

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

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

Meeting Agenda

February 12, 2024 at 5:00 p.m.

- 1. Call to Order/Roll Call**
- 2. Audience Comments**
- 3. Consent Agenda**
 - A. Approval of the January 8, 2024 Meeting Minutes - *Page 2*
 - B. Financials Dated December 2023 - *Page 4*
 - C. Ratification of APW HOA Installation of Parking Signs in Front of the Townhomes - *Page 20*
 - D. Ratification of Cooper Pools to Acid Wash the Pool \$3,000
 - E. Ratification of Engaging Matthew G. Davis of Paskert Divers Thompson Attorneys at Law to Evaluate and Advise the CDD Board on what the Expectations are if the CDD Pursues Holbrook
- 4. Staff Reports**
 - A. District Engineer
 - B. District Counsel
 - C. Landscape & Irrigation Maintenance
 - D. Aquatic Maintenance - *Page 22*
 - E. District Manager
 - F. Field Manager
- 5. Supervisors' Requests and New Business**
- 6. Adjournment**

*Next Regular Workshop is February 26, 2024 at 5:30 p.m. and next Regular Meeting is March 11, 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, January 8, 2024 at 5:00 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 (Via Telephone) |

Also present were:

| | |
|---------------|-------------------|
| Lisa Castoria | District Manager |
| 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 December 11, 2023 Meeting Minutes
- B. Financials Dated November 2023
- 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

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

FOURTH ORDER OF BUSINESS

Staff Reports

- A. District Engineer
 - There being no report, the next item followed.
- B. District Counsel
 - Mr. Vega provided the Board with attorney names to consider for litigation.

C. Landscape & Irrigation Maintenance

- Mr. Smith requested two additional sod quotes for the entrance.

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

On MOTION by Mr. Alexander seconded by Mr. Lione with all in favor soil stabilization was approved at an amount not to exceed \$17,000. 5-0

F. Field Manager

- Discussion ensued on pool repairs by Cooper Pools. There will be further discussion at January 22, 2024 workshop.
- Benches will be secured to the concrete pads around the playground.

FIFTH ORDER OF BUSINESS

- None.

Supervisors' Requests and New Business

SEVENTH ORDER OF BUSINESS

There being no further business,

Adjournment

On MOTION by Mr. Alexander seconded by Mr. Lione with all in favor the meeting was adjourned at 6:15 p.m. 5-0

Mark Vega, Secretary

**New River
Community Development District**

Financial Report

December 31, 2023

Prepared by



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**New River
Community Development District**

Financial Statements

(Unaudited)

December 31, 2023

Balance Sheet
December 31, 2023

| ACCOUNT DESCRIPTION | GENERAL FUND | SERIES 2010 DEBT SERVICE FUND | SERIES 2020 DEBT SERVICE FUND | TOTAL |
|--|---------------------|----------------------------------|----------------------------------|---------------------|
| <u>ASSETS</u> | | | | |
| Cash - Checking Account | \$ 1,030,171 | \$ - | \$ - | \$ 1,030,171 |
| Assessments Receivable - District Collected | 71,149 | - | - | 71,149 |
| Due From Other Funds | - | 228,525 | 219,325 | 447,850 |
| Investments: | | | | |
| Money Market Account | 335,433 | - | - | 335,433 |
| Prepayment Fund (A-2) | - | 1,694 | - | 1,694 |
| Prepayment Fund (B-2) | - | 1,266 | - | 1,266 |
| Remedial Indenture (A-2) | - | 94,724 | - | 94,724 |
| Reserve Fund (A-2) | - | 153,199 | - | 153,199 |
| Reserve Fund (B-2) | - | 18,597 | - | 18,597 |
| Revenue Fund (A-1) | - | - | 445 | 445 |
| Revenue Fund (A-2) | - | 249 | - | 249 |
| Revenue Fund (B-2) | - | 419 | - | 419 |
| Senior Reserve Fund (A-1) | - | - | 99,381 | 99,381 |
| Subordinate Reserve Fund (A-1) | - | - | 8,250 | 8,250 |
| Subordinate Prepayment Fund (A-1) | - | - | 1,290 | 1,290 |
| Deposits | 5,250 | - | - | 5,250 |
| TOTAL ASSETS | \$ 1,442,003 | \$ 498,673 | \$ 328,691 | \$ 2,269,367 |
| <u>LIABILITIES</u> | | | | |
| Accounts Payable | \$ 70,862 | \$ - | \$ - | \$ 70,862 |
| Accrued Expenses | 9,498 | - | - | 9,498 |
| Due To Developer | 13,258 | - | - | 13,258 |
| Sales Tax Payable | 14 | - | - | 14 |
| Deposits | 100 | - | - | 100 |
| Deferred Revenue | - | 340,438 | - | 340,438 |
| Due To Other Funds | 447,850 | - | - | 447,850 |
| TOTAL LIABILITIES | 541,582 | 340,438 | - | 882,020 |
| <u>FUND BALANCES</u> | | | | |
| Nonspendable: | | | | |
| Deposits | 5,250 | - | - | 5,250 |
| Restricted for: | | | | |
| Debt Service | - | 158,235 | 328,691 | 486,926 |
| Assigned to: | | | | |
| Operating Reserves | 159,002 | - | - | 159,002 |
| Reserves - Buildings | 131,734 | - | - | 131,734 |
| Unassigned: | 604,435 | - | - | 604,435 |
| TOTAL FUND BALANCES | \$ 900,421 | \$ 158,235 | \$ 328,691 | \$ 1,387,347 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 1,442,003 | \$ 498,673 | \$ 328,691 | \$ 2,269,367 |

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending December 31, 2023

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | YTD ACTUAL AS A % OF ADOPTED BUD | DEC-23 ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| REVENUES | | | | |
| Interest - Investments | \$ - | \$ 4,608 | 0.00% | \$ 1,543 |
| Room Rentals | 2,000 | 211 | 10.55% | (14) |
| Special Assmnts- Tax Collector | 689,538 | 673,748 | 97.71% | 617,051 |
| Special Assmnts- CDD Collected | 142,298 | 71,149 | 50.00% | 71,149 |
| Special Assmnts- Discounts | (27,582) | (26,927) | 97.63% | (24,630) |
| TOTAL REVENUES | 806,254 | 722,789 | 89.65% | 665,099 |
| EXPENDITURES | | | | |
| <u>Administration</u> | | | | |
| P/R-Board of Supervisors | 8,800 | 4,800 | 54.55% | 2,000 |
| FICA Taxes | 673 | 367 | 54.53% | 153 |
| ProfServ-Arbitrage Rebate | 1,200 | - | 0.00% | - |
| ProfServ-Dissemination Agent | 5,000 | - | 0.00% | - |
| ProfServ-Engineering | 5,000 | 4,480 | 89.60% | 1,505 |
| ProfServ-Legal Services | 15,000 | 2,032 | 13.55% | 1,417 |
| ProfServ-Mgmt Consulting | 41,399 | 10,350 | 25.00% | 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% | - |
| Miscellaneous Mailings | 2,472 | 87 | 3.52% | 33 |
| Public Officials Insurance | 2,905 | 3,069 | 105.65% | - |
| Legal Advertising | 2,000 | 172 | 8.60% | 172 |
| Misc-Property Taxes | 550 | 511 | 92.91% | - |
| Misc-Assessment Collection Cost | 13,791 | 12,936 | 93.80% | 11,848 |
| Tax Collector/Property Appraiser Fees | 150 | 193 | 128.67% | - |
| Dues, Licenses, Subscriptions | 325 | 175 | 53.85% | - |
| Total Administration | 120,344 | 40,735 | 33.85% | 20,578 |
| <u>Electric Utility Services</u> | | | | |
| Utility - Irrigation | 3,500 | 234 | 6.69% | 39 |
| Street Lights | 45,084 | 9,522 | 21.12% | 2,646 |
| Total Electric Utility Services | 48,584 | 9,756 | 20.08% | 2,685 |
| <u>Garbage/Solid Waste Services</u> | | | | |
| Solid Waste Assessment | 335 | 215 | 64.18% | - |
| Total Garbage/Solid Waste Services | 335 | 215 | 64.18% | - |

Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund
For the Period Ending December 31, 2023

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | YTD ACTUAL AS A % OF ADOPTED BUD | DEC-23 ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| <u>Water-Sewer Comb Services</u> | | | | |
| Utility Services | 22,250 | 6,718 | 30.19% | 2,239 |
| Total Water-Sewer Comb Services | 22,250 | 6,718 | 30.19% | 2,239 |
| <u>Stormwater Control</u> | | | | |
| Stormwater Assessment | 562 | - | 0.00% | - |
| Conservation & Wetlands | 8,500 | 5,984 | 70.40% | - |
| Aquatic Maintenance | 17,500 | 3,640 | 20.80% | 910 |
| Total Stormwater Control | 26,562 | 9,624 | 36.23% | 910 |
| <u>Other Physical Environment</u> | | | | |
| Contracts-Landscape | 189,000 | 45,000 | 23.81% | 15,000 |
| Insurance - Property | 8,250 | 7,188 | 87.13% | - |
| Insurance - General Liability | 724 | 3,376 | 466.30% | - |
| Landscape Replacement | 60,000 | 46,282 | 77.14% | 9,971 |
| Irrigation Repairs & Replacement | 10,000 | 77,667 | 776.67% | 61,455 |
| Holiday Decoration | 2,650 | 2,650 | 100.00% | - |
| Reserve | 169,200 | 5,015 | 2.96% | - |
| Total Other Physical Environment | 439,824 | 187,178 | 42.56% | 86,426 |
| <u>Contingency</u> | | | | |
| Misc-Contingency | 19,902 | 1,389 | 6.98% | 1,389 |
| Total Contingency | 19,902 | 1,389 | 6.98% | 1,389 |
| <u>Road and Street Facilities</u> | | | | |
| Pressure Cleaning | 13,500 | 574 | 4.25% | 574 |
| R&M-Sidewalks | 1,500 | - | 0.00% | - |
| R&M-Street Signs | 1,500 | - | 0.00% | - |
| Roadway Repair & Maintenance | 5,000 | - | 0.00% | - |
| Total Road and Street Facilities | 21,500 | 574 | 2.67% | 574 |
| <u>Parks and Recreation</u> | | | | |
| Payroll-Salaries | 34,074 | 9,724 | 28.54% | 4,111 |
| Clubhouse - Facility Janitorial Service | 3,214 | 825 | 25.67% | 275 |
| Pest Control | 425 | 105 | 24.71% | 105 |
| Contracts-Pools | 18,000 | 4,500 | 25.00% | 1,500 |
| Telephone/Fax/Internet Services | 3,000 | 465 | 15.50% | 155 |

Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund
For the Period Ending December 31, 2023

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | YTD ACTUAL AS A % OF ADOPTED BUD | DEC-23 ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| Utility - Recreation Facilities | 6,600 | 1,650 | 25.00% | - |
| Utility - Fountains | 3,750 | 139 | 3.71% | - |
| R&M-Clubhouse | 10,000 | 5,393 | 53.93% | 650 |
| R&M-Fountain | 5,000 | - | 0.00% | - |
| R&M-Parking Lots | 1,500 | - | 0.00% | - |
| R&M-Pools | 2,500 | 342 | 13.68% | - |
| Athletic/Park Court/Field Repairs | 1,500 | - | 0.00% | - |
| Amenity Maintenance & Repairs | 5,000 | - | 0.00% | - |
| Facility A/C & Heating Maintenance & Repair | 1,500 | - | 0.00% | - |
| Security System Monitoring & Maint. | 2,500 | 1,633 | 65.32% | 877 |
| Entry & Walls Maintenance | 2,000 | 708 | 35.40% | - |
| Access Control Maintenance & Repair | 2,500 | 359 | 14.36% | (1,269) |
| Miscellaneous Expenses | 1,500 | 332 | 22.13% | 216 |
| Office Supplies | 250 | - | 0.00% | - |
| Clubhouse - Facility Janitorial Supplies | 400 | - | 0.00% | - |
| Facility Supplies | 1,000 | 478 | 47.80% | 349 |
| Dog Waste Station Service & Supplies | 240 | - | 0.00% | - |
| Pool Permits | 500 | - | 0.00% | - |
| Total Parks and Recreation | 106,953 | 26,653 | 24.92% | 6,969 |
| TOTAL EXPENDITURES | 806,254 | 282,842 | 35.08% | 121,770 |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 439,947 | 0.00% | 543,329 |
| Net change in fund balance | \$ - | \$ 439,947 | 0.00% | \$ 543,329 |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | 420,328 | 420,328 | | |
| FUND BALANCE, ENDING | \$ 420,328 | \$ 860,275 | | |

Statement of Revenues, Expenditures and Changes in Fund Balances

Series 2010 Debt Service Fund

For the Period Ending December 31, 2023

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | YTD ACTUAL AS A % OF ADOPTED BUD | DEC-23 ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| REVENUES | | | | |
| Interest - Investments | \$ - | \$ 3,954 | 0.00% | \$ 1,174 |
| Special Assmnts- Tax Collector | 230,014 | 232,694 | 101.17% | 213,112 |
| Special Assmnts- CDD Collected | 760,884 | - | 0.00% | - |
| Special Assmnts- Discounts | (9,201) | (9,300) | 101.08% | (8,506) |
| TOTAL REVENUES | 981,697 | 227,348 | 23.16% | 205,780 |
| EXPENDITURES | | | | |
| Administration | | | | |
| Misc-Assessment Collection Cost | 4,600 | 4,468 | 97.13% | 4,092 |
| Total Administration | 4,600 | 4,468 | 97.13% | 4,092 |
| Debt Service | | | | |
| Principal Debt Retirement | 285,000 | - | 0.00% | - |
| Interest Expense Series A | 415,725 | 199,669 | 48.03% | - |
| Interest Expense Series B | 286,125 | 143,063 | 50.00% | - |
| Total Debt Service | 986,850 | 342,732 | 34.73% | - |
| TOTAL EXPENDITURES | 991,450 | 347,200 | 35.02% | 4,092 |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | (9,753) | (119,852) | 1228.87% | 201,688 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Contribution to (Use of) Fund Balance | (9,753) | - | 0.00% | - |
| TOTAL FINANCING SOURCES (USES) | (9,753) | - | 0.00% | - |
| Net change in fund balance | \$ (9,753) | \$ (119,852) | 1228.87% | \$ 201,688 |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | 278,141 | 278,141 | | |
| FUND BALANCE, ENDING | \$ 268,388 | \$ 158,289 | | |

Statement of Revenues, Expenditures and Changes in Fund Balances

Series 2020 Debt Service Fund

For the Period Ending December 31, 2023

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | YTD ACTUAL AS A % OF ADOPTED BUD | DEC-23 ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| REVENUES | | | | |
| Interest - Investments | \$ - | \$ 1,434 | 0.00% | \$ 445 |
| Special Assmnts- Tax Collector | 238,147 | 224,747 | 94.37% | 205,834 |
| Special Assmnts- Discounts | (9,526) | (8,982) | 94.29% | (8,216) |
| TOTAL REVENUES | 228,621 | 217,199 | 95.00% | 198,063 |
| EXPENDITURES | | | | |
| Administration | | | | |
| Misc-Assessment Collection Cost | 4,763 | 4,315 | 90.59% | 3,952 |
| Total Administration | 4,763 | 4,315 | 90.59% | 3,952 |
| Debt Service | | | | |
| Principal Debt Retirement | 125,000 | - | 0.00% | - |
| Interest Expense | 91,763 | 48,238 | 52.57% | - |
| Total Debt Service | 216,763 | 48,238 | 22.25% | - |
| TOTAL EXPENDITURES | 221,526 | 52,553 | 23.72% | 3,952 |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | 7,095 | 164,646 | 2320.59% | 194,111 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Contribution to (Use of) Fund Balance | 7,095 | - | 0.00% | - |
| TOTAL FINANCING SOURCES (USES) | 7,095 | - | 0.00% | - |
| Net change in fund balance | \$ 7,095 | \$ 164,646 | 2320.59% | \$ 194,111 |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | 168,698 | 168,698 | | |
| FUND BALANCE, ENDING | \$ 175,793 | \$ 333,344 | | |

**New River
Community Development District**

Supporting Schedules

December 31, 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 |
| 12/01/23 | \$ 74,053 | \$ 3,149 | \$ 1,511 | \$ 78,713 | \$ 46,882 | \$ 16,192 | \$ 15,639 |
| 12/07/23 | \$ 834,979 | \$ 35,473 | \$ 17,040 | \$ 887,492 | \$ 528,600 | \$ 182,564 | \$ 176,329 |
| 12/14/23 | \$ 62,516 | \$ 2,630 | \$ 1,276 | \$ 66,422 | \$ 39,562 | \$ 13,664 | \$ 13,197 |
| 12/29/23 | \$ 3,203 | \$ 101 | \$ 65 | \$ 3,369 | \$ 2,007 | \$ 693 | \$ 669 |
| TOTAL | \$ 1,064,259 | \$ 45,210 | \$ 21,720 | \$ 1,131,188 | \$ 673,748 | \$ 232,694 | \$ 224,747 |
| % COLLECTED | | | | | 98% | 98% | 98% |
| TOTAL OUTSTANDING | | | | | \$ 26,510 | \$ 15,790 | \$ 5,453 |
| | | | | | | \$ 5,267 | |

Cash and Investment Report

December 31, 2023

| <u>Account Name</u> | <u>Bank Name</u> | <u>Yield</u> | <u>Balance</u> |
|--------------------------------------|--------------------|--------------|---------------------------|
| GENERAL FUND | | | |
| Checking Account - Operating New | Bank United | - | \$1,030,171 |
| Money Market Account - Operating | Valley Bank | 5.38% | 335,433 |
| | | | <u>1,365,604</u> |
| DEBT SERVICE FUNDS | | | |
| Series 2010 Prepayment Fund A-2 | US Bank | 5.25% | 1,694 |
| Series 2010 Prepayment Fund B-2 | US Bank | 5.25% | 1,266 |
| Series 2010 Remedial Expenditure A-2 | US Bank | 5.25% | 94,724 |
| Series 2010 Reserve Fund A-2 | US Bank | 5.25% | 153,199 |
| Series 2010 Reserve Fund B-2 | US Bank | 5.25% | 18,597 |
| Series 2010 Revenue Fund A-2 | US Bank | 5.25% | 249 |
| Series 2010 Revenue Fund B-2 | US Bank | 5.25% | 419 |
| | Subtotal Fund 201 | | <u>270,149</u> |
| Series 2020 Revenue Fund A-1 | US Bank | 4.98% | 445 |
| Series 2020 Senior Reserve Fund A-1 | US Bank | 4.98% | 99,381 |
| Series 2020 Sub Reserve Fund A-1 | US Bank | 4.98% | 8,250 |
| Series 2020 Sub Prepayment Fund A-1 | US Bank | 4.98% | 1,290 |
| | Subtotal Fund 202 | | <u>109,365</u> |
| | Subtotal DS | | <u>379,515</u> |
| | Total | | <u><u>\$1,745,119</u></u> |

New River CDD

Bank Reconciliation

Bank Account No. 6620 BankUnited GF
Statement No. 12-23
Statement Date 12/31/2023

| | | | |
|----------------------|--------------|----------------------|--------------|
| G/L Balance (LCY) | 1,030,170.71 | Statement Balance | 1,108,950.95 |
| G/L Balance | 1,030,170.71 | Outstanding Deposits | 0.00 |
| Positive Adjustments | 0.00 | | |
| | | Subtotal | 1,108,950.95 |
| Subtotal | 1,030,170.71 | Outstanding Checks | 78,780.24 |
| Negative Adjustments | 0.00 | Differences | 0.00 |
| | | | |
| Ending G/L Balance | 1,030,170.71 | Ending Balance | 1,030,170.71 |
| | | | |
| Difference | 0.00 | | |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|--------------------------------------|---------------|--------------|-------------------------------|------------------|----------------|------------------|
| Outstanding Checks | | | | | | |
| 10/31/2022 | Payment | 2292 | GRAU & ASSOCIATES | 1,400.00 | 0.00 | 1,400.00 |
| 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 |
| 12/6/2023 | Payment | 2511 | ADVANCED AQUATIC SERVICES INC | 1,820.00 | 0.00 | 1,820.00 |
| 12/6/2023 | Payment | 2513 | COMPLETE I.T. | 119.60 | 0.00 | 119.60 |
| 12/12/2023 | Payment | 2521 | COMPLETE I.T. | 119.60 | 0.00 | 119.60 |
| 12/12/2023 | Payment | 2525 | RAINMAKER IRRIGATION | 12,728.56 | 0.00 | 12,728.56 |
| 12/19/2023 | Payment | 2529 | DCSI INC | 378.00 | 0.00 | 378.00 |
| 12/19/2023 | Payment | 2532 | SR LANDSCAPING LLC | 30,000.00 | 0.00 | 30,000.00 |
| 12/27/2023 | Payment | 2535 | OUTDOOR FURNITURE CONNECTION | 5,015.25 | 0.00 | 5,015.25 |
| 12/27/2023 | Payment | 2536 | RAINMAKER IRRIGATION | 25,918.42 | 0.00 | 25,918.42 |
| 12/27/2023 | Payment | 2537 | FED EX | 25.31 | 0.00 | 25.31 |
| 12/27/2023 | Payment | 2538 | TIMES PUBLISHING COMPANY | 172.00 | 0.00 | 172.00 |
| Total Outstanding Checks..... | | | | 78,780.24 | | 78,780.24 |

New River
Community Development District

Check Register

12/1/2023 - 12/31/2023

NEW RIVER

Community Development District

Payment Register by Fund
For the Period from 12/01/23 to 12/31/23
(Sorted by Check / ACH No.)

| Fund No. | Check / ACH No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | GL Account # | Amount Paid |
|---------------------------|-----------------|----------|---|----------------|---|---|--------------|-------------|
| GENERAL FUND - 001 | | | | | | | | |
| 001 | 2511 | 12/06/23 | ADVANCED AQUATIC SERVICES INC | RIVER-090123 | LAKE MAINTENANCE | Contracts-Pools | 534078-54100 | \$910.00 |
| 001 | 2511 | 12/06/23 | ADVANCED AQUATIC SERVICES INC | RIVER-110123 | LAKE MAINTENANCE | Contracts-Pools | 534078-54100 | \$910.00 |
| 001 | 2512 | 12/06/23 | ALL DONE SERVICES, INC | 248 | CLUBHOUSE CLEANING SERV FOR NOV 2023 | Clubhouse - Facility Janitorial Service | 531131-57201 | \$275.00 |
| 001 | 2513 | 12/06/23 | COMPLETE I.T. | 11803 | OCT 2023 EMAIL SERVICES | Access Control Maintenance & Repair | 546998-57201 | \$119.60 |
| 001 | 2514 | 12/06/23 | DCSI INC | 31391 | Clubhouse door to the access control system | Access Control Maintenance & Repair | 546998-57201 | \$1,389.00 |
| 001 | 2515 | 12/06/23 | GLENDALY RODRIGUEZ | GR110623 | RENTAL FOR CLUBHOUSE CANCELED | Room rental reimbursement | 546074-51301 | \$75.00 |
| 001 | 2516 | 12/06/23 | INFRAMARK, LLC | 104854 | MANAGEMENT SERVICES NOV 2023 | Administrative fees for November 2023 | 531027-51301 | \$3,449.92 |
| 001 | 2516 | 12/06/23 | INFRAMARK, LLC | 105016 | OCT 23 POSTAGES FEES | POSTAGE | 541030-51301 | \$7.56 |
| 001 | 2517 | 12/12/23 | ADVANCED AQUATIC SERVICES INC | RIVER-120123 | LAKE MAINTENANCE DECEMBER 2023 | Monthly Lake maintenance | 546995-53805 | \$910.00 |
| 001 | 2518 | 12/12/23 | BERGER, TOOMBS, ELAM CAINS & FRANK | 364844 | AUDIT OF THE BASIC FINANCIAL STATEMENTS | Auditing Services | 532002-51300 | \$5,825.00 |
| 001 | 2519 | 12/12/23 | BRLETTIC DVORAK, INC | 1281 | ENGINEERING SRVCS 11/1-11/30/23 | ProfServ-Engineering | 531013-51501 | \$1,460.00 |
| 001 | 2520 | 12/12/23 | CAPTAIN CARNIVAL LLC | 17418 | HOLIDAY LIGHTING | Holiday Decoration | 549027-53908 | \$2,650.00 |
| 001 | 2521 | 12/12/23 | COMPLETE I.T. | 12151 | DEC 2023 EMAIL SERVICES | ProfServ-E-mail Maintenance | 531096-51300 | \$119.60 |
| 001 | 2522 | 12/12/23 | INFRAMARK, LLC | 105407 | VARIABLE CHARGES FOR NOV 2023 | COPIES | 541030-51301 | \$11.76 |
| 001 | 2522 | 12/12/23 | INFRAMARK, LLC | 105407 | VARIABLE CHARGES FOR NOV 2023 | POSTAGE | 541030-51301 | \$9.45 |
| 001 | 2522 | 12/12/23 | INFRAMARK, LLC | 105407 | VARIABLE CHARGES FOR NOV 2023 | GODADDY | 534384-51301 | \$25.50 |
| 001 | 2524 | 12/12/23 | ODIS & PETE PAINTING OF TAMPA INC | 079415 | PAINT EXTERIR OF CLUBHOUSE | R&M-Clubhouse | 546015-57201 | \$4,650.00 |
| 001 | 2525 | 12/12/23 | RAINMAKER IRRIGATION | 45074 | IRR REPAIRS ON 11/14/23 | Irrigation Repairs & Replacem. | 546932-53908 | \$2,212.30 |
| 001 | 2525 | 12/12/23 | RAINMAKER IRRIGATION | 45075 | IRR REPAIRS ON 11/14/23 | Irrigation Repairs & Replacem. | 546932-53908 | \$1,963.00 |
| 001 | 2525 | 12/12/23 | RAINMAKER IRRIGATION | 45076 | IRR REPAIRS ON 11/14/23 | Irrigation Repairs & Replacem. | 546932-53908 | \$2,955.56 |
| 001 | 2525 | 12/12/23 | RAINMAKER IRRIGATION | 45084 | CHRISTMAS LIGHTS | Miscellaneous Expenses | 549999-57201 | \$900.00 |
| 001 | 2525 | 12/12/23 | RAINMAKER IRRIGATION | 45085 | IRR RPRS 11/20/23 | Irrigation Repairs & Replacem. | 546932-53908 | \$980.80 |
| 001 | 2525 | 12/12/23 | RAINMAKER IRRIGATION | 45101 | IRR RPRS | Irrigation Repairs & Replacem. | 546932-53908 | \$2,031.00 |
| 001 | 2525 | 12/12/23 | RAINMAKER IRRIGATION | 45102 | IRR RPRS 11/21/23 | Irrigation Repairs & Replacem. | 546932-53908 | \$1,685.90 |
| 001 | 2526 | 12/12/23 | TRIANGLE POOL SERVICES | 1131749 | MONTHLY CLEANING | Contracts-Pools | 534078-57201 | \$1,500.00 |
| 001 | 2527 | 12/12/23 | VICTOR ROBERT TROUY BLACKBURN | NV11130 | Remove benches and fill holes with concrete | Miscellaneous Expenses | 549999-57201 | \$850.00 |
| 001 | 2528 | 12/12/23 | MIKE FASANO, PASCO COUNTY TAX COLLECTOR | 2023-0000 | STORMWATER ANNUAL DUES | Tax Collector/Property Appraiser Fees | 549114-51301 | \$510.72 |
| 001 | 2529 | 12/19/23 | DCSI INC | 31484 | ACCESS SYSTEM - SERVICE | Security System Monitoring & Maint. | 546479-57201 | \$378.00 |
| 001 | 2530 | 12/19/23 | MIKE FASANO, PASCO COUNTY TAX COLLECTOR | 112623 | SOLID WASTE | Tax Collector/Property Appraiser Fees | 549114-51301 | \$97.00 |
| 001 | 2532 | 12/19/23 | SR LANDSCAPING LLC | 7158 | LANDSCAPE MAINTENANCE SEPT 2022 with credit of \$60 | Accrued Expenses | 202100 | \$7,500.00 |
| 001 | 2532 | 12/19/23 | SR LANDSCAPING LLC | 8656 | LANDSCAPE MAINTENANCE DEC 2022 with credit of \$602 | Accrued Expenses | 202100 | \$7,500.00 |
| 001 | 2532 | 12/19/23 | SR LANDSCAPING LLC | 7684 | LANDSCAPE MAINTENANCE OCT 2022 with credit of \$60 | Accrued Expenses | 202100 | \$7,500.00 |
| 001 | 2532 | 12/19/23 | SR LANDSCAPING LLC | 8170 | LANDSCAPE MAINTENANCE NOV 2022 with credit of \$802 | Accrued Expenses | 202100 | \$7,500.00 |
| 001 | 2535 | 12/27/23 | OUTDOOR FURNITURE CONNECTION | 1011231 | CHAIRS RESTRAP/ROUND TABLES DEPOSIT | Amenity Maintenance & Repairs | 546176-57201 | \$5,015.25 |
| 001 | 2536 | 12/27/23 | RAINMAKER IRRIGATION | 45133 | DEC 2023 LANDSCAPE SRVC | Contracts-Landscape | 534050-53908 | \$15,000.00 |
| 001 | 2536 | 12/27/23 | RAINMAKER IRRIGATION | 45167 | IRR RPRS ON 11/28/23 | Irrigation Repairs & Replacem. | 546932-53908 | \$1,216.20 |
| 001 | 2536 | 12/27/23 | RAINMAKER IRRIGATION | 45172 | IRR RPRS ON 11/28/23 | Irrigation Repairs & Replacem. | 546932-53908 | \$2,793.88 |
| 001 | 2536 | 12/27/23 | RAINMAKER IRRIGATION | 45168 | IRR RPRS ON 11/28/23 | Irrigation Repairs & Replacem. | 546932-53908 | \$2,701.38 |
| 001 | 2536 | 12/27/23 | RAINMAKER IRRIGATION | 45169 | IRR RPRS ON 11/28/23 | Irrigation Repairs & Replacem. | 546932-53908 | \$631.00 |
| 001 | 2536 | 12/27/23 | RAINMAKER IRRIGATION | 45173 | IRR RPRS ON 11/28/23 | Irrigation Repairs & Replacem. | 546932-53908 | \$2,475.60 |
| 001 | 2536 | 12/27/23 | RAINMAKER IRRIGATION | 45174 | IRR RPRS 11/28/23 timer c zone | Irrigation Repairs & Replacem. | 546932-53908 | \$1,100.36 |
| 001 | 2537 | 12/27/23 | FED EX | 8-339-75114 | 11/28/23 FEDEX SHIPMENT | Miscellaneous Mailings | 541030-51301 | \$25.31 |
| 001 | 2538 | 12/27/23 | TIMES PUBLISHING COMPANY | 0000320327 | ADS - WORKSHOP MEETINGS 12/10/23 | Legal Advertising | 548002-51401 | \$172.00 |
| 001 | DD431 | 12/04/23 | PASCO COUNTY UTILITIES SERVICES | 111323ACH | SRV PRD 9/12-10/12/23 | Utility Services | 543063-53601 | \$220.74 |
| 001 | DD432 | 12/14/23 | PASCO COUNTY UTILITIES SERVICES | 121423ACH | SERV PRD 10/12-11/13/23 | Utility Services | 543063-53601 | \$2,166.51 |
| 001 | DD438 | 12/08/23 | FRONTIER ACH | 1022105-111323 | SRVC PRD 11/13-12/12/23 | Telephone/Fax/Internet Services | 541008-57201 | \$154.99 |
| 001 | DD440 | 12/22/23 | WITHLACOOCHEE RIVER ELECTRIC | 15123-110324 | SERV PRD 11/03-12/05/23 | Street Lights | 543057-53100 | \$3,174.10 |
| 001 | DD440 | 12/22/23 | WITHLACOOCHEE RIVER ELECTRIC | 15123-110324 | SERV PRD 11/03-12/05/23 | Utility - Irrigation | 543014-53100 | \$135.29 |
| 001 | DD440 | 12/22/23 | WITHLACOOCHEE RIVER ELECTRIC | 15123-110324 | SERV PRD 11/03-12/05/23 | Utility - Recreation Facilities | 543079-57201 | \$563.73 |

NEW RIVER

Community Development District

**Payment Register by Fund
For the Period from 12/01/23 to 12/31/23
(Sorted by Check / ACH No.)**

| Fund No. | Check / ACH No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|-------------------|-----------------|----------|-----------------------------|--------------|-----------------------------------|--------------------------|---------------|---------------------|
| 001 | DD440 | 12/22/23 | WITLACOOCHEE RIVER ELECTRIC | 15123-110324 | SERV PRD 11/03-12/05/23 | Utility - Fountains | 543085-57201 | \$47.93 |
| 001 | 2533 | 12/21/23 | RUSSELL D. MERCIER | PAYROLL | December 21, 2023 Payroll Posting | | | \$369.40 |
| 001 | DD425 | 12/21/23 | RYAN THOMAS | PAYROLL | December 21, 2023 Payroll Posting | | | \$369.40 |
| 001 | DD426 | 12/21/23 | JEFFREY D. SMITH | PAYROLL | December 21, 2023 Payroll Posting | | | \$369.40 |
| 001 | DD427 | 12/21/23 | JORDAN M. ALEXANDER | PAYROLL | December 21, 2023 Payroll Posting | | | \$369.40 |
| 001 | DD428 | 12/21/23 | DAVID S LIONE | PAYROLL | December 21, 2023 Payroll Posting | | | \$369.40 |
| Fund Total | | | | | | | | \$108,102.94 |

| | |
|--------------------------|---------------------|
| Total Checks Paid | \$108,102.94 |
|--------------------------|---------------------|

**PARKING
PERMITTED
BETWEEN
SIGNS**



**PARKING
PERMITTED
BETWEEN
SIGNS**



Temporary Off-Site Access and
at, as shown hereon, will be approved
Board of County Commissioner's
this plat and will be recorded prior to
of this plat.



SEE NOTE ON SHEET 3 OF 12
FOR BASIS OF BEARINGS

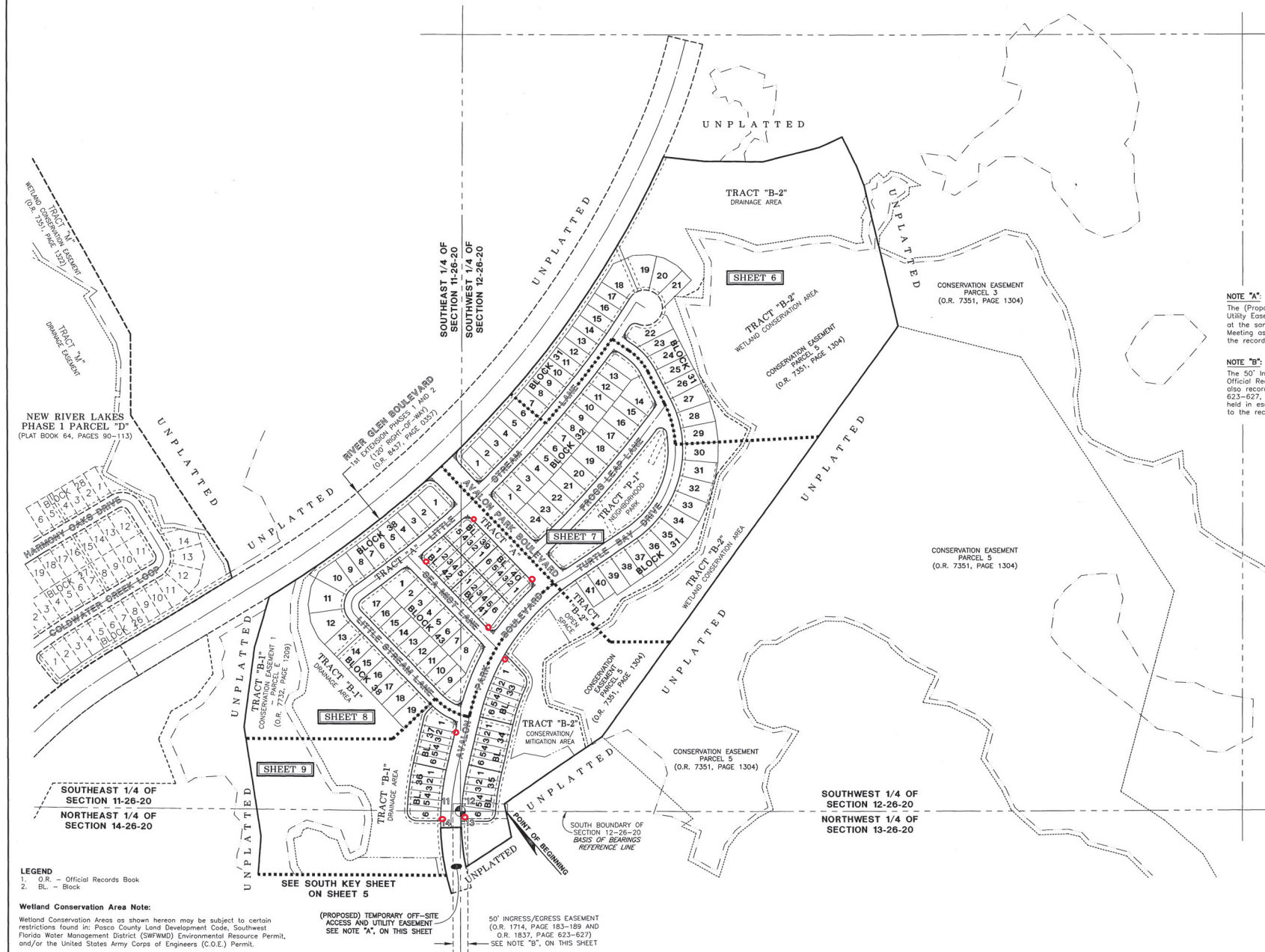
s/Egress Easement, as recorded in
s Book 1714, Pages 183-189 and
in Official Records Book 1837, Pages
be terminated by executed documents
, which will be recorded subsequent
q of this plat.

NORTH KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS
OF THIS PLAT FOR DETAILED
LABELING AND DIMENSIONING.

AMERRITT, INC.
LAND SURVEYING AND MAPPING
Certificate of Authorization Number LB 7778
1215 E. 6th Avenue
Tampa, FL 33605
PHONE (813) 221-5200

SHEET 4 OF 12 SHEETS



LEGEND
1. O.R. - Official Records Book
2. BL. - Block

Wetland Conservation Area Note:
Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

(PROPOSED) TEMPORARY OFF-SITE
ACCESS AND UTILITY EASEMENT
SEE NOTE "A", ON THIS SHEET

50' INGRESS/EGRESS EASEMENT
(O.R. 1714, PAGE 183-189 AND
O.R. 1837, PAGE 623-627)
SEE NOTE "B", ON THIS SHEET



New River Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:

1/11/2024

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
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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Pond 7-8 5

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

Normal Growth Observed

Treated minimal amounts of invasive grasses and other invasive aquatic plants growing along shoreline. Pre-emergent was applied to exposed banks.

Trash removed from pond.

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

Normal Growth Observed

Shoreline of the pond has been sprayed for Torpedograss and Alligatorweed. Alligatorweed is showing positive results from previous treatments. We will continue to monitor and treat as needed.



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lakes@advancedaquatic.com

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Waterway Inspection Report | Page 3

Site Assessments**Pond 3****Comments:**

Site Looks Good

We will continue to monitor and treat invasive shoreline grasses.

**Pond 4****Comments:**

Normal Growth Observed

Invasive plants and grasses (such as Torpedograss) are continually being treated. As you can see in these images, large amounts on the East side are beginning to drop and decompose.



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Waterway Inspection Report | Page 4

Site Assessments**Pond 5****Comments:**

Treatment In Progress

Pond was treated for very minimal amounts of algae present.

**Pond 6****Comments:**

Normal Growth Observed

Continuing to treat minimal shoreline grasses.



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Waterway Inspection Report | Page 5

Site Assessments

Pond 7

Comments:

Site Looks Good

Continuing to monitor and treat minimal shoreline grasses.



Pond 8

Comments:

Normal Growth Observed

Shoreline grasses were treated. We also treated the invasive shoreline plant, Primrose Willow (Ludwigia spp).



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Waterway Inspection Report | Page 6

Site Assessments**Pond 9****Comments:**

Normal Growth Observed

Treated the invasive plant, Primrose Willow (*Ludwigia* spp.), present around the pond. We will continue to treat them as they appear. We are also continuing to treat any invasive grasses that may be present.

**Pond 10****Comments:**

Normal Growth Observed

Continuing to treat any shoreline grasses.



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Waterway Inspection Report | Page 7

Map



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