572.00	0.0%	\$1,960.18	\$1,960.18	0.0%
Parcel E-2	Single Family 40'	181	0.90			\$951.99	\$951.99	0.0%	\$0.00	\$0.00	n/a	\$559.21	\$559.21	0.0%	\$734.00	\$734.00	0.0%	\$2,245.20	\$2,245.20	0.0%
		2505		734.65	100%															