

# New River Community Development District

**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

May 25, 2023 at 11:30 a.m.

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- 1. Call to Order/Roll Call**
- 2. Audience Comments**
- 3. Consent Agenda**
  - A. Approval of the April 21, 2023 Meeting Minutes - *Page 2*
  - B. Financials Dated April 2023 - *Page 4*
- 4. Staff Reports**
  - A. District Engineer
  - B. District Counsel
  - C. Landscape & Irrigation Maintenance
  - D. Aquatic Maintenance
  - E. District Manager
    - i. Presentation of the Proposed Budget for Fiscal Year 2024 and Consideration of Resolution 2023-03, Approving the Budget and Setting the Public Hearing - *Pages 19 & 41*)
- 5. Old Business**
- 6. New Business**
- 7. Supervisors' Requests**
- 8. Adjournment**

\*Next Regular Meeting is June 16, 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, April 21, 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**

- None.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. **Approval of the March 17, 2023 Meeting Minutes**
- B. **Financials Dated March 2023**

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

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

- A. **District Engineer**
  - i. **Lighting Exhibits**
    - Mr. Dvorak provided an update and reviewed the lighting exhibits for the proposed Cypress Village Street Light replacement project.
- B. **District Counsel**
  - i. **Use Agreement**
    - No report.

**C. Landscape & Irrigation Maintenance**

- No report.

**D. Aquatics Maintenance**

- A copy of the report was included in the agenda package and is attached hereto as part of the public record.

**E. District Manager**

**i. Update on Reserve Proposals**

- Mr. Vega provided an update.

**ii. Discussion of Proposals for Camera System**

- Discussion ensued with Board consensus to move forward with DCSI and if an event occurs the Board will consider monitoring in the future.

**iii. Presentation and Discussion of Fiscal Year 2024 Proposed Budget**

- Board discussion ensued regarding the proposed budget for Fiscal Year 2024.

**FIFTH ORDER OF BUSINESS**

**Old Business**

- Some of the curtains in the clubhouse are not on their hooks.
- The couch and chair cushions need to be cleaned.

**SIXTH ORDER OF BUSINESS**

**New Business**

- Furniture replacement quotes and furniture restringing quotes are being obtained.

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

- None.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Smith seconded by Mr. Alexander with all in favor the meeting was adjourned.
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Mark Vega, Secretary

**New River  
Community Development District**

**Financial Report**

**April 30, 2023**

**Prepared by**



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**New River  
Community Development District**

**Financial Statements**

**(Unaudited)**

**April 30, 2023**

**Balance Sheet**  
April 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2010 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 617,000	\$ -	\$ -	\$ 617,000
Due From Other Funds	-	65,312	47,913	113,225
Investments:				
Money Market Account	363,084	-	-	363,084
Prepayment Fund (A-2)	-	1,694	-	1,694
Prepayment Fund (B-2)	-	1,236	-	1,236
Remedial Indenture (A-2)	-	92,493	-	92,493
Reserve Fund (A-2)	-	149,590	-	149,590
Reserve Fund (B-2)	-	18,597	-	18,597
Revenue Fund (A-1)	-	-	408	408
Revenue Fund (A-2)	-	492,863	-	492,863
Revenue Fund (B-2)	-	143,063	-	143,063
Senior Interest Fund (A-1)	-	-	42,088	42,088
Senior Reserve Fund (A-1)	-	-	99,381	99,381
Senior Sinking Fund (A-1)	-	-	115,000	115,000
Subordinate Reserve Fund (A-1)	-	-	8,550	8,550
Subordinate Sinking Fund(A-1)	-	-	10,000	10,000
Subordinate Interest Fund (A-1)	-	-	3,319	3,319
Subordinate Prepayment Fund (A-1)	-	-	3,990	3,990
Prepaid Items	100	-	-	100
Deposits	5,250	-	-	5,250
<b>TOTAL ASSETS</b>	<b>\$ 985,434</b>	<b>\$ 964,848</b>	<b>\$ 330,649</b>	<b>\$ 2,280,931</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 12,045	\$ -	\$ -	\$ 12,045
Accrued Expenses	29,328	-	-	29,328
Due To Developer	13,258	-	-	13,258
Deposits	100	-	-	100
Deferred Revenue	-	340,438	-	340,438
Due To Other Funds	113,225	-	-	113,225
<b>TOTAL LIABILITIES</b>	<b>167,956</b>	<b>340,438</b>	<b>-</b>	<b>508,394</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Prepaid Items	100	-	-	100
Deposits	5,250	-	-	5,250
<b>Restricted for:</b>				
Debt Service	-	624,410	330,649	955,059
<b>Assigned to:</b>				
Operating Reserves	158,502	-	-	158,502
Reserves - Buildings	109,200	-	-	109,200
<b>Unassigned:</b>	<b>544,426</b>	<b>-</b>	<b>-</b>	<b>544,426</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 817,478</b>	<b>\$ 624,410</b>	<b>\$ 330,649</b>	<b>\$ 1,772,537</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 985,434</b>	<b>\$ 964,848</b>	<b>\$ 330,649</b>	<b>\$ 2,280,931</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-23 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 7,816	0.00%	\$ 1,266
Room Rentals	2,000	1,386	69.30%	450
Interest - Tax Collector	-	213	0.00%	49
Special Assmnts- Tax Collector	637,198	633,057	99.35%	4,682
Special Assmnts- CDD Collected	131,497	131,497	100.00%	32,874
Special Assmnts- Discounts	(25,488)	(25,019)	98.16%	(8)
Other Miscellaneous Revenues	-	1,393	0.00%	-
<b>TOTAL REVENUES</b>	<b>745,207</b>	<b>750,343</b>	<b>100.69%</b>	<b>39,313</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	8,800	4,600	52.27%	-
FICA Taxes	673	352	52.30%	-
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Engineering	5,000	11,151	223.02%	3,960
ProfServ-Legal Services	15,000	7,179	47.86%	-
ProfServ-Mgmt Consulting	39,056	22,783	58.33%	3,255
ProfServ-Trustee Fees	11,000	14,808	134.62%	-
ProfServ-E-mail Maintenance	2,000	777	38.85%	120
Auditing Services	6,500	-	0.00%	-
Contract-Website Hosting	1,579	1,549	98.10%	-
Miscellaneous Mailings	2,400	126	5.25%	11
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	12,671	99.43%	93
Tax Collector/Property Appraiser Fees	150	89	59.33%	-
Dues, Licenses, Subscriptions	325	175	53.85%	-
<b>Total Administration</b>	<b>116,881</b>	<b>77,418</b>	<b>66.24%</b>	<b>7,439</b>
<b><u>Electric Utility Services</u></b>				
Utility - Irrigation	3,500	1,072	30.63%	129
Street Lights	45,084	25,932	57.52%	3,141
<b>Total Electric Utility Services</b>	<b>48,584</b>	<b>27,004</b>	<b>55.58%</b>	<b>3,270</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Solid Waste Assessment	335	-	0.00%	-
<b>Total Garbage/Solid Waste Services</b>	<b>335</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-23 ACTUAL
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	22,250	10,118	45.47%	3,034
<b>Total Water-Sewer Comb Services</b>	<b>22,250</b>	<b>10,118</b>	<b>45.47%</b>	<b>3,034</b>
<b><u>Stormwater Control</u></b>				
Stormwater Assessment	562	-	0.00%	-
Conservation & Wetlands	8,500	-	0.00%	-
Aquatic Maintenance	17,500	4,816	27.52%	688
<b>Total Stormwater Control</b>	<b>26,562</b>	<b>4,816</b>	<b>18.13%</b>	<b>688</b>
<b><u>Other Physical Environment</u></b>				
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	100,580	61.96%	15,000
Landscape Replacement	60,000	13,497	22.50%	-
Irrigation Repairs & Replacement	9,500	26,247	276.28%	1,402
Holiday Decoration	10,000	2,650	26.50%	-
Utility Deposit Bond	1,800	-	0.00%	-
Reserve	109,200	-	0.00%	-
<b>Total Other Physical Environment</b>	<b>389,913</b>	<b>153,079</b>	<b>39.26%</b>	<b>16,402</b>
<b><u>Contingency</u></b>				
Misc-Contingency	20,029	8,724	43.56%	-
<b>Total Contingency</b>	<b>20,029</b>	<b>8,724</b>	<b>43.56%</b>	<b>-</b>
<b><u>Road and Street Facilities</u></b>				
Pressure Cleaning	13,500	14,039	103.99%	-
R&M-Sidewalks	1,500	-	0.00%	-
R&M-Street Signs	1,500	3,150	210.00%	3,150
Roadway Repair & Maintenance	5,000	-	0.00%	-
<b>Total Road and Street Facilities</b>	<b>21,500</b>	<b>17,189</b>	<b>79.95%</b>	<b>3,150</b>
<b><u>Parks and Recreation</u></b>				
Payroll-Salaries	34,074	10,962	32.17%	1,928
Clubhouse - Facility Janitorial Service	3,214	1,925	59.89%	275
Pest Control	425	209	49.18%	-
Contracts-Pools	10,200	6,550	64.22%	1,000

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-23 ACTUAL
Telephone/Fax/Internet Services	3,000	1,232	41.07%	176
Utility - Recreation Facilities	6,600	4,442	67.30%	490
Utility - Fountains	3,750	353	9.41%	44
R&M-Clubhouse	10,000	1,520	15.20%	-
R&M-Fountain	5,000	-	0.00%	-
R&M-Parking Lots	1,500	823	54.87%	823
R&M-Pools	2,500	21,140	845.60%	-
Athletic/Park Court/Field Repairs	1,500	-	0.00%	-
Amenity Maintenance & Repairs	5,000	687	13.74%	26
Facility A/C & Heating Maintenance & Repair	1,500	-	0.00%	-
Security System Monitoring & Maint.	2,500	2,646	105.84%	756
Entry & Walls Maintenance	2,000	-	0.00%	-
Access Control Maintenance & Repair	2,500	624	24.96%	(253)
Miscellaneous Expenses	1,500	516	34.40%	149
Office Supplies	250	35	14.00%	-
Clubhouse - Facility Janitorial Supplies	400	34	8.50%	-
Facility Supplies	1,000	932	93.20%	761
Dog Waste Station Service & Supplies	240	70	29.17%	-
Pool Permits	500	145	29.00%	145
<b>Total Parks and Recreation</b>	<b>99,153</b>	<b>54,845</b>	<b>55.31%</b>	<b>6,320</b>
<b>TOTAL EXPENDITURES</b>	<b>745,207</b>	<b>353,193</b>	<b>47.40%</b>	<b>40,303</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	397,150	0.00%	(990)
Net change in fund balance	\$ -	\$ 397,150	0.00%	\$ (990)
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>420,328</b>	<b>420,328</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 420,328</b>	<b>\$ 817,478</b>		

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-23 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 12	0.00%	\$ 1
Special Assmnts- Tax Collector	230,014	235,627	102.44%	1,743
Special Assmnts- CDD Collected	760,884	475,394	62.48%	143,063
Special Assmnts- Discounts	(9,201)	(9,312)	101.21%	(3)
<b>TOTAL REVENUES</b>	<b>981,697</b>	<b>701,721</b>	<b>71.48%</b>	<b>144,804</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	4,600	4,526	98.39%	35
<b>Total Administration</b>	<b>4,600</b>	<b>4,526</b>	<b>98.39%</b>	<b>35</b>
<b>Debt Service</b>				
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%	-
<b>Total Debt Service</b>	<b>986,850</b>	<b>350,926</b>	<b>35.56%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>991,450</b>	<b>355,452</b>	<b>35.85%</b>	<b>35</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(9,753)	346,269	-3550.38%	144,769
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(9,753)	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(9,753)</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ (9,753)	\$ 346,269	-3550.38%	\$ 144,769
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>278,141</b>	<b>278,141</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 268,388</b>	<b>\$ 624,410</b>		

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-23 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 2,559	0.00%	\$ 408
Special Assmnts- Tax Collector	238,147	228,519	95.96%	1,690
Special Assmnts- Discounts	(9,526)	(9,031)	94.80%	(3)
<b>TOTAL REVENUES</b>	<b>228,621</b>	<b>222,047</b>	<b>97.12%</b>	<b>2,095</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	4,763	4,390	92.17%	34
<b>Total Administration</b>	<b>4,763</b>	<b>4,390</b>	<b>92.17%</b>	<b>34</b>
<b>Debt Service</b>				
Principal Debt Retirement	125,000	10,100	8.08%	-
Interest Expense Series A	91,762	45,606	49.70%	-
<b>Total Debt Service</b>	<b>216,762</b>	<b>55,706</b>	<b>25.70%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>221,525</b>	<b>60,096</b>	<b>27.13%</b>	<b>34</b>
Excess (deficiency) of revenues				
Over (under) expenditures	7,096	161,951	2282.29%	2,061
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	7,096	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>7,096</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 7,096	\$ 161,951	2282.29%	\$ 2,061
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>168,698</b>	<b>168,698</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 175,794</b>	<b>\$ 330,649</b>		

**New River  
Community Development District**

**Supporting Schedules**

**April 30, 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
04/13/23	\$ 7,939	\$ 14	\$ 162	\$ 8,116	\$ 4,682	\$ 1,743	\$ 1,690
TOTAL	\$ 1,032,763	\$ 43,363	\$ 21,077	\$ 1,097,203	\$ 633,057	\$ 235,627	\$ 228,519
% COLLECTED					99%	99%	99%
TOTAL OUTSTANDING					\$ 7,179	\$ 4,142	\$ 1,495

## Cash and Investment Report

April 30, 2023

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
<b>GENERAL FUND</b>			
Checking Account - Operating New	Bank United	-	\$617,000
Money Market Account - Operating New	Valley Bank	4.50%	363,084
			980,085
<b>DEBT SERVICE FUNDS</b>			
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%	92,493
Series 2010 Reserve Fund A-2	US Bank	0.02%	149,590
Series 2010 Reserve Fund B-2	US Bank	0.02%	18,597
Series 2010 Revenue Fund A-2	US Bank	0.02%	492,863
Series 2010 Revenue Fund B-2	US Bank	0.02%	143,063
	Subtotal Fund 201		899,535
Series 2020 Revenue Fund A-1	US Bank	0.02%	408
Series 2020 Senior Interest Fund A-1	US Bank	0.02%	42,088
Series 2020 Senior Reserve Fund A-1	US Bank	0.02%	99,381
Series 2020 Senior Sinking Fund A-1	US Bank	0.02%	115,000
Series 2020 Sub Reserve Fund A-1	US Bank	0.02%	8,550
Series 2020 Sub Sinking Fund A-1	US Bank	0.02%	10,000
Series 2020 Sub Interest Fund A-1	US Bank	0.02%	3,319
Series 2020 Sub Prepayment Fund A-1	US Bank	0.02%	3,990
	Subtotal Fund 202		282,735
	<b>Subtotal DS</b>		1,182,271
	<b>Total</b>		\$2,162,355

## New River CDD

### Bank Reconciliation

Bank Account No. 6620 Bank United Checking  
 Statement No. 04-23  
 Statement Date 4/30/2023

G/L Balance (LCY)	617,000.31	Statement Balance	638,521.69
G/L Balance	617,000.31	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	638,521.69
Subtotal	617,000.31	Outstanding Checks	21,521.38
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	617,000.31	Ending Balance	617,000.31
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
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
4/20/2023	Payment	2381	DCSI INC	378.00	0.00	378.00
4/28/2023	Payment	2382	DCSI INC	125.00	0.00	125.00
4/28/2023	Payment	2383	FLORIDA DEPT OF HEALTH	145.00	0.00	145.00
4/28/2023	Payment	2384	RAINMAKER IRRIGATION	15,000.00	0.00	15,000.00
<b>Total Outstanding Checks.....</b>				<b>21,521.38</b>		<b>21,521.38</b>



**New River**  
**Community Development District**

**Check Register**

**04/1/2023 - 04/30/2023**

**NEW RIVER**

Community Development District

**Payment Register by Fund**  
**For the Period from 04/01/23 to 04/30/23**  
**(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**GENERAL FUND - 001**

001	2373	04/04/23	ALL DONE SERVICES, INC	240	CLUBHOUSE CLEANING SERV FOR MARCH 2023	Clubhouse - Facility Janitorial Service	531131-57201	\$275.00
001	2374	04/04/23	COMPLETE I.T.	10631	APRIL 2023 EMAIL SERVICES	ProfServ-E-mail Maintenance	531096-51301	\$119.60
001	2375	04/07/23	BRLETIC DVORAK, INC	1057	PROF ENG SERVICES MARCH 7-31 2023	ProfServ-Engineering	531013-51501	\$3,960.00
001	2376	04/07/23	HEAT WAVE PRESSURE WASHING LLC	2975	ROOF AND POOL DECK CLEANING	Pressure Cleaning	531114-54100	\$650.00
001	2376	04/07/23	HEAT WAVE PRESSURE WASHING LLC	3112	CLEANED PAD	Pressure Cleaning	531114-54100	\$700.00
001	2377	04/07/23	SOLITUDE LAKE MANAGEMENT LLC	PSI-66588	4/1-30/23 LAKE BOND MGT SVGS	Aquatic Maintenance	546995-53805	\$688.00
001	2378	04/07/23	STRALEY ROBIN VERICKER	22869		ProfServ-Legal Services	531023-51401	\$799.00
001	2379	04/07/23	TRIANGLE POOL SERVICES	7556	POOL CLEANING	R&M-Pools	546074-57201	\$1,500.00
001	2381	04/20/23	DCSI INC	30591	ACCESS SYSTEM - SERVICE	Access Control Maintenance & Repair	546998-57201	\$378.00
001	2382	04/28/23	DCSI INC	30621	MONITORING - ACCESS SYSTEM	Security System Monitoring & Maint.	546479-57201	\$125.00
001	2383	04/28/23	FLORIDA DEPT OF HEALTH	51-BID-6456899	POOL PERMIT- 2023	Pool Permits	554022-57201	\$145.00
001	2384	04/28/23	RAINMAKER IRRIGATION	43855	LANDSCAPE SERVICES APRIL 2023	Irrigation Repairs & Replacem.	546932-57201	\$15,000.00
001	DD354	04/06/23	FRONTIER ACH	031323-22105 ACH	BILLING PERIOD 3/13-4/12/23	Telephone/Fax/Internet Services	541009-57201	\$175.98
001	DD355	04/17/23	PASCO COUNTY UTILITIES SERVICES	04/10/23ACH	SERVICE DATE 2/9-3/10/23	Utility Services	543063-53601	\$1,298.17
001	DD356	04/10/23	PASCO COUNTY UTILITIES SERVICES	18160764	SERVICE DATE 2/9 - 3/10/23	Utility Services	543063-53601	\$69.75
001	DD357	04/10/23	PASCO COUNTY UTILITIES SERVICES	18160763	SERVICE DATE 2/9 - 3/10/23	Utility Services	543063-53601	\$9.00
001	DD358	04/21/23	CARDMEMBER SERVICE	8510070233230 031623	FEB 15-MAR 9 2023 PURCHASES	Facility Supplies	552159-57201	\$25.14
001	DD358	04/21/23	CARDMEMBER SERVICE	8510070233230 031623	FEB 15-MAR 9 2023 PURCHASES	Miscellaneous Expenses	549999-57201	\$33.05
001	DD358	04/21/23	CARDMEMBER SERVICE	8510070233230 031623	FEB 15-MAR 9 2023 PURCHASES	Facility Supplies	552159-57201	\$32.40
001	DD358	04/21/23	CARDMEMBER SERVICE	8510070233230 031623	FEB 15-MAR 9 2023 PURCHASES	Amenity Maintenance & Repairs	546176-57201	\$16.92
001	DD358	04/21/23	CARDMEMBER SERVICE	8510070233230 031623	FEB 15-MAR 9 2023 PURCHASES	Amenity Maintenance & Repairs	546176-57201	\$9.07
001	DD358	04/21/23	CARDMEMBER SERVICE	8510070233230 031623	FEB 15-MAR 9 2023 PURCHASES	Facility Supplies	552159-57201	\$279.95
001	DD358	04/21/23	CARDMEMBER SERVICE	8510070233230 031623	FEB 15-MAR 9 2023 PURCHASES	Facility Supplies	552159-57201	\$29.40
001	DD358	04/21/23	CARDMEMBER SERVICE	8510070233230 031623	FEB 15-MAR 9 2023 PURCHASES	OFFICE DEPOT- BATHROOM TISSUE/TOWELS	552159-57201	\$393.96
001	DD359	04/28/23	WITHLACOOCHEE RIVER ELECTRIC	041123 ACH	SERVICES 3/6- 4/5/23	Street Lights	543057-53100	\$3,141.40
001	DD359	04/28/23	WITHLACOOCHEE RIVER ELECTRIC	041123 ACH	SERVICES 3/6- 4/5/23	Utility - Irrigation	543014-53100	\$129.05
001	DD359	04/28/23	WITHLACOOCHEE RIVER ELECTRIC	041123 ACH	SERVICES 3/6- 4/5/23	Utility - Recreation Facilities	543079-57201	\$489.59
001	DD359	04/28/23	WITHLACOOCHEE RIVER ELECTRIC	041123 ACH	SERVICES 3/6- 4/5/23	Utility - Fountains	543085-57201	\$44.18

<b>Fund Total</b>	<b>\$30,516.61</b>
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**SERIES 2010 DEBT SERVICE FUND - 201**

201	2380	04/17/23	NEW RIVER-C/O U.S BANK N.A.	2258218	TRANSFER TO TAX RECEIPTS ( SERIES 2010 A-2)	Due from Other Funds	131000	\$492,861.30
201	2380	04/17/23	NEW RIVER-C/O U.S BANK N.A.	2258166	TRANSFER OF TAX RECEIPTS (SERIES 2010 B-2)	Due from Other Funds	131000	\$143,060.01

<b>Fund Total</b>	<b>\$635,921.31</b>
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**SERIES 2020 DEBT SERVICE FUND - 202**

202	2380	04/17/23	NEW RIVER-C/O U.S BANK N.A.	2258256	TRANSFER OF TAX RECEIPTS (SERIES 2020 A-1)	Due from Other Funds	131000	\$169,021.91
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<b>Fund Total</b>	<b>\$169,021.91</b>
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<b>Total Checks Paid</b>	<b>\$835,459.83</b>
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**NEW RIVER**  
**Community Development District**

***Annual Operating and Debt Service Budget***  
**Fiscal Year 2024**

Version 3 - Proposed Budget  
(Printed 5/11/2023)

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	MAY-	PROJECTED	BUDGET
	FY 2022	FY 2023	APR-2023	SEP-2023	FY 2023	FY 2024
<b>REVENUES</b>						
Interest - Investments	\$ 2,265	\$ -	\$ 7,816	\$ 1,000	\$ 8,816	\$ -
Room Rentals	3,276	2,000	1,386	990	2,376	2,000
Interest - Tax Collector	1		213	80	293	
Special Assmnts- Tax Collector	637,199	637,199	633,057	4,142	637,199	637,199
Special Assmnts- CDD Collected	131,497	131,497	131,497	-	131,497	131,497
Special Assmnts - Discounts	(24,441)	(25,488)	(25,019)	-	-	(25,488)
Other Miscellaneous Revenues	1,031	-	1,393	995	2,388	-
<b>TOTAL REVENUES</b>	<b>750,828</b>	<b>745,207</b>	<b>750,343</b>	<b>7,207</b>	<b>782,569</b>	<b>745,207</b>
<b>EXPENDITURES</b>						
<b>Administrative</b>						
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	11,151	5,576	16,727	5,000
ProfServ-Legal Services	17,383	15,000	7,179	5,128	12,307	15,000
ProfServ-Mgmt Consulting Serv	35,462	39,056	22,783	16,273	39,056	41,399
ProfServ-Trustee Fees	12,949	11,000	14,808	-	14,808	11,000
ProfServ-E-mail Maintenance	1,076	2,000	777	450	1,227	-
Auditing Services	6,400	6,500	-	6,500	6,500	6,500
Contract-Website Hosting	1,551	1,579	1,549	1,106	2,655	1,579
Email Maintenance	-	-	-	500	500	2,000
Miscellaneous Mailings	1,062	2,400	126	2,274	2,400	2,472
Public Officials Insurance	-	2,905	-	2,905	2,905	2,905
Legal Advertising	2,111	2,000	1,158	827	1,985	2,000
Misc-Property Taxes	89	550	-	550	550	550
Misc-Assessmnt Collection Cost	9,933	12,743	12,671	72	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
<b>Total Administrative</b>	<b>134,687</b>	<b>116,881</b>	<b>77,418</b>	<b>74,094</b>	<b>150,838</b>	<b>119,298</b>
<b>Electric Utility Services</b>						
Utility - Irrigation	1,235	3,500	1,072	766	1,838	3,500
Street Lights	25,955	45,084	25,932	18,523	44,455	45,084
<b>Total Electric Utility Services</b>	<b>27,190</b>	<b>48,584</b>	<b>27,004</b>	<b>19,289</b>	<b>46,293</b>	<b>48,584</b>
<b>Garbage/Solid Waste Services</b>						
Solid Waste Assessment	-	335	-	335	335	335
<b>Total Garbage/Solid Waste Services</b>	<b>-</b>	<b>335</b>	<b>-</b>	<b>335</b>	<b>335</b>	<b>335</b>

**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 APR-2023	MAY- SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
<b>Water-Sewer Comb Services</b>						
Utility Services	18,004	22,250	10,118	7,227	17,345	22,250
<b>Total Water-Sewer Comb Services</b>	<b>18,004</b>	<b>22,250</b>	<b>10,118</b>	<b>7,227</b>	<b>17,345</b>	<b>22,250</b>
<b>Stormwater Control</b>						
Stormwater Assessment	511	562	-	-	-	562
Conservation & Wetlands	5,984	8,500	-	8,500	8,500	8,500
Aquatic Maintenance	8,952	17,500	4,816	12,684	17,500	17,500
<b>Total Stormwater Control</b>	<b>15,447</b>	<b>26,562</b>	<b>4,816</b>	<b>21,184</b>	<b>26,000</b>	<b>26,562</b>
<b>Other Physical Environment</b>						
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	100,580	61,744	162,324	-
Landscape Replacement	25,201	60,000	13,497	46,503	60,000	60,000
Irrigation Repairs & Replacem.	45,144	9,500	26,247	-	26,247	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
<b>Total Security Operations</b>	<b>317,007</b>	<b>389,913</b>	<b>153,079</b>	<b>109,224</b>	<b>262,303</b>	<b>379,824</b>
<b>Contingency</b>						
Misc-Contingency	10,779	20,029	8,724	-	8,724	19,902
Miscellaneous Expenses	120	-	-	-	-	-
Cap Outlay - Vehicles	8,897	-	-	-	-	-
<b>Total Contingency</b>	<b>19,796</b>	<b>20,029</b>	<b>8,724</b>	<b>-</b>	<b>8,724</b>	<b>19,902</b>
<b>Road and Street Facilities</b>						
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	3,150	2,250	5,400	1,500
Roadway Repair & Maintenance	-	5,000	-	5,000	5,000	5,000
<b>Total Road and Street Facilities</b>	<b>-</b>	<b>21,500</b>	<b>17,189</b>	<b>9,561</b>	<b>26,750</b>	<b>21,500</b>
<b>Parks and Recreation - General</b>						
Payroll-Salaries	21,481	34,074	10,962	23,112	34,074	34,074
Clubhouse - Facility Janitorial Service	3,250	3,214	1,925	1,375	3,300	3,214
Pest Control	439	425	209	149	358	425
Contracts-Pools	10,200	10,200	6,550	4,679	11,229	18,000
Telephone/Fax/Internet Services	2,469	3,000	1,232	880	2,112	3,000
Utility - Recreation Facilities	5,779	6,600	4,442	2,158	6,600	6,600
Utility - Fountains	456	3,750	353	3,397	3,750	3,750
R&M-Clubhouse	13,579	10,000	1,520	1,086	2,606	10,000

**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	THRU	MAY-	PROJECTED	BUDGET
	FY 2022	FY 2023	APR-2023	SEP-2023	FY 2023	FY 2024
R&M-Fountain	396	5,000	-	6,715	6,715	5,000
R&M-Parking Lots	-	1,500	823	588	1,411	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	687	4,313	5,000	5,000
Facility A/C & Heating Maintenance & Repair	100	1,500	-	750	750	1,500
Security System Monitoring & Maint.	619	2,500	2,646	1,890	4,536	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	624	446	1,070	2,500
Miscellaneous Expenses	3,655	1,500	516	369	885	1,500
Office Supplies	-	250	35	215	250	250
Clubhouse - Facility Janitorial Supplies	373	400	34	366	400	400
Facility Supplies	45	1,000	932	68	1,000	1,000
Dog Waste Station Service & Supplies	282	240	70	170	240	240
Pool Permits	425	500	145	355	500	500
<b>Total Parks and Recreation - General</b>	<b>74,789</b>	<b>99,153</b>	<b>54,845</b>	<b>57,580</b>	<b>112,425</b>	<b>106,953</b>
<b>TOTAL EXPENDITURES</b>	<b>606,920</b>	<b>745,207</b>	<b>353,193</b>	<b>298,493</b>	<b>651,013</b>	<b>745,207</b>
Excess (deficiency) of revenues						
Over (under) expenditures	143,908	-	397,150	(291,286)	131,556	0
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	-	-	-	-	0
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>
Net change in fund balance	143,908	-	397,150	(291,286)	131,556	0
<b>FUND BALANCE, BEGINNING</b>	<b>276,420</b>	<b>420,328</b>	<b>420,328</b>	<b>-</b>	<b>420,328</b>	<b>551,885</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 420,328</b>	<b>\$ 420,328</b>	<b>\$ 817,478</b>	<b>\$ (291,286)</b>	<b>\$ 551,884</b>	<b>\$ 551,885</b>



**New River  
Community Development District**

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 551,885
Net Change in Fund Balance - Fiscal Year 2024	0
Reserves - Fiscal Year 2024 Additions	109,200
<b>Total Funds Available (Estimated) - 9/30/2024</b>	<b>661,085</b>

**ALLOCATION OF AVAILABLE FUNDS**

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

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 174,483</b>
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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 District's website is maintained by Campus Suite and is charged a fee annually.

**Email Maintenance**

The District's 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 APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Interest - Investments	\$ 20	\$ -	\$ 12	\$ -	\$ 12	\$ -
Special Assmnts- Tax Collector	230,014	230,014	235,627	-	235,627	230,014
Special Assmnts- CDD Collected	755,731	760,884	475,394	285,490	760,884	760,884
Special Assmnts - Discounts	(8,823)	(9,201)	(9,312)	-	(9,312)	(9,201)
<b>TOTAL REVENUES</b>	<b>976,942</b>	<b>981,697</b>	<b>701,721</b>	<b>285,490</b>	<b>987,211</b>	<b>981,697</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	3,559	4,600	4,526	-	4,526	4,600
<b>Total Administrative</b>	<b>3,559</b>	<b>4,600</b>	<b>4,526</b>	<b>-</b>	<b>4,526</b>	<b>4,600</b>
<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
<b>Total Debt Service</b>	<b>982,088</b>	<b>986,850</b>	<b>350,926</b>	<b>635,924</b>	<b>986,850</b>	<b>986,850</b>
<b>TOTAL EXPENDITURES</b>	<b>985,647</b>	<b>991,450</b>	<b>355,452</b>	<b>635,924</b>	<b>991,376</b>	<b>991,450</b>
Excess (deficiency) of revenues						
Over (under) expenditures	(8,705)	(9,753)	346,269	(350,434)	(4,165)	(9,753)
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	(9,753)	-	-	-	(9,753)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>(9,753)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(9,753)</b>
Net change in fund balance	(8,705)	(9,753)	346,269	(350,434)	(4,165)	(9,753)
<b>FUND BALANCE, BEGINNING</b>	<b>286,846</b>	<b>278,141</b>	<b>278,141</b>	<b>-</b>	<b>278,141</b>	<b>273,976</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 278,141</b>	<b>\$ 268,388</b>	<b>\$ 624,410</b>	<b>\$ (350,434)</b>	<b>\$ 273,976</b>	<b>\$ 264,223</b>



**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 APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Interest - Investments	\$ 566	\$ -	\$ 2,559	\$ 500	\$ 3,059	\$ -
Special Assmnts- Tax Collector	238,147	238,147	228,519	9,628	238,147	238,147
Special Assmnts - Prepayment	10,719	-	-	-	-	-
Special Assmnts - Discounts	(9,135)	(9,526)	(9,031)	-	(9,031)	(9,526)
<b>TOTAL REVENUES</b>	<b>240,297</b>	<b>228,621</b>	<b>222,047</b>	<b>10,128</b>	<b>241,206</b>	<b>238,147</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	3,742	4,763	4,390	-	4,390	4,763
<b>Total Administrative</b>	<b>3,742</b>	<b>4,763</b>	<b>4,390</b>	<b>-</b>	<b>4,390</b>	<b>4,763</b>
<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
<b>Total Debt Service</b>	<b>230,925</b>	<b>216,762</b>	<b>55,706</b>	<b>166,156</b>	<b>221,862</b>	<b>216,763</b>
<b>TOTAL EXPENDITURES</b>	<b>234,667</b>	<b>221,525</b>	<b>60,096</b>	<b>166,156</b>	<b>226,252</b>	<b>221,525</b>
Excess (deficiency) of revenues Over (under) expenditures	5,630	7,096	161,951	(156,028)	14,954	16,622
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	7,096	-	-	-	16,622
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>7,096</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>16,622</b>
Net change in fund balance	5,630	7,096	161,951	(156,028)	14,954	16,622
<b>FUND BALANCE, BEGINNING</b>	<b>163,068</b>	<b>168,698</b>	<b>168,698</b>	<b>-</b>	<b>168,698</b>	<b>183,652</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 168,698</b>	<b>\$ 175,794</b>	<b>\$ 330,649</b>	<b>\$ (156,028)</b>	<b>\$ 183,652</b>	<b>\$ 200,274</b>

**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 2024

**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	0.0%	\$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%															



## RESOLUTION 2023-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEW RIVER COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the New River Community Development District (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NEW RIVER COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 18, 2023

HOOR: 11:30 a.m.

LOCATION: New River Amenity Center  
5227 Autumn Ridge Dr.  
Wesley Chapel, Florida 33545

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON MAY 25TH, 2023.**

Attest:

**New River Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2023/2024**