

# New River Community Development District

Agenda Page 1

## Board of Supervisors

Jeff Smith, Chairman  
David Lione, Vice Chairman  
Jordan Alexander, Assistant Secretary  
Russ Mercier, Assistant Secretary  
Ryan Thomas, Assistant Secretary

## District Staff

Lisa Castoria, District Manager  
Mark Vega, District Manager  
Vivek Babbar, District Counsel  
Robert Dvorak, District Engineer  
Stephen Brletic, District Engineer

## Meeting Agenda

January 8, 2024 at 5:00 p.m.

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### 1. Call to Order/Roll Call

### 2. Audience Comments

### 3. Consent Agenda

- A. Approval of the December 11, 2023 Meeting Minutes (Page 2)
- B. Financials Dated November 2023 (Page 4)
- C. Ratification of Consensus Not to Exceed \$8,000 on Soil Stabilization Around Pool Shell
- D. Ratification of Consensus on the Pond Easement Agreement with APW HOA (Page 20)

### 4. Staff Reports

- A. District Engineer
- B. District Counsel
- C. Landscape & Irrigation Maintenance
- D. Aquatic Maintenance (Page 29)
- E. District Manager
- F. Field Manager

### 5. Supervisors' Requests and New Business

### 6. Adjournment

\*Next Regular Workshop is January 22, 2024 at 5:30 p.m. and next Regular Meeting is February 12, 2024 at 5:00 p.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 Monday, December 11, 2023 at 5:03 p.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
Russ Mercier	Assistant Secretary
Ryan Thomas	Assistant Secretary

Also present were:

Lisa Castoria	District Manager
Robert Dvorak	District Engineer (Via Telephone)
Bech Spaw	Onsite Manager
Audience Members	

*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**

- There were questions regarding deputy presence.

### **THIRD ORDER OF BUSINESS**

#### **Consent Agenda**

- A. **Approval of the November 13, 2023 Meeting Minutes**
- B. **Financials Dated October 2023**

On MOTION by Mr. Alexander seconded by Mr. Mercier with all in favor the consent agenda was approved. 5-0

### **FOURTH ORDER OF BUSINESS**

#### **Staff Reports**

#### **A. District Engineer**

- Service request for bridge work was resubmitted.
- Marking at entrance is not complete. Mr. Dvorak will follow up.
- A meeting with Public Works to discuss transition of Hawthorne Road to the County was requested.

**B. District Counsel**

- There being no report, the next item of business followed.

**C. Landscape & Irrigation Maintenance**

- This item was tabled.

**D. Aquatics Maintenance**

- A copy of the report was included in the agenda package and is attached hereto as part of the public record.
- There is great improvement.
- The Board would like to know how much trash is being collected by Advanced Aquatic.

**E. District Manager**

**i. Discussion of Cooper Pools Inc. Repairs**

On MOTION by Mr. Alexander seconded by Mr. Lione with all in favor the proposal from Cooper Pools, Inc. was approved. 5-0

**FIFTH ORDER OF BUSINESS**

**Old Business**

- There being none, the next order of business followed.

**SIXTH ORDER OF BUSINESS**

**Supervisors' Requests and New Business**

The following requests were made:

- Swap out broken styrofoam bowls at the front.
- Proposal from Golden Eye for video surveillance.
- Proposal for LED streetlights.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Lione seconded by Mr. Mercier with all in favor the meeting was adjourned at 5:40 p.m.

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Mark Vega, Secretary

**New River  
Community Development District**

**Financial Report**

**November 30, 2023**

**Prepared by**





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**New River  
Community Development District**

**Financial Statements**

**(Unaudited)**

**November 30, 2023**

**Balance Sheet**  
November 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2010 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 167,665	\$ -	\$ -	\$ 167,665
Due From Other Funds	-	28,011	25,660	53,671
Investments:				
Money Market Account	333,890	-	-	333,890
Prepayment Fund (A-2)	-	1,694	-	1,694
Prepayment Fund (B-2)	-	1,260	-	1,260
Remedial Indenture (A-2)	-	94,313	-	94,313
Reserve Fund (A-2)	-	152,533	-	152,533
Reserve Fund (B-2)	-	18,597	-	18,597
Revenue Fund (A-2)	-	241	-	241
Revenue Fund (B-2)	-	336	-	336
Senior Reserve Fund (A-1)	-	-	99,381	99,381
Subordinate Reserve Fund (A-1)	-	-	8,550	8,550
Subordinate Prepayment Fund (A-1)	-	-	990	990
Deposits	5,250	-	-	5,250
<b>TOTAL ASSETS</b>	<b>\$ 506,805</b>	<b>\$ 296,985</b>	<b>\$ 134,581</b>	<b>\$ 938,371</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 45,513	\$ -	\$ -	\$ 45,513
Accrued Expenses	35,643	-	-	35,643
Due To Developer	13,258	-	-	13,258
Deposits	100	-	-	100
Deferred Revenue	-	340,438	-	340,438
Due To Other Funds	53,671	-	-	53,671
<b>TOTAL LIABILITIES</b>	<b>148,185</b>	<b>340,438</b>	<b>-</b>	<b>488,623</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Deposits	5,250	-	-	5,250
<b>Restricted for:</b>				
Debt Service	-	-	134,581	134,581
<b>Assigned to:</b>				
Operating Reserves	159,002	-	-	159,002
Reserves - Buildings	131,734	-	-	131,734
<b>Unassigned:</b>	62,634	(43,453)	-	19,181
<b>TOTAL FUND BALANCES</b>	<b>\$ 358,620</b>	<b>\$ (43,453)</b>	<b>\$ 134,581</b>	<b>\$ 449,748</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 506,805</b>	<b>\$ 296,985</b>	<b>\$ 134,581</b>	<b>\$ 938,371</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 3,066	0.00%	\$ 1,435
Room Rentals	2,000	225	11.25%	150
Special Assmnts- Tax Collector	689,538	56,697	8.22%	56,697
Special Assmnts- CDD Collected	142,298	-	0.00%	-
Special Assmnts- Discounts	(27,582)	(2,297)	8.33%	(2,297)
<b>TOTAL REVENUES</b>	<b>806,254</b>	<b>57,691</b>	<b>7.16%</b>	<b>55,985</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	8,800	2,800	31.82%	2,800
FICA Taxes	673	214	31.80%	214
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Engineering	5,000	2,975	59.50%	1,460
ProfServ-Legal Services	15,000	615	4.10%	615
ProfServ-Mgmt Consulting	41,399	6,900	16.67%	3,450
ProfServ-Trustee Fees	11,000	-	0.00%	-
Auditing Services	6,500	-	0.00%	-
Email Maintenance	2,000	-	0.00%	-
Contract-Website Hosting	1,579	1,563	98.99%	26
Miscellaneous Mailings	2,472	54	2.18%	29
Public Officials Insurance	2,905	3,069	105.65%	3,069
Legal Advertising	2,000	-	0.00%	-
Misc-Property Taxes	550	511	92.91%	511
Misc-Assessment Collection Cost	13,791	1,088	7.89%	1,088
Tax Collector/Property Appraiser Fees	150	193	128.67%	193
Dues, Licenses, Subscriptions	325	175	53.85%	-
<b>Total Administration</b>	<b>120,344</b>	<b>20,157</b>	<b>16.75%</b>	<b>13,455</b>
<b><u>Electric Utility Services</u></b>				
Utility - Irrigation	3,500	60	1.71%	(69)
Street Lights	45,084	6,802	15.09%	3,628
<b>Total Electric Utility Services</b>	<b>48,584</b>	<b>6,862</b>	<b>14.12%</b>	<b>3,559</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Solid Waste Assessment	335	215	64.18%	215
<b>Total Garbage/Solid Waste Services</b>	<b>335</b>	<b>215</b>	<b>64.18%</b>	<b>215</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 ACTUAL
<b><u>Water-Sewer Comb Services</u></b>				
Utility Services	22,250	4,479	20.13%	2,534
<b>Total Water-Sewer Comb Services</b>	<b>22,250</b>	<b>4,479</b>	<b>20.13%</b>	<b>2,534</b>
<b><u>Stormwater Control</u></b>				
Stormwater Assessment	562	-	0.00%	-
Conservation & Wetlands	8,500	5,984	70.40%	5,984
Aquatic Maintenance	17,500	2,730	15.60%	1,820
<b>Total Stormwater Control</b>	<b>26,562</b>	<b>8,714</b>	<b>32.81%</b>	<b>7,804</b>
<b><u>Other Physical Environment</u></b>				
Contracts-Landscape	189,000	30,000	15.87%	15,000
Insurance - Property	8,250	7,188	87.13%	(6,445)
Insurance - General Liability	724	3,376	466.30%	3,376
Landscape Replacement	60,000	35,411	59.02%	510
Irrigation Repairs & Replacement	10,000	16,212	162.12%	15,644
Holiday Decoration	2,650	2,650	100.00%	2,650
Reserve	169,200	5,015	2.96%	5,015
<b>Total Other Physical Environment</b>	<b>439,824</b>	<b>99,852</b>	<b>22.70%</b>	<b>35,750</b>
<b><u>Contingency</u></b>				
Misc-Contingency	19,902	-	0.00%	-
<b>Total Contingency</b>	<b>19,902</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b><u>Road and Street Facilities</u></b>				
Pressure Cleaning	13,500	-	0.00%	-
R&M-Sidewalks	1,500	-	0.00%	-
R&M-Street Signs	1,500	-	0.00%	-
Roadway Repair & Maintenance	5,000	-	0.00%	-
<b>Total Road and Street Facilities</b>	<b>21,500</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b><u>Parks and Recreation</u></b>				
Payroll-Salaries	34,074	5,613	16.47%	2,129
Clubhouse - Facility Janitorial Service	3,214	550	17.11%	275
Pest Control	425	-	0.00%	-
Contracts-Pools	18,000	3,000	16.67%	1,500
Telephone/Fax/Internet Services	3,000	310	10.33%	155
Utility - Recreation Facilities	6,600	1,086	16.45%	522

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 ACTUAL
Utility - Fountains	3,750	91	2.43%	45
R&M-Clubhouse	10,000	4,743	47.43%	4,743
R&M-Fountain	5,000	-	0.00%	-
R&M-Parking Lots	1,500	-	0.00%	-
R&M-Pools	2,500	342	13.68%	75
Athletic/Park Court/Field Repairs	1,500	-	0.00%	-
Amenity Maintenance & Repairs	5,000	-	0.00%	(93)
Facility A/C & Heating Maintenance & Repair	1,500	-	0.00%	-
Security System Monitoring & Maint.	2,500	756	30.24%	378
Entry & Walls Maintenance	2,000	-	0.00%	-
Access Control Maintenance & Repair	2,500	1,628	65.12%	1,509
Miscellaneous Expenses	1,500	1,016	67.73%	900
Office Supplies	250	-	0.00%	-
Clubhouse - Facility Janitorial Supplies	400	-	0.00%	-
Facility Supplies	1,000	129	12.90%	-
Dog Waste Station Service & Supplies	240	-	0.00%	-
Pool Permits	500	-	0.00%	-
<b>Total Parks and Recreation</b>	<b>106,953</b>	<b>19,264</b>	<b>18.01%</b>	<b>12,138</b>
<b>TOTAL EXPENDITURES</b>	<b>806,254</b>	<b>159,543</b>	<b>19.79%</b>	<b>75,455</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(101,852)	0.00%	(19,470)
Net change in fund balance	\$ -	\$ (101,852)	0.00%	\$ (19,470)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>420,328</b>	<b>420,328</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 420,328</b>	<b>\$ 318,476</b>		

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

For the Period Ending November 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 2,996	0.00%	\$ 1,609
Special Assmnts- Tax Collector	230,014	19,582	8.51%	19,582
Special Assmnts- CDD Collected	760,884	-	0.00%	-
Special Assmnts- Discounts	(9,201)	(793)	8.62%	(793)
<b>TOTAL REVENUES</b>	<b>981,697</b>	<b>21,785</b>	<b>2.22%</b>	<b>20,398</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	4,600	376	8.17%	376
<b>Total Administration</b>	<b>4,600</b>	<b>376</b>	<b>8.17%</b>	<b>376</b>
<b>Debt Service</b>				
Principal Debt Retirement	285,000	-	0.00%	-
Interest Expense Series A	415,725	199,669	48.03%	199,669
Interest Expense Series B	286,125	143,063	50.00%	143,063
<b>Total Debt Service</b>	<b>986,850</b>	<b>342,732</b>	<b>34.73%</b>	<b>342,732</b>
<b>TOTAL EXPENDITURES</b>	<b>991,450</b>	<b>343,108</b>	<b>34.61%</b>	<b>343,108</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(9,753)	(321,323)	3294.61%	(322,710)
<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)	\$ (321,323)	3294.61%	\$ (322,710)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>278,141</b>	<b>278,141</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 268,388</b>	<b>\$ (43,182)</b>		

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

For the Period Ending November 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 990	0.00%	\$ 524
Special Assmnts- Tax Collector	238,147	18,913	7.94%	18,913
Special Assmnts- Discounts	(9,526)	(766)	8.04%	(766)
<b>TOTAL REVENUES</b>	<b>228,621</b>	<b>19,137</b>	<b>8.37%</b>	<b>18,671</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	4,763	363	7.62%	363
<b>Total Administration</b>	<b>4,763</b>	<b>363</b>	<b>7.62%</b>	<b>363</b>
<b>Debt Service</b>				
Principal Debt Retirement	125,000	-	0.00%	-
Interest Expense	91,763	48,238	52.57%	48,238
<b>Total Debt Service</b>	<b>216,763</b>	<b>48,238</b>	<b>22.25%</b>	<b>48,238</b>
<b>TOTAL EXPENDITURES</b>	<b>221,526</b>	<b>48,601</b>	<b>21.94%</b>	<b>48,601</b>
Excess (deficiency) of revenues				
Over (under) expenditures	7,095	(29,464)	-415.28%	(29,930)
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	7,095	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>7,095</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 7,095	\$ (29,464)	-415.28%	\$ (29,930)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>168,698</b>	<b>168,698</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 175,793</b>	<b>\$ 139,234</b>		



**New River  
Community Development District**

**Supporting Schedules**

**November 30, 2023**

**New River**

Community Development District

**Monthly Collection Report  
For the Fiscal Year Ending September 30, 2024**

					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 FY24				\$ 1,157,698	\$ 689,538	\$ 238,147	\$ 230,014
Allocation %				100%	60%	21%	20%
11/07/23	\$ 3,685	\$ 208	\$ 75	\$ 3,969	\$ 2,364	\$ 816	\$ 788
11/14/23	\$ 35,620	\$ 1,514	\$ 727	\$ 37,862	\$ 22,551	\$ 7,788	\$ 7,522
11/21/23	\$ 22,017	\$ 936	\$ 449	\$ 23,402	\$ 13,939	\$ 4,814	\$ 4,650
11/29/23	\$ 28,186	\$ 1,198	\$ 575	\$ 29,960	\$ 17,844	\$ 6,163	\$ 5,952
TOTAL	\$ 89,508	\$ 3,857	\$ 1,827	\$ 95,192	\$ 56,697	\$ 19,582	\$ 18,913
% COLLECTED					8%	8%	8%
TOTAL OUTSTANDING				\$ 1,062,506	\$ 632,840	\$ 218,565	\$ 211,101

## Cash and Investment Report

November 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	-	\$167,665
Money Market Account - Operating	Valley Bank	5.38%	333,890
			<u>501,556</u>
<b>DEBT SERVICE FUNDS</b>			
Series 2010 Prepayment Fund A-2	US Bank	5.30%	1,694
Series 2010 Prepayment Fund B-2	US Bank	5.30%	1,260
Series 2010 Remedial Expenditure A-2	US Bank	5.30%	94,313
Series 2010 Reserve Fund A-2	US Bank	5.30%	152,533
Series 2010 Reserve Fund B-2	US Bank	5.30%	18,597
Series 2010 Revenue Fund A-2	US Bank	5.30%	241
Series 2010 Revenue Fund B-2	US Bank	5.30%	336
	Subtotal Fund 201		<u>268,975</u>
Series 2020 Senior Reserve Fund A-1	US Bank	4.97%	99,381
Series 2020 Sub Reserve Fund A-1	US Bank	4.97%	8,550
Series 2020 Sub Prepayment Fund A-1	US Bank	4.97%	990
	Subtotal Fund 202		<u>108,921</u>
	<b>Subtotal DS</b>		<u>377,896</u>
	<b>Total</b>		<u><u>\$879,451</u></u>

# New River CDD

## Bank Reconciliation

Bank Account No. 6620 BankUnited GF  
Statement No. 11-23  
Statement Date 11/30/2023

G/L Balance (LCY)	167,665.18	Statement Balance	181,065.63
G/L Balance	167,665.18	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	181,065.63
Subtotal	167,665.18	Outstanding Checks	13,400.45
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	167,665.18	Ending Balance	167,665.18
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
6/22/2023	Payment	2420	STRALEY ROBIN VERICKER	823.50	0.00	823.50
6/29/2023	Payment	2423	TRI-CARE SERVICES INC	260.00	0.00	260.00
11/16/2023	Payment	2504	DCSI INC	378.00	0.00	378.00
11/27/2023	Payment	2507	MIKE FASANO, PASCO COUNTY TAX COLL	215.00	0.00	215.00
11/27/2023	Payment	2508	RAINMAKER IRRIGATION	3,475.21	0.00	3,475.21
11/27/2023	Payment	2509	WILDLANDS CONSERVATION INC	5,984.00	0.00	5,984.00
11/30/2023	Payment	2510	RUSSELL D. MERCIER	369.40	0.00	369.40
11/24/2023	Payment	DD430	Payment of Invoice 001445	495.34	0.00	495.34
<b>Total Outstanding Checks.....</b>				<b>13,400.45</b>		<b>13,400.45</b>

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

**Check Register**

**11/1/2023 - 11/30/2023**

**NEW RIVER**

Community Development District

**Payment Register by Fund**  
**For the Period from 11/01/23 to 11/30/23**  
**(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	103	11/29/23	NEW RIVER CDD	11102023 7010	TRANSFER FROM MMA TO GF	Cash with Fiscal Agent	103000	\$85,000.00
001	2496	11/03/23	DEPARTMENT OF ECONOMIC OPPORTUNITY	88864	FY 23-24 FILLING FEES	MISC-DISTRICT FILING FEES	549007-51301	\$175.00
001	2497	11/03/23	ADVANCED AQUATIC SERVICES INC	10551436	LAKE MAINTENANCE	Contracts-Pools	534078-54100	\$910.00
001	2497	11/03/23	ADVANCED AQUATIC SERVICES INC	10551081	LAKE MAINT	Contracts-Pools	534078-54100	\$910.00
001	2497	11/03/23	ADVANCED AQUATIC SERVICES INC	10550611	LAKE MAINTENANCE	Contracts-Pools	534078-54100	\$910.00
001	2498	11/07/23	BRLETIC DVORAK, INC	1269	ENGINEERING SRVCS 10/3-10/27/23	ProfServ-Engineering	531013-51501	\$1,515.00
001	2499	11/07/23	RAINMAKER IRRIGATION	44883	REMOVAL AND DISPOSAL OF OLD PLANTS/MISC IRR REPAIR	Landscape Replacement	546338-53908	\$33,701.00
001	2499	11/07/23	RAINMAKER IRRIGATION	44893	IRR RPRS 10/17/23	Irrigation Repairs & Replacem.	546932-53908	\$568.20
001	2499	11/07/23	RAINMAKER IRRIGATION	44930	Installation seasonal annuals	Landscape Replacement	546338-53908	\$1,200.00
001	2500	11/13/23	ALL DONE SERVICES, INC	247	CLUBHOUSE CLEANING SERV FOR OCT 2023	Clubhouse - Facility Janitorial Service	531131-57201	\$275.00
001	2501	11/13/23	COMPLETE I.T.	11969	EMAIL SERVICES NOV 2023	Access Control Maintenance & Repair	546998-57201	\$119.60
001	2502	11/13/23	FED EX	8-298-68701	10/20/23 FEDEX SHIPMENT	Miscellaneous Mailings	541030-51301	\$25.36
001	2503	11/13/23	INFRAMARK, LLC	103651	OCT 2023 MANGT FEE	ProfServ-Mgmt Consulting Serv	531027-51301	\$3,449.92
001	2504	11/16/23	DCSI INC	31384	ACCESS SYSTEM - SERVICE	Security System Monitoring & Maint.	546479-57201	\$378.00
001	2505	11/16/23	RAINMAKER IRRIGATION	44998	IRR REPAIRS 11/2/23	Irrigation Repairs & Replacem.	546932-53908	\$340.00
001	2505	11/16/23	RAINMAKER IRRIGATION	44968	NOV 2023 LANDSCAPE SRVC	Contracts-Landscape	534050-53908	\$15,000.00
001	2505	11/16/23	RAINMAKER IRRIGATION	45013	ANNUAL POTTING SOIL INSTALLATION ON 10/27/23	Landscape Maintenance	546300-53908	\$510.00
001	2506	11/16/23	STRALEY ROBIN VERICKER	23828	PROFESSIONAL SERVICES RENDERED 9/25-10/10/23	ProfServ-Legal Services	531023-51401	\$615.00
001	2507	11/27/23	MIKE FASANO, PASCO COUNTY TAX COLLECTOR	RIVER-110323	2023 SOLID WASTE ASSESSMENT	Solid Waste Assessment	549146-53401	\$215.00
001	2508	11/27/23	RAINMAKER IRRIGATION	45025	IRR RPRS ON 10/24/23	Irrigation Repairs & Replacem.	546932-53908	\$2,082.96
001	2508	11/27/23	RAINMAKER IRRIGATION	45029	IRR RPRS ON 10/31/23	Irrigation Repairs & Replacem.	546932-53908	\$1,392.25
001	2509	11/27/23	WILDLANDS CONSERVATION INC	3756	ANNUAL MONITORING REPORT	Conservation & Wetlands	546958-53805	\$5,984.00
001	DD410	11/06/23	FRONTIER ACH	101323-210-5	SRVC PRD 10/13-11-12/23	Telephone/Fax/Internet Services	541009-57201	\$154.99
001	DD423	11/06/23	PASCO COUNTY UTILITIES SERVICES	101923 ACH	SRVC PRD 9/11-10/11/23	Utility Services	543063-53601	\$132.60
001	DD424	11/13/23	PASCO COUNTY UTILITIES SERVICES	102623	SRVC PRD 9/12-10/12/23	Utility Services	543063-53601	\$2,155.46
001	DD429	11/15/23	CARDMEMBER SERVICE	3230-101723 ACH		RACETRAC	549999-57201	\$45.82
001	DD429	11/15/23	CARDMEMBER SERVICE	3230-101723 ACH		WALMART	552159-57201	\$47.03
001	DD429	11/15/23	CARDMEMBER SERVICE	3230-101723 ACH		LOWES	546176-57201	\$76.42
001	DD429	11/15/23	CARDMEMBER SERVICE	3230-101723 ACH		RACETRAC	549999-57201	\$35.02
001	DD429	11/15/23	CARDMEMBER SERVICE	3230-101723 ACH		HOME DEPOT	546176-57201	\$7.73
001	DD429	11/15/23	CARDMEMBER SERVICE	3230-101723 ACH		WALMART	552159-57201	\$37.65
001	DD429	11/15/23	CARDMEMBER SERVICE	3230-101723 ACH		WALMART	552159-57201	\$43.82
001	DD429	11/15/23	CARDMEMBER SERVICE	3230-101723 ACH		HOME DEPOT	546176-57201	\$8.50
001	DD429	11/15/23	CARDMEMBER SERVICE	3230-101723 ACH		RACETRAC	549999-57201	\$35.14
001	DD430	11/24/23	WITHLACOOCHEE RIVER ELECTRIC	110823ACH	SERVICES DATES 10/5-11/3/23	Street Lights	543057-53100	\$453.98
001	DD430	11/24/23	WITHLACOOCHEE RIVER ELECTRIC	110823ACH	SERVICES DATES 10/5-11/3/23	Utility - Irrigation	543014-53100	\$41.36
001	DD433	11/24/23	WITHLACOOCHEE RIVER ELECTRIC	120123	SRVC PRD 10/5-11/03/23	Street Lights	543057-53100	\$3,174.10
001	DD433	11/24/23	WITHLACOOCHEE RIVER ELECTRIC	120123	SRVC PRD 10/5-11/03/23	Utility - Irrigation	543014-51300	\$129.73
001	DD433	11/24/23	WITHLACOOCHEE RIVER ELECTRIC	120123	SRVC PRD 10/5-11/03/23	Utility - Recreation Facilities	543079-57201	\$522.03
001	DD433	11/24/23	WITHLACOOCHEE RIVER ELECTRIC	120123	SRVC PRD 10/5-11/03/23	Utility - Fountains	543085-57201	\$45.44
001	2494	11/06/23	RUSSELL D. MERCIER	PAYROLL	November 06, 2023 Payroll Posting			\$184.70
001	DD405	11/06/23	JEFFREY D. SMITH	PAYROLL	November 06, 2023 Payroll Posting			\$184.70
001	DD406	11/06/23	JORDAN M. ALEXANDER	PAYROLL	November 06, 2023 Payroll Posting			\$184.70
001	DD407	11/06/23	DAVID S LIONE	PAYROLL	November 06, 2023 Payroll Posting			\$184.70
001	2510	11/30/23	RUSSELL D. MERCIER	PAYROLL	November 30, 2023 Payroll Posting			\$369.40
001	DD418	11/30/23	RYAN THOMAS	PAYROLL	November 30, 2023 Payroll Posting			\$369.40
001	DD419	11/30/23	JEFFREY D. SMITH	PAYROLL	November 30, 2023 Payroll Posting			\$369.40

**NEW RIVER**

Community Development District

**Payment Register by Fund**  
**For the Period from 11/01/23 to 11/30/23**  
**(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD420	11/30/23	JORDAN M. ALEXANDER	PAYROLL	November 30, 2023 Payroll Posting			\$369.40
001	DD421	11/30/23	DAVID S LIONE	PAYROLL	November 30, 2023 Payroll Posting			\$369.40
<b>Fund Total</b>								<b><u>\$165,008.91</u></b>

<b>Total Checks Paid</b>	<b><u>\$165,008.91</u></b>
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This instrument was prepared by and  
upon recording should be returned to:

**Jere Earlywine**  
Kutak Rock, LLP  
P.O. Box 10230  
Tallahassee, Florida 32302

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**EASEMENT AGREEMENT**

**THIS EASEMENT AGREEMENT (“Agreement”)** is made this \_\_\_\_ day of \_\_\_\_\_, 2023, by:

**NEW RIVER COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and whose address is c/o Inframark, LLC, 210 N. University Drive, Suite 702, Coral Springs, Florida 33071 (**“Grantor”** or **“District”**), and

**AVALON PARK WEST HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, and whose address is 5322 Primrose Lake Circle, Suite C, Tampa, Florida 33647 (**“Grantee”** or **“Association”**).

**WITNESS**

**WHEREAS**, Grantor is the owner in fee simple of certain real property located in Pasco County, Florida, and more particularly described in **Exhibit A (“Property”)**; and

**WHEREAS**, for the benefit of Grantee and its landowners and residents, Grantee desires to access and maintain certain stormwater, hardscape, landscape, and irrigation improvements located within the Property (**“Improvements”**); and

**WHEREAS**, Grantor agrees to grant to Grantee an easement through the Property for the purposes of Grantee maintaining the Improvements located thereupon; and

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants of the parties contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

**1. RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Agreement.

**2. GRANT OF NON-EXCLUSIVE EASEMENT.** Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants to Grantee, and its respective employees, agents, assignees, contractors (or their subcontractors, employees or materialmen), or representatives, easements for ingress and egress over, upon and across the Property, together with the rights but not the obligation to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for the Improvements now or hereafter located on the Property.



**3. INCONSISTENT USE.** Grantor agrees and covenants that it shall not exercise any rights in the Property inconsistent with, or which unreasonably interfere with, the rights herein afforded to Grantee.

**4. BENEFICIARIES.** This Agreement shall be for the benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Agreement.

**5. BINDING EFFECT.** This Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors and assigns in interest to the Property.

**6. TERMINATION.** At any time, either party may terminate this Agreement for any or no reason in its sole discretion and by providing at least sixty (60) days written notice to the other party of its intent to terminate.

**7. DEFAULT.** A default or termination by either party under this Agreement shall only entitle the other party to terminate this Agreement, and, in connection with any default hereunder, both parties hereto waive and release the other party from any and all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

**8. NOTICES.** Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Grantor and counsel(s) for Grantee may deliver Notice on behalf of the Grantor and Grantee, respectively.

**9. ASSIGNMENT.** Neither party may assign, transfer or license all or any portion of its real property rights under this Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void.

**10. CONTROLLING LAW; VENUE.** This Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in the County in which the District is located.

**11. PUBLIC RECORDS.** The Grantee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Grantee agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Grantee acknowledges that the designated public records custodian for the District is its District Manager ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Grantee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Grantee does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grantee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Grantee, the Grantee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE GRANTEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE GRANTEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT C/O MARK VEGA, INFRAMARK, LLC, 5322 PRIMROSE LAKE CIRCLE, SUITE C, TAMPA, FLORIDA 3364, PHONE (954)603-0033, AND E-MAIL MARK.VEGA@INFRAMARK.COM.**

**12. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**13. BINDING EFFECT.** This Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Property.

**14. AUTHORIZATION.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

**15. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both parties hereto.

**16. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**17. COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**[SIGNATURES ON NEXT PAGE]**

**IN WITNESS WHEREOF**, Grantor and District caused this Agreement to be executed, effective as of the day and year first written above.

**WITNESSES**

**NEW RIVER COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as \_\_\_\_\_ of **NEW RIVER COMMUNITY DEVELOPMENT DISTRICT**, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

[SIGNATURE PAGE OF AGREEMENT]

WITNESSES

AVALON PARK WEST HOMEOWNERS ASSOCIATION, INC.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as \_\_\_\_\_ of **AVALON PARK WEST HOMEOWNERS ASSOCIATION, INC.**, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

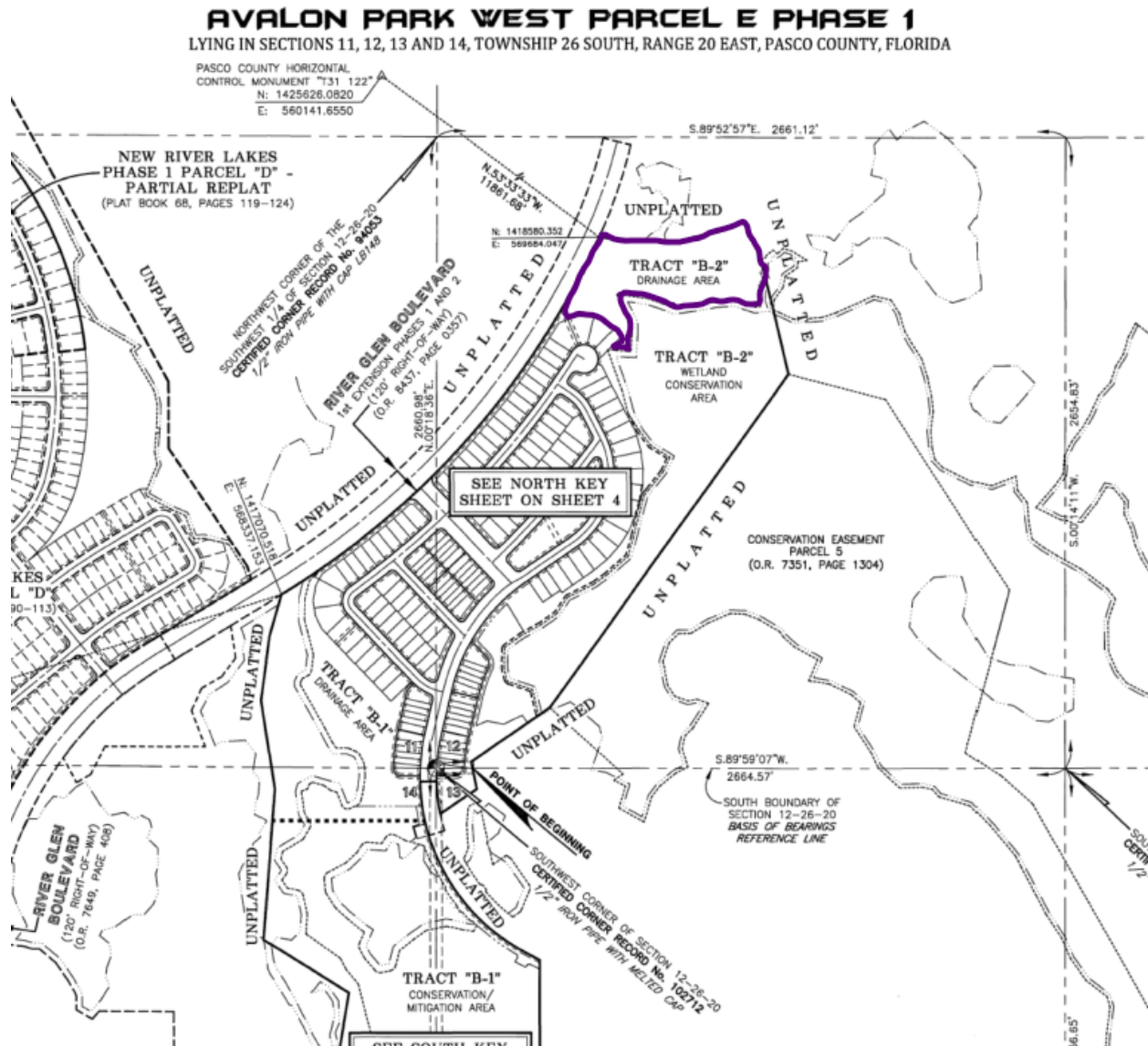
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

## EXHIBIT A

That certain portion of Tract B-2 Drainage Area of the plat entitled *Avalon Park West Parcel E Phase 1*, as recorded in Plat Book 75, Pages 81-92, of the Official Records of Pasco County, Florida, including the pond and pond bank buffers, depicted below:



Together with:


**NEW RIVER LAKES  
CDD CONVEYANCE PARCEL 1-1**

**DESCRIPTION:** A parcel of land lying in Section 11, Township 26 South, Range 20 East, Pasco County, Florida and being more particularly as described as follows:

**COMMENCE** at the Easterlymost corner of NEW RIVER LAKES PHASE 1 PARCEL "D", according to the plat thereof, as recorded in Plat Book 64, Pages 90 through 113 inclusive, of the Public Records of Pasco County, Florida, also being a point on the Northwestern boundary of the right-of-way for RIVER GLEN BOULEVARD, as recorded in Official Records Book 8437, Page 357, of the Public Records of Pasco County, Florida, for a **POINT OF BEGINNING**, run thence along the Easterly boundary of said NEW RIVER LAKES PHASE 1 PARCEL "D", N.14°47'57"W., 20.85 feet to a point on the Southerly boundary of Special Warranty Deed to New River Community Development District, Easement Parcel No. 8, as recorded in Official Records Book 9542, Page 3068, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of Special Warranty Deed to New River Community Development District, Easement Parcel No. 8, the following twelve (12) courses: 1) N.58°45'24"E., 69.25 feet to a point of curvature; 2) Northeasterly, 148.18 feet along the arc of a curve to the left having a radius of 3320.00 feet and a central angle of 02°33'26" (chord bearing N.57°28'41"E., 148.17 feet); 3) N.36°36'19"W., 10.40 feet; 4) N.12°28'46"W., 56.20 feet; 5) N.27°08'24"W., 63.72 feet; 6) N.25°17'50"W., 80.44 feet; 7) N.23°34'10"E., 195.10 feet; 8) N.83°18'53"E., 144.13 feet; 9) N.03°17'18"W., 16.04 feet; 10) N.83°51'57"E., 28.02 feet; 11) N.11°39'44"E., 113.70 feet; 12) N.18°48'32"W., 30.84 feet to a point on the Westerly boundary of AVALON PARK WEST - NORTH PHASES 1A AND 1B, according to the plat thereof, as recorded in Plat Book 84, Pages 96 through 109 inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of AVALON PARK WEST - NORTH PHASES 1A AND 1B, the following six (6) courses: 1) N.59°06'14"E., 4.10 feet; 2) S.57°36'04"E., 47.72 feet to a point on a curve; 3) Easterly, 38.27 feet along the arc of a curve to the right having a radius of 15.00 feet and a central angle of 146°11'38" (chord bearing N.84°45'33"E., 28.70 feet) to a point of reverse curvature; 4) Southeasterly, 183.97 feet along the arc of a curve to the left having a radius of 880.00 feet and a central angle of 11°58'41" (chord bearing S.28°07'59"E., 183.64 feet); 5) S.36°23'59"E., 79.18 feet; 6) S.03°24'25"W., 28.49 feet to a point on a curve on the aforesaid Northwestern boundary of the right-of-way for RIVER GLEN BOULEVARD; thence along said Northwestern boundary of the right-of-way for RIVER GLEN BOULEVARD, the following two (2) courses: 1) Southwesterly, 621.22 feet along the arc of a curve to the right having a radius of 3340.00 feet and a central angle of 10°39'24" (chord bearing S.53°25'42"W., 620.33 feet) to a point of tangency; 2) S.58°45'24"W., 75.15 feet to the **POINT OF BEGINNING**.

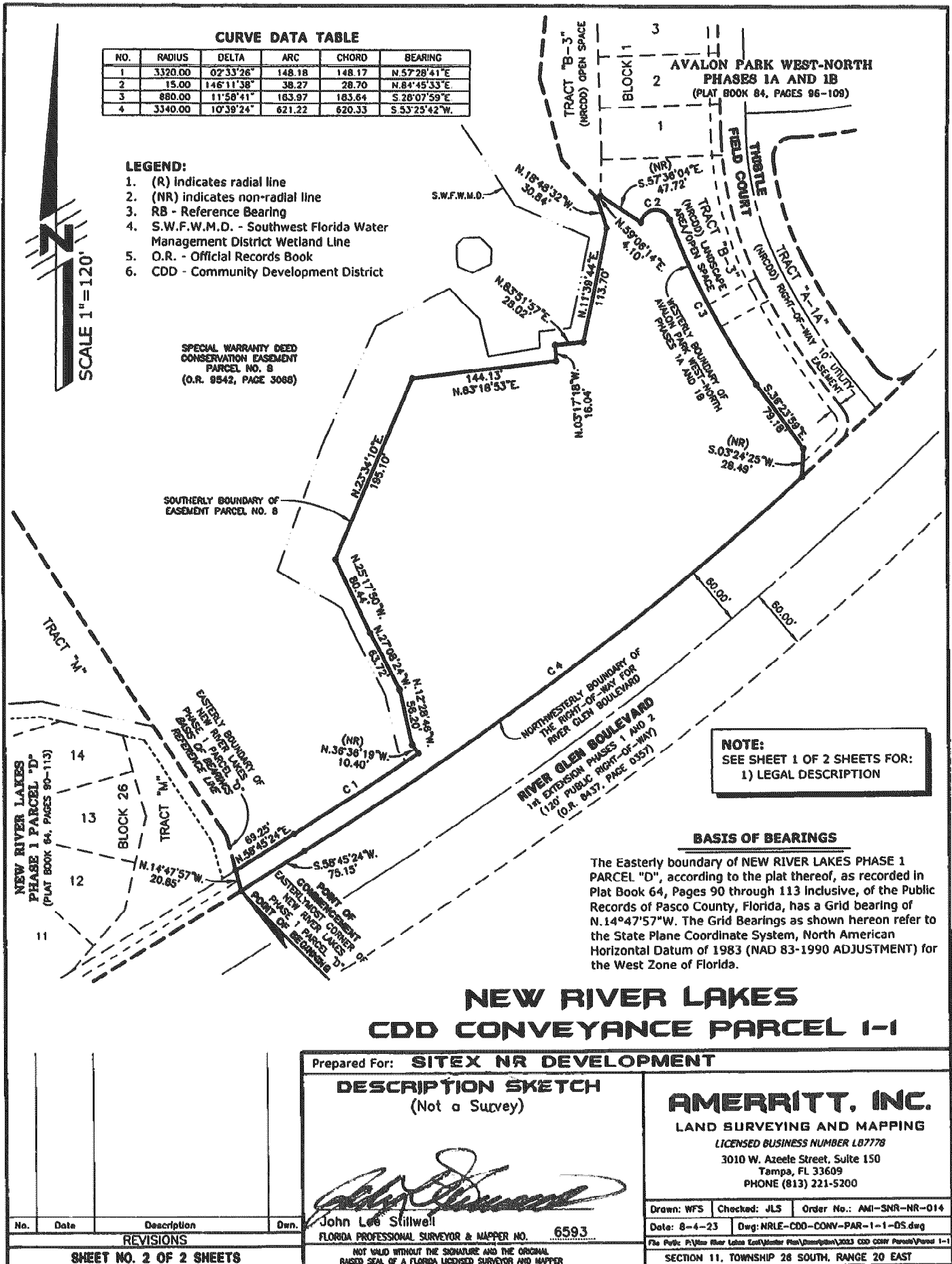
Containing 3.113 acres, more or less.

**NEW RIVER LAKES  
CDD CONVEYANCE PARCEL 1-1**

Prepared For: <b>SITEX, NR DEVELOPMENT</b>			
<b>DESCRIPTION SKETCH</b> (Not a Survey)			
			
John Lee Stillwell FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6593			
<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200			
Drawn: WFS		Checked: JLS	Order No.: AMI-SNR-NR-014
Date: 8-4-23		Desc: NRLE-CDD-CONV-PAR-1-1-DS.dwg	
File Path: P:\New River Lakes East\Water Plan\Description\2023 CDD CONV Parcel\Parcel 1-1			
SECTION 11, TOWNSHIP 26 SOUTH, RANGE 20 EAST			

No.	Date	Description	Drawn
REVISIONS			
SHEET NO. 1 OF 2 SHEETS			

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER







# **New River Community Development District Waterway Inspection Report**

---

**Reason for Inspection:**  
Quality Assurance

**Inspection Date:**

12/15/2023

**Prepared for:**  
New River  
Community Development District

**Prepared by:**

Stephen Roehm - Lead Aquatic Tech. & Asst. Service Mgr.  
Savannah Berger - Aquatic Consultant & Biologist

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442  
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



Waterway Inspection Report | Page 1

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Ponds 3-4 ..... 3

Ponds 5-6 ..... 4

Pond 7-8 ..... 5

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## Waterway Inspection Report | Page 2

**Site Assessments****Pond 1****Comments:**

Site Looks Good

Applied pre-emergent to exposed shoreline banks to prevent any invasive or exotic weeds from popping up. We will continue to monitor this pond on each visit. Some trash was removed from the pond.

Algae treated last visit and no longer present.

**Pond 2****Comments:**

Normal Growth Observed

Shoreline grass treatment took place today along with trash removal.

Duckweed and algae was treated on the previous visit and is no longer present.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



## Waterway Inspection Report | Page 3

### Site Assessments

#### Pond 3

##### **Comments:**

Site Looks Good

Trash removed from pond.

Algae treated last visit and is no longer present.



#### Pond 4

##### **Comments:**

Treatment In Progress

As you can see, invasive weeds and torpedo grass are browning and will continue to breakdown and decompose.

Azolla and duckweed were treated on the previous visit and are no longer visible.

Trash removed from pond.



(Pictures taken on backside of pond.)

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621





## Waterway Inspection Report | Page 4

### Site Assessments

#### Pond 5

##### **Comments:**

Treatment In Progress

Minimal algae present and treated.

Pond water continues to lower.

Pre-emergent applied to exposed shoreline banks.

Trash removed from pond.



#### Pond 6

##### **Comments:**

Site Looks Good

We will continue to monitor this pond on each visit.

Trash removed from pond.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
 1-800-491-9621



## Waterway Inspection Report | Page 5

### Site Assessments

#### Pond 7

##### **Comments:**

Site Looks Good

We will continue to monitor this pond on each visit.

Trash removed from pond.



#### Pond 8

##### **Comments:**

Normal Growth Observed

Invasive grass treatment in progress.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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### Site Assessments

#### Pond 9

##### **Comments:**

Normal Growth Observed

Shoreline grasses and invasive weeds were treated.

Algae and duckweed treated last visit and is no longer present.

Trash removed from pond.



#### Pond 10

##### **Comments:**

Normal Growth Observed

Algae and duckweed treated last visit and is no longer present.

Trash removed from pond.



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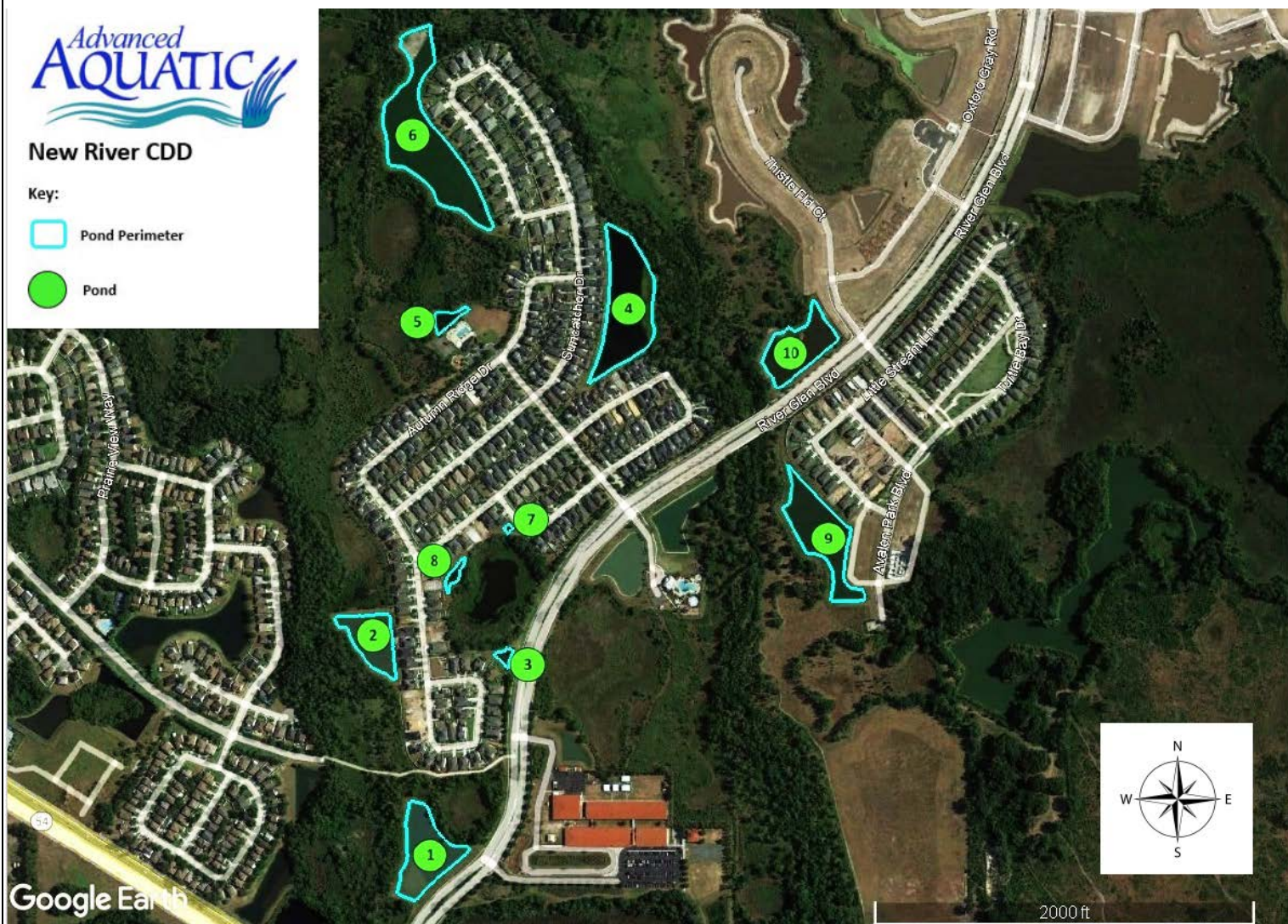
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## Map



## New River CDD

**Key:**

 Pond Perimeter Pond

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