

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
Beck Spaw, Field Manager

Regular Meeting Agenda

Monday, March 11, 2024, at 5:00 p.m.

1. Call to Order/Roll Call

2. Audience Comments

3. Consent Agenda

- A. Approval of the February 12, 2024, Meeting Minutes - Page 2
- B. Approval of the Financials Dated January 2023 - Page 4
- C. Ratification of Rainmaker Tree Trimming Project Not-To-Exceed \$23,000.00
- D. Ratification of Inframark Concrete Panel Replacements Not-To-Exceed \$4,000.00 - Page 20

4. Staff Reports

- A. District Engineer
- B. District Counsel
- C. Landscape & Irrigation Maintenance
- D. Aquatic Maintenance - Page 21
- E. District Manager
 - i. Ethics Training

Ethics Training - As of January 1, 2024, all Community Development Districts (CDD) Board Supervisors are required to complete four (4) hours of ethics training each year that addresses at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida. This is to notify you of free, on-demand resources available to Board Supervisors to satisfy this requirement. Florida Commission on Ethics' ("COE") training website: <https://ethics.state.fl.us/Training/Training.aspx>

- ii. Proposals for Mulching New River CDD - Page 29
- iii. Discussion of Exhibit A Reserves - Page 32

- F. Field Manager

5. Supervisors' Requests and New Business

6. Adjournment

*****The next Workshop is held on March 25, 2024, at 5:30 p.m. and the next Regular Meeting is on April 8, 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, February 12, 2024, and called to order 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

Also, present were:

Mark Vega	District Manager
Lisa Castoria	District Manager
Robert Dvorak	District Engineer – (via conference call)
Beck Shaw	Field Manager

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 being no residents, the next order of business followed.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the February 12, 2024, Meeting Minutes**
- B. Financials Dated December 2023**
- C. Ratification of Cooper Pools to Acid Wash the Pool \$3,000**
- D. 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**

On MOTION by Mr. Smith seconded by Mr. Lione with all in favor the consent agenda was approved. 4-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Dvorak provided an update on the Engineer's report and stated the following:

February 12, 2024

New River Community Development District

- Roadway transfer: when road punch list/project is complete next steps can be discussed.
- Discussion on farmer request to lease New River CDD land.
- Request for repair for pothole on River Glen Blvd will be sent to the County.

B. District Counsel

Mr. Vega discussed potential litigation steps.

C. Landscape & Irrigation Maintenance

A discussion ensued regarding Oak tree, mulch blowing, and Hawthorn mailbox area.

D. Aquatics Maintenance

A discussion ensued regarding the aquatics report and the ponds look great. A copy of the report was included in the agenda package and is attached hereto as part of the public record.

E. District Manager

Mr. Vega provided an update regarding the Reserve Study quotes being collected and will be sent to Board for review.

F. Field Manager

Beck Spaw provided an update on the repaired lighting that is complete.

The pool chairs to be picked up soon for 4 to 6 weeks, Dog fountain parts are coming in, and the community has been looking good overall.

FIFTH ORDER OF BUSINESS

Supervisors' Requests and New Business

The Board commented and requested the following items:

- Mr. Smith requested the DR Horton signs be moved.
- Sidewalk panel replacement quote to be sent to Board for review at workshop.
- Discussion on Ethics Training that need to be completed by the Board of Supervisors.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Alexander seconded by Mr. Lione with all in favor the meeting was adjourned at 6:16 p.m. 4-0

Mark Vega, Secretary

**New River
Community Development District**

Financial Report

January 31, 2024

Prepared by



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**New River
Community Development District**

Financial Statements

(Unaudited)

January 31, 2024

Balance Sheet
January 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2010 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 1,094,240	\$ -	\$ -	\$ 1,094,240
Accounts Receivable	-	271	-	271
Due From Other Funds	-	229,912	220,668	450,580
Investments:				
Money Market Account	251,851	-	-	251,851
Prepayment Fund (A-2)	-	1,694	-	1,694
Prepayment Fund (B-2)	-	1,271	-	1,271
Remedial Indenture (A-2)	-	95,149	-	95,149
Reserve Fund (A-2)	-	153,886	-	153,886
Reserve Fund (B-2)	-	18,597	-	18,597
Revenue Fund (A-1)	-	-	906	906
Revenue Fund (A-2)	-	258	-	258
Revenue Fund (B-2)	-	504	-	504
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	\$ 1,351,341	\$ 501,542	\$ 330,495	\$ 2,183,378
LIABILITIES				
Accounts Payable	\$ 18,190	\$ -	\$ -	\$ 18,190
Accrued Expenses	40,558	-	-	40,558
Due To Developer	13,258	-	-	13,258
Deposits	200	-	-	200
Deferred Revenue	-	340,438	-	340,438
Due To Other Funds	450,580	-	-	450,580
TOTAL LIABILITIES	522,786	340,438	-	863,224
FUND BALANCES				
Nonspendable:				
Deposits	5,250	-	-	5,250
Restricted for:				
Debt Service	-	161,104	330,495	491,599
Assigned to:				
Operating Reserves	159,002	-	-	159,002
Reserves - Buildings	131,734	-	-	131,734
Unassigned:	532,569	-	-	532,569
TOTAL FUND BALANCES	\$ 828,555	\$ 161,104	\$ 330,495	\$ 1,320,154
TOTAL LIABILITIES & FUND BALANCES	\$ 1,351,341	\$ 501,542	\$ 330,495	\$ 2,183,378

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 6,027	0.00%	\$ 1,418
Room Rentals	2,000	686	34.30%	475
Interest - Tax Collector	-	1,080	0.00%	1,080
Special Assmnts- Tax Collector	689,538	675,547	97.97%	1,799
Special Assmnts- CDD Collected	142,298	71,149	50.00%	-
Special Assmnts- Discounts	(27,582)	(26,981)	97.82%	(54)
Other Miscellaneous Revenues	-	1,168	0.00%	1,168
TOTAL REVENUES	806,254	728,676	90.38%	5,886
EXPENDITURES				
Administration				
P/R-Board of Supervisors	8,800	5,800	65.91%	1,000
FICA Taxes	673	444	65.97%	77
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	5,000	-	0.00%	-
ProfServ-Engineering	5,000	5,440	108.80%	960
ProfServ-Legal Services	15,000	2,032	13.55%	-
ProfServ-Mgmt Consulting	41,399	13,800	33.33%	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	103	4.17%	16
Public Officials Insurance	2,905	3,069	105.65%	-
Legal Advertising	2,000	172	8.60%	-
Misc-Property Taxes	550	511	92.91%	-
Misc-Assessment Collection Cost	13,791	12,971	94.05%	35
Tax Collector/Property Appraiser Fees	150	193	128.67%	-
Dues, Licenses, Subscriptions	325	175	53.85%	-
Total Administration	120,344	46,273	38.45%	5,538
Electric Utility Services				
Utility - Irrigation	3,500	283	8.09%	49
Street Lights	45,084	12,447	27.61%	2,924
Total Electric Utility Services	48,584	12,730	26.20%	2,973
Garbage/Solid Waste Services				
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

For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 ACTUAL
<u>Water-Sewer Comb Services</u>				
Utility Services	22,250	9,017	40.53%	2,300
Total Water-Sewer Comb Services	22,250	9,017	40.53%	2,300
<u>Stormwater Control</u>				
Stormwater Assessment	562	-	0.00%	-
Conservation & Wetlands	8,500	5,984	70.40%	-
Aquatic Maintenance	17,500	4,550	26.00%	910
Total Stormwater Control	26,562	10,534	39.66%	910
<u>Other Physical Environment</u>				
Contracts-Landscape	189,000	60,750	32.14%	15,750
Insurance - Property	8,250	7,188	87.13%	-
Insurance - General Liability	724	3,376	466.30%	-
Landscape Replacement	60,000	48,012	80.02%	1,730
Irrigation Repairs & Replacement	10,000	84,515	845.15%	6,848
Holiday Decoration	2,650	2,650	100.00%	-
Reserve	169,200	37,031	21.89%	32,015
Total Other Physical Environment	439,824	243,522	55.37%	56,343
<u>Contingency</u>				
Misc-Contingency	19,902	2,542	12.77%	1,153
Total Contingency	19,902	2,542	12.77%	1,153
<u>Road and Street Facilities</u>				
Pressure Cleaning	13,500	574	4.25%	-
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%	-
<u>Parks and Recreation</u>				
Payroll-Salaries	34,074	13,831	40.59%	4,107
Clubhouse - Facility Janitorial Service	3,214	1,100	34.23%	275
Pest Control	425	105	24.71%	-
Contracts-Pools	18,000	6,000	33.33%	1,500
Telephone/Fax/Internet Services	3,000	775	25.83%	310
Utility - Recreation Facilities	6,600	2,187	33.14%	537
Utility - Fountains	3,750	184	4.91%	46
R&M-Clubhouse	10,000	5,393	53.93%	-
R&M-Fountain	5,000	-	0.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 ACTUAL
R&M-Parking Lots	1,500	-	0.00%	-
R&M-Pools	2,500	1,092	43.68%	750
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	4,571	182.84%	2,938
Entry & Walls Maintenance	2,000	708	35.40%	-
Access Control Maintenance & Repair	2,500	478	19.12%	120
Miscellaneous Expenses	1,500	304	20.27%	61
Office Supplies	250	-	0.00%	-
Clubhouse - Facility Janitorial Supplies	400	-	0.00%	-
Facility Supplies	1,000	601	60.10%	255
Dog Waste Station Service & Supplies	240	-	0.00%	-
Pool Permits	500	-	0.00%	-
Total Parks and Recreation	106,953	37,329	34.90%	10,899
TOTAL EXPENDITURES	806,254	362,736	44.99%	80,116
Excess (deficiency) of revenues				
Over (under) expenditures	-	365,940	0.00%	(74,230)
Net change in fund balance	\$ -	\$ 365,940	0.00%	\$ (74,230)
FUND BALANCE, BEGINNING (OCT 1, 2023)	420,328	420,328		
FUND BALANCE, ENDING	\$ 420,328	\$ 786,268		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 5,166	0.00%	\$ 1,212
Special Assmnts- Tax Collector	230,014	233,315	101.44%	621
Special Assmnts- CDD Collected	760,884	-	0.00%	-
Special Assmnts- Discounts	(9,201)	(9,319)	101.28%	(19)
TOTAL REVENUES	981,697	229,162	23.34%	1,814
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	4,600	4,480	97.39%	12
Total Administration	4,600	4,480	97.39%	12
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	347,212	35.02%	12
Excess (deficiency) of revenues Over (under) expenditures	(9,753)	(118,050)	1210.40%	1,802
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)	\$ (118,050)	1210.40%	\$ 1,802
FUND BALANCE, BEGINNING (OCT 1, 2023)	278,141	278,141		
FUND BALANCE, ENDING	\$ 268,388	\$ 160,091		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,895	0.00%	\$ 461
Special Assmnts- Tax Collector	238,147	225,347	94.63%	600
Special Assmnts- Discounts	(9,526)	(9,000)	94.48%	(18)
TOTAL REVENUES	228,621	218,242	95.46%	1,043
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	4,763	4,327	90.85%	12
Total Administration	4,763	4,327	90.85%	12
<u>Debt Service</u>				
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	52,565	23.73%	12
Excess (deficiency) of revenues				
Over (under) expenditures	7,095	165,677	2335.12%	1,031
<u>OTHER FINANCING SOURCES (USES)</u>				
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	\$ 165,677	2335.12%	\$ 1,031
FUND BALANCE, BEGINNING (OCT 1, 2023)	168,698	168,698		
FUND BALANCE, ENDING	\$ 175,793	\$ 334,375		

**New River
Community Development District**

Supporting Schedules

January 31, 2024

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
01/09/24	\$ 2,872	\$ 91	\$ 59	\$ 3,021	\$ 1,799	\$ 621	\$ 600
TOTAL	\$ 1,067,131	\$ 45,300	\$ 21,778	\$ 1,134,209	\$ 675,547	\$ 233,315	\$ 225,347
% COLLECTED					98%	98%	98%
TOTAL OUTSTANDING					\$ 23,489	\$ 4,832	\$ 4,667

Cash and Investment Report

January 31, 2024

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND			
Checking Account - Operating New	Bank United	-	\$1,094,240
Money Market Account - Operating	Valley Bank	5.38%	251,851
			<u>1,346,091</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%	1,271
Series 2010 Remedial Expenditure A-2	US Bank	5.25%	95,149
Series 2010 Reserve Fund A-2	US Bank	5.25%	153,886
Series 2010 Reserve Fund B-2	US Bank	5.25%	18,597
Series 2010 Revenue Fund A-2	US Bank	5.25%	258
Series 2010 Revenue Fund B-2	US Bank	5.25%	504
	Subtotal Fund 201		<u>271,361</u>
Series 2020 Revenue Fund A-1	US Bank	4.94%	906
Series 2020 Senior Reserve Fund A-1	US Bank	4.94%	99,381
Series 2020 Sub Reserve Fund A-1	US Bank	4.94%	8,250
Series 2020 Sub Prepayment Fund A-1	US Bank	4.94%	1,290
	Subtotal Fund 202		<u>109,826</u>
	Subtotal DS		<u>381,187</u>
	Total		<u><u>\$1,727,279</u></u>

New River CDD

Bank Reconciliation

Bank Account No. 6620 BankUnited GF
Statement No. 01-24
Statement Date 1/31/2024

G/L Balance (LCY)	1,094,240.07	Statement Balance	1,120,833.74
G/L Balance	1,094,240.07	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	1,120,833.74
Subtotal	1,094,240.07	Outstanding Checks	26,593.67
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	1,094,240.07	Ending Balance	1,094,240.07
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
1/23/2024	Payment	2559	BRLETIC DVORAK, INC	1,505.00	0.00	1,505.00
1/23/2024	Payment	2560	DCSI INC	378.00	0.00	378.00
1/23/2024	Payment	2562	MIKE FASANO, PASCO COUNTY TAX COLL	96.00	0.00	96.00
1/23/2024	Payment	2563	RAINMAKER IRRIGATION	4,561.17	0.00	4,561.17
1/31/2024	Payment	2565	RAINMAKER IRRIGATION	15,750.00	0.00	15,750.00
Total Outstanding Checks.....				26,593.67		26,593.67

New River
Community Development District

Check Register

1/1/2024 - 1/31/2024

NEW RIVER

Community Development District

Payment Register by Fund For the Period from 1/01/24 to 1/31/2024 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	2545	01/04/24	ADVANCED AQUATIC SERVICES INC	10552225	01/24 LAKE MAINTENANCE	Aquatic Maintenance	546995-53805	\$910.00
001	2546	01/04/24	HEAT WAVE PRESSURE WASHING LLC	3232	BENCHES AND ROOF CLEANING	Pressure Cleaning	531114-54100	\$574.00
001	2549	01/04/24	RAINMAKER IRRIGATION	45211	IRR REPAIRS 12/5/23	Irrigation Repairs & Replacem.	546932-53908	\$1,011.68
001	2549	01/04/24	RAINMAKER IRRIGATION	45180	ENTRANCE NATURAL AREA CUT 12/11/23	Landscape Replacement	546338-53908	\$2,100.00
001	2549	01/04/24	RAINMAKER IRRIGATION	45182	PLANT REPLACEMENT - 12/15/23	Landscape Replacement	546338-53908	\$4,124.00
001	2549	01/04/24	RAINMAKER IRRIGATION	45209	IRR RPRS ON 12/5/23	Irrigation Repairs & Replacem.	546932-53908	\$1,488.76
001	2549	01/04/24	RAINMAKER IRRIGATION	45185	SOIL RPL/RED POINSETTIAS (24) 12/6/23	Landscape Replacement	546338-53908	\$947.00
001	2549	01/04/24	RAINMAKER IRRIGATION	45213	IRR RPRS 12/5/23	Irrigation Repairs & Replacem.	546932-53908	\$2,535.56
001	2549	01/04/24	RAINMAKER IRRIGATION	45210	IRR RPRS 12/5/23	Irrigation Repairs & Replacem.	546932-53908	\$1,068.42
001	2549	01/04/24	RAINMAKER IRRIGATION	45214	IRR RPRS ON 12/5/23	Irrigation Repairs & Replacem.	546932-53908	\$1,450.84
001	2549	01/04/24	RAINMAKER IRRIGATION	45212	IRR RPRS 12/5/23	Irrigation Repairs & Replacem.	546932-53908	\$1,173.65
001	2549	01/04/24	RAINMAKER IRRIGATION	45226	IRR RPRS ON 12/5/23 (POOL)	Irrigation Repairs & Replacem.	546932-53908	\$113.16
001	2549	01/04/24	RAINMAKER IRRIGATION	45227	IRR RPRS ON 10/13/23	Irrigation Repairs & Replacem.	546932-53908	\$13,836.00
001	2549	01/04/24	RAINMAKER IRRIGATION	45232	IRR RPRS ON 12/12/23	Irrigation Repairs & Replacem.	546932-53908	\$2,650.35
001	2549	01/04/24	RAINMAKER IRRIGATION	45233	IRR RPRS ON 12/12/23	Irrigation Repairs & Replacem.	546932-53908	\$1,816.22
001	2549	01/04/24	RAINMAKER IRRIGATION	45234	IRR RPRS ON 12/12/23	Irrigation Repairs & Replacem.	546932-53908	\$262.87
001	2549	01/04/24	RAINMAKER IRRIGATION	45235	IRR RPRS ON 12/12/23	Irrigation Repairs & Replacem.	546932-53908	\$1,722.61
001	2549	01/04/24	RAINMAKER IRRIGATION	45236	PLAYGROUND MULCH	Landscape Replacement	546338-53908	\$2,800.00
001	2549	01/04/24	RAINMAKER IRRIGATION	45245	IRR REPAIRS 12/5/23	Irrigation Repairs & Replacem.	546932-53908	\$720.49
001	2550	01/04/24	STRALEY ROBIN VERICKER	23894	SERVICES THRU 12/08/23	ProfServ-Legal Services	531023-51401	\$1,416.50
001	2551	01/10/24	ALL DONE SERVICES, INC	249	CLUBHOUSE CLEANING SERV FOR DEC 2023	Clubhouse - Facility Janitorial Service	531131-57201	\$275.00
001	2552	01/10/24	COMPLETE I.T.	12361	EMAIL SERVICES JAN '24	ProfServ-E-mail Maintenance	531096-51300	\$119.60
001	2553	01/10/24	DCSI INC	31547	SECURITY SYSTEM MAINTENANCE	Access Control Maintenance & Repair	546998-57201	\$499.00
001	2554	01/10/24	FLORIDA STATE FENCE CORP	149702	TAN GATE UPRIGHTS REPLACEMENT	Entry & Walls Maintenance	546992-57201	\$708.12
001	2555	01/10/24	INFRAMARK, LLC	107059	DEC 2023 MGMT FEES	Administrative fees for December 2023	531027-51301	\$3,449.92
001	2555	01/10/24	INFRAMARK, LLC	107059	DEC 2023 MGMT FEES	POSTAGE	548030-51301	\$7.56
001	2556	01/10/24	PASCO SHERIFF'S OFFICE	I-20241-10597	12/21-12/29/23 SECURITY SERVICES	Security System Monitoring & Maint.	546479-57201	\$2,560.00
001	2557	01/10/24	RAINMAKER IRRIGATION	45253	IRR RPRS	Landscape Maintenance	546300-53908	\$16,125.00
001	2559	01/23/24	BRLETIC DVORAK, INC	1318	ENGINEERING SRV 12/2023	ProfServ-Engineering	531013-51501	\$1,505.00
001	2560	01/23/24	DCSI INC	31589	ACCESS SYSTEM - SERVICE	Security System Monitoring & Maint.	546479-57201	\$378.00
001	2561	01/23/24	HOMETEAM PEST DEFENSE, INC	97557016	PEST CONTROL SERVICES	Pest Control	531170-57201	\$104.50
001	2562	01/23/24	MIKE FASANO, PASCO COUNTY TAX COLLECTOR	2023-0090	SOLID WASTE	Tax Collector/Property Appraiser Fees	549114-51301	\$96.00
001	2563	01/23/24	RAINMAKER IRRIGATION	45308	IRR REPAIRS 10/3/23	Irrigation Repairs & Replacem.	546932-53908	\$456.26
001	2563	01/23/24	RAINMAKER IRRIGATION	45307	IRR REPAIRS 10/3/23	Irrigation Repairs & Replacem.	546932-53908	\$607.56
001	2563	01/23/24	RAINMAKER IRRIGATION	45306	IRR REPAIRS 11/9/23	Irrigation Repairs & Replacem.	546932-53908	\$1,227.43
001	2563	01/23/24	RAINMAKER IRRIGATION	45322	IRR REPAIRS ON 10/23/23	Irrigation Repairs & Replacem.	546932-53908	\$949.22
001	2563	01/23/24	RAINMAKER IRRIGATION	45314	IRR RPRS ON 12/29/23	Irrigation Repairs & Replacem.	546932-53908	\$1,320.70
001	2564	01/23/24	VICTOR ROBERT TROUY BLACKBURN	NR122823	BENCHES & FLAGS RELOCATION	Misc-Contingency	549900-53985	\$875.00
001	2565	01/31/24	RAINMAKER IRRIGATION	45419	JAN 2024 LANDSCAPE SERVICES	Contracts-Landscape	534050-53908	\$15,750.00
001	DD442	01/04/24	PASCO COUNTY UTILITIES SERVICES	19568038	SERV PRD 10/12-11/13/23	Utility Services	543063-53601	\$238.68
001	DD443	01/15/24	CARDMEMBER SERVICE	122823-		home depot	552159-57201	\$4.25
001	DD443	01/15/24	CARDMEMBER SERVICE	122823-		lowes	552159-57201	\$9.74
001	DD443	01/15/24	CARDMEMBER SERVICE	122823-		WALMART	552159-57201	\$33.31
001	DD443	01/15/24	CARDMEMBER SERVICE	122823-		racetrac	549999-57201	\$38.59
001	DD443	01/15/24	CARDMEMBER SERVICE	122823-		OFFICE DEPOT-	552159-57201	\$23.62
001	DD443	01/15/24	CARDMEMBER SERVICE	122823-		WALMART	552159-57201	\$13.71

NEW RIVER

Community Development District

**Payment Register by Fund
For the Period from 1/01/24 to 1/31/2024
(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	2558	01/24/24	RUSSELL D. MERCIER	PAYROLL	January 24, 2024 Payroll Posting			\$184.70
001	DD434	01/24/24	RYAN THOMAS	PAYROLL	January 24, 2024 Payroll Posting			\$184.70
001	DD435	01/24/24	JEFFREY D. SMITH	PAYROLL	January 24, 2024 Payroll Posting			\$184.70
001	DD436	01/24/24	JORDAN M. ALEXANDER	PAYROLL	January 24, 2024 Payroll Posting			\$184.70
001	DD437	01/24/24	DAVID S LIONE	PAYROLL	January 24, 2024 Payroll Posting			\$184.70
Fund Total								\$91,021.38
Total Checks Paid								\$91,021.38

Work Order


INFRAMARK
 WATER & INFRASTRUCTURE SERVICES

Inframark
 313 Campus St Celebration FL 34747
 Phone: 407-566-1935
Proposal For
 Sidewalk Panel Replacement

Date 02/22/2024
Work order # WONRCDD02222024

Customer ID New River CDD

Quotation valid until 04/01/2024

Prepared by: Kerry Satterwhite

Quantity Description	Unit Price		Amount
Sidewalk Panel Replacement	\$250.00	18 panels	\$4500.00
Discount 2 panels			Less \$500.00
TOTAL			\$4000.00

Full payment is due within 60 days of finalizing the project.



New River Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:

2/22/2024

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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Ponds 3-4 3

Ponds 5-6 4

Pond 7-8 5

Pond 9-10 6

Site Map 7



Waterway Inspection Report | Page 2

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

Normal Growth Observed

Minimal growth of torpedo grass extending into pond and treated.

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

Normal Growth Observed

Grass treatments have been done around pond. A large amount of alligator weed and torpedo grass was present when we first began treating. As seen in the picture on the right, all that remains is decomposing vegetation and stems from the invasive species. Over time this will decompose and sink or we can physically remove for an additional charge.



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lakes@advancedaquatic.com

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Waterway Inspection Report | Page 3

Site Assessments

Pond 3

Comments:

Site Looks Good

Continue monitoring.

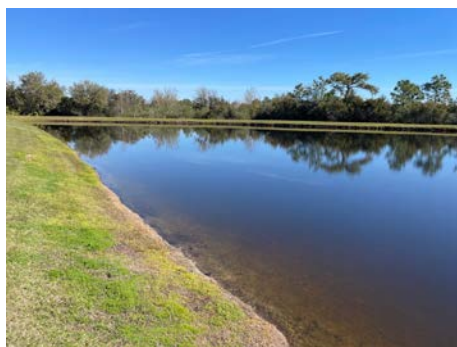


Pond 4

Comments:

Site Looks Good

Continue monitoring.



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lakes@advancedaquatic.com

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Waterway Inspection Report | Page 4

Site Assessments

Pond 5

Comments:

Site Looks Good

Pond looks great. Will continue monitoring.



Pond 6

Comments:

Treatment In Progress

Planktonic algae present in pond and treated.



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lakes@advancedaquatic.com

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Waterway Inspection Report | Page 5

Site Assessments

Pond 7

Comments:

Site Looks Good

Continue monitoring.



Pond 8

Comments:

Site Looks Good

Continue monitoring. Native beneficial plants (Arrowhead, Sagittaria lancifolia) are beginning to grow in the pond.



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lakes@advancedaquatic.com

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Waterway Inspection Report | Page 6

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

Normal Growth Observed

Minimal torpedo grass observed and treated.

Pond had invasive Primrose plants surrounding pond when our first treatment took place. As seen in the pictures, the remnants of the invasive plants still remain. These may be left to decompose in place or removed and disposed of for an additional charge.

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

Site Looks Good

Continue monitoring.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

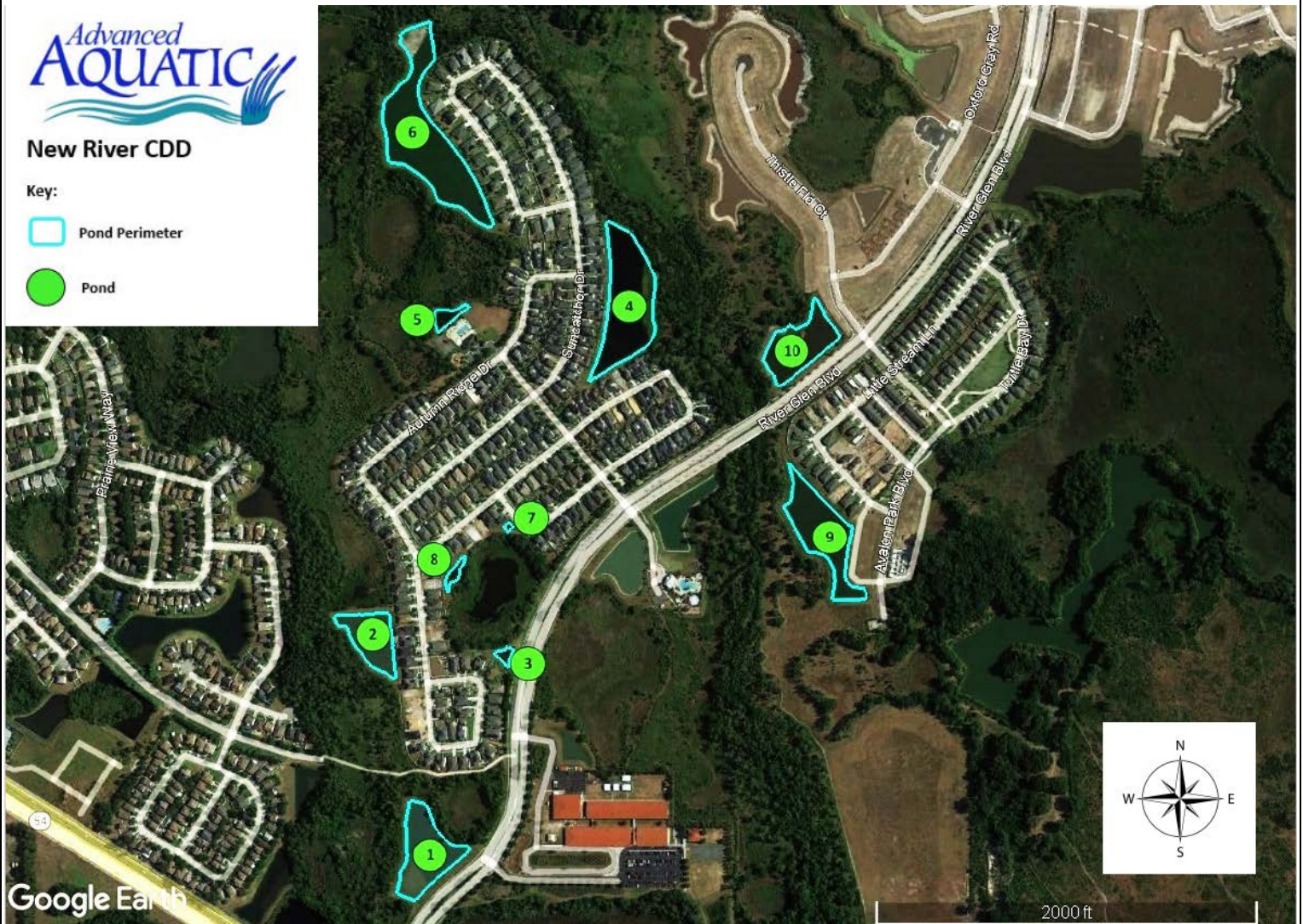
292 S. Military Trail, Deerfield Beach, FL 33442

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Map



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lakes@advancedaquatic.com

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 1-800-491-9621



Proposal

New River CDD/Avalon Park
C/O InfraMark
2654 Cypress Ridge Blvd. Suite 101
Wesley Chapel, FL 33544
mark.vega@inframark.com

RE: Mulch

February 9, 2024

Mulch:

*Installation of (450) Yards of Pine Bark Mulch throughout the property.
Total includes labor.*

<p>TOTAL: \$29,250.00</p>

*****Proposal pricing valid for 30 days from date above.***

APPROVED BY: _____

DATE: _____

Rainmaker assumes no responsibility for underground utilities, cable, irrigation, drainage, etc.

It is understood and agreed that payment is due in full at the time of completion. Customer is not relying on board approval, bank funding, government approval or any other third-party approval to release payment. Customer agrees to NOT withhold any retainage or require information (i.e. as-builts, manuals, etc.) other than those specifically listed in this proposal. Customer agrees to pay Rainmaker a late charge in an amount equal to 1.5% of any amounts due which are more than ten (10) days in arrears after its due date. Customer also agrees to pay any and all costs including attorney fees, collection agency charges and damage in the event Rainmaker deems necessary to hire agent(s) to collect fees and interest regardless of settlement.

To the fullest extent permitted by law, the CLIENT shall indemnify, defend and hold harmless CONTRACTOR, including its owners, officers, directors, employees and sub-contractors, from and against any and all claims, demands, damages, costs, expenses, including attorneys' fees, liabilities, actions or causes of action arising or resulting from written or oral directives given to them in the course of their performance under this Agreement by the Owner, including any unit owner, association member, property manager, or any agent or representative thereof.

Customer agrees that Rainmaker shall retain title to all equipment and/or materials furnished until final payment is made, checks have cleared the bank, and credit card payments have settled. If payment is not made as agreed, Rainmaker can remove said equipment and/or materials at Customer's expense. Customer grants Rainmaker the rights to enter the property and shall hold Rainmaker harmless from any damage resulting from said removal.

CONTRACTOR is bound by local water restrictions, which may in fact result in irreparable stress and/or demise of landscape plant material and turf. CONTRACTOR shall not be held responsible for long-term or short-term drought related stress, damage, or demise of landscape material, plant material and/or turf with regards to restricted irrigation regulations and/or non-availability or re-scheduling of reclaimed water over which CONTRACTOR has no direct control. CONTRACTOR will not be responsible, under any circumstances, for watering fines. Should CLIENT request to have irrigation timers set beyond the local water restrictions, CLIENT will assume all responsibilities for fines, damages or any other penalties assessed by the local authority.

36181 East Lake Road #101, Palm Harbor, FL 34685 Office (727) 669-2320
Email: admin@rainmakerlandscape.com

American Mulch & Soil, LLC

13838 Hays Rd.
Spring Hill, FL 34610

Phone 813-443-2121

Email: info.americanmulch@gmail.com

Estimate

Date	Estimate #
2/26/2024	3773

Name / Address
Inframark Infrastructure Mgt Services 2654 Cypress Ridge Rd. Suite 101 Wesley Chapel FL 33544

Ship To
New River CDD 5227 Autumn Ridge Dr Wesley Chapel, FL 33545

Rep	P.O. No.	Terms	Due Date	Ordered By
RS		Cash Up front	3/29/2024	Mark

Description	Qty	U/M	Rate	Total
Pine Bark Mulch Installed	450		53.00	23,850.00
Fuel Surcharge	450		1.00	450.00
Beck will be on site with your staff during installation - Mobile 813.505.0463				
Quantity provided by customer. AMS will not be liable for any material shortages				
50% DUE PRIOR TO INSTALLATION - Balance due upon completion. Check, ACH or Credit Card Accepted. ** A 3.5% convenience charge for all credit card payments ** Sales Tax			0.00	0.00
ALL PRICING SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION.				
An NTO will be sent for any invoice not paid within 35 days.				
All estimates valid for 30 days. Please review, sign and return to schedule installation. By signing below the undersigned is authorizing the work described above			Total	\$24,300.00

Please be advised that cancellations made up to 72 hours before a scheduled appointment via email or text will be processed without a penalty. Cancellations made 24 hours or less before an appointment will be subject to a charge of \$750.00. Any appointments where our technicians are unable to access the property, are turned away, or the wrong product was ordered will incur a mobilization fee. Properties located 40 miles or less from our facility will incur a fee of \$500, properties over 40 miles will incur a fee of \$750 plus an additional \$5.00 per mile over 40 miles. If AMS cancels an appointment with less than 72 hours notice, a new appointment will be scheduled without penalty to the client, subject to availability.



Inframark LLC
 2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

Invoice: 110833
 Invoice Date: 2/28/2024
 Due Date: 3/29/2024
 Terms: Net 30
 Project ID:
 PO #:

Bill To:
 New River Community Development District
 210 N University Dr Ste 702
 Coral Springs FL 33071-7320
 United States
Services provided for the Month of: February 2024

SALES DESCRIPTION	QUANTITY	UNITS	RATE	AMOUNT
Work Order WONRCDD02012024- Sidewalk Grinds per map provided	1	Ea	\$7,296.00	\$7,296.00
				Subtotal
				\$7,296.00
				Tax (0%)
				\$0.00
				Total Due
				\$7,296.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

*Account Name: INFRAMARK, LLC
 ACH - Bank Routing Number: 111000614 / Account Number: 912593196
 Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

Please include the Customer ID and the Invoice Number on your form of payment.

**New River
Community Development District**

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 420,328
Net Change in Fund Balance - Fiscal Year 2024	(0)
Reserves - Fiscal Year 2024 Additions	169,200
Total Funds Available (Estimated) - 9/30/2024	589,528

ALLOCATION OF AVAILABLE FUNDS

Operating Reserve		-
Assigned Fund Balance		
Reserves (FY 2023)	131,734	
Reserves (FY 2024) expenditures spent	(44,327) 1	
Reserves (FY 2024)	<u>169,200</u>	256,607
Total Allocation of Available Funds		256,607

Total Unassigned (undesignated) Cash	<u><u>\$ 332,921</u></u>
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Notes

(1) Expenditures include:	
Outdoor Furniture Connection	10,031
Rainmaker - Tree Trimming Project	23,000
Sidewalk Grinds	7,296
Concrete Panel Replacement	<u>4,000</u>
	<u><u>44,327</u></u>